

## REPORT

### LIVABLE OAKVILLE (OFFICIAL PLAN REVIEW) COUNCIL SUBCOMMITTEE

MEETING DATE: JANUARY 14, 2019

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**FROM:** Planning Services Department

**DATE:** January 8, 2019

**SUBJECT:** Official Plan Review Update

**LOCATION:** Town wide

**WARD:** Town wide

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### RECOMMENDATION

That the report titled “*Official Plan Review Update*” be received.

### KEY FACTS

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

- The Official Plan Review was launched at a special meeting during Planning and Development Council on May 11, 2015.
- A significant amount of work has been completed to date on the Official Plan Review.
- The purpose of this report is to provide an update on the status of the numerous studies being completed under the umbrella of the Official Plan Review.
- All appeals to the Official Plan Amendments associated with the Official Plan Review will be through the Local Planning Appeals Tribunal (LPAT).

### BACKGROUND

On May 11, 2015, Planning and Development Council received a staff report at a Special Public Meeting launching the Official Plan Review. The intent of the Official Plan Review is to consolidate and harmonize the town’s official plan documents under the Livable Oakville Plan and to ensure conformity with current and updated provincial legislation, the Halton Region Official Plan and eventually Halton Region’s five-year municipal comprehensive review.

The main components of the work plan include:

- Conformity with the Growth Plan (2017) and Greenbelt Plan (2017)
- Consistency with the Provincial Policy Statement (2014)
- Major Studies – Town-wide Urban Structure, Employment and Commercial Review, North Oakville Review, Nodes (Growth Areas) and Corridors Reviews and Residential Policy Review
- Discussion papers and Technical Reports

The purpose of this report is to provide an update on the status of the numerous studies currently in progress under the umbrella of the Official Plan Review. Attached as Appendix A is the Official Plan Review Work Plan (January 2019).

## **COMMENT/OPTIONS**

A number of studies under the umbrella of the Official Plan Review have been completed or initiated by staff. Each study is working toward full consistency and conformity with provincial plans. The final conformity exercise approvals are intended to take place following the Halton Region Official Plan Review process.

A brief summary of the key dates and status of the completed studies is provided below. An overview of the status of the studies currently underway is also included.

## ***SUMMARY OF COMPLETED STUDIES***

### **Urban Structure Review**

OPAs 15, 317 and 318

- Adopted by Town Council September 27, 2017
- Approved by Halton Region April 26, 2018
- OPA 15 appealed to the Local Planning and Appeal Tribunal (LPAT)

### **Cultural Heritage Policy Update**

OPA 16

- Adopted by Town Council September 27, 2017
- Approved by Halton Region April 26, 2018
- Appealed to the LPAT

### **Bronte Village Growth Area Review**

OPA 18

- Adopted by Town Council December 4, 2017
- Approved by Halton Region May 31, 2018
- In force and effect

**Kerr Village Growth Area Review**

## OPA 19

- Adopted by Town Council December 4, 2017
- Approved by Halton Region May 30, 2018
- In force and effect

**Downtown Oakville Growth Area Review**

## OPA 20

- Adopted by Town Council December 4, 2017
- Approved by Halton Region May 30, 2018
- In force and effect

**Employment and Commercial Review**

## OPA 26

- Adopted by Town Council April 16, 2018
- Halton Region as the approval authority has issued an extension to making a decision under subsection 17(40) of the *Planning Act*.

**Speers Road Corridor Study**

## OPA 27

- Adopted by Town Council April 19, 2018
- Halton Region as the approval authority has issued an extension to making a decision under subsection 17(40) of the *Planning Act*.

**North Oakville Secondary Plans Review - PART 1**

## OPAs 321 and 322

- Adopted by Town Council June 11, 2018
- Approved by Halton Region September 21, 2018
- OPA 322 in force and effect
- Portions of OPA 321 appealed to the LPAT
- Portions of OPA 321 not appealed are in force and effect

***STUDIES CURRENTLY UNDERWAY***

The below overviews provide an update since the last Official Plan Review Update report to the Livable Oakville Council Sub-committee in June 2018, including next steps and anticipated dates to the Sub-committee.

