



OAKVILLE

REPORT

LIVABLE OAKVILLE (OFFICIAL PLAN) COUNCIL SUB-COMMITTEE

MEETING DATE: JUNE 13, 2016

FROM: Planning Services Department

DATE: June 8, 2016

SUBJECT: Official Plan Review Work Program - Spring 2016 Update

LOCATION: Town wide

WARD: Town wide

Page 1

RECOMMENDATION

That the report entitled *Official Plan Review Work Program – Spring 2016 Update*, be received.

KEY FACTS

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

- The timing of recent and emerging provincial and regional land use plans and policies aligns well with the town's Official Plan Review and puts Council in a good position to respond.
- At the Subcommittee meeting on April 18, 2016, the director of Planning Services presented the emerging themes in the Official Plan Review, and led a discussion seeking input on items that may be missing from the work program.
- To set the stage for a discussion about work program updates, the Background section of this report compiles information previously reported or available to Council or the Subcommittee about official plans, and provincial and regional land use planning initiatives. Previous staff reports and memos relevant to this report are listed in Appendix A.
- The Comments/Options section outlines a revised Official Plan Review work program and seeks input and guidance from the Subcommittee regarding the proposed approach and guiding principles, workflow, timeline and priorities. An updated version of this report will then be provided to Planning and Development Council for approval.

BACKGROUND

The Town of Oakville's Official Plan Review project is underway. The following compilation of background information that was previously reported or available is provided as context. It is intended to set the stage for a follow-up discussion with the Subcommittee about the Official Plan Review work program, which was previously discussed at Subcommittee meetings on February 16 and April 18, 2016. It should also clarify the matters influencing and being considered as part of the Official Plan Review. Previous staff reports and memos relevant to the information in this report are listed in Appendix A.

The Official Plan

An official plan is a document required by the province and adopted by a municipal Council that sets out the Council's goals, objectives and policies on how land within its municipality should be used over the next 20 years or more. It is written and recommended by planners, with input from the community and Council, to help guide decisions about land use, development and growth. It implements provincial and regional land use planning requirements and addresses matters such as:

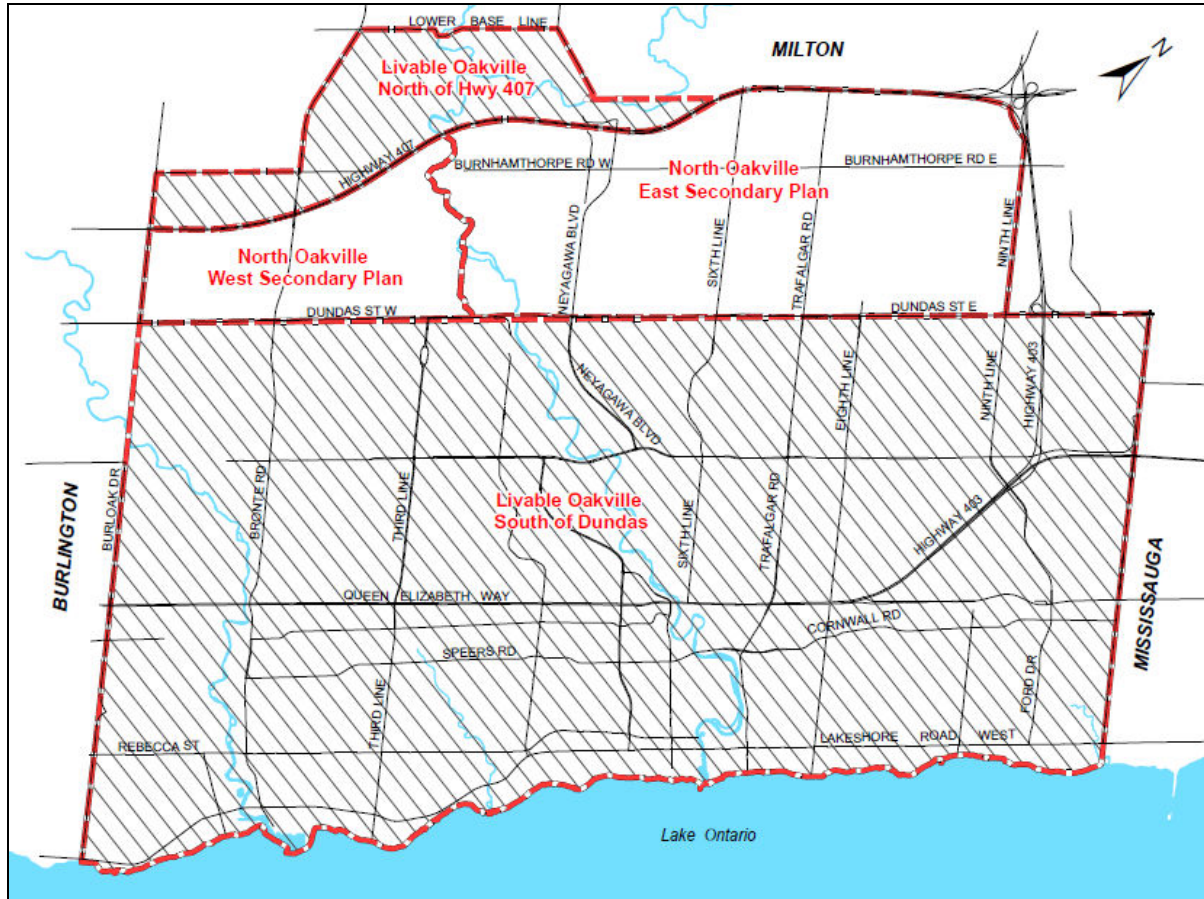
- the protection of natural features and systems;
- the location and form of new housing, offices and stores;
- anticipated infrastructure such as roads, bridges and stormwater management facilities; and,
- anticipated community amenities such as transit, parks and schools.

