



OPEN HOUSE

DRAFT Residential Character Study

Study Purpose

Fact Finding

- What does character mean?
- What are the elements and qualities influencing residential character in Oakville?
- What is important to residents?
- Do the existing policies and processes align with the study findings and public feedback?

Recommendations

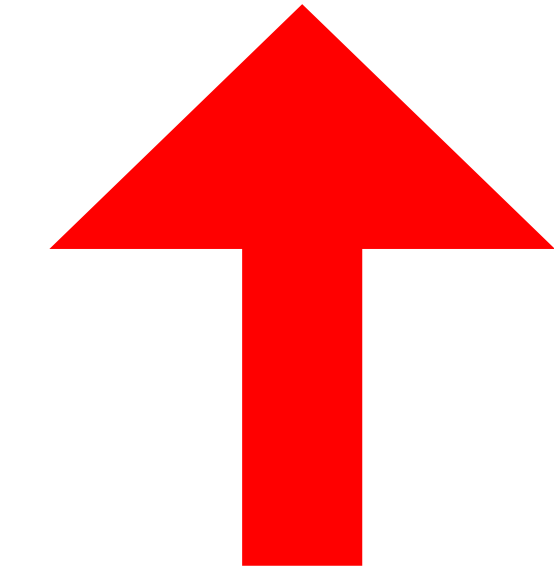
- Direction for improvements to policy, design direction, zoning and other processes

will inform

Other Studies/ Review Processes

- Official Plan Review – Residential Policy Review
- Other potential future reviews:
 - Zoning By-law
 - Design Guidelines
 - Committee of Adjustment
 - Design review processes