**Bronte GO Major Transit Station Area Study**

The Bronte GO Major Transit Station Area (MTSA Study) stems from the town's approved Urban Structure and is intended to develop an Area Specific Plan (ASP) for the lands surrounding the Bronte GO Station.

From: Planning Services Department  
 Date: January 8, 2019  
 Subject: Official Plan Review Update

The purpose of the Bronte GO MTSA Study and ASP is to provide town staff with the planning rationale and basis for which to develop and recommend official plan policies, supporting guidelines and options for implementing zoning for Council adoption and/or endorsement.

#### *Where we were in June 2018*

- The Livable Oakville Council Subcommittee received a report titled “Project Initiation – Bronte GO Major Transit Station Area Study” at its meeting on June 11, 2018. The report:
  - summarized the current policy context of the Bronte GO MTSA;
  - provided a preliminary study scope and timeframe; and,
  - identified that a consulting team(s) is expected to undertake the supporting studies necessary to realize the potential of the Bronte GO MTSA.

#### *Since that time*

- July/August 2018 – A Request for Proposal and study Terms of Reference were prepared
- September 2018 – The Request for Proposal was released
- Fall 2018 – The RFP submission, and review period took place
- November 2018 – The RFP was awarded to Sajecki Planning (lead consultants), in association with DTAH (urban design), Wood (engineering), LURA (engagement facilitator), R.R. Millward & Associates (community infrastructure and land use planning), and N. Barry Lyon Consultants (financial)
- December 14, 2018 – A Project Initiation Meeting with the consulting team was held, including a site visit

#### *Next Steps*

- The Bronte GO MTSA Study is anticipated to be completed in 5 phases and includes public engagement:

<b>Phase</b>	<b>Public Engagement</b>	<b>Timeframe</b>
Phase 1: Background Research, Baseline and Vision	Study Launch and Visioning Session	Q1 2019
Phase 2: Scenario Development – Shaping the Bronte GO MTSA	Engagement Workshop with Key Stakeholders	Q2 2019
Phase 3: Evaluation of Scenarios	Present Draft Scenarios Session	Q2 2019
Phase 4: Area Specific Plan		Q4 2019

(ASP) The Bronte GO MTSA		
Phase 5: Enabling the Plan – OPA and Guidance	Statutory Process (PDC) – Open House and Public Meeting	Q2 2020

*Anticipated Subcommittee Meeting Dates*

- June 10, 2019 – Present Draft Scenarios
- December 2, 2019 – Present Draft Preferred Area Specific Plan

**Palermo Village Growth Area Review**

As part of the town's Official Plan Review we are updating the policies that guide development-related decisions in Palermo Village and adjacent lands on the north side of Dundas Street within the North Oakville West Secondary Plan. This project will consider revisions to the growth area boundary, the mix of land uses and the scale of future development.

It is intended that Palermo Village will continue to function as a node for mixed use development and intensification as directed by the approved urban structure.

*Where we were in June 2018*

- The Sub-committee received a report titled "Growth area Reviews – Preliminary Directions for Midtown Oakville, the Uptown Core and Palermo Village" which outlined preliminary directions that would be looked at as part of the review
- Staff's presentation also touched on the initial public information sessions about the UCGAR hosted by Planning staff on May 29, 2018

*Since that time*

- Staff have been developing draft development scenarios for review by internal departments, the Sub-committee and the public based on:
  - the 2017 Growth Plan
  - the report titled "Growth Area Reviews – Preliminary Directions for Midtown Oakville, the Uptown Core and Palermo Village," received by the Subcommittee at its meeting January 15, 2018
  - comments received, ongoing research and related studies by the town and external agencies, which includes identified community facility needs, such as a transit terminal, library and community facility

*Next Steps*

- Winter 2019 – Public engagement event to present draft land use option(s) for review and comment

*Anticipated Subcommittee Meetings*

- March 18, 2019 – Update / What we heard
- June 10, 2019 – Draft policies

**Uptown Core Growth Area Review**

The purpose of the Uptown Core Growth Area Review (UCGAR) is to recommend updated policies to guide development-related decisions in the Uptown Core and adjacent lands on the north side of Dundas Street and east side of Trafalgar Road.

