



PLANNING AND BUILDING SERVICES MEMORANDUM

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

FROM: K. SUGGITT, RPP, MANAGER OF STRATEGIC INITIATIVES, POLICY AND ANALYSIS, EXT. 5268

NOTED: A BOURRIE, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES
D. FRIARY, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT (ACTING)
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: UPDATE ON KICK-OFF OF THE CITY'S OFFICIAL PLAN UPDATE AND ZONING BY-LAW UPDATE

DATE: SEPTEMBER 10, 2018

The purpose of this Memorandum is to advise members of Council that the City's Official Plan Update together with the Zoning By-law Update has officially started.

Following the City's procurement policy, the successful bid was submitted by Dillon Consulting Ltd. who are supported in their submission by Tate Economic Research Inc. and Watson and Associates Economists Ltd.

Dillon Consulting will work closely with City staff to ensure staff are mentored throughout the process allowing staff to gain the knowledge and experience in this key policy area and are well equipped to work with the documents following their approvals. Planning staff and the Dillon team have already begun to meet to finalize the work program. Planning staff and the consulting team will meet with Provincial staff from the Ministry of Municipal Affairs and Housing (MMAH) for a pre-consultation meeting as required under the *Planning Act* sometime in Fall 2018.

The City's Official Plan must be brought into conformity with the Growth Plan for the Greater Golden Horseshoe, 2017 (the Growth Plan) which requires a Municipal Comprehensive Review (MCR) to be undertaken as part of the work. The MCR will involve looking at the City's land needs to accommodate the forecasted growth in population and employment to the year 2041. The City must assess the density and intensification targets outlined in the Growth Plan to determine how much land is required to accommodate the projected growth. Engagement of key stakeholder partners from the building, development and economic sectors plus members of the public will be involved in the MCR.

Throughout the MCR process, the land needs analysis and all aspects of that analysis will be reviewed with the staff technical team and reports will be brought back to Council at various stages. The first substantive reporting to Council will be Winter 2019. Extensive public consultation and stakeholder engagement will be conducted throughout the process. The on-line engagement platform piloted in Spring 2018 for intensification will be used along with innovative face-to-face sessions.

Planning staff has been working on early data collection and analysis to help set the stage for the Official Plan and Zoning By-law updates. This work includes an analysis of the City's existing vacant employment lands, a review of and proposed additional amendments to the City's Zoning By-law to address certain matters which require attention now, a review of the City's Community Improvement Plans, an intensification analysis along the Essa Road/Bradford Street corridor and developing a Sustainable Development Strategy to help guide future growth considerations.

The update to the City's Official Plan, including the MCR process, is expected to take 18 to 24 months to complete. The Zoning By-law update is proposed to run in parallel but a slightly delayed process, following



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the completion of some of the preliminary work on the OP update to help inform the Zoning By-law. With a kick-off in September, we anticipate the OP update to be before Council for adoption by spring or early summer of 2020.