

SDC Comments on Official Plan

A summary of SDC's review of the new Draft
Official Plan completed end of June 2017



Staff Thank-You

- Thank-you for working with us on this endeavour through phone calls; meetings; offering your overviews/insights; answering questions; openly discussing ideas, concerns, and issues; and providing advice and solutions. **We would not have been able to carry-out this review without your generous support and co-operation.**
- You are to be commended for putting together a well thought-out, structured and reasonably easy to read document. This was not easy to put together and a lot of hard work went into it – **this made our job easier.**

Overview

- SDC has carefully examined the new draft Official plan to provide our comments. We challenge some fundamental thoughts and provide numerous thoughts, suggestions and proposed improvements.
- Our intent is to make a better Official Plan and make it easier to achieve objectives of the Strategic Plan.
- Our discussion is broken into six areas:
 - People
 - Transportation/Transit
 - Greenhouse Gases and Energy
 - Mixed Use
 - Sustainable Development
 - Uptown

Transportation and Transit

- Change “Public Transit” definition to “Transit”. It should include bus (public and school), taxis, for hire vehicles, car/bike share/rental, autonomous cars, etc. Need to include these items in the plan.
- Should not have a general priority of Cycling over Transit. Need to consider when should prioritize transit over cycling and cycling over transit.
- Need to apply our thinking in finding ways for people not to want to use cars.
- The speed of implementing growth infrastructures needs to be relevant to the population growth and the resulting traffic loads in the City.
- Appropriate safety considerations for cycling is needed.

People

- ❑ The infrastructure needs; and services and facilities required for people have been addressed, however, the social aspects and how they are linked needs to be addressed.
- ❑ Use Placemaking as a broad design concept to ensure that the built environment creates places that are **accessible**; people are engaged in **activities** there, the space is **comfortable** and has a good image; and finally, is a **sociable** place; one where people meet each other and take people to visit.

People (cont'd)

- ❑ Consider how development that supports social, cultural and entertainment aspects of neighbourhoods/communities can be ensured.
- ❑ The circumstances under which the City would consider a higher level of public engagement are very unclear and require more specific criteria.
- ❑ Outline what citizens can do in terms of asking questions and providing opinion at each public meeting (Neighbourhood, Statutory, Recommendation to Committee and Council) in Public Participation and Engagement Procedures.

Greenhous Gases and EnergyHG

- ❑ Adaptability and climate resilience needs to be addressed.
- ❑ Impact of built form on greenhouse gases (GHG) emissions and energy consumption needs to be addressed.
- ❑ Address Greenhouse Gases and fuel emissions as part of the Climate Change Objectives.

Mixed Use

- ❑ Include a definition for “Mixed Use” to make it clear the City’s intention for including this term in the Official Plan. Identify a minimum requirement for space allocation such as percentage of space by type (retail, commercial, residential) etc. to qualify as an acceptable Mixed Use in Land Use Area. Define what you want up upfront. Might consider LEED Neighbourhood approach.
- ❑ Protect existing employment lands from unwarranted conversion to other uses.
- ❑ Continue Mixed Use Intensification through promoting re-development of traditional commercial areas.

Sustainable Development

- ❑ Economic and social aspects of sustainable development are not well introduced, particularly with respect creating neighbourhoods.
- ❑ Seek to incorporate the newly-approved Sustainable Development principles and objectives, as these provide broader and more up-to-date context for Sustainable Development.

Sustainable Development (cont'd)

- ❑ Modify Sustainable Development definition so matches Sustainable Development Principles and Objective write-up.
 - “*Sustainable development* as a pattern of resource use that “meets the needs of the present without compromising the ability of future generations to meet their own needs”. In order to preserve the natural world, economic, social and environmental factors must be jointly considered and harmonised.
 - The goal of *sustainable development* is create the built form and systems that support the kinds of communities and connections that provide social, economic and environmental well-being now and in the future.
- ❑ Ensure the various references to sustainable growth, sustainability, sustainable design, Sustainable Building and Development Guidelines, Sustainable Development Principles and Objectives be made clear in terms of alignment and definition.



Uptown

- SDC continues to feel that the proposed location of the Uptown Core is troublesome from the perspective of car traffic (particularly if traffic from the proposed CN container site picks up) and the Region's intent to make Appleby an arterial road. Recommend staff take a very hard look at whether this is the absolute right location for a planned mixed-use, walkable urban core.
- Somewhere near Appleby Line and Dundas Street would make a better location for an anchor hub as it is a near where the 407 commuter buses (future 407 Transitway), Dundas BRT, Appleby Line Express Bus Route, and connections to Milton.