

# 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

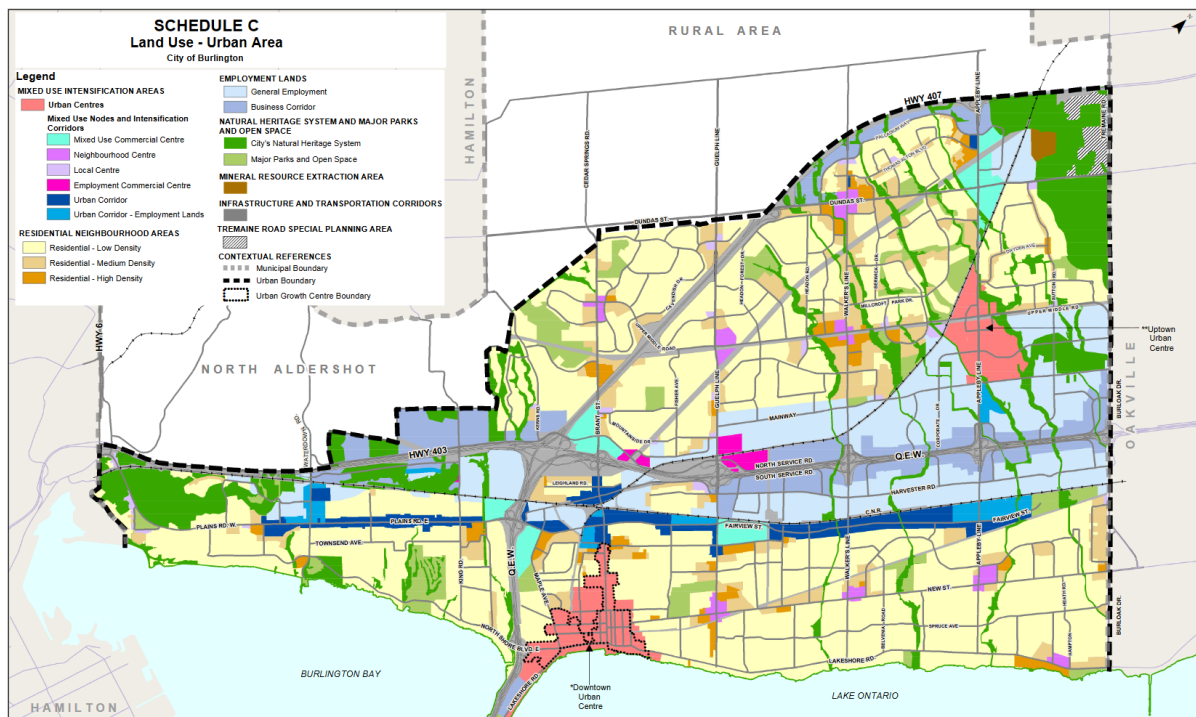
September 30, 2020

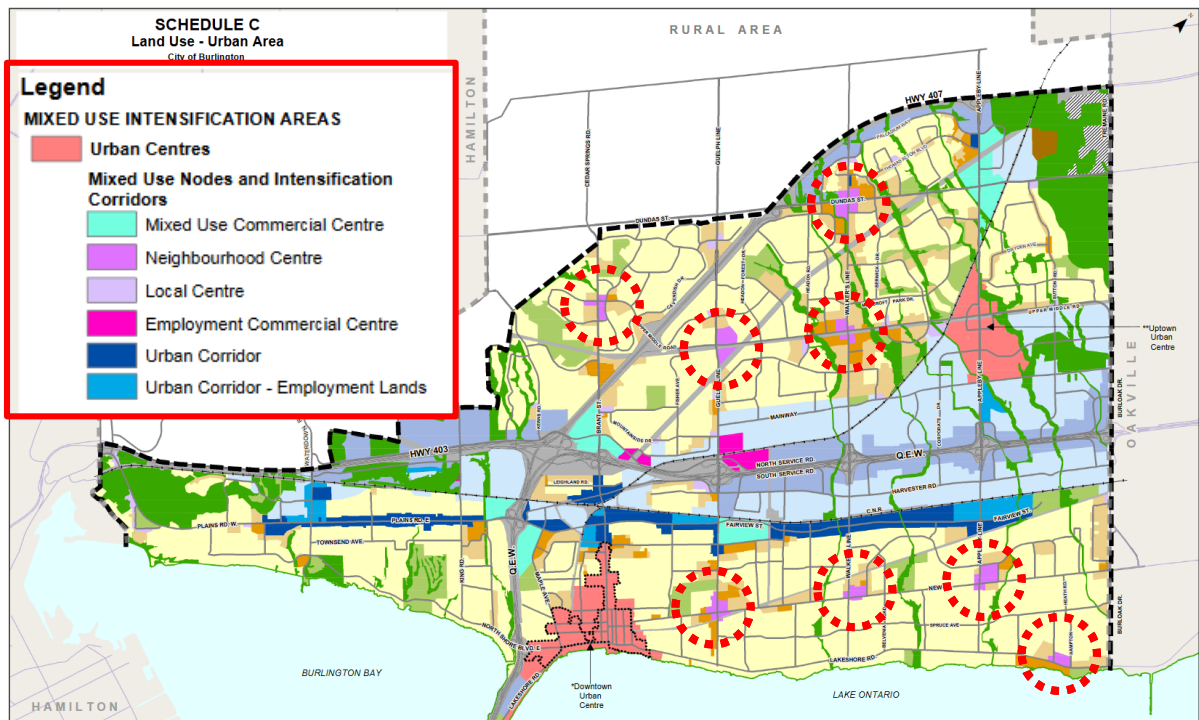
## Work Plan for Scoped Re-examination

- **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**)

# Refining the Adopted Policies for Neighbourhood Centres

- May 2019 Direction from Council:
