

REPORT

LIVABLE OAKVILLE (OFFICIAL PLAN) COUNCIL SUB-COMMITTEE

MEETING DATE: NOVEMBER 1, 2016

FROM: Planning Services Department

DATE: October 27, 2016

SUBJECT: Urban Structure Review - Discussion Paper, DRAFT

LOCATION: Town wide

WARD: Town wide

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RECOMMENDATION:

That the staff report entitled *Urban Structure Review – Discussion Paper, DRAFT* dated October 27, 2016 and the consultant's study report contained in Appendix A be received.

KEY FACTS:

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

- Council identified the Urban Structure Review on February 1, 2016 as a land use planning policy study required to confirm the town's urban structure and policies outlined in the Official Plan.
- The study was initiated on February 16, 2016 when the Livable Oakville (Official Plan) Council Sub-Committee received the report entitled *Urban Structure Review* dated February 9, 2016. The study is a component of the ongoing five-year Official Plan Review.
- The consultants retained to undertake the study consist of Macaulay Shiomi Howson (study lead), Watson & Associates (population and employment forecasting), Brook McIlroy Inc. (urban design and community engagement) and Tate Economic Research (economic forecasting).
- The consultant's study work program proposes four main phases with a timeline scheduled to complete the work in February 2017.
- Phase 2 Background Review is nearing completion with the consultant's study report *Urban Structure Review – Discussion Paper, DRAFT (October 2016)* attached in Appendix A.

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- The consultant's study report presents the evolution of the town's urban structure and an analysis of current and emerging factors that will shape the town's future urban structure.
- Phase 3 Option Development and Review is underway with consideration by Sub-Committee of the study findings to date and with upcoming opportunities for public engagement.
- Public engagement is scheduled for Fall 2016 and will seek feedback through a series of open houses and through on-line tools.

BACKGROUND:

The Livable Oakville Council Sub-Committee was introduced to the Urban Structure Review at its meeting of February 16, 2016. At that meeting, Sub-Committee received a report and overview presentation on the study origins and context, general study considerations, process and organization.

At its meeting on May 16, 2016, the Livable Oakville Council Sub-Committee received an update on the study including a presentation on the study work program, the proposed study phases and the overall timeline. The study organization including the staff and consultant teams as well as the roles of the Strategic Advisory Group and the Sub-Committee were reviewed.

At that meeting, Sub-Committee and staff considered the town's urban structure in terms of Official Plan concepts and how various components of Oakville's urban structure are arranged across the municipality.

With regard to the study process, Sub-Committee and staff discussed how the study would unfold and lead to the production of urban structure options based on extensive research and supporting information. Sub-Committee indicated that they would like to see these options and choices brought forward for consideration once they were developed.

Also at this meeting, Sub-Committee reviewed the study goal contained in the work program and requested revisions to improve language related to the *environment* and *sustainability*. It was suggested by staff that Council could request these changes to the work program at their upcoming Planning and Development Council meeting when they received the Sub-Committee minutes.

At the Planning and Development Council meeting on June 16, 2016, Council received the Sub-Committee minutes from May 16, 2016 and requested the following specific changes to the study work program:

- That the Study Goal referred to in Section 2.1 of the Urban Structure Review – Work Program, be expanded to include environmental sustainability; and
- That the Review Context referred to in Section 1.1 of the Urban Structure Review – Work Program, be expanded to include natural area and open space systems and residential, commercial, employment and mixed use areas.

The Urban Structure Review work program was modified accordingly.

COMMENT/OPTIONS:

Phase 1 Study Initiation is complete. Since the spring and throughout the summer, the study has progressed through Phase 2 and into Phase 3 as follows:

Phase 2 – Background Review

This comprised a scan and analysis of recent provincial, regional and town studies, plans and forecasts. Historical town plans were also part of the background review.

The first meeting of the Strategic Advisory Committee was held during this phase. Prior reference to this group in the work program was as the Technical Advisory Committee but the name was changed to reflect their role more accurately.