This project will consider revisions to the growth area boundary, the mix of land uses and the scale of future development.

It is intended that the Uptown Core will continue to function as a node for mixed use development and intensification as directed by the approved urban structure.

*Where we were in June 2018*

- The Sub-committee received a report titled “Growth area Reviews – Preliminary Directions for Midtown Oakville, the Uptown Core and Palermo Village” which outlined preliminary directions that would be looked at as part of the review
- Staff’s presentation also touched on the initial public information sessions about the UCGAR hosted by Planning staff on May 24, 2018

*Since that time*

- Staff have been preparing draft development scenarios for review by internal departments, the Sub-committee and the public based on:
  - the 2017 Growth Plan
  - the report titled “Growth Area Reviews – Preliminary Directions for Midtown Oakville, the Uptown Core and Palermo Village,” received by the Subcommittee at its meeting January 15, 2018
  - the Trafalgar Road Corridor Planning Study (2014)
  - a 3D modelling exercise
  - comments received, ongoing research and related studies by the town and external agencies

*Next Steps*

- Winter 2019 – Public engagement event to present draft land use option(s) for review and comment

*Anticipated Subcommittee Meetings*

- March 18, 2019 – Update / What we heard
- June 10, 2019 – Draft policies

**Midtown Oakville Growth Area Review**

The purpose of the Midtown Oakville Growth Area Review (MOGAR) is to recommend updated land use policies to guide development-related decisions in Midtown Oakville.

Midtown Oakville is identified as an Urban Growth Centre in the Growth Plan for the Greater Golden Horseshoe. It comprises about 100 hectares around the Oakville GO Station (i.e., lands bounded by the QEW, Chartwell Road, Cornwall Road and Sixteen Mile Creek).

The Livable Oakville Plan sets out a long-term vision and policies for Midtown Oakville in conformity with the 2006 Growth Plan for the Greater Golden Horseshoe. The policies enable the area to transform into an urban mixed use community for about 12,000 people and 8,000 jobs by 2031 – a density of about 200 people and jobs combined per hectare. The 2017 Growth Plan maintains the requirement that Midtown Oakville be planned to achieve a minimum density of 200 people and jobs combined per hectare by 2031.

The transportation network within and surrounding Midtown Oakville has been redesigned, based on the 2014 Midtown Oakville Class Environmental Assessment, to support the planned growth in Midtown Oakville.

***Where we were in June 2018***

- The Sub-committee received a report titled “Growth area Reviews – Preliminary Directions for Midtown Oakville, the Uptown Core and Palermo Village” which outlined preliminary directions that would be looked at as part of the review
- Staff’s presentation also touched on the initial public information sessions about the MOGAR hosted by Planning staff on May 23, 2018

***Since that time***

- Planning and Legal staff have been working to resolve appeals of the related OPA 14 (Midtown Oakville and Transportation Network Updates). Council adopted OPA 14 in September 2017 to, among other things, implement a revised transportation network to support planned growth in Midtown Oakville based on the 2014 Midtown Oakville Class Environmental Assessment.
- Staff have been preparing preliminary draft policy changes for review by internal departments, the Sub-committee and the public based on:
  - the previously abandoned Midtown Oakville OPA that was the subject of a statutory public meeting in May 2014

- OPA 14 (Midtown Oakville and Transportation Network Updates), adopted by Council in September 2017
- the 2017 Growth Plan
- the report titled “Growth Area Reviews – Preliminary Directions for Midtown Oakville, the Uptown Core and Palermo Village,” received by the Subcommittee at its meeting January 15, 2018
- comments received, ongoing research and related studies by the town and external agencies

### *Next Steps*

- An internal inter-departmental workshop will be held in January 2019 to confirm the approach to the draft policy changes and identify other issues to be addressed.
  - Preliminary draft policy changes – for discussion purposes – will be presented to the Subcommittee in February 2019, followed by public consultation sessions.
- Note: The MOGAR is following a slightly different process than the growth area reviews for Palermo Village and Uptown Core because of work previously completed.