Study Process



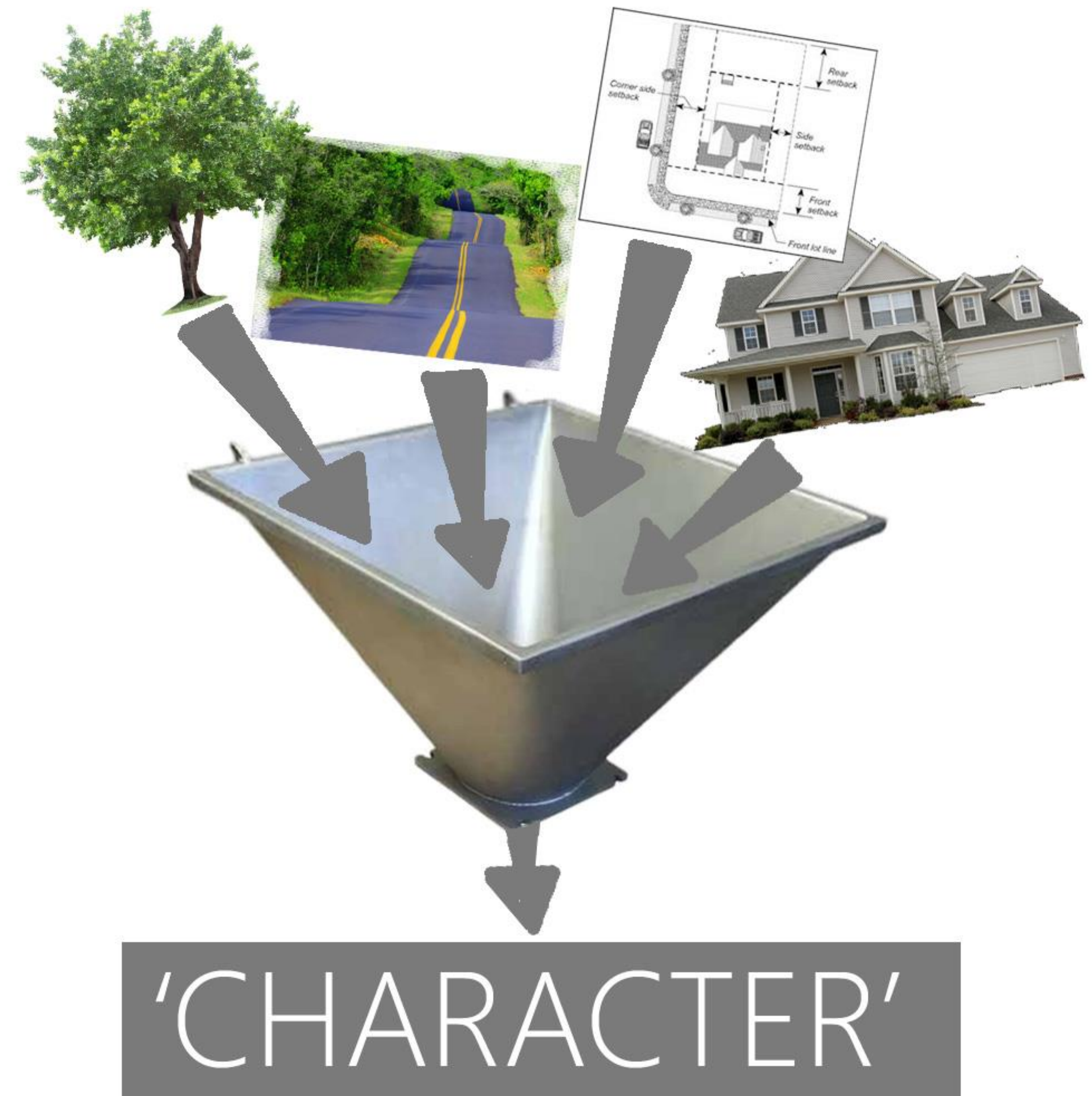
WE ARE HERE

What is Residential Character?

Interplay of built form, vegetation and infrastructure elements, in both the public and private realms

Public Realm	Private Realm
Street trees	Landscaping
Road pattern	Trees
Road profile	Building height and shape
Sidewalks	Front yards
Infrastructure (e.g. power lines)	Distance between buildings
	Fences
	Garages

It is the combination of these elements working together within a streetscape which creates the character we interpret



How is character currently addressed?

POLICY

Livable Oakville Plan

- S.11 → residential policies
- S.11.1.9 → evaluation criteria
- S.26.2 → special policy area

The **Livable Oakville Plan** has evaluation criteria to ensure that existing neighbourhood character is maintained and protected.

