



OAKVILLE

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: JUNE 12, 2017

FROM: Planning Services Department

DATE: May 19, 2017

SUBJECT: **Statutory Public Meeting Report, Town-Initiated Official Plan Amendments - Urban Structure Review, File No. 42.15.52**

LOCATION: Town wide

WARD: Town wide

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RECOMMENDATION:

1. That comments from the public with respect to the town-initiated draft Official Plan Amendments to the Livable Oakville Plan and the North Oakville East and West Secondary Plans (File No. 42.15.52) be received; and
2. That notice of Council's decision reflect that any comments received from the public will be appropriately addressed.

KEY FACTS:

The following are key points for consideration with respect to this report:

- Council identified the Urban Structure Review on February 1, 2016 as a land use planning policy study required to review the town's urban structure and policies outlined in the Official Plan.
- The Urban Structure Review was one of three land use policy studies required to be completed under Interim Control By-law 2016-024 restricting land uses on the Glen Abbey Golf Course lands.
- The study was initiated on February 16, 2016 when the Livable Oakville (Official Plan) Council Sub-Committee received the report entitled Urban Structure Review.
- The consultant's study was completed on May 15, 2017, when the Livable Oakville (Official Plan Review) Council Sub-Committee received the report

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entitled *Urban Structure Review – Policy Directions Report* containing the consultant's final study report.

- Preliminary draft Official Plan Amendments to the town's Official Plan that were prepared based on policy directions emerging from the Urban Structure Review were also presented at the Sub-committee meeting of May 15, 2017.
- The draft Official Plan Amendments attached to this report are revised in response to input received at the Sub-Committee meeting on May 15, 2015.
- A recommendation meeting on the proposed Official Plan Amendments is anticipated for Fall 2017.

BACKGROUND:

At its meeting of May 15, 2017, the Livable Oakville (Official Plan Review) Council Sub-Committee received the report entitled *Urban Structure Review – Policy Directions Report*, attached in Appendix A.

The purpose of the May 15, 2017 report was to present:

- The findings contained in the consultant's final report *Urban Structure Review – Policy Directions Report*, May 2017; and
- The preliminary draft Official Plan Amendments to the Livable Oakville Plan and the North Oakville East and West Secondary Plans.

In conjunction with the statutory public meeting, the purpose of this report is to present:

- The proposed urban structure resulting from the consultant's study findings of the Urban Structure Review.
- The implementing draft Official Plan Amendments to the Livable Oakville Plan (Appendix B), the North Oakville East Secondary Plan (Appendix C) and the North Oakville West Secondary Plan (Appendix D).
- Revisions to the preliminary drafts first presented on May 15, 2017 at the Livable Oakville (Official Plan Review) Council Sub-Committee meeting.

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This report also addresses implications regarding Interim Control By-law 2016-024 and the Glen Abbey Golf Course lands.

At the time of writing this report, a public information meeting on the draft amendments is scheduled for May 30, 2017. Further revisions to the draft amendment may arise from input received at that public information meeting that will be addressed in subsequent reports to Council.

At the Council statutory public meeting, public delegations will have an opportunity to provide comments on the consultant's study and the draft Official Plan amendment, Council may ask questions of clarification and identify additional matters to be considered.

Following the statutory public meeting, staff intends to bring forward a recommendation report for consideration by Council in Fall 2017.

COMMENT/OPTIONS:

Proposed Urban Structure

The proposed urban structure resulting from the findings of the Urban Structure Review is shown on Figure 1 and includes these elements:

- Natural Heritage System;
- Parkway Belt and Greenbelt;
- Public Parks and Open Space, Cemeteries;
- Urban River Valleys;
- Waterfront Enhancement Area;
- A system of Nodes and Corridors including additional/expanded nodes and Main Street Areas;
- Employment Areas including an "Employment Mixed Use Corridor" along the Speers/Cornwall corridor;
- Major Commercial Areas;
- Residential Areas;
- Enhanced Transportation System with connectivity for all modes of transportation including transit, walking and biking;
- Utility Corridors;
- Heritage Conservation Districts; and
- Cultural Heritage Landscapes.