The Town of Oakville's official plan consists of:

- The Livable Oakville Plan, which applies to the lands south of Dundas Street and the lands north of Highway 407; and,
- The 2006 Official Plan (a consolidation of the 1984 Official Plan, as amended), which applies to the lands north of Dundas Street up to Highway 407 and includes the North Oakville East Secondary Plan and the North Oakville West Secondary Plan. The Plan documents for north Oakville are commonly referred to as the North Oakville Secondary Plans.

The areas governed by these documents are shown in Figure 1. The purpose and guiding principles of the Livable Oakville Plan may be found in Appendix B. The Community Vision sections of the North Oakville Secondary Plans, containing the purpose, vision and general development objectives for each, may be found in Appendices C and D.

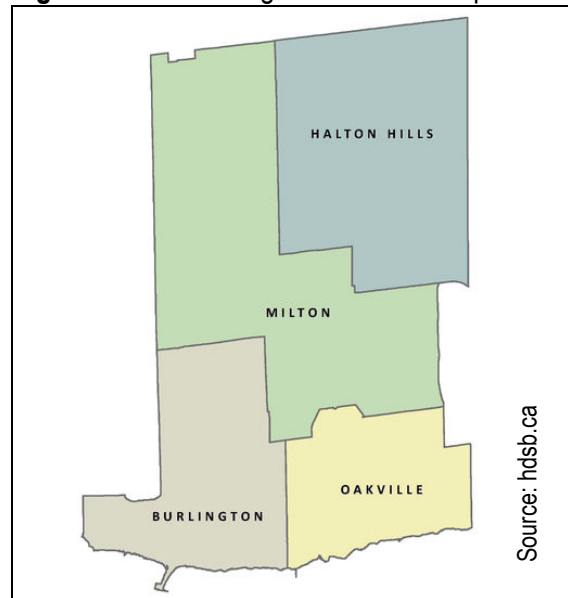
Figure 1 – The town’s official plan areas



Local vs. Regional Official Plans

Oakville, Burlington, Milton and Halton Hills are the four lower-tier or local municipalities within the upper-tier Regional Municipality of Halton. The Council of Halton Region is required by the province to have its own official plan to address regional land use planning matters. As the approval authority, Halton Region approves official plans adopted by the Councils of the local municipalities, typically with modifications, to ensure conformity with the Halton Region Official Plan as well as all applicable provincial plans and policies.

Figure 2 – Halton Region’s local municipalities



Requirement to Revise the Official Plan

An official plan is not a static document; it must be updated to reflect the municipality's vision and applicable regional and provincial land use plans and policies, which all evolve over time. Section 26(1) of the *Planning Act* requires the Council of a (local or regional) municipality to revise its official plan at least every five years to ensure that it:

- conforms with provincial plans or does not conflict with them;
- has regard to prescribed matters of provincial interest (e.g., the protection of ecological systems, including natural areas, features and functions);
- is consistent with the Provincial Policy Statement; and,
- has appropriate employment policies.

The town's current official plan documents were approved by the OMB between 2008 and 2011. Each includes policies requiring review, in accordance with the *Planning Act* (Table 1).

Table 1 – Planning Horizons and Review Requirements of the Town's Official Plan Documents

| Official Plan Document | Council's Review Requirements |
|---|---|
| <p>North Oakville East Secondary Plan (NOESP)</p> <p>Approved by OMB: January 2008</p> <p>Planning Horizon: 2021</p> | <p>Section 7.4.1, Planning Period, of the NOESP states that:</p> <p><i>The planning period for the Secondary Plan is from 2006 to 2021 and it will be reviewed a minimum of every five years. However, the Plan reflects the ultimate plan for North Oakville East and complete development may not be achieved within the planning period.</i></p> <p>The NOESP also contains policies requiring the review of the achievement of targets for population, housing mix and employment (i.e., employees per net hectare) every five years.</p> |
| <p>North Oakville West Secondary Plan (NOWSP)</p> <p>Approved by OMB: May 2009</p> <p>Planning Horizon: 2021</p> | <p>Section 8.4.1, Planning Period, of the NOWSP states that:</p> <p><i>The planning period for the Secondary Plan is from 2008 to 2021 and it will be reviewed a minimum of every five years. However, the Plan reflects the ultimate plan for North Oakville West and complete development may not be achieved within the planning period.</i></p> <p>Section 8.3.4, Employment Targets, of the NOWSP requires the review of the achievement of employment targets (i.e., employees per net hectare) every five years.</p> |

