

**Tracked changes reflecting the effect of the recommended “Official Plan Amendment Number 20 (Downtown Oakville Growth Area)” on the text of Section 25, Downtown Oakville, of the Livable Oakville Plan.**

*Notes:*

- *This document is provided for information purposes only. It is not a comprehensive annotation of the effect of the proposed OPA on the Livable Oakville Plan. For accurate reference, please refer to the full text of the proposed OPA, which also modifies other sections of the Plan.*
- *Text that is blue, bold and underlined is new text to be inserted into the Livable Oakville Plan. Text that is red and crossed out (“strikethrough”) is to be deleted from the Plan.*

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**25. DOWNTOWN OAKVILLE**

The Downtown Oakville Growth Area comprises ~~is~~ the Town’s historie original business and ~~commercial~~ retail district, including the Downtown Oakville Heritage Conservation District, and a portion of the adjacent Sixteen Mile Creek valley, as identified on Schedules Q1 and Q2. ~~area adjacent to Oakville Harbour and is a destination for residents and visitors.~~ It is ~~centred~~ focused on ~~the traditional main street,~~ Lakeshore Road East, which functions as a traditional Main Street between ~~the creek~~ Sixteen Mile Creek and Allan Street. The area is characterized by a vibrant mix of many historic and contemporary mixed use, commercial and residential buildings, ~~churches homes~~ as well as cultural and community facilities, making it a destination for residents and visitors. ~~and surrounded by older residential neighbourhoods, including the Heritage Conservation Districts.~~

While opportunities for intensification within Downtown Oakville are limited, ~~Downtown Oakville is identified as a Growth Area,~~ new development is to recognize and enhance the existing ~~vibrant mix of commercial, residential, cultural and institutional uses,~~ buildings and streetscapes, which contribute to its unique heritage *character* and sense of place.

**25.1 Goal**

~~Downtown Oakville will remain a major downtown area for the Town, providing a broad variety of commercial, office, entertainment, cultural and residential uses.~~

Downtown Oakville will be an attractive, active, animated and vibrant downtown where people come together to live, meet, work, stay, interact and engage. It will be the cultural, social and economic heart of our community where citizens and

visitors can celebrate and experience the natural setting, heritage, culture and the arts.

## 25.2 Objectives

The Town will, through public actions and in the process of reviewing planning applications, use the following objectives to guide decisions regarding Downtown Oakville.

25.2.1 Maintain ~~the~~ Downtown Oakville as a vibrant pedestrian-oriented Main Street area mixed-use centre by:

- a) providing a mix of employment, shopping, leisure and residential opportunities; and
- b) encouraging mixed use buildings to promote day and evening activity.

25.2.2 Achieve ~~a~~ high quality ~~level of~~ urban design by:

- a) ~~promoting~~ creating high quality streetscapes, open spaces, and public ~~buildings,~~ ~~infrastructure~~ and private buildings;
- b) ensuring new *development* is designed to maintain and enhance ~~the~~ Downtown's image as an enjoyable, safe, and pedestrian-oriented place, and complement the historical attributes of the area; and;
- c) creating an attractive public realm and ensuring new developments are is planned to support ~~fully accessible~~ street-related, pedestrian-oriented environments.
- d) ~~ensuring that the appearance and function of the public realm and adjoining development are of consistently high quality and appropriate design~~

25.2.3 To protect and enhance the historic importance of ~~the~~ Downtown Oakville by:

- a) protecting, conserving and enhancing *cultural heritage resources* and integrating them with new *development*;
- b) requiring *development* to be *compatible and complementary* with adjacent residential neighbourhoods, *cultural heritage resources* and *cultural heritage landscapes*; and
- c) minimizing impacts of new *development*.

## 25.3 Development Concept

Downtown Oakville is comprised of the ~~Central Business District~~ land use designations as shown on Schedule Q1. This area is intended to accommodate new ~~retail, service~~ commercial, office, and residential, community and cultural uses through *intensification*.

## 25.4 Functional Policies

In addition to the policies of Parts C and D of this Plan, the following functional policies apply to Downtown Oakville.

### 25.4.1 Parking

- a) Parking ~~facilities~~ will primarily be ~~located~~ provided in central ized or shared parking ~~lots~~ areas. ~~Such parking facilities, if uncovered, will be adequately landscaped.~~ It is intended that such facilities be integrated with buildings structures and ~~or~~ provide convenient pedestrian connections to shopping areas Downtown Oakville's commercial, office, community and cultural uses.
- b) Commercial uses within ~~the Central Business District in~~ Downtown Oakville shall be exempt from parking requirements.