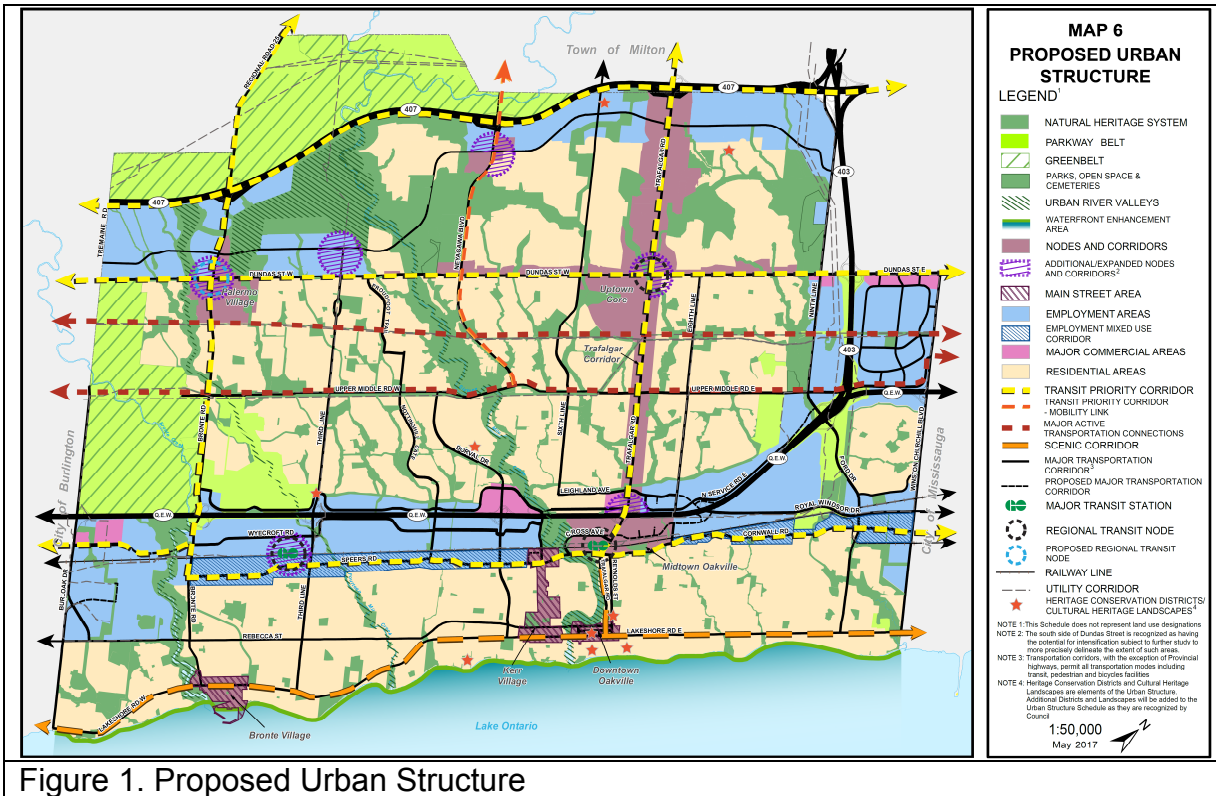


Figure 1. Proposed Urban Structure

Overview of the attached draft Official Plan Amendments

Three draft Official Plan Amendments are attached to this report.

1. The first proposes modifications to the text and schedules of the Livable Oakville Plan in order to provide for a town-wide urban structure (Appendix B). The effect of this amendment would be to provide a framework for where and how the Town will grow, to establish the basis for official plan policy and for making planning decisions.

More specifically, the amendment would introduce a new Section 3 – Urban Structure describing the importance and purpose of a town-wide urban structure and describing the major elements of that urban structure. The amendment would also introduce a new Schedule A1 – Urban Structure corresponding to the text of the new Section 3.

Finally, the amendment would introduce into Part F – Implementation a new section designed to protect the town’s urban structure. This includes conditions for the municipal comprehensive review of the urban structure and criteria for

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evaluating site-specific official plan amendments and their potential impacts on the town's urban structure.

2. The next two draft Official Plan Amendments are nearly identical and relate to the North Oakville East Secondary Plan (Appendix C) and the North Oakville West Secondary Plan (Appendix D).

The purpose and effect of these amendments would be to add provisions to the introductory sections of the North Oakville Plans that:

- Direct the reader to the Livable Oakville Plan for policies regarding the town-wide urban structure.
- Instruct that the policies of the Livable Oakville Plan are to be read in conjunction with the North Oakville Plans to give effect to both sets of policies.
- Indicate that in the event of a conflict with Livable Oakville Plan, the North Oakville Plans would prevail.

Revisions to the Preliminary Drafts from May 15, 2017

As a result of discussions with the Livable Oakville (Official Plan Review) Council Sub-committee at their meeting of May 15, 2017 and further consideration by staff, the following revisions have been made to the draft Official Plan Amendments.

The proposed new Schedule A1, Urban Structure, attached in Appendix B to this report shows:

1. Wycroft Road (Bronte Creek crossing) as "Transit Priority Corridor" to be consistent with the Region's Mobility Management Strategy.
2. Lands on the west side of Ninth Line north of Dundas Street East and south of the Utility Corridor as "Employment Areas," to be consistent with the North Oakville East Secondary Plan. These lands had previously been identified as "Natural Heritage System."
3. Lands along the Fourteen Mile Creek valley between Upper Middle Road West and the QEW as "Parkway Belt," to be consistent with the approach taken on all lands currently within the Parkway Belt West Plan. These lands had previously been identified as "Natural Heritage System."