From: Planning Services Department
 Date: June 8, 2016
 Subject: Official Plan Review Work Program - Spring 2016 Update

| Official Plan Document | Council's Review Requirements |
|--|---|
| <p>Livable Oakville</p> <p>Adopted by Council: June 2009</p> <p>Approved by OMB: May 2011</p> <p>Planning Horizon: 2031</p> | <p>Livable Oakville establishes the desired land use pattern for lands within the town, south of Dundas Street and north of Highway 407, to 2031. Section 28.19.2 of Livable Oakville states:</p> <p><i>The need to review and revise this Plan shall be considered every five years to ensure the continued relevance of the objectives and policies. This review shall determine if:</i></p> <p>a) <i>the principles, objectives and policies of this Plan remain valid and realistic in view of changing circumstances; and,</i></p> <p>b) <i>the policies of this Plan are adequate to achieve the principles and objectives.</i></p> |

Before revising the official plan, the *Planning Act* requires that a special meeting, open to the public, be held to discuss the revisions that may be required as part of the review. Thus, the town's current Official Plan Review project was launched at a special meeting during Planning and Development Council on May 11, 2015.

The Evolving Land Use Policy Landscape

Council must review and revise its official plan documents to address recent changes to provincial and regional land use plans and policies, including an extended planning horizon to the year 2041. Emerging policy must also be taken into consideration as proposed changes to provincial planning documents and related legislation continue to be released for comment.

A primary objective of the Official Plan Review is to ensure that the town's official plan documents are consistent with the 2014 Provincial Policy Statement and in conformity with the most recent amendments to the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan and the Region of Halton Official Plan. As part of the province's ongoing Coordinated Plan Review, proposed changes to the Growth Plan and Greenbelt Plan were released last month and feedback is to be provided by September 30, 2016.

Official Plan Non-conformity

As it stands:

- Livable Oakville was prepared to conform with the 2005 Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Greenbelt Plan and the Halton Region Official Plan. It was adopted by Council in June

2009 and approved, with modifications, by Halton Region in November 2009. That decision was subsequently appealed, and Livable Oakville was approved by the OMB with further modifications in May 2011.

- The North Oakville Secondary Plans followed a different process and were the culmination of years of comprehensive planning, consultation and negotiations at the OMB that pre-dated the Growth Plan. Official Plan Amendment (OPA) 272, the North Oakville Secondary Plan adopted by By-law 2008-067, states that it has regard for the 1997 Provincial Policy Statement, and that the Growth Plan does not apply but was reviewed as part of the preparation of the secondary plan. OPA 289, the North Oakville West Secondary Plan adopted by By-law 2009-014, states that it is consistent with the 2005 Provincial Policy Statement and was prepared to conform with the Growth Plan. Both the NOESP and the NOWSP were also prepared to conform with the Region of Halton Official Plan.

The town-wide population forecast is for 255,000 people and 127,000 jobs by 2031. Of this, approximately 55,000 people and 35,000 jobs are planned to be in North Oakville (Source: Livable Oakville, Table 2).

Planning Act

According to the Ministry of Municipal Affairs and Housing (MMAH), “the *Planning Act* sets out the ground rules for land use planning in Ontario and describes how land uses may be controlled, and who may control them.” It also provides for a land use planning system led by provincial policy.

The province’s recent review of its Land Use Planning and Appeal System and Development Charges System resulted in Bill 73, *Smart Growth for Our Communities Act, 2015*, which received Royal Assent on December 3, 2015. Some of the changes the Act made to the *Planning Act* came into force immediately. However, the majority will not come into force until July 1, 2016, the proclamation date named by the Lieutenant Governor.

Municipal councils will now be required to, among other things, review official plans every 10 years instead of every five years, prepare more detailed plans to meet long-term parkland needs, and more clearly demonstrate how public input is considered in land use decisions.

More recently, Bill 204, *Promoting Affordable Housing Act, 2016*, received first reading. This Act would amend the *Planning Act* to require every municipal official plan to include policies that authorize inclusionary zoning. Inclusionary zoning policies authorize the inclusion of affordable housing units within buildings

or projects containing other residential units and provide for the affordability of those affordable housing units to be maintained over time.

Provincial Policy Statement, 2014

As stated in Report PD-011-15:

The Provincial Policy Statement (PPS) is issued under section 3 of the Planning Act and forms a key part of Ontario's policy-led planning system. The PPS provides policy direction on matters of provincial interest and sets the foundation for regulating the development and use of land. All municipal official plans are required to be consistent with the PPS.

The PPS provides for appropriate development while protecting resources, public health and safety, and the quality of the natural and built environment. The PPS may be complemented by local policies regarding matters of municipal interest such as comprehensive, place-based and long-term planning for livable communities, a clean and healthy environment and economic growth. The town uses the PPS to guide the development of official plan policies and to inform planning decisions.

The 2014 PPS, which has been in effect since April 30, 2014, builds on the 2005 PPS by addressing a broader range of land use planning matters and by enhancing and clarifying the intent of existing policies. During this Official Plan Review, all existing and proposed policies must be reviewed to ensure that they are consistent with the 2014 PPS.

