



Staff Report for Council Public Meeting

Date of Meeting: June 20, 2023

Report Number: SRPI.23.067

Department: Planning and Infrastructure

Division: Policy Planning

**Subject: SPRI.23.067 - Request for Comments - OPA 18.6
Village Local Centre (City File MOPA-23-0001)**

Purpose:

The purpose of this report is to request comments concerning a municipally-initiated Official Plan Amendment (OPA 18.6) for the Village Local Centre to the City's Official Plan (refer to Appendix A). The OPA seeks to update the Downtown Local Centre designation policies in the Official Plan to address several key directions contained in the City Plan 2041 Key Directions Report.

Recommendation:

- a) That Staff Report SRPI.23.067 respecting the municipally-initiated Official Plan Amendment 18.6 (OPA 18.6) (refer to Appendix A) to the City's Official Plan (City File MOPA-23-0001), be received for information purposes only, and that all comments be referred back to staff.

Contact Person:

Megan Cobbold, Senior Planner, phone number 905-747-6309

Brian DeFreitas, Acting Manager of Policy, phone number 905-771-5431

Report Approval:

Submitted by: Kelvin Kwan, Commissioner of Planning and Infrastructure

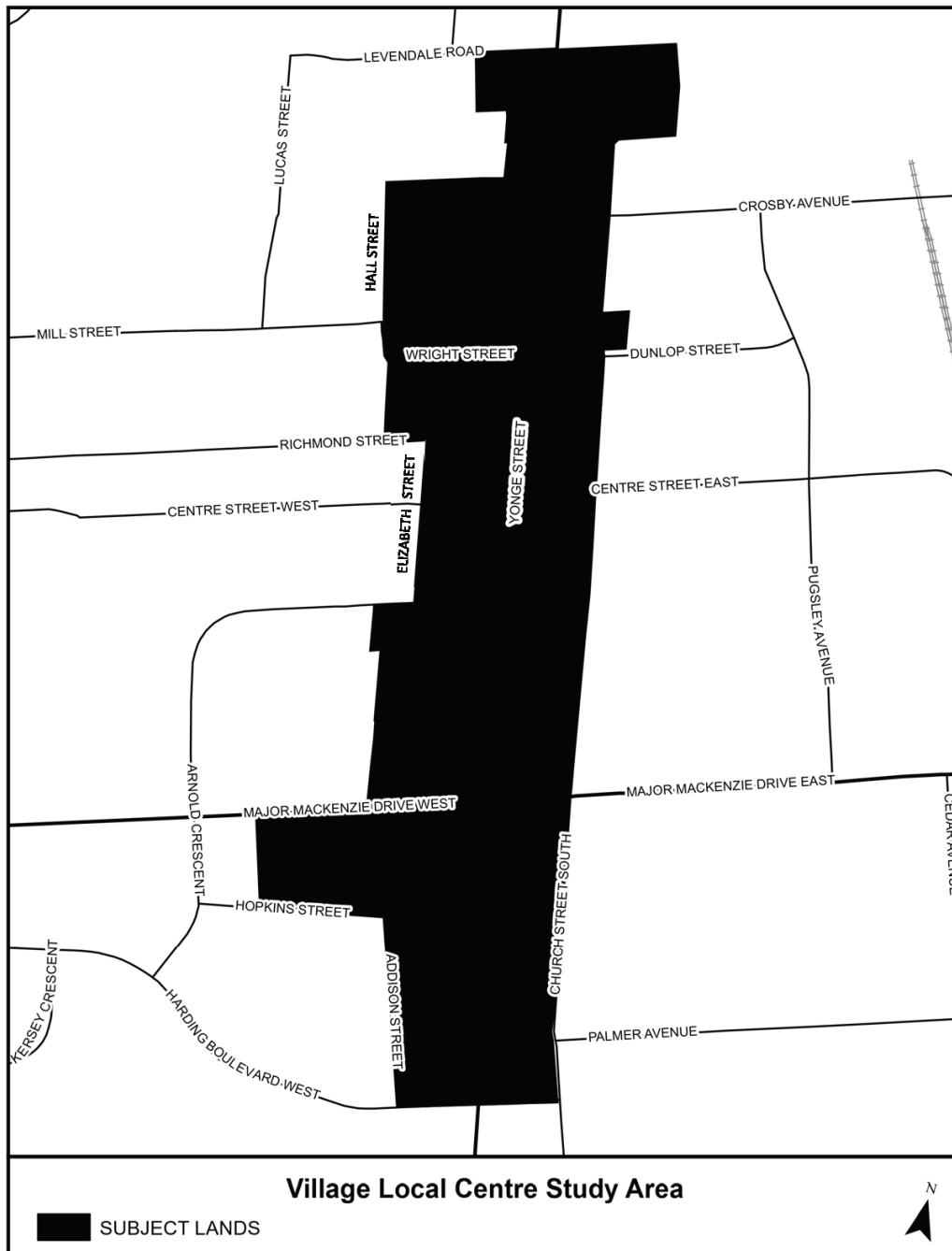
Approved by: Darlene Joslin, City Manager