  - “Direct the Director of City Building to **propose refinements** to the Neighbourhood Centres Policy **to simplify and clarify** the intent of the policies, generally described in section 4.2.3” (PB-47-19)
- September 2020 staff report (PL-18-20)



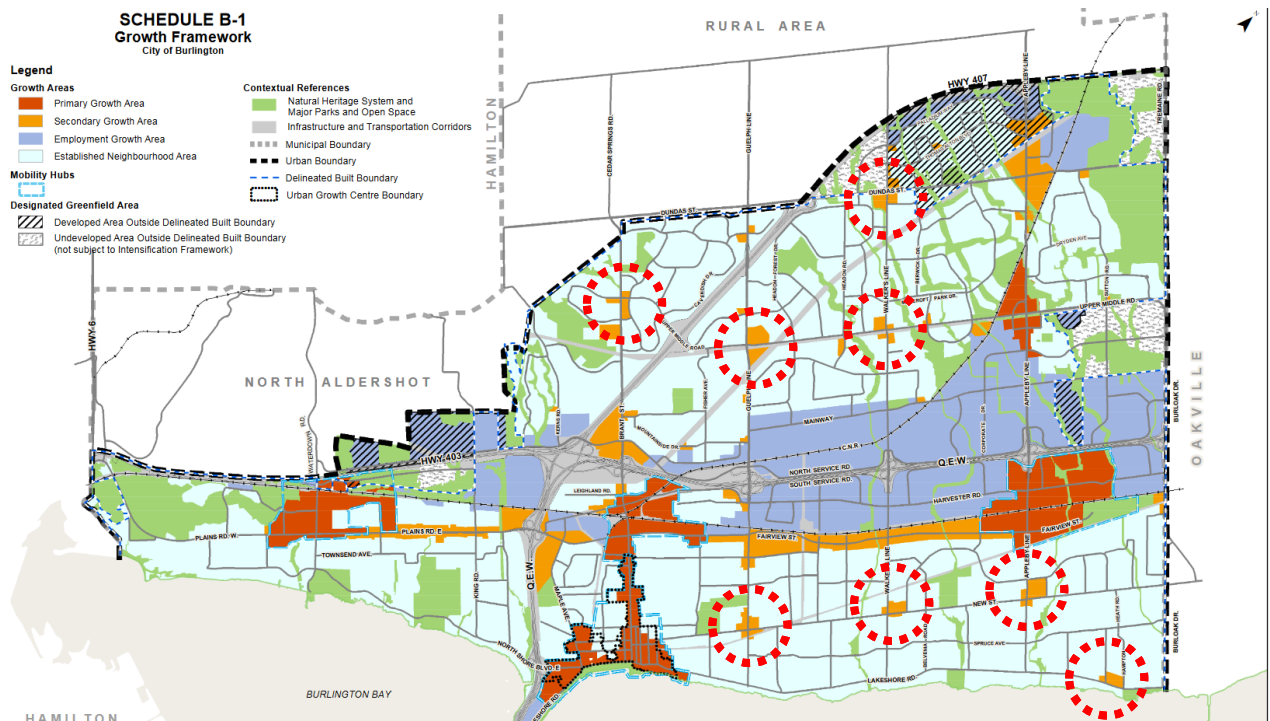


## Adopted Policies for Neighbourhood Centres

- 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



## 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).