New features of the 2014 PPS that are of particular interest include:

- emphasis on promoting land use patterns and densities that support active transportation and transit, contributing to healthy communities
- places of worship, cemeteries and long-term care facilities are identified as institutional uses which are part of a strong, healthy community
- reinforced linkage between electricity planning and land use planning
- clarification that municipalities may plan for infrastructure and public services facilities beyond the 20-year planning horizon
- direction to the municipality for the identification of "appropriate locations" for intensification and redevelopment opportunities
- clarification that minimum targets for intensification and redevelopment are to be based on "local conditions"
- range and mix of housing types added to text throughout PPS, and reference to second units as a type of residential intensification
- new policy reference to encouraging good urban design
- new policy section regarding major facilities and sensitive land uses
- encouragement of compact, mixed-use development incorporating employment uses

From: Planning Services Department
Date: June 8, 2016
Subject: Official Plan Review Work Program - Spring 2016 Update

- new policy allowing planning authorities to plan beyond 20 years to protect employment lands without designating beyond the 20 year time horizon in an official plan
- direction to protect employment areas in close proximity to corridors and facilities for goods movement
- encouragement of green infrastructure (i.e., permeable surfaces) and strengthening stormwater management requirements
- new policy restricting development and site alteration in habitat of endangered and threatened species
- direction to maintain linkages and related functions among groundwater features, hydrologic functions, natural heritage features and areas and surface water features, including shoreline areas
- expanded definition of natural heritage system to recognize the importance of linkages as part of the system
- recognition of the importance of zoning and development permit by-laws for the implementation of the PPS
- requirement to consider potential impacts of climate change, support the reduction of greenhouse gas emissions and adaptation to climate change

Growth Plan for the Greater Golden Horseshoe

In 2006, the province's Growth Plan for the Greater Golden Horseshoe came into effect. According to the MMAH,

It is a long-term plan that aims to:

- *Revitalize downtowns to become vibrant and convenient centres.*
- *Create complete communities that offer more options for living, working, learning, shopping and playing.*
- *Provide housing options to meet the needs of people at any age.*
- *Curb sprawl and protect farmland and green spaces.*
- *Reduce traffic gridlock by improving access to a greater range of transportation options.*

The Growth Plan originally set population and employment targets for the upper- and single-tier municipalities in the Greater Golden Horseshoe (e.g., Halton Region, York Region, City of Toronto), to allocate forecasted growth to the year 2031. It also identified Urban Growth Centres (i.e., areas to focus required intensification), including Midtown Oakville. All affected municipalities were required to amend their official plans to conform with the Growth Plan by June 2009.

Livable Oakville was prepared to meet that deadline, and it conforms to the Growth Plan, as originally approved, as does the North Oakville West Secondary Plan. The North Oakville East Secondary Plan has not yet been reviewed for conformity with the Growth Plan.

In 2013, the Growth Plan was amended to include population and employment targets to the year 2041, and revised targets for 2031 (Table 2), to meet revised growth forecasts. The new and revised targets for Halton Region must be incorporated into the Halton Region Official Plan. The distribution of those population and employment targets among the region's local municipalities – to be incorporated into the local official plans – will be determined in consultation with the local Councils, staff and residents of the local municipalities (see “Halton Region Official Plan”, below).

Table 2 – Population and Employment Targets for Halton Region in the Growth Plan

| Original Targets, Growth Plan (2006) | | | | | |
|---|---------|---------|----------------|----------------|------------------|
| | 2011 | 2021 | 2031 | 2036 | 2041 |
| Population | 520,000 | 650,000 | 780,000 | -- | -- |
| Employment | 280,000 | 340,000 | 390,000 | -- | -- |
| Revised Targets, Growth Plan - Amendment 2 (2013) | | | | | |
| | 2011 | 2021 | 2031 | 2036 | 2041 |
| Population | 520,000 | 650,000 | 820,000 | 910,000 | 1,000,000 |
| Employment | 280,000 | 340,000 | 390,000 | 430,000 | 470,000 |

Note: In 2011, the population of Halton Region was 501,669 and the population of Oakville was 182,520 (Source: 2011 Census, Statistics Canada).

Greenbelt Plan

The provincial Greenbelt Plan (2005) identifies where urbanization should not occur in the Greater Golden Horseshoe in order to provide permanent protection to agricultural lands and ecological features and functions. The Livable Oakville Plan identifies lands north of Highway 407 that are under the jurisdiction of the Greenbelt Plan.

In 2013, the Greenbelt Plan was amended (Amendment 1) to add an Urban River Valleys designation and policies. The designation was also applied to the lands within Oakville known as the Glenorchy Preserve. This change, and any others arising from the recently proposed changes to the Greenbelt Plan, will be addressed through the Official Plan Review.

Coordinated Plan Review

In 2015, the province launched a Coordinated Review of four provincial land use plan, including the Growth Plan, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan. Only the Growth Plan and Greenbelt Plan affect lands in Oakville.

