

## REPORT

LIVABLE OAKVILLE (OFFICIAL PLAN) COUNCIL SUB-COMMITTEE

MEETING DATE: MAY 15, 2017

---

**FROM:** Planning Services Department

**DATE:** May 4, 2017

**SUBJECT:** Urban Structure Review - Policy Directions Report

**LOCATION:** Town wide

**WARD:** Town wide

Page 1

---

### RECOMMENDATION:

1. That the report entitled *Urban Structure Review – Policy Directions Report*, dated May 4, 2017 and the consultant’s study report contained in Appendix A be received; and
2. That the preliminary 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) be received.

### 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.
- 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 retained to undertake the study is Macaulay Shiomi Howson, working with Watson & Associates, Brook McIlroy Inc. and Tate Economic Research.

From: Planning Services Department  
Date: May 4, 2017  
Subject: Urban Structure Review - Policy Directions Report

- A four-phase work program was identified for the study with the current *Phase 4: Urban Structure Framework & Directions* nearing completion.
- The *Urban Structure Review – Policy Directions Report, May 2017* prepared by the consultant team (Appendix A), represents the consultant’s final report.
- Next steps in this process include a Public Information Meeting scheduled for May 30, 2017 to present the preliminary draft Official Plan Amendments and a Statutory Public Meeting scheduled for the June 12, 2017 Planning and Development Council meeting. A recommendation meeting is anticipated for Fall 2017.

### **BACKGROUND:**

At its meeting of November 1, 2016, the Livable Oakville Council Sub-Committee received the report entitled *Urban Structure Review – Discussion Paper, DRAFT*.

The Sub-Committee also received a study update in terms of study process, upcoming public engagement opportunities and an overview of the findings contained in the *Urban Structure Review – Discussion Paper, DRAFT* prepared by the study consultant. The overview presentation included:

- urban structure fundamentals and the importance of having an urban structure.
- the reasons for reviewing Oakville’s urban structure at this time.
- the background, history and elements of the town’s current urban structure.

In terms of public engagement, the Sub-Committee was advised of public engagement opportunities to be held in November 2016.

Regarding the study work program, the current *Phase 4 – Urban Structure Framework and Directions* is nearing completion.

### **COMMENT/OPTIONS:**

The purpose of this staff report is:

1. To present the study findings contained the consultant’s final report *Urban Structure Review – Policy Directions Report, May 2017* (Appendix A).

2. To present preliminary 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).

### **Study Findings**

The consultant's final report *Urban Structure Review – Policy Directions Report, May 2017* attached in Appendix A, presents and discusses the study findings in respect of the town's current urban structure, additional structural elements considered, the proposed town-wide urban structure and policy directions for the town's ongoing five-year Official Plan Review.

The consultant's report also attaches a summary of public and stakeholder consultation and a supporting document titled *Growth Analysis and Accommodation Overview Report* prepared by Watson & Associates Economists Ltd. Highlights of this work are presented in the following sections.

### ***Proposed Urban Structure***

The proposed urban structure 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.

It is important to note that there is currently only one property in the town that has been designated under the *Ontario Heritage Act* as a cultural heritage landscape.

Additional significant cultural heritage landscapes will be shown on the urban structure schedule in the Official Plan as they are identified through the town's ongoing Cultural Heritage Landscape Assessment Strategy.