All reports are electronically reviewed and/or approved by the Division Director, Treasurer (as required), City Solicitor (as required), Commissioner, and City Manager. Details of the reports approval are attached.

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Location Map:

Below is a map displaying the lands subject to Official Plan Amendment 18.6 (“OPA 18.6”). The Official Plan Amendment generally applies to lands as shown below. Should you require an alternative format, please call the contact person listed in this document.



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Proposal:

The purpose of OPA 18.6 is to provide detailed planning policies and schedules related to the Village Local Centre as part of the Official Plan Update process. The OPA, as drafted, aims to address matters that are important to the long-term planning of this area, including the vision for the area, permitted land uses, design elements, public realm, mix of land use, density of development, and recommended adjustments to the boundaries of the Local Centre in order to conform with the York Region Official Plan (2022) (ROP) and Provincial policies. The draft OPA implements the City Plan Key Directions endorsed by Council in February 2022, and supports the City's [Investment Attraction Strategy](#), [Affordable Housing Strategy](#), [Parks Plan](#) which have been approved by Council, and [Transportation Master Plan](#) which is currently in process. This proposed amendment intends to support economic development and job creation in the City. Furthermore, the draft OPA also incorporates direction from the ROP regarding Protected Major Transit Station Areas within and surrounding the Village Local Centre and proposes consequential changes to the Official Plan by re-designating certain lands from “Downtown Local Centre” and “Neighbourhood” to “Regional Mixed Use Corridor” (RMUC).

Background Information:

OPA 18.6 for the Village Local Centre has been developed in tandem with three other centre-specific OPAs: OPA 18.5 Yonge and Carrville/16th Ave Key Development Area (see SRPI.23.066), OPA 18.7 Newkirk Local Centre (see SRPI.23.068), and OPA 18.8 Oak Ridges Local Centre (see SRPI.23.069). These four centre-specific OPAs are preliminary drafts that are being brought forward to Council concurrently for information and input from stakeholders, prescribed bodies and the general public. Together they form the series of Batch 2 amendments to the City's Official Plan Update¹. These OPAs stem from the Key Directions Report which recommended that, after the City establishes its City Structure (which occurred through the adoption of OPA 18.3 City Vision and Structure in the fall of 2022), several area-specific OPAs would be undertaken comprehensively as a part of the overall OP Update.

The process to develop a new and updated policy framework for the Village Local Centre began after the initial Downtown Local Centre Secondary Plan was repealed in response to a Council motion in 2018. The secondary planning process was incorporated into the overall Official Plan Update process (as noted in staff report SRPRS.19.53), and as set out in the recommendations of the Key Directions Report endorsed by Council. In drafting OPA 18.6, the City has taken into consideration the earlier secondary plan work and has undertaken additional consultation and analysis to inform the proposed policies and framework.

¹ For more details regarding the City's Official Plan Update, including copies of past staff reports, please see the city's webpage: www.RichmondHill.ca/OPUpdate.