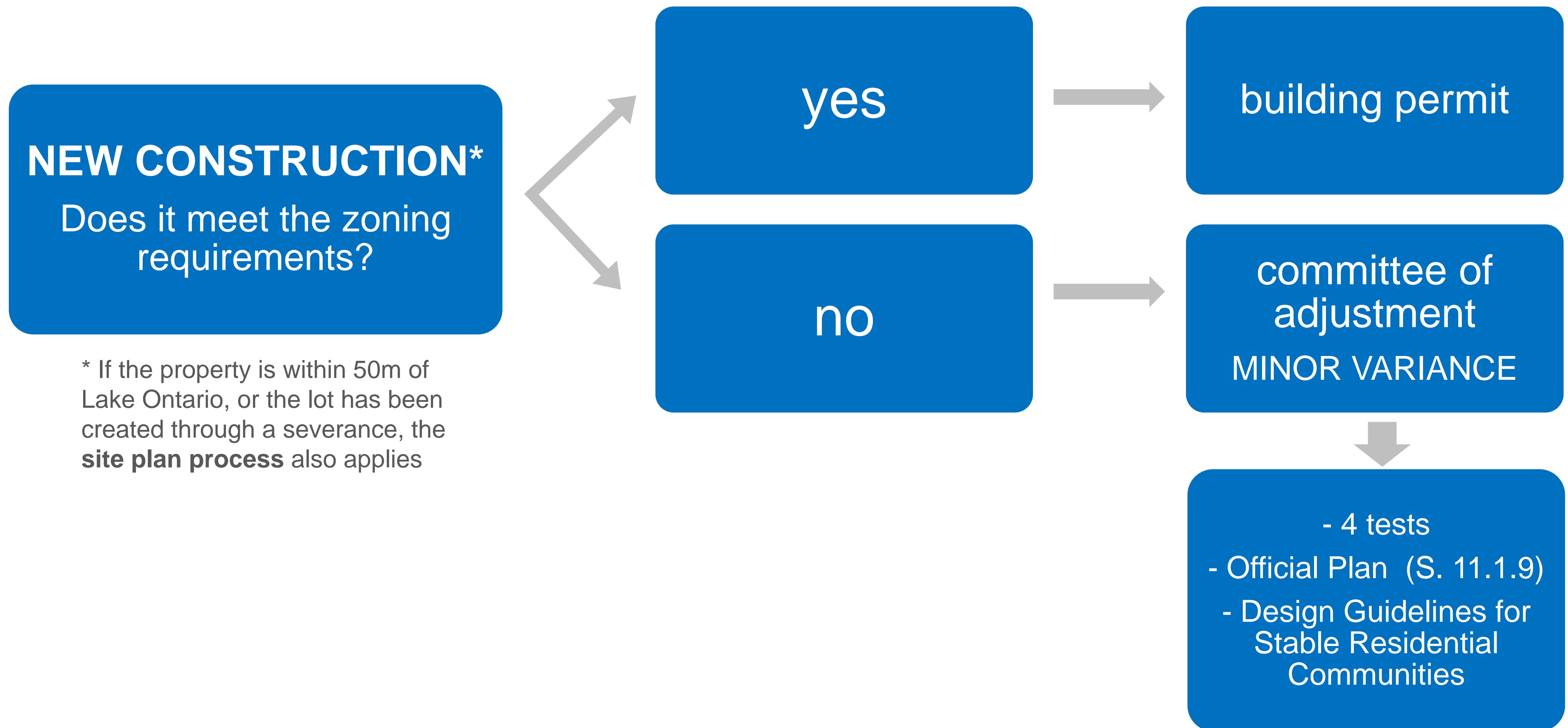
URBAN DESIGN

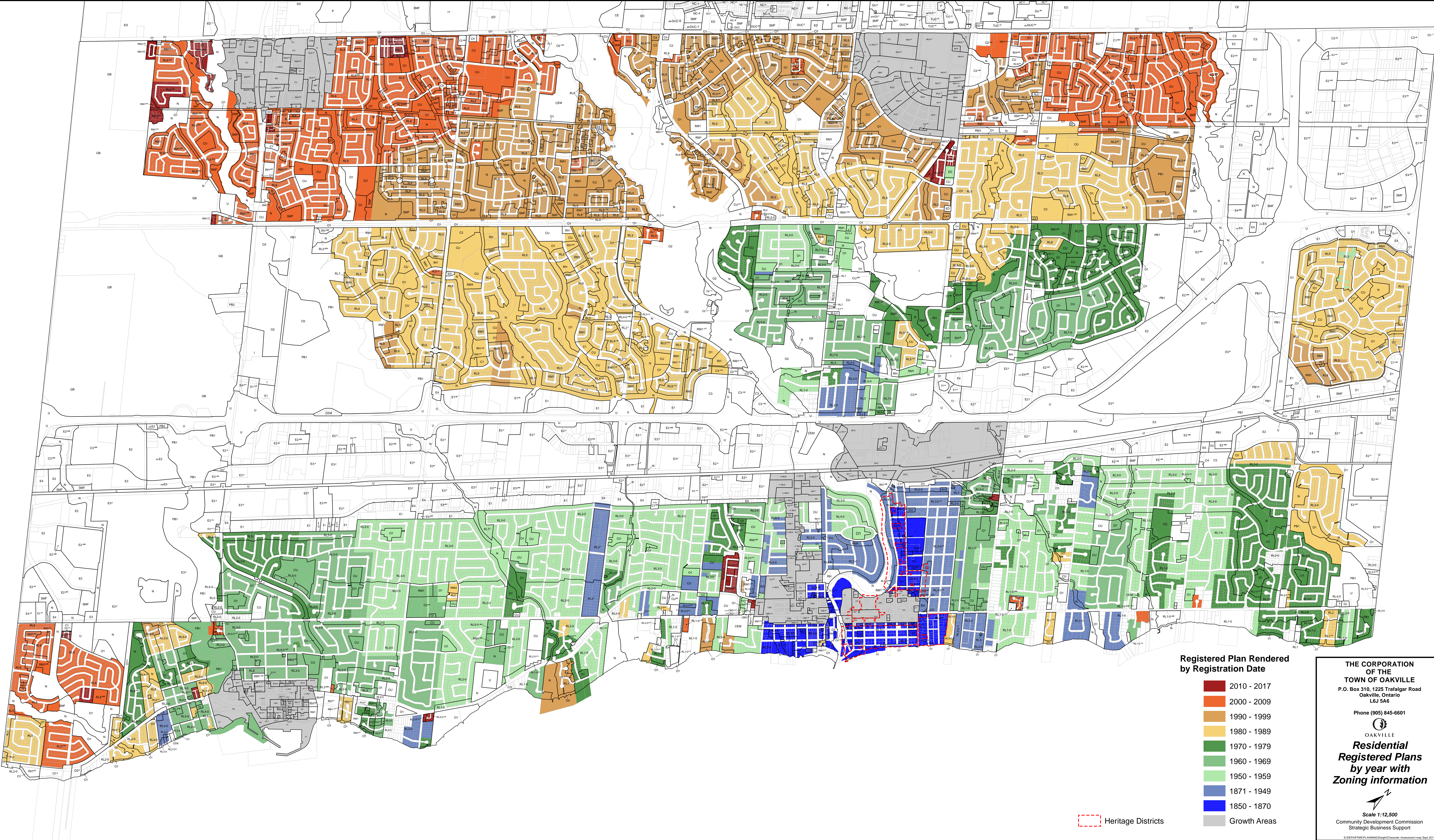
Design Guidelines for Stable Residential Communities

- implements S.11.1.9
- developed concurrently with Zoning By-law 2014-14
- applied at site plan and for minor variances

The Livable by Design Manual's **Design Guidelines for Stable Residential Communities** illustrates how to apply the evaluation criteria to new development proposals to assist achieving compatibility within the existing residential context.

