

APPENDIX D

NOSPR Part 2 – Matters to be Addressed in the Long-term

The North Oakville Secondary Plans Review (NOSPR) is being undertaken in two parts. Part 1 is focused on matters to be addressed in the short-term through policy revisions to the North Oakville Plans, the subject of this report and the proposed OPAs attached.

Part 2 consists of a set of matters to be addressed in the long-term through the balance of the study. These are summarized below and are a compilation of many items that have been raised consistently through the NOSPR. After completion of the NOSPR, the updated policies will be consolidated into the Livable Oakville Plan.

Conformity and consistency with provincial and regional planning documents

The town's Official Plan Review work program has taken an incremental approach to amending Oakville's Official Plan. As the various studies and projects in the work program are completed, including the dual parts of the NOSPR, staff will be advancing a series of Official Plan Amendments for consideration and decision by town Council.

All planning decisions made on or after July 1, 2017 must conform to the 2017 Growth Plan. Similarly, planning decisions shall be consistent with the 2014 Provincial Policy Statement. At the conclusion of the town's Official Plan Review, a final audit of all the Official Plan policies will be undertaken to identify any remaining areas to be revised to ensure conformity and consistency with all provincial and regional planning documents.

Oakville's Official Plan Review

A number of studies have been undertaken as part of the Official Plan Review. The town-wide Urban Structure Review and the Employment and Commercial Review have now been completed and have implications for the North Oakville Plans and NOSPR.

Future amendments will be required to the schedules of the NOESP and NOWSP to implement the approved town-wide urban structure and identify key elements including Nodes and Corridors for Future Study, Cultural Heritage Landscapes, Regional Transit Nodes, Regional Transit Priority Corridors, and proposed/existing Major Transportation Corridors.

A number of policy directions applicable to North Oakville emerged from the Employment and Commercial Review, including protecting employment lands, the identification of priority areas for Major Office Uses, provision of opportunities to secure commercial development to support the development of complete communities and harmonization of the employment area policies with the Livable Oakville Plan.

Commercial Policy Review

Building on the town-wide results of the Employment and Commercial Review, a future, more in-depth Commercial Policy Review for North Oakville is required for the residential neighbourhoods and the core areas. An important area of inquiry in this

review will be opportunities for commercial uses at the neighbourhood scale as components of a walkable, mixed use and complete community.

This review is anticipated to include a retail and service commercial market analysis, geographic analysis of planned versus actual development, considerations of parking and transportation, a policy review and a best practices review.

Key stakeholders will be engaged through this process including input to the study terms of reference and site visits to review examples of commercial development that will help to inform the discussion and policy development. A critical deliverable for the project will be to confirm a policy framework to guide future commercial development in North Oakville.

Urban Design Review

The North Oakville Urban Design and Open Space Guidelines provide the physical design concepts for development in North Oakville. A review of these Guidelines will be undertaken in Part 2 of the NOSPR and will consist of research and analysis in key areas including updated design direction for the public realm (complete streets, urban squares), design direction for built form with an emphasis on mid-rise and taller buildings and design directions for site development (pedestrian connectivity, landscaping). This work will be considered along with the town-wide Livable by Design Manual.

Transportation Discussion Paper

A town-wide Transportation Discussion Paper will be undertaken as part of the ongoing Official Plan Review consisting of research with respect to transportation policies, network planning, programs and management and functional road classifications. Key areas of inquiry will include parking utilization, modal choice, complete streets, future technology and the hierarchy of road users.

The paper will also build on the findings and recommendations from transportation related work from other town initiatives including the Development Charges Study Update, the Urban Structure Review, ongoing Parking Studies, the Transportation Master Plan Review, the Active Transportation Master Plan and the Transit Service Plan as well as new policy requirements from the region and the province, including Metrolinx. The paper will address conformity and consistency requirements with provincial and regional policies and will recommend changes to the Official Plan.

Natural Heritage System

The natural heritage system presently identified in the North Oakville Plans conforms to the Regional Official Plan. In the time since the NOESP and NOWSP were approved, the policy framework governing natural environment areas has evolved.