### ~~25.4.2 Urban Design~~

~~All development within Downtown Oakville shall be of a high quality design that considers the integration of new and existing buildings, as well as building façade treatment.~~

### ~~25.4.3~~

### 25.4.2 Cultural Heritage

- a) Within Downtown Oakville, as defined on Schedule Q1, ~~C~~ultural heritage resources shall be maintained and integrated into new *development*.
- b) Within the Downtown Oakville Heritage Conservation District, as identified in Appendix 1 and shown on Schedules Q1 and Q2, exterior alterations, development and public realm improvements, including streetscape changes, shall be in accordance with the Downtown Oakville Heritage Conservation District Plan and subject to heritage permit approval.

### ~~25.4.4~~

### 25.4.3 ~~Growth Target~~

#### Minimum Density

~~Downtown Oakville can accommodate an additional 80 residential units.~~

A minimum planned density shall be established for Downtown Oakville through Provincial plan conformity coordinated with Halton Region.

### 25.4.4 Natural Heritage

Within Downtown Oakville, as defined on Schedule Q1:

- a) development on lands adjacent to Sixteen Mile Creek shall be subject to the Valleylands policies in section 16 of this Plan; and,
- b) in areas of existing development, reduced setbacks from the Sixteen Mile Creek valley may be permitted subject to a geotechnical study prepared to the satisfaction of the Town and Conservation Authority.

## 25.5 Urban Design

In addition to the Urban Design policies in Part C of this Plan, the following policies shall apply specifically to Downtown Oakville. The urban design plan for Downtown Oakville is provided on Schedule Q2.

### 25.5.1 General

- a) Development and public realm improvements, including the streetscape, shall be designed and evaluated in accordance with:
  - i) the urban design direction provided by the Livable by Design Manual; and,
  - ii) other Council-endorsed policies and documents relevant to Downtown Oakville, such as the Downtown Oakville Heritage Conservation District Plan, the Downtown Transportation and Streetscape Plan, the Downtown Cultural Hub Study, and the Oakville Harbours Master Plan.

### 25.5.2 Public Realm and Flexible Streets

- a) George Street between Lakeshore Road East and Randall Street should be designed as a high quality flexible street, as an extension of Towne Square, which prioritizes pedestrian and cyclist movement and supports special events.
- b) Navy Street between Lakeshore Road East and Church Street should be designed as a high quality flexible street, as an extension of Centennial Square, which prioritizes pedestrian and cyclist movement and supports special events.
- c) Any street within Downtown Oakville, in addition to those identified as flexible streets on Schedule Q2, may be designed as a flexible street.

### 25.5.3 Streetscapes

- a) Enhanced streetscape treatments and pedestrian-oriented amenities shall be provided on the primary and secondary streets identified on Schedule Q2.
  - i) Wider sidewalks and additional street furniture and landscaping shall be provided.

- ii) Gathering spaces and public art shall be encouraged.
- b) Buildings along primary streets, as identified on Schedule Q2, shall:
  - i) incorporate a high degree of transparency on the ground floor;
  - ii) provide building openings and principal entrances facing the street; and,
  - iii) contain commercial, community, cultural or limited office uses adjacent to the street which foster an active main street environment
- c) Buildings along secondary streets, as identified on Schedule Q2, should:
  - i) incorporate a high degree of transparency on the ground floor;
  - ii) provide building openings and principal entrances facing the street; and,
  - iii) contain commercial, community, cultural or limited office uses adjacent to the street which support the main street district, and may also contain residential uses on the ground floor.

#### 25.5.4 Gateways

- a) Through public actions and the *development* process, gateway treatments shall be provided in Downtown Oakville.
- b) Gateways are identified on Schedule Q2 and indicate locations that are visually prominent entry points into Downtown Oakville. These locations shall provide gateway treatments which may include well designed built form or structures, distinctive streetscape treatments, landscaping, and/or public art. Gateway locations include:
  - i) Rebecca Street bridge and Sixteen Mile Creek;
  - ii) Lakeshore Road East bridge and Sixteen Mile Creek;
  - iii) Randall Street and Trafalgar Road; and,
  - iv) Allan Street and Lakeshore Road East.

#### 25.5.5 Urban Squares

- a) Towne Square, on the south side of Lakeshore Road East at George Street, is an important public space that functions as the ceremonial heart of Downtown Oakville. The design of Towne Square shall address Council-endorsed policies and design directions for the area, and be coordinated with the design of Centennial Park.

- b) Centennial Park, at the northwest corner of Lakeshore Road East and Navy Street, shall be maintained as part of any comprehensive redevelopment of the Town's Centennial Square site. The design of Centennial Park shall address Council-endorsed policies and design directions for the area, and be coordinated with the design of Town Square and public open spaces within the adjacent Sixteen Mile Creek valley.

25.5.6 Built Form

- a) The consolidation of properties to allow for comprehensive site design and development is encouraged.
- b) Buildings greater than two storeys in height should be stepped back above the second storey where they front Lakeshore Road East.
- c) Buildings greater than four storeys in height should be stepped back above the fourth storey where they front Church Street and/or Randall Street.

