

Official Plan Review

Healthy Neighbourhoods, Neighbourhoods and Apartment Neighbourhoods




Background – Official Plan Review

- The *Planning Act* requires municipalities to review their Official Plans every 5 years
- 2011 The City commenced the Plan review. Council directed that it be undertaken by thematic areas.
- 2013-2014 Council adopted 3 OP Amendments based on reviews of the 3 thematic areas in the statutory phase



Official Plan 5 Year Review

Policy Area	Statutory Phase	Council Approval	Status
Transportation (not including transit)	Yes	Yes	Largely In-Force
Heritage	Yes	Yes	OMB appeals largely settled
Employment Areas	Yes	Yes	Appealed to OMB
 Neighbourhoods	No	Draft policies endorsed for consultation	Refined draft policies recommended for consultation
Environment	No	Draft policies endorsed for consultation	Initial consultation concluded
Urban Design	No	Policy Directions endorsed for consultation	Initial consultation concluded

Healthy Neighbourhoods, Neighbourhoods and Apartment Neighbourhoods

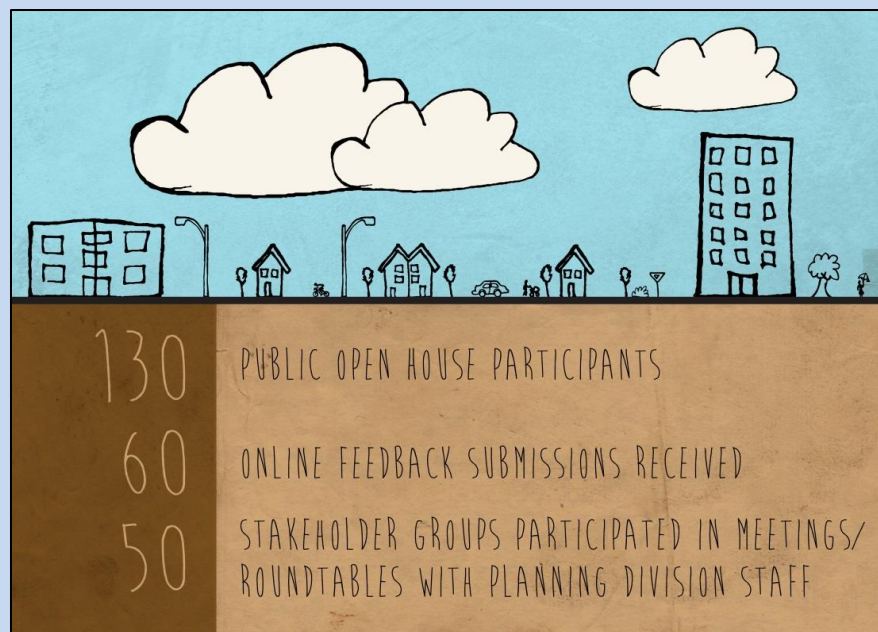
- June 2014 Council received draft policies in the neighbourhoods sections of the Plan and directed staff to consult with the public
- This report
 - reviews consultation feedback on the draft policies
 - recommends consultation on refined draft policies



What We Heard



- Committee directed staff to consult in Q4 2014 with stakeholders & the public regarding draft OP policies





What We Heard



- Strong support of the policy direction to protect neighbourhoods, with requests to further strengthen the policies
- Others seek context-sensitive intensification that includes a mix of uses

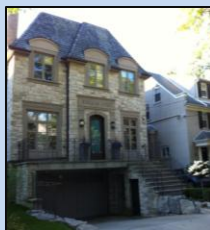
Policy Refinements – Healthy Neighbourhoods

- Ensure new development near a *Neighbourhood* is compatible with the *Neighbourhood*
- Policy support to encourage
 - improvements to existing apartments
 - improved food security in *Apartment Neighbourhoods*



Policy Refinements – *Neighbourhoods*

- The policy revisions clarify interpretation issues
- The *Neighbourhood* definition is set in Policy 5
- The immediate surroundings of a development site are prioritized when evaluating a proposal
- Prevailing density of nearby homes is to be considered when evaluating a proposal



Policy Refinements – *Apartment Neighbourhoods*

- A framework for infill development on large sites
- Ensure infill development is more compatible with its surroundings
- Require parking ramps to be screened from adjacent homes & the public realm





Staff Report

Recommendations

That Council

- endorse the refined policies for consultation in June
- direct staff to present an OP Amendment in September, with the statutory public meeting to follow in October
- receive the Consultant report on the consultations