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Impetus for the Proposed Official Plan Amendment:

Key Directions Report

OPA 18.6 as drafted implements several important key directions that are outlined in the [Key Directions Report](#) which are applicable to the Village Local Centre and the Yonge Street Regional corridor that is adjacent to the Village Local Centre, as noted below:

- Refine the Downtown Local Centre designation boundary to reflect lands that are primarily within the Village District in the current Official Plan, and redesignate this area in the Village as the “Local Centre”. (Under the current OP policies, the Village District generally encompasses lands along Yonge Street from Major Mackenzie Drive to Wright Street/Dunlop Street.)
- Plan for this area to be vibrant and locally and regionally attractive as a dining, shopping, cultural, and entertainment hub.
- Plan for the area as “The Village in the City” – continue to celebrate the historic character, and support the arts and culture of the area through ongoing façade improvement and building renovation, along with redevelopment of sites that are complementary and contextually sensitive to the area overall.
- Apply urban design principles in the determination of appropriate height and density that supports revitalization and the vision for this area – consider “human scaled’ podiums/building heights.
- Explore opportunities for widening sidewalks, creating new cycling facilities and pedestrian paths.
- Allow for built-form transition from the Village Local Centre to flanking areas, while permitting heights and densities that are context appropriate.
- Capitalize on the city-owned property at the intersection of Major Mackenzie and Yonge Street.

The Four Pillars of the Official Plan Update

As noted in the Key Directions Report, policy and mapping updates to the City’s Official Plan are to be undertaken to address the four pillars of the update process. The four pillars include: Growing our Economy, Design Excellence, Green and Sustainable, and Protect and Enhance. These pillars are explained in Section 1.3 of the Key Directions Report. The draft OPA 18.6 responds to the Council endorsed four pillars of the Official Plan Update as noted below:

Pillar 1: Growing Our Economy

OPA 18.6 supports this pillar by providing policies to support and expand business opportunities. It proposes to expand the permitted uses to allow non-residential uses throughout the Local Centre. It also includes policies that require non-residential uses at grade along certain frontages and encourages office uses to foster a balance between

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residents and jobs. Providing these policies will create conditions to attract businesses and opportunities for employment to locate in this area.

Pillar 2: Design Excellence

OPA 18.6 supports this pillar by providing policies related to the design of public and private spaces and improvements to different modes of travel. It proposes to encourage non-residential uses to front onto existing or planned parks and urban plazas and encourages the creation of new urban plazas. It also includes direction to highlight the unique street features in this area, and urban design policies to conserve cultural heritage resources and the heritage character of the Village and surrounding area, both of which help to create a memorable destination in the City. It also proposes policies to address land use compatibility and introduces new streets and improvements to the active transportation network including pedestrian and cycling connections to foster new connections and improve connectivity and mobility.

Pillar 3: Green and Sustainable

OPA 18.6 supports this pillar by proposing policies that support the achievement of the City's greenhouse gas reduction target. It proposes policies to create a complete community that is compact, has a mix of uses, pedestrian-oriented, and supports the transit network. These policies help to reduce reliance on private automobiles by allowing for opportunities for amenities and services within a 15-minute walk or 5-minute bike ride.

Pillar 4: Protect and Enhance

OPA 18.6 supports this pillar by protecting and enhancing cherished places and promoting a Richmond Hill identity. It includes policies that highlight the smaller-format main street character of the area. It includes policies to address the protection of views to the historic churches and to reinforce the character, identity and heritage attributes of the Village through urban design. It also includes policies that allow for a mix of uses and a variety of built forms including low-, mid-, and high-rise buildings to support a greater mix of housing types, tenures, and levels of affordability.