An advisory panel chaired by David Crombie was created to provide recommendations that would inform the review. Months of stakeholder sessions and input from municipalities, Indigenous communities and the public, culminated in the release of a report of recommendations entitled, *Planning for Health Prosperity and Growth in the Greater Golden Horseshoe: 2015-2041*, in December 2015.

On May 10, 2016, the province released proposed changes to the four plans based on all feedback received and the advisory panel's report. These key points were provided in a memo to the Subcommittee last month:

- If approved, the proposed changes to the Growth Plan would require that:
 - 60% of all new growth in Halton Region occur within the built-up area (up from 40%);
 - Greenfield areas in Halton Region be designed to provide for a minimum density of 80 residents and jobs combined per hectare (up from 50);
 - the major transit station area of Bronte GO Station provide for a minimum density of 150 residents and jobs per hectare

- If approved, the proposed changes to the Greenbelt Plan would describe ways to grow the greenbelt, including the introduction of 21 major river valley systems comprising segments of Sixteen Mile Creek, Fourteen Mile Creek and Bronte Creek in Oakville.

Comments on the proposed changes must be provided to the province by September 30, 2016.

Parkway Belt West Plan

The Parkway Belt West Plan (1978), was implemented for the purposes of creating a multi-purpose utility corridor, urban separator and linked open space system. It applies to certain lands in Hamilton, Halton Region, Peel Region and York Region, and governs their use. The MMAH recently undertook a process to refine the boundaries of this plan in consultation with staff from affected

From: Planning Services Department
Date: June 8, 2016
Subject: Official Plan Review Work Program - Spring 2016 Update

municipalities. We will report on any Parkway Belt West Plan implementation and conformity issues as part of the Official Plan Review.

We will also recommend underlying local land use designations – in conformity with provincial and regional policies – that would apply if the province removed any lands subject to the Parkway Belt West Plan from its jurisdiction within Oakville. An example of this was OPA 10 to Livable Oakville (June 2015), which applied an underlying Natural Area designation to Fourteen Mile Creek lands that are currently under the jurisdiction of the Parkway Belt West Plan. The town has requested, through Halton Region, that the province remove those lands from the Parkway Belt West Plan and designate them as Urban River Valley under the Greenbelt Plan.

Halton Region Official Plan

As an upper-tier municipality, Halton Region provides broad policy directions on strategic matters such as the management of land and natural resources, and growth strategies. The Halton Region Official Plan defines a Regional Natural Heritage System, urban areas, hamlets, agricultural areas, employment areas, Urban Growth Centres and special policy areas supported by land use objectives and policies. It also includes a table entitled “Population and Employment Distribution” and the Regional Phasing Plan to be implemented by the local municipalities. As mentioned earlier, the region’s population and employment distribution will have to be updated, in consultation with the local Councils, to conform with the new and revised population and employment targets for Halton Region in the Growth Plan (Amendment 2).

Through its Official Plan Review, Oakville Council will receive information and advice to help it determine how much additional growth could be accommodated within the town, and where. This will, in turn, inform discussions with Halton Region about Oakville’s ultimate share of the people and jobs to be accommodated Region-wide by the “milestone years” of 2031, 2036 and 2041 to help ensure that Halton Region conforms to the Growth Plan, as amended.

It is expected that this will be addressed, with the regional growth management strategy and other conformity matters, as part of the region’s Official Plan Review, which was authorized by Regional Council to commence in April 2014. A work program, public engagement strategy and policy directions report for the Halton Region Official Plan Review are expected to be presented to Regional Council later this year. Implications for the town’s official plan documents that arise from the region’s Official Plan Review will be addressed through the town’s Official Plan Review.

Initial Official Plan Review Work Program

Report PD-011-15, presented at the special meeting on May 11, 2015, outlined the context for the town's Official Plan Review, which is also provided and updated in this report. It also summarized the main components of the proposed work program to be completed by the end of 2017, being:

- Conformity with provincial and regional planning documents
- Major studies: Employment and Commercial Review, Growth Area Reviews and Stable Residential Review
- Discussion papers and technical reports
- Public engagement

The first projects initiated – and currently underway – are the town-wide Employment and Commercial Review and the “Main Street” Growth Area Reviews for Bronte Village, Kerr Village and Downtown Oakville.

An additional major study, the Urban Structure Review, which affects all other Official Plan Review projects, was initiated following the passage of an interim control by-law in February 2016. A report on the work program for the Urban Structure Review was presented to the Subcommittee on May 16, 2016. The goal of the study is to develop an urban structure for Oakville that will accommodate its transition to “build out”.

Additional major studies to be completed as part of the Official Plan Review include:

- Stable Residential Neighbourhoods Review
- North Oakville Secondary Plans Review
- Speers Road Corridor Study
- Growth Area Reviews for Palermo Village, Uptown Core and Midtown Oakville

Project Team

The Policy Planning section is the core team responsible for the delivery of the Official Plan Review, and recommending changes to Council's official plan documents. Their land use planning expertise is supplemented and supported by additional in-house expertise within Planning Services and other town departments, as well as Halton Region, public agencies and private consultants.

