

Recommended Modifications to Adopted Official Plan Policies for Neighbourhood Centres and for Mixed Use Nodes and Intensification Corridors

Report PL-18-20

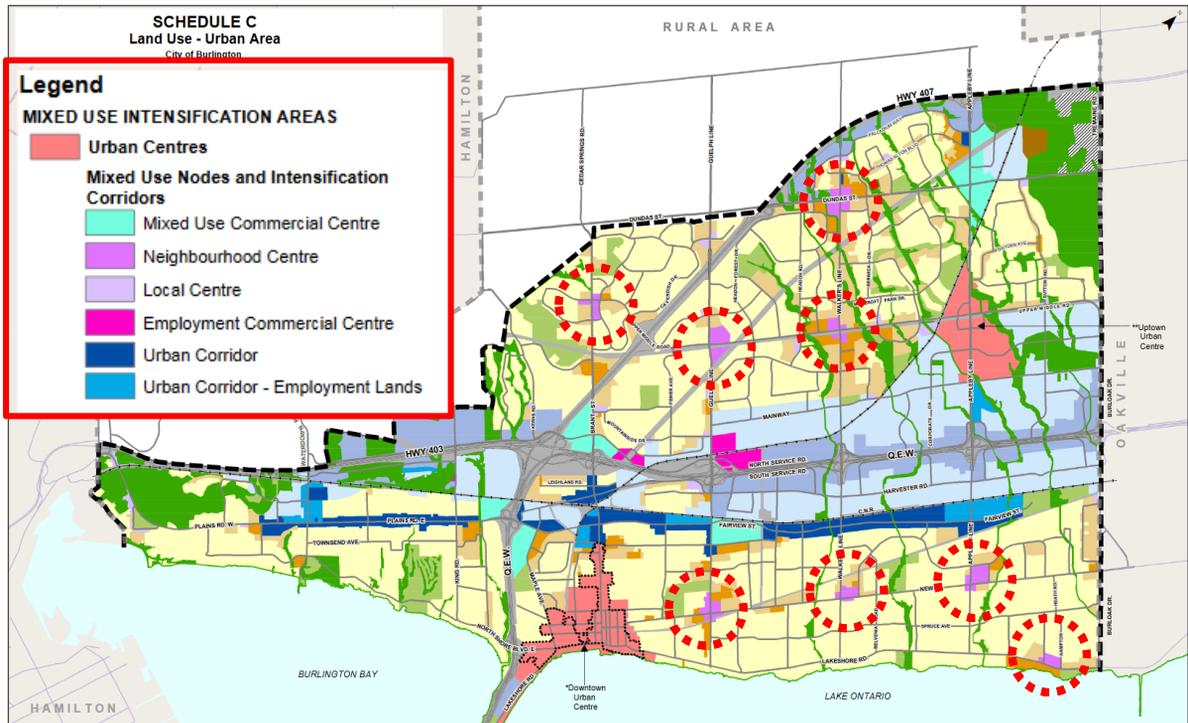
Public Meeting

Community Planning, Regulation, and Mobility Committee

September 30, 2020

Work Plan for Scoped Re-examination

- **Re-examine** the Downtown policies
 - “Taking a Closer Look at the Downtown” report (**PL-16-20**)
- **Refine** the Neighbourhood Centres policies
 - Recommend modifications to clarify adopted policies (**PL-18-20**)
- **Consider revisions** to Rural and Agricultural policies
 - No revisions/modifications recommended (**PL-18-20, Appendix 4**)

