



OAKVILLE

## REPORT

### LIVABLE OAKVILLE (OFFICIAL PLAN) COUNCIL SUBCOMMITTEE

MEETING DATE: FEBRUARY 16, 2016

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**FROM:** Planning Services Department

**DATE:** February 9, 2016

**SUBJECT:** Urban Structure Review

**LOCATION:** Town wide

**WARD:** Town wide

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#### **RECOMMENDATION:**

That the report entitled *Urban Structure Review*, dated February 9, 2016, be received.

#### **KEY FACTS:**

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

- Section 26 (1) of the *Planning Act* requires that municipalities update their official plans at least every five years and that a special meeting of council be held, open to the public, to discuss the revisions that may be required in the Official Plan review.
- The Town of Oakville has two official plans in effect that will be reviewed:
  - The Livable Oakville Plan, which applies to the lands south of Dundas Street and to the lands north of Highway 407; and
  - The 2006 Official Plan, which applies to the lands north of Dundas Street up to Highway 407. These documents are known as the North Oakville East Secondary Plan and the North Oakville West Secondary Plan.
- The special public meeting of Council was held on May 11, 2015 to initiate the Official Plan Review.
- On February 1, 2016 “Town wide Planning Studies and an Interim Control By-law for the Glen Abbey Golf Course” (PD-16-527) was submitted to Council recommending a town-wide Urban Structure Review be initiated as part of the five-year Official Plan Review.

**BACKGROUND:**

Staff forwarded a report (PD-16-527) to the February 1, 2016 Council meeting that outlined a number of land use planning policy studies required to be completed to update where appropriate the existing land use structure and policies outlined in the Official Plan.

One of the studies identified is a review of the town's current urban structure. As noted in the February 1, 2016 report, this study will consider:

- Population projections
- Locational assessment of existing and potential growth areas
- Criteria for evaluation of new growth areas
- Relationship between growth areas and the delivery of municipal infrastructure
- Urban structure for the town to accommodate growth until 2041
- Desired land use pattern
- Conformity with Provincial/Regional plans and PPS 2014
- Preservation of stable residential areas
- Potential impacts on the planned function of the existing growth areas if Glen Abbey Golf Course redevelopment is approved as proposed

Staff has retained Macaulay Shiomi Howson Ltd. to lead the Urban Structure Review in association with Watson and Associates to undertake the population and employment forecast analysis. Other consultants may be required throughout the study process.

**COMMENT/OPTIONS:**

The Livable Oakville Plan and the North Oakville Secondary Plans were the result of comprehensive planning exercises that involved extensive public consultation and participation, contentious negotiations at the Ontario Municipal Board (OMB), numerous background and technical studies, and detailed analysis of issues and policy development.

Although, these documents were all developed through extensive processes, it is important to evaluate the urban structure town-wide to ensure that the required amount of municipal and community infrastructure is provided in a timely manner and is financially sustainable.

To date through the Five-Year Official Plan Review, Planning staff has undertaken some work on three of the town's existing growth areas. Bronte Village, Kerr Village and Downtown Oakville are being studied under the Main Street Growth Area Reviews.

Although this work will be amended to reflect the new Urban Structure Review, it is important work that is underway to understand development activity, barriers to development, and new opportunities for 'place making.'

New and revised policies for the growth areas will be considered where necessary to support the growth management framework. This in turn contributes to the maintenance and protection of existing neighbourhood character of the stable residential areas.

Planning staff has met with the Urban Structure Review consulting team to initiate the study and establish the work program and timelines. The work program proposes four phases, with updates provided to the subcommittee at the conclusion of each phase. The four phases consist of:

- Phase 1 – Study Initiation
- Phase 2 – Background Review
- Phase 3 – Option Development & Review
- Phase 4 - Implementation

An update is scheduled to be provided in the spring by the consultants to the subcommittee on the background analysis of the study.

#### **CONSIDERATIONS:**

**(A) PUBLIC**

The public will be consulted throughout the study process.

**(B) FINANCIAL**

Funding for the Urban Structure Review was approved by Council on February 1, 2016.

**(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.

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

This report addresses the corporate strategic goal to:

be fiscally sustainable

be the most livable town in Canada

**(E) COMMUNITY SUSTAINABILITY**

The proposed work plan generally complies with the sustainability objectives of the Livable Oakville Plan.

Prepared and Recommended by:

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