

# Kerr Village Growth Area Review

## Questions & Answers

Public Information Sessions  
March 9, 2017

On March 9, 2017, Planning staff hosted public information sessions to present draft changes to the existing Livable Oakville (Official Plan) policies that guide growth and change in Kerr Village.

In this document, only questions related to the Kerr Village Growth Area Review, and associated town projects within the study area, have been addressed.

Comments received at the information sessions will be provided in a future report to the [Livable Oakville Council Subcommittee](#).

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### The Town's Official Plan

#### 1. What does 'growth' mean?

Growth means more people and jobs. In the context of the town, this means more people living and working in Oakville.

#### 2. Why does the town have to plan for growth?

The Province of Ontario provides population and employment forecasts for Halton Region through the [Growth Plan for the Greater Golden Horseshoe](#) to the year 2041. This growth plan requires Halton Region to show how the forecasted growth can be accommodated in the Region's Official Plan.

A portion of the Province's forecasted population and employment growth for Halton Region is allocated by the Region to each of the local municipalities: Oakville, Burlington, Milton, and Halton Hills.

The growth allocated to the Town of Oakville by the Region is distributed to identified locations and outlined in our Official Plan – Livable Oakville.

The Town of Oakville has planned to accommodate 55,000 people between Dundas Street and Highway 407 at "build-out". The town is planning for the majority of the town's remaining share of forecasted growth to be accommodated in the six growth areas, such as the town's main street growth areas (e.g. Downtown Oakville, Kerr Village, and Bronte Village), south of Dundas Street.

Below is a table of past, current and projected population for comparison:

### Population

Area	2011	2016	2031 Forecast	2036 Forecast	2041 Forecast
Province of Ontario	12,851,821	13,448,494	16,428,017	17,205,184	17,948,908
Greater Golden Horseshoe	8,686,923	9,245,438	11,950,000	12,740,000	13,480,000
Halton Region	501,674	548,435	820,000	910,000	1,000,000
<b>Town of Oakville</b>	<b>182,520</b>	<b>193,832</b>	N/A*	N/A*	N/A*
City of Burlington	175,779	183,314			
Town of Milton	84,362	110,128			
Town of Halton Hills	59,013	61,161			

Sources: 2011 & 2016 Census; Ontario Ministry of Finance; Growth Plan for the Greater Golden Horseshoe, Amendment 2

\* Each local municipality's share of Halton Region's forecasted growth is to be determined by the Region in consultation with the local municipalities.

### 3. What does 'intensification' mean?

The type of growth that is planned for the town's six growth areas, which includes the town's three main street areas (e.g. Kerr Village, Bronte Village and Downtown Oakville) is called *intensification*. Intensification means the development of a property, site or area at a higher density (more people living or working) than currently exists.

### 4. When will we start to see change happen?

Change will be incremental and will take place over the long-term.

The Livable Oakville Plan guides how land should be used and developed south of Dundas Street and north of Highway 407. It has goals, objectives and policies to guide growth and change. The Plan's policies can enable, encourage and direct development or redevelopment. However, the policies **cannot** force a private land owner to redevelop their property to make change happen.

The Livable Oakville Plan currently sets out Council's growth and development vision to the year 2031, and through the Official Plan Review staff will be recommending updated policies with a planning horizon to the year 2041 as required by the Provincial Growth Plan. As such, the Plan will provide policies to guide growth and change over the next 25 years.

## Draft Policy Changes for Kerr Village

### Bonusing

#### **5. What is bonusing? How does it work?**

Bonusing is a tool provided by the Provincial *Planning Act*. It allows Council to consider a proposal for additional building height, as provided for in official plan policies, in exchange for a local public benefit. To get “bonused” development, a developer must apply to amend the zoning by-law and demonstrate that the proposed additional height would not create adverse impacts and that the local benefit warrants the increased height. Proposals are evaluated through a public process and can only be approved by Council. The specific public benefits to be considered are outlined in the town’s Official Plan – Livable Oakville and can include a number of public benefits such as affordable housing units or public art, among others.

### Urban Design

#### **6. What are gateways?**

Gateways are visually prominent sites located at key entry points into the district, such as the intersections of Kerr Street and Speers Road, or Kerr Street and Lakeshore Road West. Gateways are intended to create a sense of entrance and arrival and can be emphasized using a number of treatments including well-designed buildings, enhanced streetscape treatments, landscaping and public art that contribute to community image and identity.

#### **7. What is the difference between building setbacks and building step backs?**

A building ‘setback’ is the required distance that a building must be located from a property line. The maximum and minimum required distances are specified in the zoning by-law and are applied to the front yard, rear yard, and side yards.

A building ‘step back’ is a ‘pulling back’ or recession in a building wall, typically of the upper floors, resulting in a terracing effect with each ‘step back’ placing the building wall farther back from the property line.

#### **8. How do the draft urban design policies get implemented? Do developers do it?**

Urban design policies are implemented through collective actions by the town and the development industry. When a developer submits an application to redevelop a property, the application is reviewed by the town’s urban design staff who ensure that the urban design policies and design directions that apply to the site are

implemented by the developer through the development process. The town's urban design policies also guide the design and functionality of town-led new development and redevelopment projects.

### Functional Policies

#### **9. How is parking planned to be accommodated?**

Several existing policies in the Livable Oakville Plan that pertain to parking in Kerr Village direct that surface parking lots are to be limited and that access to them should not occur from Kerr Street, but from local streets, service lanes and the sides or rears of buildings. The policies also permit on-street parking to support the vision of Kerr Village as a main street area.

The zoning by-law dictates the required number of parking spaces based on the use, the floor area, and/or the number of units.

A parking study is required as part of a development application. Once complete, a parking study identifies the parking demand, addresses any issues and outlines the on-site parking requirements and overall parking concept for a proposed development.

#### **10. When is the Kerr Grade Separation going to be completed?**

The detailed design work is underway and discussions with Metrolinx (who own the rail corridor) about cost sharing for the construction of the underpass are ongoing. Please check our study webpage for updates:

<http://www.oakville.ca/residents/rs-studies-kerr-cnr-crossing.html>

### **Other Questions**

#### **11. How do I find out if a property is being redeveloped? Can I see the plans?**

If the property owner has applied for a site plan or development application with the town, the submission material and information on the application status is available to view on our webpage.

Click "[Development Applications](#)" on our Maps page:

<http://www.oakville.ca/maps.html>. Search by address or use the cursor to move around the town.

## Kerr Village Growth Area Review study process

### 12. Are the draft policy changes what staff will recommend to Council for adoption?

The draft policy changes are still drafts. Staff intend to refine the policies, as necessary, based on comments received from the public and further findings identified as part of the ongoing review process.

### 13. What are the next steps?

Staff intend to provide a report to the Livable Oakville Council Subcommittee in spring of 2017 on what was heard at the information sessions and the comments received on the draft policy changes.

Following the consideration of comments by staff and the subcommittee, staff will prepare a draft Official Plan Amendment for each of the main street growth areas (i.e. Downtown Oakville, Kerr Village, and Bronte Village). A statutory public meeting, where staff will present the proposed policy changes to Council, is anticipated in the fall of 2017. A decision making meeting, where Council will vote to adopt, deny, or modify the staff recommended Official Plan Amendment, is anticipated in late 2017.

### 14. How can we participate?

Town staff are currently accepting written comments on the draft policy changes. While we accept comments at any time, we encourage your comments before **April 28, 2017** so we can ensure that written comments can be provided in staff's update report to the Livable Oakville Council Subcommittee.

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