Process for 'replacement homes'





**Registered Plan Rendered
by Registration Date**

- 2010 - 2017
- 2000 - 2009
- 1990 - 1999
- 1980 - 1989
- 1970 - 1979
- 1960 - 1969
- 1950 - 1959
- 1871 - 1949
- 1850 - 1870
- Growth Areas

 Heritage Districts

**THE CORPORATION
OF THE
TOWN OF OAKVILLE**
P.O. Box 310, 1225 Trafalgar Road
Oakville, Ontario
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**Residential
Registered Plans
by year with
Zoning information**

Scale 1:12,500
Community Development Commission
Strategic Business Support

© 2017 DEPARTMENT OF PLANNING AND DEVELOPMENT, CHARACTER ASSESSMENT MAP, SEP 2017.MXD

Development Activity

Residential Building Permits

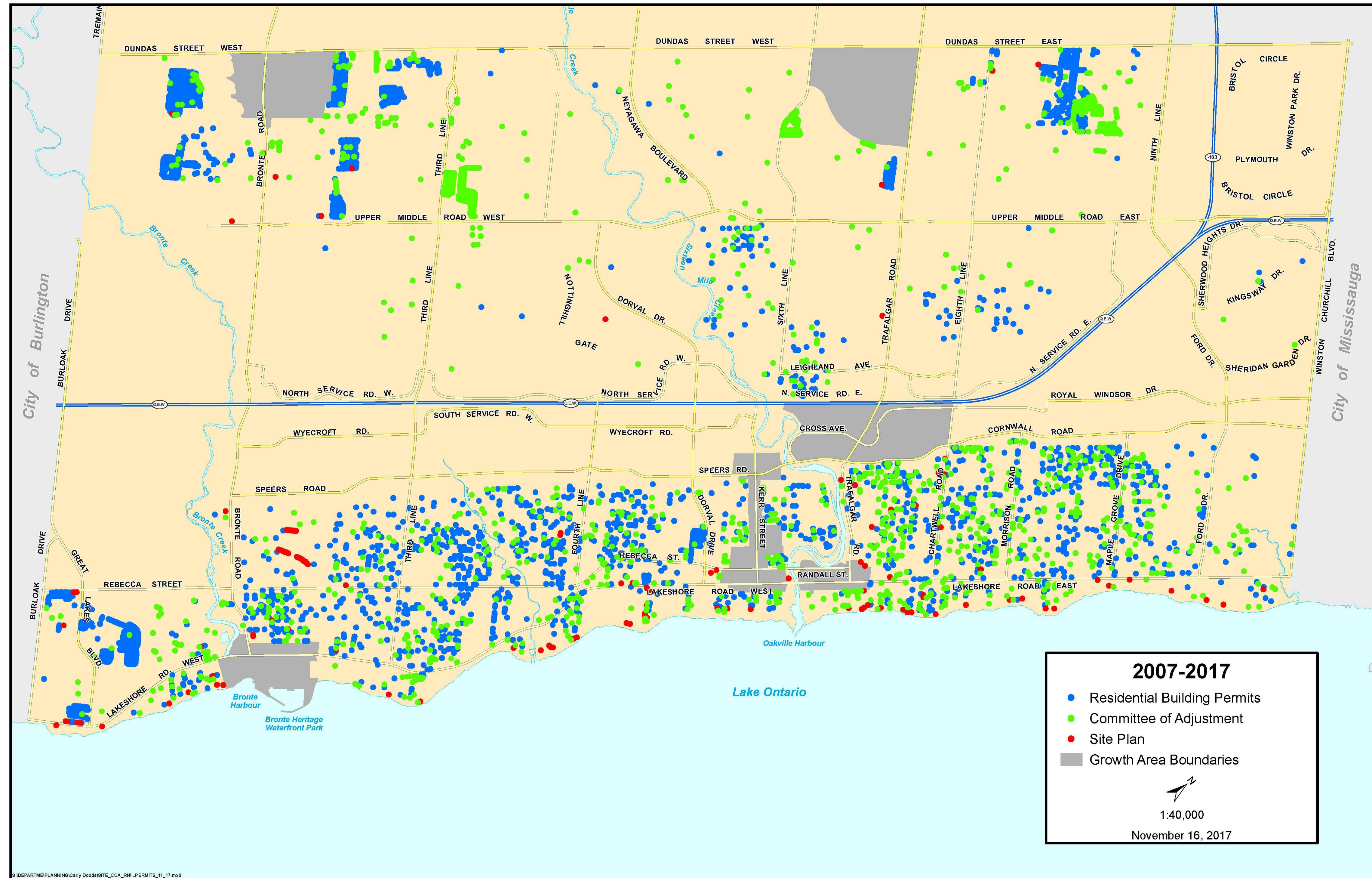
- new construction or large addition
- “as-of-right” development
- conforms to zoning by-law
- no planning/urban design review

