



OAKVILLE

CONSENT

Planning & Development

JUN 13 2005

Council Meeting

ITEM 4

REPORT

PLANNING AND DEVELOPMENT COUNCIL

MEETING DATE: JUNE 13, 2005

From: Planning Services Department
Date: May 24, 2005 **LRP:** 013/05
Subject: Status Report on Planning Studies and Projects
Location: Town Wide
Ward: All **Page:** 1 of 10

RECOMMENDATIONS:

THAT the status report on planning studies and projects as contained in Planning Services Report LRP 013/05, be received.

BACKGROUND:

One of the primary responsibilities of the Planning Department is to maintain the official plan and zoning by-law as relevant planning documents that provide for the orderly development and preservation of lands within the Town. In doing so, Planning Department evaluates development issues, undertakes land use, policy and secondary plan studies, assesses emerging housing, retail, economic and demographic trends and monitors and responses to regional, provincial and other planning initiatives.

COMMENTS/OPTIONS:

The purpose of this report is to provide an overview on the major planning studies and projects being undertaken by the Planning Services Department.

The major initiative of the Department is the preparation of the North Oakville Secondary Plans. The status of the draft secondary plan process was outlined in a separate report presented at the December 2, 2004 Planning and Development/Council meeting and has been discussed at several recent Planning and Development/Council meeting.

In 2004 and thus far in 2005 another key focus of the Planning Department has been evaluating and responding to the various provincial planning reform initiatives and the preparation of background research for the soon to be initiated Official Plan Review. For the first time in many years, the Province has proposed and/or

approved many significant changes to how land use planning and community development will take place in Ontario. These reform initiatives have included:

- Bill 135, Greenbelt Act
- Greenbelt Plan
- Bill 136, the Places to Grow Act
- draft Growth Management Plan for the Greater Golden Horseshoe
- Bill 26, Amendments to the Planning Act
- Revisions to the Provincial Policy Statement
- Planning Act Reform and Implementation Tools
- Ontario Municipal Board Reform
- Bill 60, Amendments to the Heritage Act

The Official Plan Review will be the main work project for the Planning Department for the next 2-3 years. The Planning Act requires municipalities to hold a public meeting to discuss the need for a review of the Official Plan at least once every five years. Staff has scheduled the public meeting for June 27, 2005 and will be recommending that a review be undertaken and will be presenting a listing of the issues to be addressed and a comprehensive work plan and budget outline. Over the past 18 months Staff have completed or are nearing completion of several background studies for the Official Plan Review. Studies underway or soon to be underway include:

- Commercial Parking Study
- Commercial Policy Review
- Bronte Village Revitalization Study
- Kerr Street Revitalization Study (Implementation)
- Tools and Mechanisms Task Force (Implementation)
- Residential Intensification Study
- Implementation of the various Provincial Planning Reforms

Staff of the Planning Department is also involved in heritage initiatives and many other studies, projects and research activities. A more detailed listing and work plan of the current projects and studies of the Planning Department can be found in Appendix A and Appendix B, respectively.

CONSIDERATIONS:

(A) PUBLIC

The public is routinely consulted on studies and projects undertaken by the Planning Department.

(B) FINANCIAL

None known at this time.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

None known at this time.

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC PRIORITIES


The work plan of the Planning Department addresses various Corporate and Department strategic priorities.

CONCLUSION:

This report provides an overview on the major planning studies and projects being undertaken by the Planning Services Department. In 2005 the priority projects for the Planning Department are:

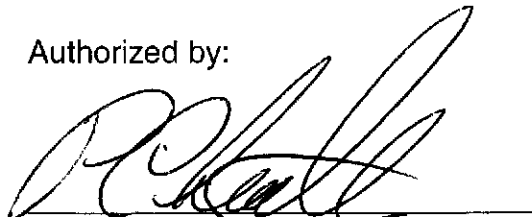
- completion of the North Oakville Secondary Plans,
- initiation of the Official Plan Review and the preparation of related background research studies, and
- implementation of the Provincial Planning Reforms into the Official Plan.

Submitted by:



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Authorized by:



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Director of Planning Services

Appendix A - Project Listing
Appendix B - Work Plan

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**Appendix A
Project Listing
Planning Services Department
Town of Oakville**

North Oakville Secondary Plan

- Preparation of secondary plans for the North Oakville area.
- Analyze submissions received in response to the February, 2004 preliminary draft Secondary Plans.
- Revise draft secondary plans in accordance with December 2, 2004 Council directions.
- Analyze Official Plan, Zoning and subdivision applications submitted by North Oakville landowners.