Proposed OPA Intent and Rationale:

OPA Structure

OPA 18.6 focuses on updating policies in Chapter 4 (Land Use Policies) of the Part I Official Plan (OP), and adds two new Schedules to the Official Plan. Similar to the other proposed municipally-initiated OPA's that are being brought forward to Council at this time, OPA 18.6 embeds policy direction for the Village Local Centre directly into the existing Part I OP. This OPA format is a more streamlined approach than what had been previously prepared for the Downtown Secondary Plan in 2018, which has since been repealed by Council. At that time, the Secondary Plan represented a new chapter of the Official Plan under a separate document. In contrast, the approach proposed under OPA 18.6 is to have all relevant policies applicable to the Village Local Centre embedded directly in the Part I OP to improve ease of use. This approach was

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recommended in the Key Directions Report in order to reduce duplication and cross-referencing of Official Plan policies, thereby eliminating the use of multiple documents and improving readability. Consequently, matters that are specific to the Local Centre are detailed in Chapter 4 of the Official Plan, while all other matters that are not unique to this area, such as phasing, affordable housing, and sustainable design, continue to be addressed comprehensively by the rest of the Part 1 Official Plan.

The following summarizes the draft OPA 18.6 by themes. More details and the rationale for the proposed policies are found in the OPA within Appendix A of this staff report.

Vision

The OP currently envisions the Downtown Local Centre to include three unique districts, and includes a description for each. The three districts include: the Civic District, the Village District, and the Uptown District. The policy framework under OPA 18.6 proposes to eliminate reference to the Civic District and Uptown District, and in doing so, proposes to redesignate the Civic District and a portion of the Uptown District to Regional Mixed Use Corridor (RMUC). In doing so, the land use vision set out in OPA 18.6 primarily focuses on lands within the Village District, and reflects the proposed boundary changes to the area which focuses on the historical Village core of Richmond Hill. OPA 18.6 acknowledges this historical character, and proposes to establish a new vision for this area. This proposed revised vision was introduced in the Key Directions Report and was generally supported by the public. Additional feedback was received through a public survey and workshop in the fall of 2022. Based on the additional input, the vision for the Village Local Centre is proposed to be “a “Village within the City” that is vibrant, walkable, accessible, and green; and that provides opportunities for entertainment, community gathering and events, and to appreciate the City’s history and diversity.”

Land Use

The predominant use of land in the Village Local Centre is for mixed-use, transit-oriented development. In addition to allowing residential uses, the OP currently permits non-residential uses within the Local Centre subject to whether the property has frontage on Yonge Street and certain areas off of Yonge Street. OPA 18.6 proposes to expand the land use permissions across the Centre to enable more opportunities for a mix of land use. The draft OPA also proposes to permit low and medium density residential uses on lands without direct frontage onto Yonge Street or Major Mackenzie Drive. Lands with direct frontage are particularly reserved for commercial/mixed-use/higher density development as they are located along the existing BRT route along Yonge Street and future BRT service on Major Mackenzie Drive.

Mix of Uses

In terms of the approach to job creation, OPA 18.6 generally carries forward the current requirement of retail, commercial, or community uses at grade for the portion of a building with direct frontage on Yonge Street. OPA 18.6 proposes to also require these

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non-residential uses along Major Mackenzie Drive to foster an active streetscape and add to the mixed-use character and to support the future BRT route. In addition, the proposed policy framework under OPA 18.6 also proposes to require development to retain or exceed the existing amount of gross leasable floor area devoted to non-residential uses. This approach is intended to protect and recognize existing non-residential uses located throughout the Local Centre and the important contributions the existing jobs make to the area. To increase office use and support employment opportunities in the area, the OPA also proposes to encourage office uses in new development both at-grade and above-grade to create a better balance between residents and jobs in the area and to promote a complete community.