Committee of Adjustment

- does not conform to zoning by-law
- planning & urban design review
- Livable Oakville Plan & Design Guidelines considered

Site Plan

- required in proximity to lake or can be a condition of a variance
- through design review process, Design Guidelines applied



Community Feedback

4 WALKING TOURS

509

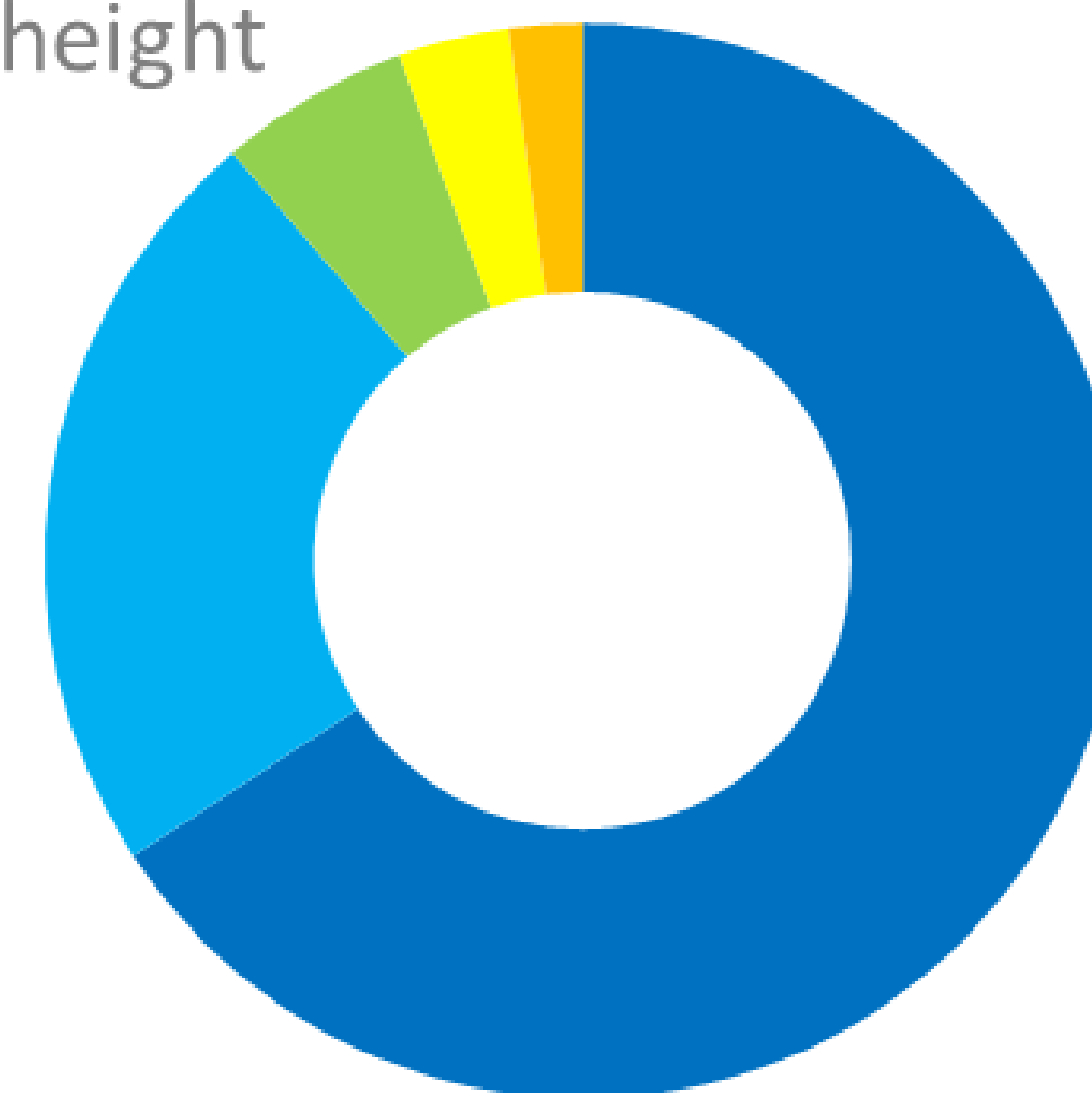
SURVEY RESPONSES

6 OPEN HOUSES

- Oakville Public Library – Central Branch
- River Oaks Community Centre
- Oakville Public Library – Clearview Branch
- Glen Abbey Community Centre
- QEPCCC
- Town Hall