Official Plan Review

- Section 26 (1) of the Planning Act requires municipalities to review their Official Plans every 5 years. The last review of the Town Official Plan was completed in July, 2000.
- Public meeting to discuss the need for a review and the detailed work plan for completing the Review is scheduled for June 27, 2005.
- A review is required to address:
 - planning reforms by the Province (Planning Act Amendments, New PPS, Greenbelt Plan, Places to Grow, new population and employment allocations)
 - initiatives in the new Regional Plan such as: Intensification Strategy, policies for Nodes and Corridors and Significant Woodlands
 - Town initiatives arising from studies such as: North Oakville Secondary Plan, North Oakville Sub-watershed Study, Transportation Master Plan, Parks and Recreation, and Library Services Master Plan, Kerr Street Revitalization Study, Bronte Village Revitalization Study, Task Force on Tools and Mechanisms for Intensification, Revitalization and Redevelopment
 - the changing nature of development in the Town (i.e. increased development activity, different kinds of development (infill, redevelopment))
 - the need for updated policies dealing with matters such as: residential building heights and density, commercial areas and natural heritage features and systems.

Response/Implementation of Provincial Planning Reform Initiatives

Planning Reform

- Revisions to the Town policies and procedures to be made in response to revisions to the Planning Act (Bill 26), the new Provincial Policy Statement (PPS) and other changes that are expected as a result of the Province's Planning reform consultation series.
- Majority of the revisions to Town policies to be made as part of the Official Plan Review.

Greenbelt Plan

- New Greenbelt Plan came into effect in February, 2005.
- Affects lands north of Hwy. 407, and in the vicinity of and including Bronte Creek Provincial Park.
- Municipalities to amend their Official Plans in conjunction with the Official Plan Review process.
- Implementation will require the identification of natural heritage features, the preparation of new land use policies and designations and corresponding changes to the Zoning By-law.
- Work to be done as part of the Official Plan Review.

Growth Management Plan for the Greater Golden Horseshoe (Places to Grow)

- The final Growth Plan is expected to be approved by the Province in the summer/fall, 2005.
- Implementation will require the delineation of the Mid-Town Urban Growth Centre, Intensification Areas such as Corridors and Redevelopment Sites, the preparation of new policies and designations to promote and direct development in Intensification Areas and corresponding changes to the Zoning By-law.
- Work program to be integrated with Town initiated "Intensification Study".
- Majority of the revisions to Town policies to be made as part of the Official Plan Review.

Response/Implementation of Provincial Planning Reform Initiatives

Proposals to Assist in Implementing Provincial Intensification and Affordable Housing Targets

- Staff were directed to identify, in consultation with the Region of Halton and the area municipalities in Halton, proposals for new planning, financial, and other tools to enable municipalities to implement residential and employment intensification and affordable housing targets established by the Province (April 11, 2005 P&D/Council).
- Staff requested to identify, in consultation with the Region of Halton and the area municipalities in Halton, proposals for reform to the Ontario Municipal Board (April 11, 2005 P&D/Council).

Major Studies

Tools and Mechanisms Task Force (Intensification, Redevelopment and Revitalization)

- Task Force created as part of OPA 198 settlement.
- The purpose of the Task Force was to identify policy, financial and communication tools and mechanisms available to the Town to encourage population and employment growth within the existing communities located south of Dundas Street
- The final report of the Task Force was considered by Council on May 9, 2005. The report identifies a "Toolbox" of policy, financial and communication tools. Staff directed (May 9, 2005 P&D/Council) to identify the criteria, guidelines and cost implications on how and where to use the financial and non-financial tools.
- Staff was also directed (May 9, 2005 P&D/Council) to identify, as part of the Official Plan Review, areas for intensification and appropriate policies to promote and guide intensification in the existing communities located south of Dundas Street.

Residential Intensification Study

- This study addresses the intensification initiatives outlined in the Draft Growth Plan for the Greater Golden Horseshoe, the new PPS, new Regional Official Plan policies and the directions outlined in the Town initiatives such as the Tools and Mechanisms Task Force (see above) and the Kerr Street Revitalization Study.
- The study involves i) the compilation of a comprehensive inventory of vacant, underutilized and redevelopment residential lands in the Town; ii) the identification of areas suitable for intensification including the Midtown Urban Growth Centre, intensification corridors, revitalization/redevelopment sites and infill situations; iii) the evaluation of the infrastructure and other municipal service requirements and vi) the preparation of policies promoting, directing and encouraging intensification in suitable locations.
- The study includes a significant public consultation component.
- Most of the preliminary background research has been compiled by Staff.

Commercial Parking Study

- Joint study with Infrastructure Services.
- The aim of the study is to: i) assess the Town's commercial parking needs and standards; and ii) evaluate options for the provision of public and/or private parking in the downtown areas of Bronte, Kerr Street and Old Oakville.
- The study commenced in 2004. The findings will be presented to Council within the next few months.
- The results of the study will assist the implementation of the Kerr St. and Bronte Village revitalization studies.

Commercial Land Use Strategy

- The aim of the study is to update the Town's commercial floor space inventory, identify future demands for commercial floor space and assess the suitability of Town's Official Plan policies and designations to address future demands.
- The results of the study will be relied upon during the Official Plan Review and will assist in evaluating new commercial applications, ongoing OMB hearings and the Kerr St. and Bronte Village revitalization studies.
- The preliminary background research has been compiled by Staff.