The meeting was held August 17, 2016 and had over 20 participants representing approximately 10 town departments and agencies. The aim of the meeting was to seek input through a facilitated discussion with respect to specific provincial, regional and town trends and other matters that should be considered as a basis for the urban structure review.

Phase 3 – Option Development and Review

The second meeting of the Strategic Advisory Committee was held October 4, 2016 with a similar number of participants and representation. This meeting began with an overview presentation on the background discussion paper and then moved into a workshop at smaller tables where participants contributed to the formation of urban structure options for the town and helped to identify evaluation criteria for the options.

Based on the background review and the urban structure options developed to date, the consultant team has produced the study report entitled *Urban Structure Review – discussion Paper, DRAFT (October 2016)* attached in Appendix A.

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Urban Structure Review – Discussion Paper, DRAFT (October 2016)

The consultant's study report *Urban Structure Review – Discussion Paper, DRAFT (October 2016)* has been brought forward for consideration by Sub-Committee and includes the following main sections:

- What is the Town's Current Urban Structure and how did it evolve?
- What are the Provincial Policy implications for the Urban Structure?
- What Other Factors/Trends have implications for the Urban Structure?
- The Big Picture: Choices and Options

The consultant's report contains a series of figures and maps that illustrate the evolution of the town's urban structure from early settlement in the 1800's to the present day. An analysis of current and emerging factors that will contribute to shaping the town's future urban structure is also presented.

In addition, it presents a series of options consisting of the layers of the various elements that could be considered for establishing the town's future urban structure.

Next Steps in the Urban Structure Review

The information and analysis presented in the consultant's study report provides the basis for public engagement with the community about what the town's future urban structure should look like and how it should function. Through this engagement, additional choices and options may be developed for review and consideration.

Phase 3 Option Development and Review of the study will continue with broad-based public engagement. This will take the form of a series of public open houses held across the town in November 2016.

Four open houses are proposed with final details to be confirmed depending on timing and availability:

- South West, Bronte Village
- South East, Kerr Village/Downtown Oakville
- North West, Palermo Village
- North East, Iroquois Ridge Community Centre

An additional open house at Town Hall may be considered depending on the level of interest expressed at the community level. For community participants unable to attend an open house, on-line engagement opportunities will be made available through the town website.

Communications and advertising to promote the public engagement opportunities will be through newspaper advertisements and on the town website. Targeted email

invitations will be sent to the town's list of Residents and Community Associations and the Planning Department's Official Plan Review email list that has over 700 contacts.

In conjunction with the public engagement program, an evaluation of the options will be carried out using criteria based on the existing provincial, regional and town policy framework as well as factors related to:

- Transportation;
- Water/wastewater servicing;
- Residential, commercial and employment development trends/market demand;
- Ability to accommodate population and employment;
- Affordable housing, community facilities, existing high-level financial impacts; and,
- Input from the Strategic Advisory Committee and the Steering Committee.

Based on the input from the community and the evaluation, a preferred urban structure will be developed together with related policy directions for consideration as part of the Official Plan Review. This will be reviewed and refined before being finalized.

CONSIDERATIONS:

(A) PUBLIC

Phase 3 Option Development and Review of the study will continue with broad-based public engagement consisting of a series of public open houses held across the town in November 2016. On-line public engagement opportunities will also be available through the town website.

(B) FINANCIAL

There are no financial implications arising from this report.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

There are numerous town departments engaged in the five-year Official Plan Review in order to provide for stronger integration between key master plans and the Official Plan. These town departments are being consulted through the study process and key staff have been participating in the study through the Strategic Advisory Committee.

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(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

- be accountable
- be the most livable town in Canada

(E) COMMUNITY SUSTAINABILITY

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

APPENDICES:

Appendix A – Urban Structure Review – Discussion Paper, DRAFT (October 2016)

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