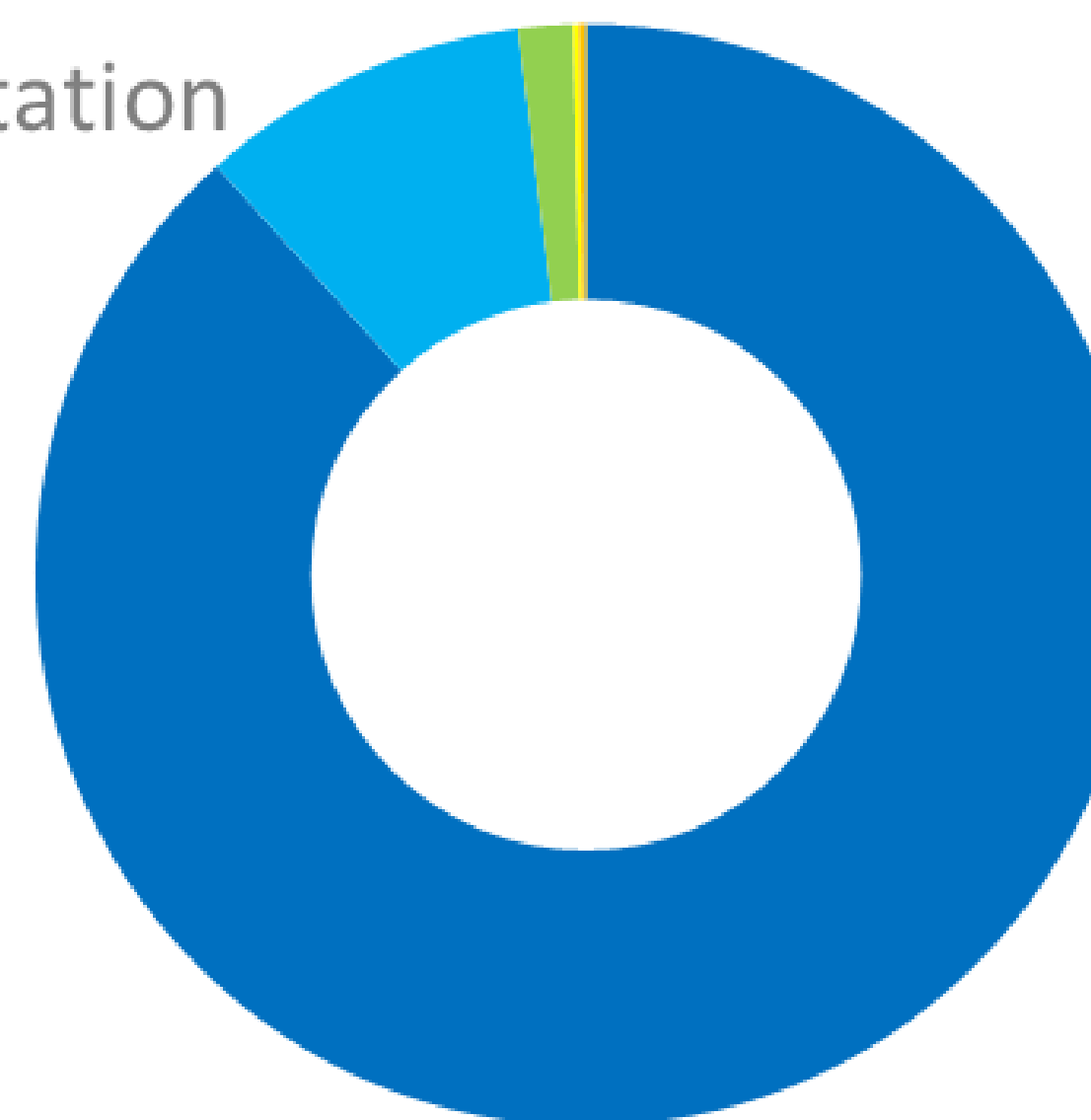
How important to your neighbourhood's character is...