### *Anticipated Subcommittee Meeting Dates*

- February 11, 2019 – Preliminary Draft Policy Changes for Discussion
- March 18, 2019 – What We Heard from Public Consultation Sessions
- June 10, 2019 – Updated Draft Policy Changes and Related Modelling

### **Health Oriented Mixed Use Node Study**

The North Oakville West Secondary Plan (2009) identifies the area north of Dundas Street at Third Line as a Health Oriented Mixed Use Node (HOMUN) within the Employment District designation (Figure NOW2 Land Use Plan).

On May 11, 2015, Planning and Development Council received a report that set out principles to guide the review and evaluation of development applications for the development of a Health Oriented Mixed Use Node in the North Oakville West Secondary Plan.

The town’s ongoing official plan review includes comprehensive reviews of the town’s growth areas. The town’s approved Urban Structure identifies the area north of Dundas Street at Third Line as a “Node for Further Study”.



*Where we were in June 2018*

- The HOMUN review was initiated in a report presented to the Subcommittee on June 11, 2018.
- The report set out a preliminary scope for the review, including:
  - Boundary delineation
  - Development of area specific goals, objectives, development concept, land use policies and urban design direction
  - Technical studies and additional inputs, as required
- The report anticipated a timeline to complete the study by June 2019 in order to inform the Region's Official Plan Review.

*Since that time*

- Staff initiated a competitive Request for Proposal (RFP) process through the Purchasing Department seeking the services of a multi-disciplinary consulting team to complete the review.
- The RFP closed September 12, 2018 but staff were unable to award that contract due to scope and pricing considerations.
- Staff reduced the scope of the project, increased the budget and re-issued the RFP. The second RFP is expected to close January 19, 2019.

*Next Steps*

- Upon successful award of the contract, the project will proceed along a revised timeline but still to complete the study prior to June 2019.

*Anticipated Sub-Committee Dates*

- March 18, 2018 - Directions/options report
- April 15, 2019 – Preferred option report

**North Oakville Secondary Plans Review – PART 2**

The purpose of the North Oakville Secondary Plans Review (NOSPR) is to review the North Oakville Plans as required by the Planning Act. This is being undertaken in conjunction with the Official Plan Review of Livable Oakville. It is a major component of the NOSPR to bring the North Oakville Plans into the Livable Oakville Plan so that the town has one official plan document.

The NOSPR is being undertaken in two parts. Part 1 was focused on matters to be addressed in the short-term through policy revisions to the North Oakville Plans outlined in OPAs 321 and 322 (now completed, as identified above). Part 2 of the

NOSPR consists of a set of matters to be addressed in the long-term through the balance of the study.

*Where we were in June, 2018*

- Part 2 matters to be addressed in the long-term were summarized in Appendix D to the June 11, 2018 Sub-committee staff report and include:
  - Conformity and consistency with provincial and regional planning documents
  - Implementing directions from Oakville's Official Plan Review
  - Undertaking a Commercial Policy Review
  - Additional topics also include urban design, transportation, natural heritage system and compatibility/consolidation with Livable Oakville

*Since that time*

- Staff developed a terms of reference (TOR) for the Commercial Policy Review under the project name of "North Oakville East Commercial Study"
- The study is intended to provide a comprehensive understanding of the commercial needs within the neighbourhood areas and urban core areas of the North Oakville East Secondary Plan area, including quantity, scale, location and form.
- Staff engaged with the Landowners Group to seek feedback on the TOR

*Next Steps*

- Internal review of the North Oakville East Commercial Study TOR to be completed December 2018.
- Request for proposals for the services of a multi-disciplinary consulting team to complete the North Oakville East Commercial Study will be tendered Q1, 2019.
- Additional matters under Part 2 will be addressed concurrently with the commercial study, including:
  - implementation of employment policy directions from the Employment Commercial Review
  - revisions to the natural heritage system policies as required through the Region's ongoing official plan review
  - revisions to the transportation policies as determined through the Transportation discussion paper
- A statutory process to amend the East plan to implement the findings is anticipated for Q4, 2019

*Anticipated Sub-Committee Dates*

- June 10, 2019 – North Oakville East Commercial Study report

**Residential Policy Review**

The purpose of the Residential Policy Review is to assess the existing residential policies of the Livable Oakville Plan and consider new or revised policies, as necessary, to ensure the goals and objectives of the residential areas and the Official Plan's overall growth management framework and urban structure, continue to be realized.

