

REPORT

LIVABLE OAKVILLE (OFFICIAL PLAN REVIEW) COUNCIL SUBCOMMITTEE

MEETING DATE: JUNE 11, 2018

FROM: Planning Services Department

DATE: June 1, 2018

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.

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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 being completed under the umbrella of the Official Plan Review. Attached as Appendix A is the Official Plan Review Work Plan (May 2018).

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. An overview of the status of each of the studies is provided below.

Urban Structure

The Urban Structure Review study was initiated in February 2016. The town's urban structure protects natural heritage, open space and cultural heritage, maintains the character of residential areas and directs growth to an identified system of nodes and corridors. It establishes the desired land use pattern for the town and coordinates land use and infrastructure requirements to ensure that anticipated growth can be accommodated. It establishes a framework and policy context for decision making that provides certainty for the town's planning process.

Council adopted the Official Plan Amendments (OPA's) for the implementation of the Urban Structure Review on September 27, 2017 and Halton Region approved the OPA's on April 26, 2018. There are two appeals on the Urban Structure amendments.

Cultural Heritage Policy Update

The cultural heritage policies in the Livable Oakville Plan were reviewed over the summer of 2017. An official plan amendment was proposed to update the policies in section 5, Cultural Heritage, and the related definitions in section 29, Interpretation, to be consistent with applicable Provincial legislation and policies (e.g., 2014 Provincial Policy Statement, 2017 Growth Plan), and to support the implementation of the *Ontario Heritage Act* and the Town's Cultural Heritage Landscape Strategy. The effect of the amendment is to improve the consistency of the terminology,

eliminate redundant policies, add new policies and modify existing policies relating to the conservation of cultural heritage resources.

Council adopted OPA 16, Cultural Heritage Policy Updates, to the Livable Oakville Plan on September 27, 2017, and Halton Region approved it on April 26, 2018. The Region's decision has been appealed by one party.

Staff will also be recommending a consistent approach to cultural heritage through the ongoing rationalization of official plan policies applying to North Oakville.

Main Street Reviews (Bronte Village, Kerr Village, Downtown Oakville)

Reviews of the town's "main street" growth areas were conducted as part of the town's Official Plan Review, including a review of the policies guiding growth and change in: Bronte Village, Kerr Village and Downtown Oakville. The reviews took place throughout 2015 to 2017, and examined how the town may accommodate additional growth while building upon the unique character of each main street area. While a specific amendment was proposed for each of the three main street growth areas, the overall effect of the updates include:

- new and revised urban design policies and mapping to enhance urban design objectives to guide and shape the character of these unique areas
- updated land use designations to permit greater development opportunities at key locations
- adjusted growth area boundaries

The three Official Plan Amendments for the Main Street Growth Areas: Bronte Village (OPA 18), Kerr Village (OPA 19), and Downtown Oakville (OPA 20), were adopted by Town Council on December 4, 2017. The Official Plan Amendments for Kerr Village (OPA 19), and Downtown Oakville (OPA 20) were approved by Halton Region on May 30, 2018. The last date of appeal is June 19, 2018. The Official Plan Amendment for Bronte Village (OPA 18) was approved by Halton Region on May 31, 2018. The last date of appeal is June 20, 2018.

Employment and Commercial Review

The town-wide Employment and Commercial Review assessed the lands designated to accommodate the town's long-term employment and commercial needs, align with the approved urban structure, and implement the 2017 Growth Plan. Generally, the study found that the town has a healthy supply of employment land, and a deficiency of designated commercial land north of Dundas Street, particularly in the northwest. An official plan amendment was proposed to update the commercial and employment-related policies in the Livable Oakville Plan. Further work will continue through other related Official Plan Review projects, including the North Oakville Secondary Plans Review and a study of the potential

intensification of sites within the Community Commercial designation south of Dundas Street. In addition, the town's input with respect to the requests received for employment land conversions will be forwarded to Halton Region for consideration through the Regional Official Plan Review.

Council adopted OPA 26, Employment and Commercial Policy Updates, to the Livable Oakville Plan on April 16, 2018. Halton Region is currently reviewing the OPA for approval.