~~25.5~~

25.6 Land Use Policies

Land use designations are provided on Schedule Q1. In addition to the policies in Parts C and D of this Plan, the following policies apply specifically to Downtown Oakville.

~~25.5.1~~

25.6.1 Motor vehicle related uses, including motor vehicle sales and motor vehicle service stations, shall not be permitted.

~~25.5.2~~

~~The minimum building height shall be two storeys and the maximum building height shall be four storeys.~~ Building Heights

- a) Existing buildings, and additions to existing buildings, may be exempt from the minimum building height, as provided by the applicable land use designation.
- b) Where the minimum building height is more than two storeys, it may be reduced to two storeys so that development conforms with the other objectives and policies of this Plan or the Downtown Oakville Heritage Conservation District Plan.

25.6.3 Stand-alone Uses

- a) On the lands designated Main Street 1, Main Street 2 or Urban Core on Schedule Q1:
  - i) stand-alone or single use commercial buildings may be permitted; and,

- ii) new stand-alone or single-use residential buildings may be permitted on lots that do not abut Lakeshore Road East.
- b) On the lands designated Main Street 2, new stand-alone or single-use community or cultural facilities may be permitted.
- c) New detached dwellings shall not be permitted.

**25.6.4** On the lands designated Waterfront Open Space on Schedule Q1, *development* and public realm improvements shall:

- a) improve pedestrian connections and public access to the Sixteen Mile Creek waterfront;
- b) be consistent with the Oakville Harbours Master Plan; and,
- c) be coordinated with the design of *development* and public realm improvements on the town's Centennial Square site.

**25.6.5** On the lands designated Main Street 2 on the west side of Navy Street, and known as the town's Centennial Square site, *development* and public realm improvements shall:

- a) improve pedestrian connections through the site;
- b) provide community and cultural facilities consistent with municipal needs and finances, as identified by the Downtown Cultural Hub Study, the Parks, Recreation and Library Facilities Master Plan, and the town's capital planning; and,
- c) be coordinated with the design of *development* and public realm improvements on the adjacent Waterfront Open Space lands.

~~25.6~~

**25.7** **Downtown Oakville Exceptions – Schedule Q1**

The following additional policies apply to certain lands on Schedule Q, Downtown Oakville Land Use.

~~25.6.1~~

~~**25.7.1** On lands designated Central Business District at the northeast corner of Randall and Reynolds Streets, a maximum building height of 5 storeys may be permitted.~~

**On the property known as 167 Navy Street, which is within the Urban Core and Natural Area designations:**

**a) A one-storey building shall be permitted.**

**b) Stand-alone office uses may be permitted.**

~~25.6.1 — On lands designated Central Business District at the southwest corner of Allan and Randall Streets, a maximum building height of 6 storeys may be permitted conditional upon the owner entering into an agreement under section 37 of the *Planning Act*~~

~~25.6.2 — On the lands designated Central Business District at the northwest corner of Lakeshore Road East and Allan Street, a maximum building height of five storeys shall be permitted.~~

~~25.6.3 — On the lands designated Central Business District at the northwest corner of Lakeshore Road East and Allan Street, a maximum building height of five storeys shall be permitted.~~

~~25.7~~

**25.8**

## **Implementation Policies**

In addition to the policies in Part F of this Plan, the following implementation policies apply specifically to Downtown Oakville.

~~25.7.1~~

**25.8.1**

### **Phasing/Transition**

**a)** *Development* will be co-ordinated with the provision of *infrastructure* **and public realm improvements**, including:

- i)** transit (conventional and rapid transit);
- ii)** road network capacity;
- iii)** pedestrian and cycling facilities;
- iv)** water and waste water services;
- v)** stormwater management facilities;
- vi)** streetscape improvements; and,
- vii)** *utilities*.

~~25.7.2~~

**25.8.2**

### **Bonusing**

~~**a)** *The Town may consider additional building height through an Official Plan amendment and in accordance with section 28.6*~~



The Town may allow for increases of up to two storeys beyond the maximum permitted building height in the areas of Downtown Oakville delineated on Schedule Q1 without amendment to this Plan. The additional height may be allowed in exchange for the provision of public benefits as listed in section 28.6.2, and with priority given to those public benefits noted in section 25.8.2 c).

b) Public benefits considered appropriate for the application of increased height in Downtown Oakville may include, but are not limited to:

- i) public parking;
- ii) conservation and preservation of *cultural heritage resources*;
- iii) community centres and/or facilities and improvements to such centres and/or facilities;
- iv) parkland and improvement to parks;
- v) integration of office uses in mixed use *developments*; and,
- vi) public art.

25.8.2

25.8.3

The town shall prepare a *community improvement plan* for a *community improvement project area* within Downtown Oakville in accordance with section 28.14 of this Plan and the *Planning Act*.