Height and Density

The City's OP currently permits building heights up to 5 storeys in the Village District area, and building heights ranging from 6 to 15 storeys in the Uptown District and Civic District. As noted earlier, OPA 18.6 proposes to remove reference to these former districts and will focus on the core area of the Village located between Major Mackenzie Drive and Benson/Crosby Avenues. In doing so, OPA 18.6 proposes to adjust the height permissions in the Village Local Centre to allow for built-form transition and consider the local context while supporting the revitalization of the Village and existing BRT service. In particular, south of Wright Street and Dunlop Street, heights of up to 9 storeys are proposed to be permitted to allow for better transition and consistency with similar built form of more recent development in the area while maintaining the historic village character. North of Wright Street and Dunlop Street, heights of up to 15 storeys are proposed to be permitted to provide a transition from the lower heights to the south and to the adjacent RMUC lands to the north which currently have permission for building heights of up to 15 storeys. OPA 18.6 also proposes other building height related policies and parameters regarding the base building/podium, street wall and step backs to implement the direction in the Key Directions Report that emphasizes "human scale" urban design.

In terms of density, the City's OP currently permits a density of up to 2.0 Floor Space Index (FSI) in the Village District, and up to 2.5 FSI in the Uptown and Civic Districts. OPA 18.6 proposes to adjust the density in the Village Local Centre by providing a more detailed density allocation schedule (refer to Schedule E1 of OPA 18.6 in Appendix A). The proposed schedule provides additional clarity and certainty with respect to how density is proposed to be deployed within the Village, and illustrates densities ranging from 1.0 FSI to 3.5 FSI. In general, a higher density allocation is proposed for locations along the Yonge Street frontage and in locations close to the BRT station at Yonge Street and Crosby Avenue where lands abut the RMUC. Generally, lower density allocations are proposed in locations off of Yonge Street for transition purposes where the Local Centre is closest to the Neighbourhood designation. See Schedule E1 within OPA 18.6 for the density allocation.

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Design

OPA 18.6 carries forward a number of design policies that reinforce the character of the Village such as establishing unique street features, creating a continuous street wall, providing pedestrian spaces, and incorporating heritage design. Also, the amendment proposes a new policy to address land use compatibility considerations where non-residential uses abut lands in the Neighbourhood designation.

Public Realm

OPA 18.6 also proposes policies that address the existing and planned public realm in the Local Centre including the creation of new streets (see Schedule E2 Public Realm) and publicly accessible interconnections to support a fine-grained transportation network. To improve the public realm experience, the amendment proposes policies to ensure sidewalks are provided on both sides of new public streets and the policies encourage pedestrian and cycling connections to establish a unique people-oriented destination. It also proposes to encourage development to create publicly accessible and privately owned urban plazas to enhance the existing park system in the area.

Boundary Adjustments

OPA 18.6 proposes minor modifications to the boundary of the Local Centre. In particular, the amendment proposes to amend Schedule A2 (Land Use) of the Official Plan to implement lands being removed from the former Uptown and Civic Districts of the “Downtown Local Centre” and redesignate them as part of the Regional Mixed Use Corridor (RMUC). This change supports the direction from the Key Directions Report to redesignate these lands given that they are contiguous to lands within the RMUC in the north and south ends of the Village Local Centre and would contribute to the overall revitalization of the Village, and based on their potential to support taller buildings and greater density to support the implementation of the Regional PMTSA density targets.

City Staff also note that a small portion of lands within the Uptown District are proposed to remain within the Local Centre boundary. These lands are generally located between Wright Street/Dunlop Street and Benson Avenue/Crosby Avenue. City Staff recognize the contextual sensitivity and importance of this area to the Village due to the area’s existing conditions such as built form, lot sizes, right-of-way widths, heritage properties, and unique street features such as Village-specific signage. In addition, the inclusion of these lands within the Village Local Centre would also align with the Village Business Improvement Area (BIA) boundary. Based on more detailed analysis including the parcel fabric and existing buildings, several minor boundary adjustments are also proposed to include one small landholding on the west side of Yonge Street, and one on the east side of Yonge Street which are presently designated “Neighbourhood”. These lands are proposed to be included in the “Local Centre” designation given their context and relationship to adjacent lands.