From: Planning Services Department
Date: June 8, 2016
Subject: Official Plan Review Work Program - Spring 2016 Update

Council Subcommittee

On January 18, 2016, Planning and Development Council appointed the Livable Oakville Council Subcommittee to provide input and guidance to staff on studies, public consultation and draft staff recommendations regarding Official Plan Review matters. The Subcommittee is chaired by the Mayor and includes the six Regional Councillors representing each of the town's six wards. As such, the Subcommittee will be versed in both town and regional Official Plan Review and conformity projects, which will help to ensure alignment and consistency.

The Subcommittee has met monthly since February 2016. It is not able to act on behalf of Council, and may not direct any aspect of the Official Plan Review work program or staff without Council approval. Its terms of reference require Planning staff to submit regular reports to Council on the progress of the Official Plan Review work program, including an overview of the activities of the Subcommittee.

COMMENT/OPTIONS

Council is able to adapt the work program for its current Official Plan Review so that it may align the town's land use policies with recent and emerging provincial and regional land use plans and policies. There is a lot to consider and we propose to extend the time frame originally contemplated so that we may provide information and options in as coordinated a manner as possible.

At the Subcommittee meeting on April 18, 2016, the director of Planning Services presented the emerging themes in the Official Plan Review, and led a discussion seeking input on items that may be missing from the work program. Based on the input received, and the provincial and regional land use planning changes afoot, this section proposes an updated Official Plan Review work program. Input and guidance is being sought from the Subcommittee before we report to Planning and Development Council.

1. Approach

As reported previously, we are not "starting from scratch" with this Official Plan Review. It is being conducted under the policy framework established by Council in the Livable Oakville Plan, which is articulated in Part B, Mission Statement and Guiding Principles (Appendix B).

Members of the Subcommittee will recall that the existing mission statement and guiding principles were developed through an extensive, iterative, community

From: Planning Services Department
Date: June 8, 2016
Subject: Official Plan Review Work Program - Spring 2016 Update

visioning and consultation program in 2007 and 2008 that included public workshops in all six wards, and meetings with representatives of residents' associations, the development industry and the town's advisory committees. Many options were considered. At one point in 2008, it was suggested that more detail be added to make the guiding principles more comprehensive. Further consultation with Council and the public suggested the opposite: simplifying them, and bringing them to a higher level, would improve their longevity. When Paul Bedford spoke to the previous Livable Oakville Council Subcommittee in March 2008 one of his key observations was that, "Guiding principles should be simple, easily understood and stand the test of time to anchor the inevitable challenges that will confront Oakville during this century."

In February 2016, the Subcommittee advised us of their interest in coordinating the town's Official Plan Review with key themes and recommendations in the report from the province's advisory panel on the Coordinated Plan Review entitled, *Planning for Health Prosperity and Growth in the Greater Golden Horseshoe: 2015-2041*. Since then, the province's proposed changes to the Growth Plan and Greenbelt Plan have been released for comment. We will be reporting on the proposed changes at an upcoming Subcommittee meeting, but the key themes are consistent with those in the 2014 Provincial Policy Statement the recommendations report (Appendix E). Within the Greater Golden Horseshoe, the province is seeking to curb sprawl, build complete communities, grow the greenbelt, support agriculture and address traffic congestion. The focus is on creating denser, more walkable and transit-accessible communities.

In our opinion, the mission statement and guiding principles of the Livable Oakville Plan already incorporate similar themes and could be expanded upon through local policy revisions in accordance with provincial and regional land use policies.

Options

- a) We propose to seek confirmation from Planning and Development Council that the Official Plan Review is to be conducted under the policy framework established by the Livable Oakville Plan, and articulated in Part B, Mission Statement and Guiding Principles (Appendix B), as it reflects the community's long-term vision and remains relevant.
- b) Alternately, the Subcommittee may wish to provide input and guidance regarding specific themes or principles that it is concerned may not be captured by Option 1.a., and should be considered through the Official Plan Review (e.g., from the ongoing provincial planning initiatives or the North Oakville Secondary Plans). The community vision and general

development objectives for the North Oakville Secondary Plans are also provided in Appendices C and D, for the Subcommittee's reference.

2. Draft Workflow

At its meeting on April 18, 2016, the Subcommittee suggested that it would be useful to have a workflow diagram of the town's Official Plan Review projects. As such, the draft workflow diagram in Appendix F was prepared. It is intended to illustrate the key projects to be completed as part of the Official Plan Review, the interrelated nature of the projects, and that options and draft amendments will be filtered and coordinated through the Subcommittee before final recommendations are made to Planning and Development Council. Pending feedback from the Subcommittee, we will ask the Communications section to prepare a more polished version of it.

Phase 1 of the draft workflow simply shows that the project launched and the Subcommittee was established.

Phase 2 is meant to highlight that the town-wide studies – the Urban Structure Review, Growth Analysis, and Employment and Commercial Review – are priority projects that impact most other projects.