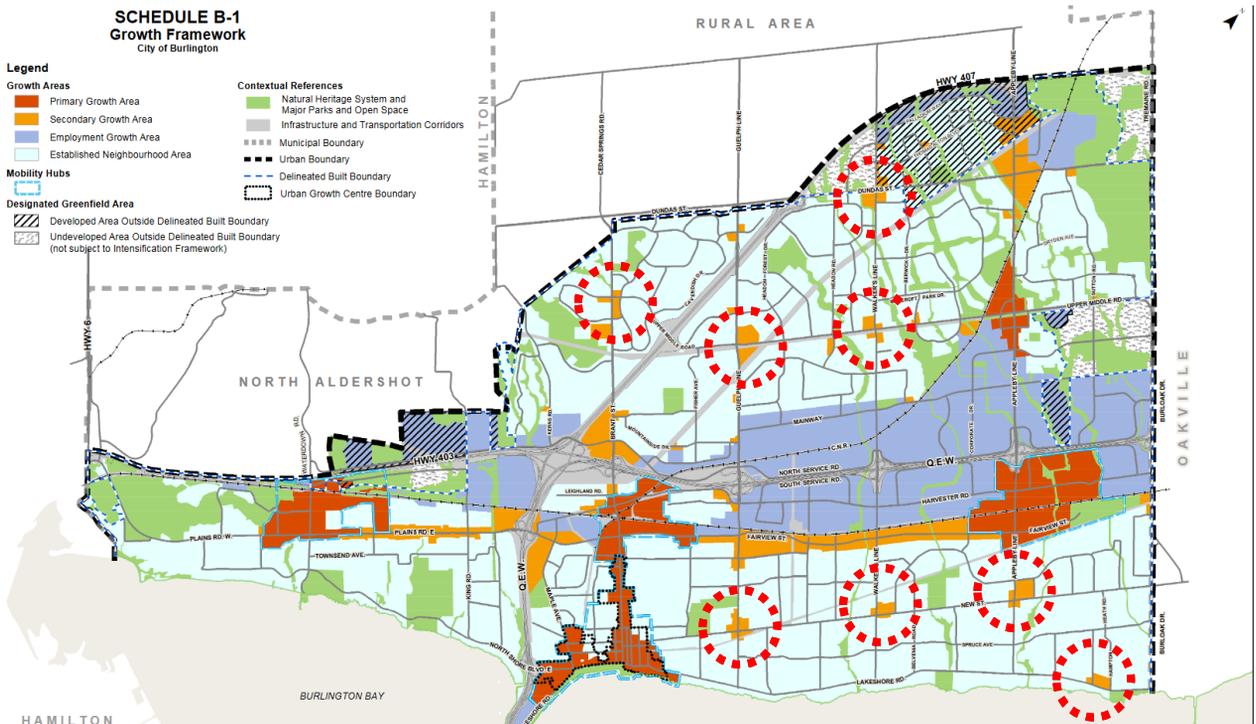


Adopted Policies for Neighbourhood Centres

- Guide the redevelopment of these centres into mixed-use nodes that:
 - are a focal point for surrounding neighbourhoods
 - Are walkable
 - Serve day-to-day and weekly goods and service needs
 - Provide locations for public service facilities and institutional uses
- Every Neighbourhood Centre is unique so the policies must be flexible to adapt to different conditions

Process Requirements for Development in Neighbourhood Centres

If property owner proposes to build...	Official Plan Amendment (always includes public engagement and Council decision)	Zoning By-law Amendment (always includes public engagement and Council decision)	Site Plan Approval (typically a technical design exercise with no public engagement, and approval authority delegated to staff. Council may un-delegate approval authority and direct staff to engage public)
Within the height limits permitted in the Zoning By-law (typically this will be up to 6 storeys)	Not required	Not required	Required
Mid-rise building up to 11 storeys	Not required	Required	Required
Tall building (12+ storeys)	Required	Required	Required



Recommended Policy Modifications

- Scope of work: **refine** the adopted policies
 - What modifications are recommended?
 - Clarify intent
 - Clarify implementation
 - Illustrate connections between different parts of the adopted Official Plan
 - Correct error
 - Simplify wording
 - Some modifications apply to Mixed Use Nodes and Intensification Corridors
 - Recommendations do not change substance of policies that were adopted in 2018
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Recommendations of Report PL-18-20

- Endorse the recommended policy modifications to the adopted Official Plan attached as Appendix 1 to Community Planning Report PL-18-20;
 - Receive the rural and agricultural information contained in Appendix 4 to Community Planning Report PL-18-20;
 - Direct the Director of Community Planning to provide the Council-endorsed policy modifications and all supporting documentation to the Region of Halton for consideration for inclusion in the draft decision on the adopted Official Plan (April 2018).
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