Major Studies

Bronte Village Revitalization Study

- The purpose of this study is to develop a revitalization strategy for the Bronte Village area.
- The study consists of two phases. Phase 1 involved a series of visioning workshops with key stakeholders. The draft Vision was presented to Council in March, 2005. Phase 2 involves: i) the completion of several studies addressing matters such as parking, commercial policies, urban design, streetscape features; ii) the assessment of development opportunities and constraints, infrastructure requirements traffic issues, heritage preservation; and the preparation of new Official Plan policies and corresponding amendments to the zoning by-law.

Kerr Street Revitalization Study

- In 2004 the Kerr Street Revitalization Study was approved by Town Council. The following additional work is required:
 - (a) Implementation Strategy
 - A detailed strategy is required to implement the Kerr Street Revitalization Study. The strategy includes establishing a Business Improvement Area, preparing a Community Improvement Plan, revisions to the Official Plan and Zoning By-law, and the preparation of Urban Design and Streetscape Plans and the identification of implementation tools and mechanisms.
 - (b) Traffic Study
 - This study involves a traffic study of Kerr St. and the adjacent roads in order to assess improvements required to accommodate the proposed redevelopment.
 - The study is to be completed in conjunction with a study of the feasibility of constructing a grade separation at the CN.
 - The study is required prior to any Official Plan and zoning changes being made to implement the Kerr St. Revitalization Study.

Palermo Village Streetscape and Urban Design Study

- This purpose of this study is to prepare a streetscape plan and urban design guidelines for Palermo Village Centre,

Miscellaneous Studies and Projects:

- Update Development Application Procedures Manual
- Green Buildings
- Amendments to the Zoning By-law relating to Bill 124 (Building Code Act Amendment)
- Servicing Allocations
- Maurice Drive/Lakeshore Road Land Use Study
- Secondary Land Uses in Hydro Corridors
- C3 Zone Study (As directed by Council June 14, 2004)

Heritage Initiatives:

- Applications and Permits (ongoing)
- Designation of new building and structures under the Ontario Heritage Act
- Heritage Inspections and Enforcement (As directed by Council October 18, 2004)
- Implementation of Bill 60
- Implementation of PPS
- Consolidation of Heritage District Plans
- Public Awareness

Regional Planning Initiatives:

- ROPA 25 OMB Hearing/Implementation
- Regional tree By-law
- Update of Best Planning estimates

Zoning By-law Review and Zoning Studies:

- On an ongoing basis, Town Staff review and monitor the Zoning By-law.
- Issues under review include: residential building heights, side yard requirements, recreational vehicle parking, employment zone uses.

Ongoing Research Initiatives/Monitoring:

- Compile Semi-Annual Housing Inventory
- Official Plan Consolidation
- Track Residential development applications
- Maintain Apartment Inventory
- Analysis of Census Information
- Monitor land supply and related demographic information

**Appendix B
 Work Plan
 Planning Services Department
 Town of Oakville**

Project	2005				2006			
	Jan-Mar	Apr-Jun	Jul-Sept	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sept	Oct-Dec
North Oakville Secondary Plan								
Official Plan Review								
Response/Implementation of Provincial Planning Reform Initiatives:								
Provincial Planning Reform (Planning Act, PPS, OMB Reform)								
Greenbelt Plan								
Growth Management Plan for the Greater Golden Horseshoe (Places to Grow))								
Proposals to Assist in Implementing Intensification/Affordable Housing Targets								
Major Studies:								
Tools & Mech. Task Force (Implementation)								
Residential Intensification Study								
Commercial Parking Study								
Kerr St. Revitalization Study (Implement.)								
Kerr St. Revitalization Study (Traffic Study)								
Bronte Village Street Revitalization Study								
Palermo Village Streetscape/Urban Design Study								

Project	2005				2006			
	Jan-Mar	Apr-Jun	Jul-Sept	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sept	Oct-Dec
Zoning Studies:								
Housekeeping Reviews	■	■	■	■	■	■	■	■
C3 Zone Review	■	■	■					
Miscellaneous Studies and Projects:								
Update Development Application Procedures Manual		■						
Green Buildings	■	■	■	■				
Zoning Amendments relating to Bill 124	■	■						
Servicing Allocations			■					
Maurice Dr./Lakeshore Rd. Land Use Study		■	■					
Secondary Land Uses in Hydro Corridors	■	■						
Heritage Initiatives:								
Applications and Permits	■	■	■	■	■	■	■	■
Designations under the Ontario Heritage Act	■	■	■	■	■	■	■	■
North Oakville Secondary Plan	■	■	■	■				
Heritage Inspections	■	■						
Implementation of Bill 60		■	■					
Implementation of PPS		■	■					
Consolidation of Heritage District Plans			■	■	■			

Project	2005				2006			
	Jan-Mar	Apr-Jun	Jul-Sept	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sept	Oct-Dec
Ongoing Research Initiatives/Monitoring:								
<ul style="list-style-type: none"> ▪ Compile Semi-Annual Housing Inventory ▪ Official Plan Consolidation ▪ Track Residential development applications ▪ Maintain Apartment Inventory ▪ Analysis of Census Information ▪ Monitor land supply and related demographic information 								