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Technical Amendments

OPA 18.6 includes several technical amendments to implement the proposed policy direction. Specifically, the amendment proposes to redesignate certain lands to RMUC. This creates a consequential change to section 4.6 of the OP to clarify the boundary of the RMUC and to provide clarity respecting the location of proposed parks south of Major Mackenzie Drive and north of Benson Avenue. Also, since OPA 18.6 constitutes the secondary planning for the Village Local Centre, section 5.1 of the OP also includes a technical amendment to remove Downtown Local Centre from the list of secondary plans to be prepared. There are also several proposed changes to the OP schedules to reflect lands being redesignated, changes to land use permissions, the identification of new streets, and the addition of two newly proposed schedules to the OP.

Background Research and Context:

The preparation of OPA 18.6 included background research with consideration of current and past development applications and concept plans, data on a variety of matters (e.g. MTSAs, employment, housing, parking, built form, and heritage properties), and site visits. It also considered the Downtown Design and Land Use Strategy and repealed Downtown Local Centre Secondary Plan. It also involved a 3D modelling and density analysis to understand how built form in the Local Centre could be shaped over the long term. This analysis considered the overall growth forecast for the City and estimates made by the Region and the City, the intensification prioritization hierarchy, OP Chapter 3 policies, the Key Directions Report, and urban design policies. The OPA is also informed by the findings from several other City initiatives related to the Official Plan Update such as the Parks Plan, the emerging Transportation Master Plan, and the updating of the Urban Master Environmental Servicing Plan. Finally, the public consultation and engagement undertaken to date has also helped shape the proposed policies.

Provincial Legislation and Policy Considerations:

The following summarizes how OPA 18.6 complies with provincial legislation and policies. More details are provided in Section 1.3 (Basis) of the OPA in Appendix A to this staff report.

Planning Act

The *Planning Act* (1990) authorizes municipalities to identify and delineate the boundary of Protected Major Transit Station Areas (PMTSA) and to identify land uses and minimum and/or maximum density and/or heights of buildings or structures on lands within PMTSAs. Moreover, the aforementioned matters are protected from appeals. Accordingly, OPA 18.6 identifies the Village Local Centre and portions of the RMUC along Yonge Street located immediately adjacent to the Village as an intensification area encompassed by two PMTSAs, which have been delineated and approved by the Province in the Region of York's 2022 Official Plan.

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Provincial Policy Statement, (2020)

The Provincial Policy Statement (2020) includes policies which encourage compact, mixed-use development to support liveable and resilient communities while considering housing needs. Accordingly, OPA 18.6 directs higher density development within the Local Centre in a range of forms of residential and non-residential development to support a mix of land uses.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) includes policies which support the achievement of complete communities and prioritize Major Transit Station Areas (MTSAs) on priority transit corridors and conserve cultural heritage resources. Accordingly, OPA 18.6 plans for a complete community by integrating a mix of uses in a compact form that provides for amenities and services within a 15-minute walk or 5-minute bike ride and also includes policies related to protecting heritage buildings.

Regional Policy Considerations:

The York Region Official Plan (2022) includes policies which identify the Village Local Centre and portions of the Yonge Street RMUC immediately north and south of the Village as being located along a priority transit corridor, and encompassed by two Protected Major Transit Station Areas (PMTSA): #45 and #48. Both of these PMTSA's have a prescribed minimum density target of 160 residents and jobs per hectare. The purpose of PMTSAs and the process of identifying them, as well as the City's input into that Regional process is documented in [Staff Report SRPRS.20.004](#).

To support the minimum prescribed density for the PMTSA's, the Regional Official Plan directs: (1) that the area support a mix of land uses to be identified in the City's Official Plan; (2) that the City provide direction regarding built form and scale of development to support and implement the Regional intensification hierarchy, (3) that the City consider identifying a residents to jobs ratio target to ensure live work opportunities and an appropriate balance of jobs to population, and (4) that the City provide affordable housing targets. Accordingly, OPA 18.6 designates portions of PMTSA #45 and #48 as Local Centre and RMUC and provides a target ratio of 7 residents to 3 jobs, which is intended to be achieved over the long term through the implementation of policies provided in the OP. Through a subsequent OPA, the City may update its affordable housing targets and definitions to further implement the ROP direction for affordable housing.