Other projects that we plan to complete are broken out by type in Phase 3:

- Area-specific studies examine the relevance and effectiveness of policies that apply to specific geographic areas, like the "Main Street" Growth Area Reviews currently underway.
- Discussion papers will examine the relevance and effectiveness of existing policies for specific land uses or topic areas. The subtopics listed will be explored more deeply, either as a component a broader discussion paper, an entirely separate paper.
- The North Oakville Secondary Plans Review (and consolidation into the Livable Oakville policy framework) is a significant project that will impact and be influenced by many of the other projects.

In the workflow diagram, the numbers of the key sections of Livable Oakville being reviewed are noted next to the projects listed. This is intended to clearly link the Official Plan Review work Council's existing policies. Any policy changes recommended through these projects would be expected to primarily affect the sections noted.

Phases 4, 5 and 6 illustrate a simplified path from options and draft official plan amendments through to recommended official plan amendments. This includes a project coordination stage to ensure consistency and alignment with other town master plans and initiatives. Numerous official plan amendments are anticipated, and each will follow the process prescribed by the *Planning Act* (i.e., public notice, circulation/technical review, public meeting, recommendation meeting). The Official Plan Review work program will conclude with a final conformity review to ensure that all relevant regional and provincial policies have been addressed.

Options

- a) We propose to provide Planning and Development Council with a polished version the draft workflow diagram in Appendix F.
- b) Alternately, the Subcommittee may wish to suggest edits to the workflow diagram to be incorporated into the version to be provided to Planning and Development Council.

3. Timeline

The draft workflow diagram does not include anticipated timelines partly because the work to date has not followed the linear path that the diagram suggests. For example, the Official Plan Review was formally launched in May 2015 (Phase 1), yet background work for the Employment and Commercial Review (Phase 2) and Main Street Growth Area Reviews (Phase 3) started in late 2014, and the need for the Urban Structure Review (Phase 2) was confirmed earlier this year. In addition, each project will follow its own timeline and may have to be paused and restarted pending the outcome of, or input from, other projects and provincial and regional planning initiatives. Since the projects are so interrelated, showing anticipated timelines, all of which are subject to change, would be premature.

Completion of the Official Plan work program by the end of 2017 is not realistic. As demonstrated in the Background section of this report, there are many new and evolving matters for Council to consider as part of every project in the work program. We propose to extend the timeframe originally contemplated so that we may provide information and options in as coordinated a manner as possible.

At this point, we expect that work on the town's Official Plan Review will continue beyond the 2018 municipal election. Once Halton Region reports on the plan for the Regional Official Plan Review, and the province's final changes to the Growth Plan and Greenbelt Plan are in effect, we can provide the Subcommittee and Council with options for a clearer path to completion.

4. Priorities

Work will continue on the Official Plan Review projects underway. By the end of 2016, it is our intent to report on following projects and issues:

Table 3 – Official Plan Review Priorities, Now through December 2016

| Project / Issue | Purpose / Description |
|--|--|
| Bronte Village Growth Area Review | A summary of the work completed to date will be provided to the Subcommittee in June 2016. The purpose of each of the Main Street Growth Area Reviews is to assess the existing policies in Livable Oakville and consider new or revised policies, as necessary, to ensure the goal and objectives for each continue to be realized. |
| Kerr Village Growth Area Review | |
| Downtown Oakville Growth Area Review | |
| Coordinated Plan Review: Proposed Changes to the Growth Plan and the Greenbelt Plan | A detailed analysis of the proposed changes to the Growth Plan and the Greenbelt Plan will be provided for review. The proposed coordination of feedback from staff, the Subcommittee and Council, as well as Halton Region, to meet the province's September 30, 2016 commenting deadline will also be outlined. |
| Employment & Commercial Review: Commercial Land Supply and Demand Analysis | Members of the consultant team will present the commercial land supply and demand analysis, as well as preliminary directions. The Subcommittee's comments from March 2016 that relate to this work will also be addressed. |
| Bill 204, Promoting Affordable Housing Act, 2016 | An analysis of Bill 204, <i>Promoting Affordable Housing Act, 2016</i> , which would amend the <i>Planning Act</i> to require every municipal official plan to include policies that authorize inclusionary zoning, will be provided for review. The anticipated impact for Halton Region and the town will also be outlined. |
| Growth Analysis | An update on this study, which is intended to provide detailed technical analysis and advice to Council regarding long-term population and housing trends at a town-wide and neighbourhood level, will be provided. The Growth Analysis is closely aligned with the work undertaken through the Urban Structure Review and Employment and Commercial Review, and provides the foundation for Council's input to Halton Region regarding the allocation of Oakville's share of forecasted growth to 2041. |