A review of these policies is being undertaken through the region's ongoing Official Plan Review. Any revisions to the region's natural heritage system policy framework would require updates to the town's natural area policies for conformity and consistency.

Transitional Area

The NOESP provides for a Transitional Area designation along the north side of Burnhamthorpe Road that is intended to provide an interface and buffer between the residential areas to the south to the employment uses to the north. A range of uses are permitted on these lands including community parks, cemeteries, institutional uses, small-scale convenience retail, personal service, restaurants and business activity and residential uses.

Development of a complete community in North Oakville will depend on the full range of these uses being provided. To date however, proposed and approved development on lands designated Transitional Area has been entirely residential.

While it is recognized that it may take longer for certain non-residential uses to establish, the NOSPR will examine additional ways beyond the existing policies to ensure that these important non-residential components of a complete community are provided through future development.

Compatibility and Consolidation with Livable Oakville

Compatibility with the Livable Oakville Plan, specifically land use designations and permitted uses, will be a key consideration through the balance of the NOSPR.

Consolidation of the North Oakville Plans is anticipated to occur incrementally as appropriate through specific Official Plan Amendments and will eventually include reorganizing, restructuring, reformatting and eliminating redundant text from the existing North Oakville Plans and bringing them into the Livable Oakville Plan.

Official Plan Implementation Tools

Depending on the degree to which the policies of the North Oakville Plans are revised, implementation tools such as the North Oakville Comprehensive Zoning By-law 2009-189 may also be revised.

Community Design and Operational Issues with North Oakville Development

The NOSPR will evaluate the extent to which updated policies might assist in addressing issues of a design and operational nature, as well as financial implications of the development to date.

Implementing the Town's Urban Structure

Several areas are identified in the town's Urban Structure as "Nodes and Corridors for Further Study" including:

- Palermo Village (Bronte Road and Dundas Street West),
- Health Oriented Mixed Use Node (Third Line Dundas Street West),
- Neyagawa Urban Core (Neyagawa Boulevard and Burnhamthorpe Road West), and
- Uptown Core (Trafalgar Road and Dundas Street East).

Planning is advancing for Palermo Village and the broader area surrounding known as the North West Oakville lands at Bronte Road and the Health Oriented Mixed Use Node (HOMUN).

The land use policies for Palermo Village and the North Oakville West lands at Bronte Road are under appeal to the Ontario Municipal Board. The issues relate to the balance of land use designations between mixed use, residential, commercial and employment lands.

Also at issue are the policies for the conversion of employment lands to non-employment uses. Decisions with respect to changes to employment land designations have to be made at a Region of Halton level as part of the review of their Official Plan, the municipal comprehensive review.

While this process is currently underway, it has not yet progressed to a stage where a change in land use could be confirmed. Information coming from this processes will be incorporated into the NOSPR as appropriate. Further details regarding the North Oakville West lands at Bronte Road are presented in Appendix XX – Comments Analysis attached to this report.

Planning for the Health Oriented Mixed Use Node (HOMUN) is advancing. At the time of writing this report, a preliminary scope and timeframe for a review of the HOMUN was scheduled to be presented at the June 11, 2018 Livable Oakville Council Sub-Committee.

The tentative timeframe for completion of the review is Q2 2019. In addition to input expected to be provided by the Sub-committee, the scope of the review is expected to include:

- “Health Oriented Mixed Use Node will include a hospital and may also include research and development facilities, medical and other offices, laboratories, clinics, supportive housing, long term care facilities, rehabilitation facilities, and other similar uses including retail and service commercial facilities related to the permitted uses” as per Section 8.6.5.2. of the North Oakville West Secondary Plan, and
- “For all areas identified on Schedule A1 – Urban Structure as Nodes and Corridors for Further Study, future review shall provide updated and new policies to delineate boundaries, the mix of land uses and the intensity and scale of development”. Section 3.6 of the town’s urban structure identifies the HOMUN as “Nodes and Corridors for Further Study”.