Local Policy Context and Considerations:

Section 3.1.3 of the Official Plan outlines the City Structure, as well as the intensification hierarchy which provides clarity and certainty respecting the City's priorities for where

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new growth and intensification is directed to occur within the City. OPA 18.6 encompasses an area identified in the OP City Structure as a Local Centre. In accordance with the City Structure, the Village Local Centre will accommodate intensification at a scale and intensity less than the Key Development Areas and generally less than the abutting Regional Corridor. Local Centres will be important community focal points and will develop as revitalized, mixed-use centres with pedestrian-oriented, human-scaled main streets.

In addition to the foregoing, the OPA also takes into consideration policy direction from the Official Plan wherein it states that all relevant policies of the Official Plan must be considered when reviewing and evaluating changes to land use, including an amendment to the Official Plan. The focus of this OPA is to supplement or amend existing policies of the Official Plan as it relates to the Village Local Centre by employing modern approaches to city building and good planning principles. Future decisions regarding development in this area will rely not only on policies provided in this OPA, but also on relevant policies within the whole of the Official Plan. As such, when considering the appropriateness of this OPA to guide development within this designation, it is important to recognize that the balance of Official Plan policies regarding City Vision, City Building, Implementation and Interpretation, must also be taken into consideration and applied as necessary.

Public Consultation:

In addition to the consultation during Phase 1 and Phase 2 of the OP Update process, an extensive stakeholder and community engagement program was used during Phase 3 to raise interest and awareness and to help shape the City's vision and goals for the future. The Phase 3 engagement involved public workshops, an online survey, and landowners meetings, and additional engagement via email. LURA Consulting summarized feedback and prepared the Phase 3 Batch 2: What We Heard – Employment and Intensification Areas Engagement Summary Report. This report summarizes feedback received on employment, Major Transit Station Areas and Corridors, the four growth centres – Yonge Street and Carrville Road/16th Avenue Key Development Area, Village Local Centre, Newkirk Local Centre, Oak Ridges Local Centre, as well as housekeeping matters. The details of the consultation and key messages received are outlined below.

Workshop

On November 17, 2022, City staff hosted a virtual workshop related to the Village Local Centre to inform the development of OPA 18.6. At each of these workshops, participants were able to hear from City staff about the Key Directions for the area, share their insights and personal experiences about the area and engage in interactive discussions about how the area can be further developed to address the community's current and future needs. At the workshop, slides were shared on the purpose of the workshop, background information on the Official Plan update, and the policy context for planning the Village Local Centre. The workshop also included interactive breakout

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activities on the area's vision, land use and character areas, considerations unique to the area, and public realm elements such as streets and parks.

Online Survey

On October 27 to November 30, 2022, a public online survey was available on the City's website to gather feedback from the public to further inform the development of OPA 18.8. The OP update project webpage, social media posts, and emails included a link to the questionnaire. It included questions on employment lands, mixed use development, the four centres, and matters considered most important when evaluating Official Plan Amendments.

Stakeholder and Landowner Meetings

Stakeholder meetings with prescribed agencies (Metrolinx, York Region, Alectra, School Boards, and Toronto and Region Conservation Authority) and also with the Village of Richmond Hill Business Improvement Area and Richmond Hill Board of Trade took place in September/October/November 2022. Likewise, landowner meetings were held on November 29 and 30, 2022 to collect additional feedback from land owners in and adjacent to the Village Local Centre. Similar to the workshop, an overview of the Key Directions for the area was provided and opportunities were given for participants to provide additional input. Focused follow-up meetings took place in March/April 2023 to discuss elements of the proposed policy direction for the Village Local Centre.

Key Feedback Received

The comments and feedback from past surveys and the workshop are synthesized in the two reports: [Phase 2: What We Heard – Centre-Specific Workshops Engagement Summary Report – July 2021](#) and [Phase 3 Batch 2: What We Heard – Employment and Intensification Areas Engagement Summary Report](#).