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4. Lands at the northwest intersection of Ninth Line and Upper Middle Road East as “Parks, Open Space & Cemeteries”, to be consistent with the town’s approach to including public lands under long-term lease for recreation purposes. These lands had previously been identified as “Residential Areas.”
5. A portion of the lands on the east side of Bronte Road between Upper Middle Road East and the QEW are now identified as “Natural Heritage System” in addition to “Residential Areas,” to be consistent with Council’s position in the Bronte Green OMB hearing. These lands had previously been identified as entirely “Residential Areas.”
6. Four significant cultural heritage landscapes are added to be consistent with the identification of these properties through the Cultural Heritage Landscape Strategy. Council recognized each property as a significant cultural heritage landscape at its meeting of May 15, 2017.
7. Note 4 is amended to replace the criterion of “designation” under the Ontario Heritage Act with the broader test of “recognized by Council,” to be consistent with the Recommended Directions from the consultant’s *Urban Structure Review – Policy Directions Report*.

Interim Control By-law and Glen Abbey Golf Course Implications

At its meeting of February 1, 2016, Council passed Interim Control By-law 2016-024 restricting land uses on the Glen Abbey Golf Course lands pending completion of town studies required for the evaluation of such a redevelopment.

Council identified the Urban Structure Review as a land use planning policy study required to review the town’s urban structure and policies outlined in the Official Plan. In its report to Council recommending the adoption of the interim control by-law and the initiation the Urban Structure Review, staff indicated that the study would consider the following:

- Population projections
- Locational assessment of existing and potential growth areas
- Criteria for evaluation of new growth areas
- Relationship between growth areas and the delivery of municipal infrastructure
- Urban structure for the town to accommodate growth until 2041
- Desired land use pattern
- Conformity with Provincial/Regional plans and PPS 2014
- Preservation of stable residential areas
- Potential impacts on the planned function of the existing growth areas if Glen Abbey Golf Course redevelopment is approved as proposed

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Based on the consultant's findings in the *Urban Structure Review – Policy Directions Report*, a fundamental criterion for the identification of nodes (i.e. growth areas) and corridors is location in relation to existing and planned major transit infrastructure, particularly the inter-regional transit network. The consultant also recommended a number of other criteria that should be considered in identifying nodes and corridors.

The Glen Abbey Golf Course lands are not found in an area where major transit infrastructure is existing, or planned to be provided. Considering the criteria identified by the consultant for determining the appropriate location of nodes and corridors, it is clear that the Glen Abbey Golf Course lands are not an appropriate location for a new node (growth area).

In the *Urban Structure Review – Policy Directions Report*, the consultant also recommended that policies be added to the Livable Oakville Official Plan establishing criteria for evaluating site-specific official plan amendments to assess potential impacts on the town's urban structure in order to ensure that any proposed amendment would not undermine the established urban structure. As described previously, the draft Official Plan Amendments attached to this report will introduce such a policy into Part F – Implementation of Livable Oakville.

In addition, the Urban Structure Review consultant's report noted that significant cultural heritage landscapes should form part of the town's urban structure. On May 15, 2017, Council recognized four properties, including the Glen Abbey Golf Course lands (1333 Dorval Drive), as significant cultural heritage landscapes. Each of the four properties has been included as a significant cultural heritage landscape in the urban structure proposed in the draft Official Plan Amendments attached to this report.

The completion of the public engagement and Council's final consideration of the proposed Official Plan Amendments are essential to provide a framework to evaluate any proposed application on the Glen Abbey Golf Course lands.

CONSIDERATIONS:

(A) PUBLIC

A recommendation report on the Official Plan Amendments brought forward for consideration by Council is anticipated for Fall 2017.

(B) FINANCIAL

There are no financial implications arising from this report.

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(C) IMPACT ON OTHER DEPARTMENTS & USERS

Numerous town departments are engaged in the five-year Official Plan Review in order to provide for stronger integration between key master plans and the Official Plan.

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

- be accountable in everything we do
- be the most livable town in Canada

(E) COMMUNITY SUSTAINABILITY

The draft Official Plan Amendments generally comply with the sustainability objectives of the Livable Oakville Plan.

APPENDICES:

- Appendix A – Urban Structure Review - Policy Directions Report (Staff Report)
- Appendix B – draft Official Plan Amendment, Livable Oakville Plan
- Appendix C – draft Official Plan Amendment, North Oakville East Secondary Plan
- Appendix D – draft Official Plan Amendment, North Oakville West Secondary Plan

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