Speers Road Corridor Study

The Livable Oakville Plan identifies Speers Road as a corridor to be studied to confirm long-term land uses and opportunities for suitable intensification. As such, the Speers Road Corridor Study was identified to form part of the Official Plan Review in coordination with the Employment and Commercial Review in May 2015. A study of the corridor was carried out throughout 2015 to 2018, in coordination with other Official Plan Review projects, including the Urban Structure Review, and the Employment and Commercial Review. The Speers Road Corridor is identified as an Employment Area and an Employment Mixed Use Corridor located along a Regional Transit Priority Corridor. The study concluded with an Official Plan Amendment for the Speers Road Corridor Special Policy Area (OPA 27) which recommended a policy framework specific to Speers Road that included development goals and objectives, a broadened range of land use permissions, and policies to support employment intensification generally throughout the corridor, among other policy directions. OPA 27 was adopted by Town Council on April 19, 2018 and is currently with Halton Region for approval.

North Oakville Review

The North Oakville Secondary Plans Review (NOSPR) was initiated in May 2017 when the Livable Oakville Council Sub-Committee received the report entitled North Oakville Secondary Plans Review.

Town-initiated official plan amendments to the North Oakville East Secondary Plan (OPA 321) and the North Oakville West Secondary Plan (OPA 322) have been proposed to address areas of concern that were identified through the NOSPR as to be addressed in the short-term. These included the location of stormwater management ponds in the Trafalgar and Dundas Urban Core Areas, minimum building heights in the Trafalgar Urban Core Area, the built form and mix of uses in the Neighbourhood Centre Area, phasing and definitions. These amendments are considered part one of the North Oakville Secondary Plans Review. The statutory public meeting was held on February 12, 2018 and an additional statutory public meeting and recommendation meeting is scheduled at Planning and Development Council on June 11, 2018.

For reasons related to timing and complexity, part two will look at a set of matters to be addressed in the long-term through the balance of the NOSPR. These include conformity and consistency with provincial and regional planning documents; directions from other Official Plan Review studies such as the Urban Structure Review and Employment and Commercial Review; commercial policies; urban design; transportation; the natural heritage system; the Transitional Area designation; and, compatibility and consolidation with the Livable Oakville Plan.

Residential Policy Review

An overview of the upcoming Residential Policy Review was provided to the Livable Oakville Council Sub-Committee on February 12, 2018.

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 updated Provincial and Regional plans and initiatives, directions emerging from other town studies, a best practice review and additional matters, as required.

Work being completed through the Residential Character Study and the local variance criteria review will inform the residential policy review.

Midtown Oakville, Uptown Core and Palermo Village Growth Area Reviews

The Livable Oakville Plan identifies Midtown Oakville, The Uptown Core and Palermo Village as primary growth areas that are to accommodate the highest level of intensification. They are intended to be developed as mixed use centres with transit-supportive development focused around major transit station areas and along corridors. In addition Midtown Oakville is also identified as the town's Urban Growth Centre, as per the Growth Plan for the Greater Golden Horseshoe.

Within the Urban Structure these growth areas are adjacent to, or identified as "Nodes and Corridors for Further Study," with the purpose of updating and providing new policies to delineate boundaries, determine the appropriate mix of land uses and the intensity and scale of development. The Nodes and Corridors for Further Study applied to the Uptown Core and Palermo Village growth areas includes lands subject to the North Oakville East and West Secondary Plans.

January 2018 the LOCSC received a staff report that identified a list of preliminary directions to be considered as part of each Growth Area Review, signaling the commencement of these studies. Individual studies will be undertaken for each of these growth areas.

The following information sessions were recently held to provide the public with opportunities to ask questions and share ideas on each of the reviews:

- Midtown Oakville - May 23rd (1:30 – 3:30 p.m. and 6:30-8:30 p.m.) Town Hall
- Uptown Core - May 24th (1:30 – 3:30 p.m. and 6:30-8:30 p.m.) Halton Region Policy Building
- Palermo Village – May 29th (1:30 – 3:30 p.m. and 6:30-8:30 p.m.) Oakville Soccer Club.