Key messages received on the Village Local Centre were as follows:

- General support for the proposed vision statement
- Seeking clear indication of the “Village” boundary
- Built form in the Village should be limited to low and mid-rise buildings
- Village should support a high proportion of commercial, office and community uses across the Centre to ensure a vibrant revitalized centre
- Redevelopment should complement heritage preservation
- Desire for transportation network, including active transportation, that minimizes congestion
- Desire for more urban plazas, walkways, gardens, linear parks, and open spaces to support growth within and surrounding the Centre

Draft OPA for Public Comment

An Official Plan Update Committee meeting was held on May 2, 2023 to provide a high level overview of the proposed OPA 18.6 for the Village Local Centre. The Draft OPA

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18.6 was posted to the City’s website on May 11, 2023 for public review and comments. An in-person Open House was held on June 7, 2023 to allow members of the public to view information boards about each of the centre-specific OPAs, learn about the Comprehensive Zoning By-law project and speak to staff directly.

City staff will continue to monitor and analyze feedback received on the amendment and will provide a full summary of the comments heard in a subsequent report to Council. Any comments received up until June 20, 2023, which coincides with today’s Council Public Meeting associated with this OPA, will be synthesized in a forthcoming What We Heard Report.

Notification

OPA 18.6 is being developed in accordance with Section 17 and 26 of the *Planning Act*. The *Planning Act* requires public consultation on the proposed amendments to be conducted through at least one public meeting with a minimum of 37-days’ notice issued beforehand. Accordingly, notice for today’s public meeting was issued on May 11, 2023 through the City’s website, social media, and the Liberal newspaper, and re-issued on May 18, 2023 (see Appendix B).

Next Steps:

Staff will collect comments and analyze all feedback received. Following this, Staff will return to Council with a final draft of the OPA to be considered for adoption in the fall of 2023. Following Council adoption, the City will seek approval of the amendment from York Region as the approval authority.

Financial/Staffing/Other Implications:

The recommendation of this report does not have any financial, staffing or other implications.

Relationship to Council’s Strategic Priorities 2020-2022:

Updating the Official Plan is identified as a Council Priority. OPA 18.6 supports all four of Council’s Strategic Priorities by directing the majority of growth to strategic growth areas, such as this Local Centre. The draft OPA also helps to create a strong sense of belonging by diversifying housing choice and enhancing the public realm in this Local Centre. With regards to getting around the City, the draft OPA provides for a fine-grained street network, along with facilities for active transportation and transit expansion. Lastly, the draft OPA promotes fiscal responsibility by coordinating the secondary planning process with infrastructure planning through the Parks Plan, the Transportation Master Plan, and other important City initiatives.

Conclusion:

The purpose of this report is to request comments concerning a municipally-initiated Official Plan Amendment (OPA 18.6) to the City’s Official Plan (refer to Appendix A).

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The OPA seeks to update the Downtown Local Centre designation policies in the Official Plan to address several key directions contained in the City Plan 2041 Key Directions Report endorsed by Council in February 2022 and to implement provincial and regional policy directions regarding complete communities. This report has been structured for information purposes only, with a recommendation that all comments be referred back to staff for consideration.

Appendix Contents and Maps:

The following attached documents may include scanned images of appendixes, maps and photographs. All attachments have been reviewed and made accessible. If you require an alternative format please call the contact person listed in this document.

- Appendix A: Draft OPA 18.6 - Village Local Centre
- Appendix B: Notice of Council Public Meeting issued on May 11th and 18th, 2023 in the Liberal

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Report Approval Details

Document Title:	SRPI.23.067 - OPA 18.6 Village Local Centre.docx
Attachments:	- Appendix A - Draft-OPA-18.6 - Village-Local-Centre.pdf - Appendix B - Notice.pdf
Final Approval Date:	Jun 1, 2023

This report and all of its attachments were approved and signed as outlined below:

Maria Flores - May 31, 2023 - 9:16 AM

Kelvin Kwan - May 31, 2023 - 1:47 PM

Darlene Joslin - Jun 1, 2023 - 9:45 AM