From: Planning Services Department
 Date: June 8, 2016
 Subject: Official Plan Review Work Program - Spring 2016 Update

| Project / Issue | Purpose / Description |
|--|--|
| Urban Structure Review | The Urban Structure Review is a land use planning policy study required to confirm the town's urban structure, and policies outlined in the official plan documents, to accommodate the town's transition to "build out". Matters such as transportation, servicing, development trends, community facilities and high-level financial impacts will be considered. The work program for this project includes updates to the Subcommittee in September and November 2016, ahead of a final report in early 2017. |
| Communications Plan and Public Engagement Strategy | We will provide the Subcommittee with options to be considered as part of an updated communications plan and public engagement strategy for the Official Plan Review. It will be structured around the guiding principles of Livable Oakville, with a focus on the connectivity and conformity that Council aims to achieve through the Official Plan Review. Proposed objectives currently include promoting widespread awareness and providing multiple "portals to participation" for a broad cross-section of residents and stakeholders. Challenges, such as engaging residents about how and where the town should grow, and balancing local values with provincial planning objectives, will also be addressed. |
| Halton Region Official Plan Review | Once Halton Region reports on the work program for the Regional Official Plan Review, we will provide an analysis of how it aligns with the town's Official Plan Review work program, and any adjustments that Council may need to consider. |
| Employment and Commercial Review: Employment Land Supply and Demand Analysis | Members of the consultant team will present the commercial land supply and demand analysis, as well as preliminary directions. An updated analysis of requests for certain lands to be converted to non-employment land use designations will also be provided. The Subcommittee's comments from March 2016 that relate to this work will be addressed. |

In 2017, after the completion of the Urban Structure Review, we expect to present options and recommendations for the Employment and Commercial Review as well as the Growth Area Reviews for Bronte Village, Kerr Village and Downtown Oakville. Draft official plan amendments will be prepared, and some

may be able to be considered by Council depending on the status of other projects or regional and provincial planning initiatives.

North Oakville Secondary Plans Review

Background work has also begun on the North Oakville Secondary Plans Review, which will influence, and be influenced by, most of the other Official Plan Review projects. It is the intent that options will be proposed and considered to restructure, clarify and consolidate the secondary plans and bring them under the Livable Oakville Plan framework, in conformity with provincial and regional policies. The effectiveness of the existing policies will also be assessed as well as opportunities to integrate land uses and policies across Dundas Street, such as in the areas immediately north of Palermo Village and the Uptown Core.

Stable Residential Neighbourhoods Review

As existing projects are completed, or paused pending further information, staff resources may be allocated to new projects. In 2017, we propose to initiate the Stable Residential Neighbourhoods Review with a report outlining the objectives and matters to be considered based on input already received from the community, the Subcommittee and Council. The intent of this review is to assess the town's stable residential neighbourhoods and the effectiveness of the existing policies intended to maintain and protect their character. When the Livable Oakville Plan was developed, intensification within the stable residential neighbourhoods was not fully contemplated. This project will also provide options regarding the potential for residential intensification on vacant, underutilized and edge sites within stable residential communities, as well as transition matters.

Other Projects

Other projects will continue to be initiated as the workload of the project team will allow. :

- Speers Road Corridor Study
- Discussion papers (e.g., Committee of Adjustment and options for local variance criteria)
- Bronte GO Station Area Study (i.e., to consider options to meet the province's proposed population and employment target for major transit station areas)
- Palermo Village Growth Area Review and Uptown Core Growth Area Review

At the outset of each new project, details on the proposed approach and considerations will be provided to the Subcommittee.

Updates on Official Plan Review projects and the overall work program will continue to be provided to Subcommittee and Planning and Development Council.

Options

- a) We propose to proceed with the work program priorities as outlined above, recognizing that the timing and priority of all projects are at Council's discretion.
- b) Alternately, the Subcommittee may wish to suggest revisions to the priorities to be incorporated into the updated work program report to be provided to Planning and Development Council.

CONCLUSION

It is proposed that the work program for the Official Plan Review be updated as outlined in the Comments/Options section to respond to recent and emerging regional and provincial planning initiatives. The input and guidance provided by the Subcommittee will be incorporated into an updated version of this report to be provided to Planning and Development Council for approval.

Further adjustments to the overall work program – including the workflow, timing and priorities – may be proposed to adapt to Council's priorities and provincial and regional timelines.

CONSIDERATIONS

(A) PUBLIC

This report was prepared, in part, to clarify the matters influencing and being considered as part of the Official Plan Review. An update on the communications plan and public engagement strategy for the Official Plan Review will be provided to the Subcommittee at a future meeting. To receive updates about Official Plan Review projects, members of the public are encouraged to visit the town's website to join the email list:

<http://www.oakville.ca/planoakville/official-plan-review.html>

(B) FINANCIAL

The costs associated with the Official Plan Review have been considered as part of the town's capital budget.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

Staff from several town departments are, or will be, involved in various aspects of the Official Plan Review. An effort is being made to coordinate and integrate town-wide projects and master plans.

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

- continuously improve our programs and services
- provide outstanding service to our residents and businesses
- be accountable
- be the most livable town in Canada

(E) COMMUNITY SUSTAINABILITY

Address how the issue impacts on one of the 4 pillars of sustainability - social (including accessibility), economic, environment or cultural aspects of the community.

APPENDICES:

- Appendix A Source / Related Reports and Memos
- Appendix B Livable Oakville – Policy Framework: Mission Statement and Guiding Principles
- Appendix C North Oakville East Secondary Plan – Community Vision: Purpose, Vision and General Development Objectives
- Appendix D North Oakville West Secondary Plan – Community Vision: Purpose, Vision and General Development Objectives
- Appendix E Themes in Provincial Planning Documents
- Appendix F Draft Official Plan Review Work Flow

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