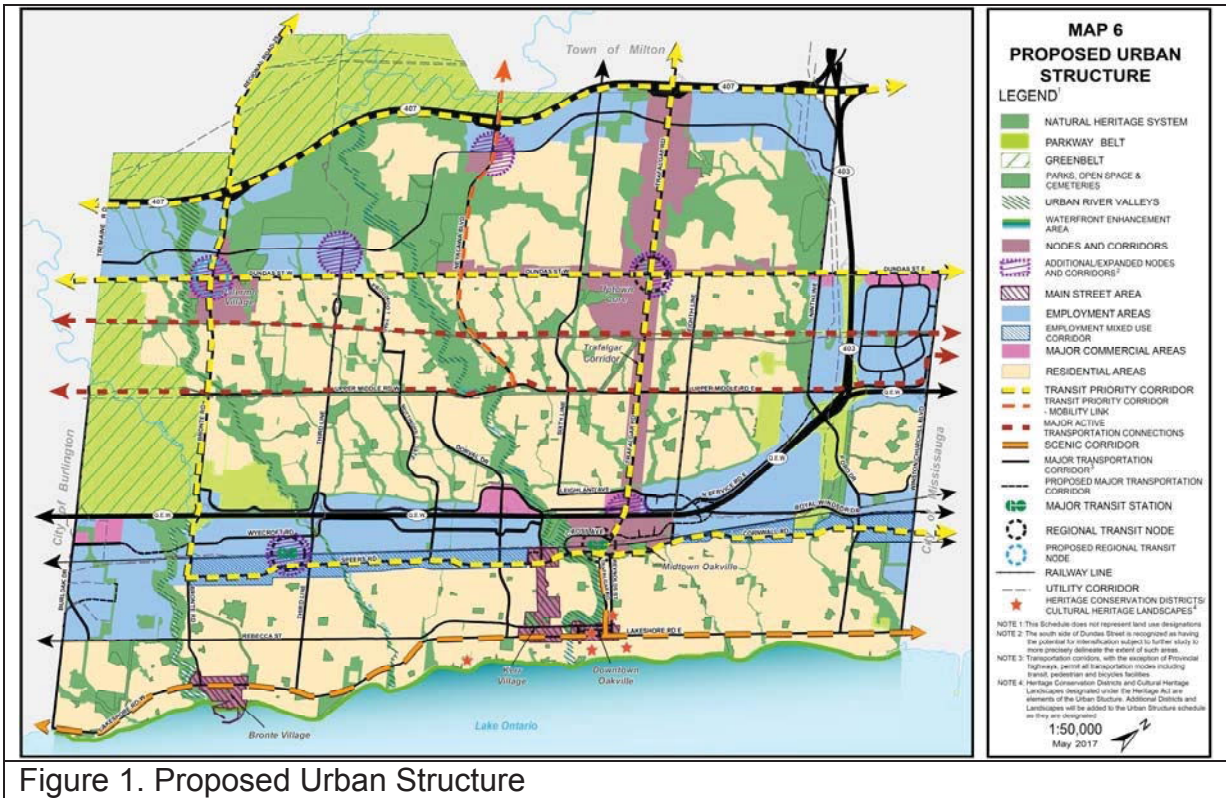


Figure 1. Proposed Urban Structure

### Policy Directions Summary

The consultant's report recommended policy directions include:

1. Replacing Section 3, Urban Structure of the Livable Oakville Plan with a new Section 3 outlining a town-wide comprehensive urban structure for Oakville identifying the purpose of the urban structure and describing each of the major elements.
2. Replacing Schedule A1, Urban Structure of the Livable Oakville Plan with a new schedule consistent with the purpose and descriptions of the urban structure in the new Section 3,
3. Adding a new section to Part F, Implementation consisting of criteria for evaluating site-specific Official Plan Amendments to ensure that the established urban structure is not undermined.
4. Undertaking revisions to the North Oakville Plans to align them with the changes to the Livable Oakville Plan.

## **Preliminary Draft Official Plan Amendments**

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

2. The next two preliminary 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.

It is important to note that the attached documents are preliminary draft Official Plan Amendments and may be revised prior to the statutory Public Meeting scheduled for June 12, 2017.

Changes may occur because of input from the Livable Oakville (Official Plan) Council Sub-Committee, comments at the Public Information Meeting scheduled for May 30, 2017 and from the public at large, and from ongoing staff review.

### **Next Steps**

The next steps in this process include a Public Information Meeting (PIM) to present the preliminary draft Official Plan Amendments. This is scheduled for Tuesday, May 30, 2017 at Town Hall in the Trafalgar Room. There are two sessions scheduled, both sessions will present the same information:

- Afternoon Session: 1:30 p.m. – 3:30 p.m. (Presentation at 2:00 p.m.)
- Evening Session: 6:30 p.m. – 8:30 p.m. (Presentation at 7:00 p.m.)

Each session will include a formal presentation and question period as well as open house displays, with an opportunity to provide feedback and have one-on-one discussions with staff.

Following the PIM, a Statutory Public Meeting before Council is scheduled for the June 12, 2017 Planning and Development Council meeting.

A decision meeting on the Official Plan Amendments recommending a town-wide urban structure and associated policies is anticipated for Fall 2017.

### **CONSIDERATIONS:**

#### **(A) PUBLIC**

A Public Information Meeting to present the preliminary draft Official Plan Amendments is scheduled for May 30, 2017.

A statutory Public Meeting regarding the draft Official Plan Amendments before Council is scheduled for the June 12, 2017 Planning and Development Council.

A decision meeting on the Official Plan Amendments recommending a town-wide urban structure and associated policies is anticipated for Fall 2017.

#### **(B) FINANCIAL**

There are no financial implications arising from this report

#### **(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. These town departments are being consulted through the study process and key staff have been participating in the study through the Strategic Advisory Committee.

**(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS**

This report addresses the corporate strategic goal to:

- be accountable
- be the most livable town in Canada

**(E) COMMUNITY SUSTAINABILITY**

The work undertaken in the study generally complies with the sustainability objectives of the Livable Oakville Plan.

**APPENDICES:**

Appendix A – Urban Structure - Policy Directions, May 2017

Appendix B – preliminary draft OPA, Livable Oakville Plan

Appendix C – preliminary draft OPA, North Oakville East Secondary Plan

Appendix D – preliminary draft OPA, North Oakville West Secondary Plan

Prepared by:

Kirk Biggar, MCIP, RPP  
Senior Planner, Policy Planning

Recommended by:

Diane Childs, MCIP, RPP  
Manager, Policy Planning

Submitted by:

Mark H. Simeoni, MCIP, RPP  
Director, Planning Services