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 within the Employment District designation. The new Council adopted Urban Structure identifies the area north of Dundas Street at Third Line as a “Node for Further Study”.

A review of the Health Oriented Mixed Use Node has been initiated and a staff report which sets out a preliminary scope and timeframe for the study is to be presented at the June 11, 2018 Livable Oakville Council Subcommittee.

The Health Oriented Mixed Use Node Review is intended to produce area specific policies for the Health Oriented Mixed Use Node. The study scope will include boundary delineation; development of area specific goals, objectives, development concept, land use policies and urban design direction; technical studies and additional input as required; and, alignment with Halton Region’s criteria for area-specific plans. A project initiation report is scheduled to be presented at the Livable Oakville Council Subcommittee on June 11, 2018. The study is anticipated to be finalized by June 2019.

Bronte GO Major Transit Station Area (MTSA) Study

Since the time the Official Plan Review was launched in May 2015, updates to the Provincial Growth Plan (2017) and amendments approved as part of the Official Plan Review, such as the town’s approved Urban Structure (OPA 15), have identified the need to study the area around the Bronte GO station, known as the “Bronte GO Major Transit Station Area”. The Growth Plan provides specific policy direction for planning in Major Transit Station Areas, including planning for 150 people and jobs combined per hectare. A consulting team(s) is expected to undertake the supporting studies necessary to realize the potential of the Bronte GO Major Transit Station Area. A project initiation report is scheduled to be presented at the Livable Oakville Council Subcommittee on June 11, 2018.

Discussion Papers and Technical Reports

Stronger integration between the Official Plan and the town's master plans will be developed through the Official Plan. Key master plans include the Transportation Master Plan and the 2018 review, the Parks, Recreation and Library Facilities Master Plan and the Environmental Strategic Plan. In some cases, the Official Plan Review will inform a particular master plan, and in other cases, the master plan may inform the Official Plan.

In support of stronger integration, planning staff has been meeting with leadership from the town's departments to identify ways to maximize the value through the Official Plan Review. These ongoing meetings are addressing what is working well in the current Official Plan, what policies might be improved, what are the expectations of the various departments and key considerations to make. As the Official Plan Review progresses, discussion papers or technical reports may be required where additional focus on a specific subject is appropriate.

The first discussion paper being initiated by staff is the Transportation Policy Review. This paper will be a comprehensive review of mobility issues in the town and how to move people and not just cars. This is an opportunity to provide better integration between land use and transportation issues as initially introduced through the urban structure review. This paper together with updates to the Official Plan will be the foundation for subsequent studies such as, a new Transportation Master Plan and capital planning. This paper will address such matters as prioritization of transportation modes, parking, micro-transit, autonomous vehicles, Transportation Demand Management, etc.

Technical reports by experts will continue to be completed as required. To date two technical reports have been completed, including:

- Residential Growth Analysis Study – Technical Report (May 2017)
- Assessment of Redevelopment Viability within the Town of Oakville's Main Street Growth Areas (October 2016).

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 Official Plan Review (OPR) is a three phase process:

- Phase One – deals with the foundation and direction of land use matters to be reviewed and analyzed;
- Phase Two – deals with in-depth analysis of data and land use policies to be delivered to Regional Council through discussion papers; and,

Phase Three – deals with policy directives and a comprehensive amendment to the Regional Official Plan.

The Region of Halton's Official Plan Review, will determine the allocation of growth to its local municipalities as required by the Growth Plan. Phase One – Directions Report was endorsed by Regional Council in October 2016. The Integrated Growth Management Strategy has recently been initiated by regional staff. 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.

As stated earlier in this report, the Region of Halton's Official Plan Review, 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 OPA's 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 (May 2018)

Prepared and Recommended by:

Diane Childs, MCIP, RPP

Manager, Policy Planning and Heritage

Submitted by:

Mark H. Simeoni, MCIP, RPP

Director, Planning Services