In addition to a general review for policy improvement and clarification, the Residential Policy Review will consider a number of inputs, including updated Provincial and Regional plans and initiatives, directions emerging from other town studies and a best practice review.

*Where we were in June 2018*

- The Residential Policy Review was initiated in a report presented to the Sub-committee on February 12, 2018.
- The report set out a preliminary scope for the review which was grouped into the following themes:
  - Provincial and Regional plans and initiatives
  - Other town studies
  - Best practices
  - Additional matters
- The "Local Minor Variance Criteria By-law" study was initiated. Policy changes may result from this process.

*Since that time*

- Staff have conducted ongoing research and data analysis, including a best practices review and monitoring of related initiatives.
- Staff have been preparing preliminary draft policy directions for internal review, the Sub-committee and the public.

*Next Steps*

- An analysis of the identified issues and preliminary draft policy directions, for discussion purposes, will be presented to the Sub-committee at the end of Q1 2019
- Public consultation sessions will be held in Q2 2019 to seek input on the draft policies.
- Staff will report back to Sub-committee in Q3 2019

*Anticipated Sub-Committee Dates*

- March 18, 2019 - Issues analysis and preliminary draft directions
- September 9, 2019 – What we heard and next steps

**Discussion Papers and Technical Reports**

A number of discussion papers and technical reports will be completed as part of the Official Plan Review, with the Transportation and Mobility Discussion paper being initiated in 2019.

**Halton Region Official Plan Review**

Regional Council approved Report No. LPS28-14: “Commencement of the Five-Year Review of the Region’s Official Plan” on April 16, 2014 to initiate the review of the Region’s Official Plan. The Regional Official Plan Review (ROPR) is a three phase process:

- Phase 1 – deals with the foundation and direction of land use matters to be reviewed and analyzed;
- Phase 2 – deals with in-depth analysis of data and land use policies to be delivered to Regional Council through discussion papers; and,
- Phase 3 – deals with policy directives and a comprehensive amendment to the Regional Official Plan.

The ROPR will determine the allocation of growth to its local municipalities as required by the Growth Plan. The Phase 1 Directions Report was endorsed by Regional Council in October 2016 and identified four focus areas of policy analysis: Integrated Growth Management, Rural & Agricultural System, Natural Heritage System, and Climate Change. The first phase of the ROPR process is considered concluded.

The Phase 2 background research and technical analysis is currently underway for the four key policy areas identified in Phase 1, with discussion papers anticipated to be presented to Regional Council in 2019.

Report No. LPS12-19: “Regional Official Plan Review – Project Status and Work Plan Update” is scheduled for the January 16, 2019 Regional Council meeting.

Halton’s Region Official Plan Review is anticipated to conclude in 2020 with a comprehensive amendment to the Regional Official Plan.

**NEXT STEPS**

Staff have been working to establish the growth and development vision for the nodes and corridors within the urban structure and implement these changes through amendments to the local Official Plan to inform Halton Region of the ultimate development vision and direction for the town.

The Region of Halton, through its Regional Official Plan Review process, will determine the allocation of growth to its local municipalities as required by the Growth Plan (2017). As such, there will be a two-stage implementation process at the local level. The second stage of implementation will be the town's conformity exercise following the completion of the Region of Halton's Official Plan anticipated in 2020. The town's conformity exercise will confirm the growth numbers that have been allocated to the town by the Region, resulting in another amendment updating to the town's official plan.

## CONSIDERATIONS

### (A) PUBLIC

Consultation will continue to be an integral part of the Official Plan Review work program and additional future public consultation opportunities will be identified and are anticipated to be provided for all OPAs associated with the Official Plan Review.

### (B) FINANCIAL

There are no financial implications arising from this report.

### (C) IMPACT ON OTHER DEPARTMENTS & USERS

Coordination with other departments is ongoing.

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

This report addresses the corporate strategic goal to:

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

### (E) COMMUNITY SUSTAINABILITY

The Official Plan Review works to enhance the social, economic and built environment of the community.

## APPENDICES

### Appendix A – Official Plan Review Work Plan (January 2019)

Prepared and Recommended by:  
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Submitted by:  
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