building type and height

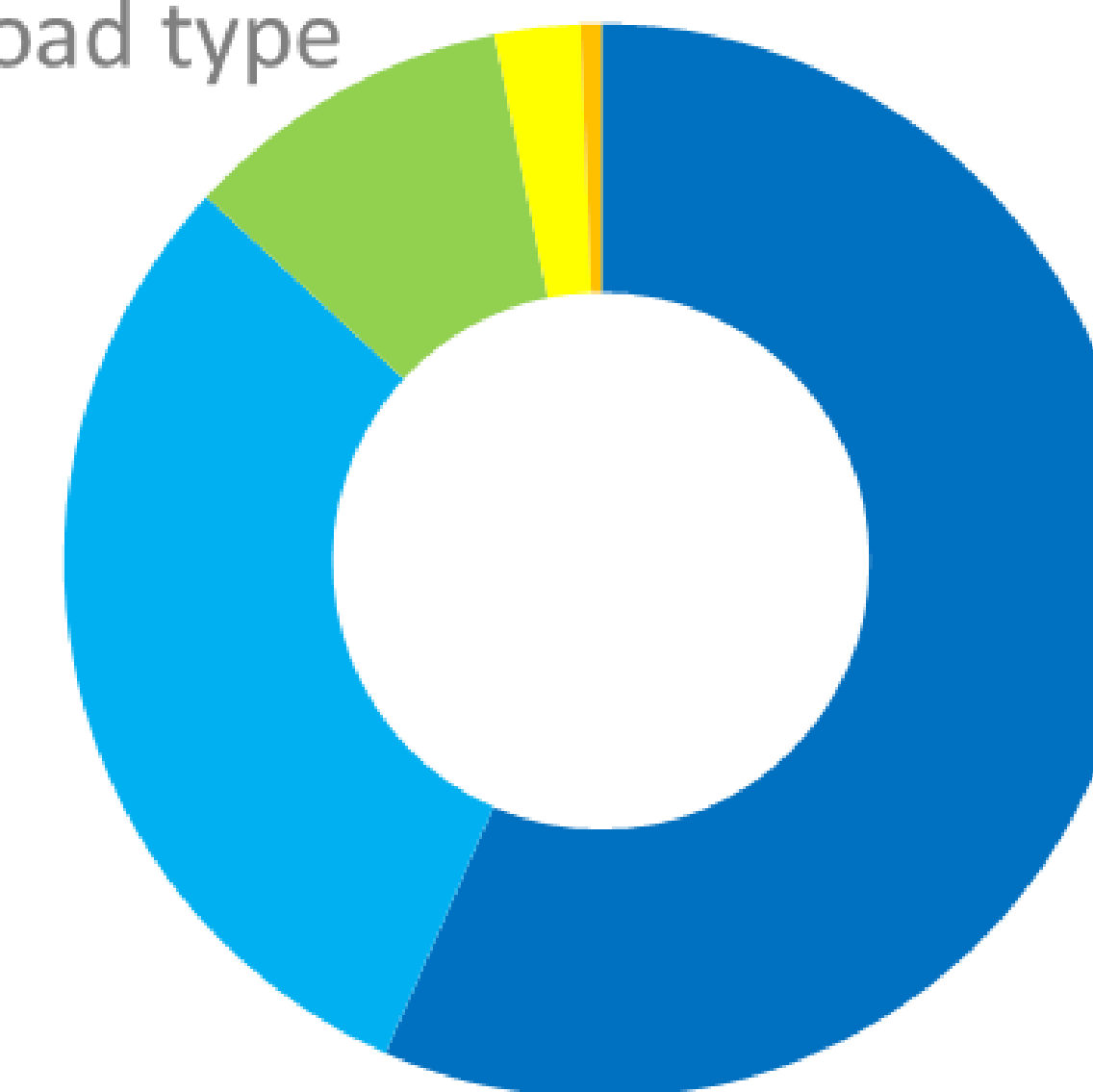


- very important
- important
- neutral
- somewhat important
- not important

trees and vegetation



road type



When asked to highlight additional elements...

18%

valued landscaped yards and mature trees

17%

identified setbacks and the siting of homes on a lot as important

11%

thought of massing or built form of replacement homes as an issue

9%

identified building heights as a concern

Findings

- Interpretation of character is subjective
- Residential character is tied to the streetscape, the “look and feel” of a street
- Ineffective to categorize each residential street town-wide, detailed analysis needs to be focused to geographic areas
- Public belief that all exterior changes to residential homes are reviewed by design staff and that style can be controlled
- Respecting character does not mean no change, guides appropriate change
- Trees and landscaping were identified by the public as the most important element contributing to residential character
- Building siting, including the separation between homes, and building massing and scale were also identified as important
- The residential areas can be categorized broadly into two areas based strictly on era and trends of evolving building stock

