OPEN HOUSE & WORKSHOP

WELCOME

Urban Structure Review

Agenda

• open house at 6:30 p.m.
• presentation at 7 p.m.
• roundtable workshop to 8:30 p.m.
Introduction

Urban Structure Review. Where did it come from?
Council identified the Urban Structure Review in February 2016 as a land use planning policy study required to confirm the Town’s urban structure.

The Review is a key study of the on-going Official Plan Review. It is the study that will confirm the foundation for accommodating future growth required by the province and it will provide the basis for integrating the North Oakville Secondary Plans within the Livable Oakville Official Plan.

The Study goal is to:
“Develop an urban structure for Oakville which accommodates transition and change, reflects the identity of the Town and is environmentally sustainable while allowing for environmental protection, the provision of a full range of infrastructure and community service facilities, and is fiscally sustainable.”

Study Process

Phase 1 – Study Initiation: This phase is complete.


Phase 3 – Option Development & Review: Underway with consideration by the Town and through public input of the study findings to date.

Phase 4 – Urban Structure Framework & Directions: To be completed by February 2017.
Planning for Growth

The Greater Golden Horseshoe (GGH) is one of the fastest growing regions in North America.

**Growth Plan for the Greater Golden Horseshoe, 2006**
The Province’s Growth Plan is in effect and sets out where and how to grow in the GGH by forecasting population and employment numbers to the year 2041. The main policy directions of the Growth Plan include curbing urban sprawl through intensification, using infrastructure more efficiently and supporting environmental objectives.

Municipal official plans are required to conform to the Growth Plan, including the Region of Halton Official Plan and the Livable Oakville Official Plan.

**Halton Region Official Plan, 2009**
As an upper-tier municipality, Halton Region provides broad policy directions on strategic matters such as the management of land and growth strategies.

In Oakville, the Halton Region Official Plan defines a Regional Natural Heritage system and urban areas supported by land use objectives and policies, as well as a population and employment distribution to implement the Growth Plan.

**Livable Oakville Official Plan, 2009**
Livable Oakville was adopted by Town Council in 2009 in conformity with the Growth Plan. It sets out policies on how land should be used and growth should be managed.

The *Planning Act* requires municipalities to review their official plan every five years. The Town of Oakville launched its official plan review in May 2015.
What is Urban Structure?
Why is it important?

Urban structure is the pattern formed by built and unbuilt areas. The importance of urban structure is reflected in the fact that it establishes where we live, work and play and as such is a major determinant of community livability.

It is also important because it determines the location and capacity of community infrastructure that is required to support development. This includes hard services but also green infrastructure and public service facilities.

Why does the town need this review?
The town is at a moment in time where the community must consider how to accommodate future urban growth.

The lands south of Dundas Street are essentially “built out”, and the lands north of Dundas are the last greenfield areas. While the greenfield lands are not “built out” yet, they are planned to be developed as an urban area.

The community must consider the implications of a future where the new development beyond the completion of North Oakville, will occur in the existing built up areas and take the form of infill and intensification.

What form should such development take and where should it be directed? What are the existing critical urban structure elements to confirm and protect? What are the new elements to be considered for the future?

These are the questions to be answered by the Urban Structure Review to ensure that Oakville continues to work toward its vision “To be the most livable town in Canada.”
Historical Structure

How did the town’s structure evolve?

The town’s urban structure has evolved since it was founded in the 1800’s.

The Palmer Plan from 1835, pictured left, is an early example of the town’s structure.

The 1973 Official Plan, below right, provided an structure for the lands extending northwards.

The Halton Urban Structure Plan from the 1990’s, below left, is an example of a regional growth and infrastructure plan.
Current Urban Structure

What do we have to build on?

The Town of Oakville actually has two official plans in effect. The Livable Oakville Plan, pictured below, applies to the lands south of Dundas Street and to the lands north of Highway 407. The North Oakville East Secondary Plan (right) and the North Oakville West Secondary Plan (left) apply to the lands between Dundas and the 407.

A main goal of the Urban Structure Review is to provide the basis for integrating the North Oakville Secondary Plans within the Livable Oakville Plan.
Current Urban Structure

What are the elements to consider for the town’s future urban structure?

The town has an identifiable existing and planned urban structure. However, it is not clearly articulated on a town-wide basis in the Official Plan. This reflects the history of the town’s development south of Dundas that has evolved over two centuries compared to the lands north of Dundas that have been established relatively recently through a comprehensive planning process on greenfield lands.

The town’s future urban structure should confirm existing elements such as an overarching natural heritage system and the role of the transportation system. The future urban structure should also recognize that long-term growth will consist of infill and intensification.

The next series of images are existing structural elements and potential new elements to consider in developing the town’s future urban structure.

EXISTING URBAN STRUCTURE
ALL COMPONENTS INCLUDING RESIDENTIAL AREAS
Existing Elements

EXISTING URBAN STRUCTURE
NATURAL HERITAGE AND PARKWAY BELT

EXISTING URBAN STRUCTURE
MAJOR TRANSPORTATION SYSTEM COMPONENTS
Existing Elements

EXISTING URBAN STRUCTURE
GROWTH AREA COMPONENTS

EXISTING URBAN STRUCTURE
EMPLOYMENT/MAJOR COMMERCIAL COMPONENTS
Potential New Elements

RECOGNITION OF PUBLIC OPEN SPACE ADJACENT THE NHS

ENHANCED CONNECTIVITY
Potential New Elements

ADDITIONAL/EXPANDED NODES AND MAIN STREET AREAS

EMPLOYMENT MIXED USE CORRIDOR
Potential New Elements

RECOGNIZE ADDITIONAL PARKS, OPEN SPACE, CEMETERIES

ENHANCED RIVER VALLEYS
Potential New Elements

WATERFRONT ENHANCEMENT

CULTURAL HERITAGE LANDSCAPE AREAS AND CONSERVATION DISTRICTS
Next Steps & Timeline

Urban Structure Review

Following Phase 3 – Option Development & Review and Public Engagement, the Urban Structure Review will proceed to Phase 4 – Urban Structure Framework & Directions which is expected to be completed by February 2017.

Official Plan Review

The projects of the five-year Official Plan Review will be completed throughout 2016, 2017 and beyond in conjunction with the evolving provincial and regional planning landscapes. Changes to Oakville’s documents will be made based on public input and technical analysis. Below is a figure representing the Official Plan Review Work Plan.

Comments & questions? Contact us. PlanOakville plan@oakville.ca