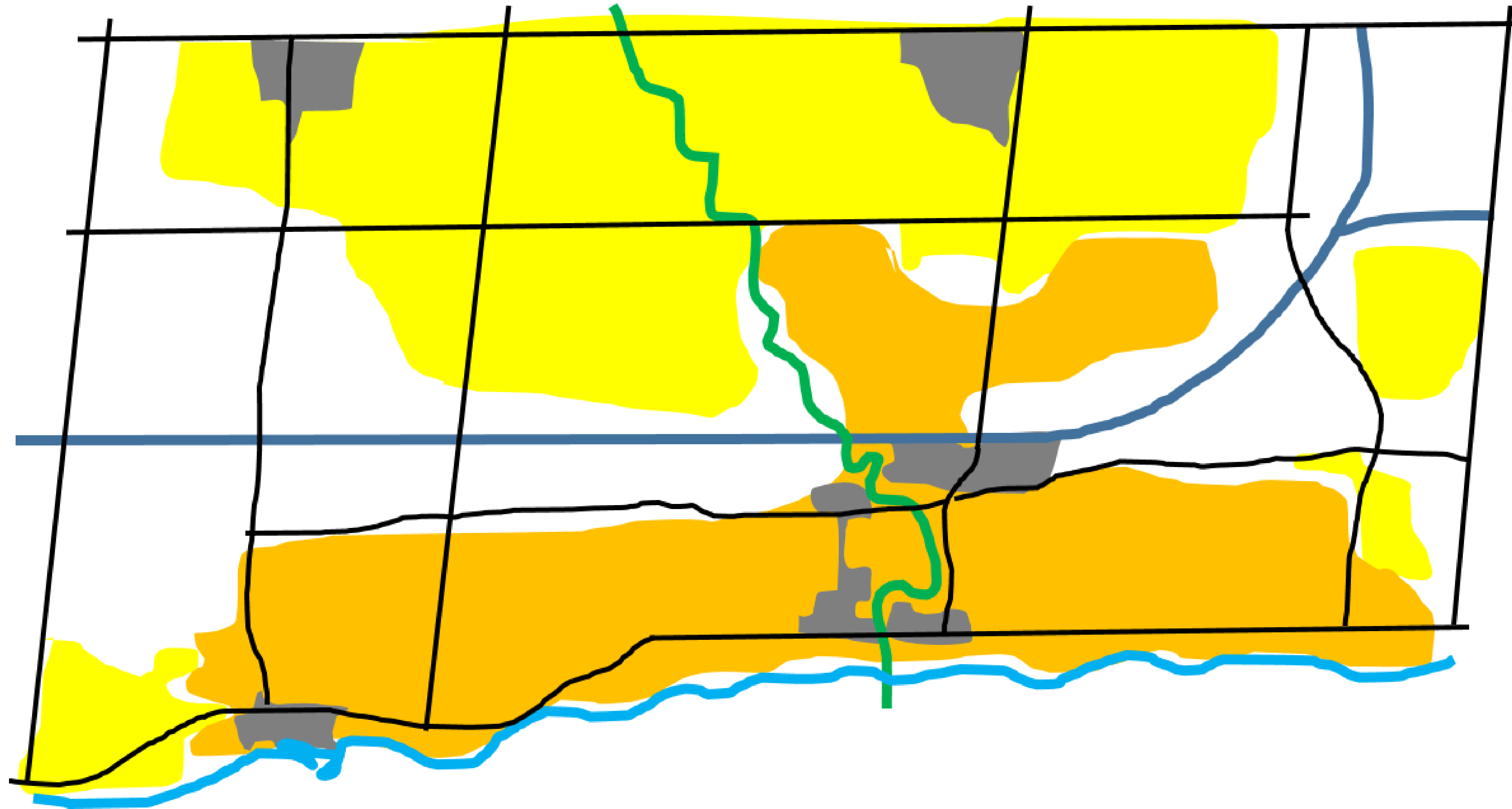
Findings

Type A

- mix of original & new building stock
- feedback about changing streetscapes
- permitted zoning = 'out of character' to many residents
- concentration of variances and building permits

Type B

- existing built form maximizes zoning
- changes to streetscape not highlighted in comments



Recommendations

Official Plan

- Review the existing residential land use policies in the Official Plan to ensure that building siting, massing, height, landscaping and trees are identified as important elements contributing to the character of residential areas
- Consider incorporating policy language in the official plan and design documents which clarifies that existing residential character is to be respected

Zoning By-law

- Review the existing residential zones within the Type A areas, to ensure that the regulations related to setbacks, height and landscaping are appropriate to align with and respect the existing character
- Explore options for the residential zones within the Type A areas that would be associated with potential design review for new construction and large additions, to ensure that the residential character of the existing streetscape is addressed through proposed development

Recommendations

Urban Design

- Review the Design Guidelines for Stable Residential Communities, in conjunction with Official Plan and Zoning By-law reviews, to ensure consistency between policy and design direction, and terminology
- Explore options for design specific development review prior to building permit for low density residential new construction or large additions within Type A areas

Committee of Adjustment

- Review the committee of adjustment process and explore the option of additional prescribed criteria for the consideration of minor variances, as permitted by the *Planning Act (2016)*