LAND USE & GROWTH MANAGEMENT STRATEGY

ADOPTED BY COUNCIL, DECEMBER 15, 2009

www.City.Brockville.on.ca
PLANNING POLICY DIRECTION

6.1 Brockville’s Planning Goals & Targets 57
6.2 Build a Healthy & Sustainable City 58
6.3 City Structure 73
6.4 Network & Infrastructure 80
6.5 Implementation 82

NEXT STEPS 85
This Land Use and Growth Management Strategy is an essential component in the development of the new Official Plan and identifies a recommended growth management and land use regime for the City of Brockville. This Strategy is comprised of the necessary background research and analysis to ensure that the Official Plan is consistent with Provincial policy, and reflective of the local City context. Strong growth management recommendations are key to ensuring the efficient use of land and infrastructure. Recommendations for growth areas are based on a number of factors, including available land supply, surrounding land use, and availability of infrastructure.

The recommended City Structure supports the creation of a complete community, which meets the City’s immediate and future needs by providing access to a full range and mix of housing, a diverse mix of jobs, retail opportunities, a range of community services and facilities, recreational and open space opportunities, convenient transportation choices, and the protection of future development lands through the establishment of an “Urban Reserve”. The recommended City Structure defines how and where the City’s anticipated growth will be accommodated within the 20-year planning horizon of the Official Plan. The majority of residential growth is anticipated to occur in the Downtown and Central Waterfront Area, in the north-end of the City on designated greenfield lands, and in the southwest of the City. The majority of employment (non-residential) growth is anticipated to occur in the Downtown and Central Waterfront Area, the Broome Industrial Park, and planned commercial/mixed-use nodes.

Consistent with this Strategy, the Official Plan will provide a clear policy framework for managing and accommodating the growth projected for the City.
“The City of Brockville Official Plan program presents an exciting opportunity for Council, City staff, the residents and other members of the community to be involved in shaping their own future.”
The City of Brockville is in the process of preparing a new Official Plan. An Official Plan is a statutory document which sets out the land use policy direction for long-term growth and development in the City of Brockville for the next 20 years. In addition to direction from the City’s Community Strategic Plan to prepare a new Official Plan, the existing Plan is over 20 years old, which exceeds its defined planning horizon. As such, the City initiated the process to create a new Plan. To inform policy in the new Plan, three strategies have been prepared:

» Land Use and Growth Management Strategy;
» Downtown and Waterfront Master Plan and Urban Design Strategy; and
» Economic Development Strategy.

Concurrent with the Official Plan, the City is also undertaking an Integrated Community Sustainability Plan (ICSP), which will direct policy by establishing a set of sustainability goals and targets. These goals and targets will ensure overall interaction between the three strategies, the Community Strategic Plan adopted in April of 2009, other municipal plans, strategies and documents, and with the City’s decision-making process. The process to develop the ICSP is ongoing and has progressed towards a Discussion Paper on Integrated Community Sustainability.

This report contains the Land Use and Growth Management Strategy, an essential component in the development of the new Official Plan for the City of Brockville. This strategy identifies a recommended growth and land use regime to effect the growth strategy. This document also analyzes constraints and provides recommendations related to water, wastewater and transportation infrastructure. This document provides an overview of the Brockville Official Plan Project and provides local context to relevant planning policies. Subsequent sections address growth management planning and analyze infrastructure needs. Finally, this strategy document concludes by providing planning policy direction and recommended next steps.
1.1 BROCKVILLE OFFICIAL PLAN PROJECT – OVERVIEW

The City of Brockville and its 22,900 residents (Watson & Associates, 2009) have initiated the process to create a new Official Plan. This new Official Plan is intended to guide land use and development for a 20-year time horizon beginning to the year 2031.

The City of Brockville Official Plan program presents an exciting opportunity for Council, City staff, and the community to be involved in shaping their own future by helping to guide the planning foundation and direction of the City for the next 20 years. The Official Plan project is in response to the evolving Provincial policy initiatives such as the Provincial Policy Statement and amendments to the Planning Act, which are further detailed in Section 2.0.

The development of the Official Plan requires specific analysis and consultation to determine the most effective policies to guide change over the next 20 years. The Official Plan project is organized into three phases as illustrated in Figure 1. Phase I involves a comprehensive approach by preparing several key studies which provide the Foundation for the new Official Plan. Phase II of the project integrates the results of Phase I leading to the preparation of the Land Use and Growth Management Study. Phase III will integrate results from Phases I and II, culminating in the preparation of the Official Plan. The Official Plan is expected to be ready for adoption by City Council in late spring/early summer of 2010 and will then be forwarded to the Ontario Ministry of Municipal Affairs and Housing for approval.

The focus of the project is to establish a strategy for the management of change in the City of Brockville. The primary objectives include:

- Identify opportunities for growth in the City;
- Incorporate policies into the new Official Plan that are clear, environmentally progressive, and promote a sustainable and healthy community;
- Evaluate employment lands with the view to accommodate growth and respond to emerging employment trends;
- Maintain an appropriate balance of residential to non-residential land uses;
- Conform to provincial initiatives, particularly the Provincial Policy Statement;
- Establish, a framework for urban design guidelines and architectural control policies, and incorporate an urban design plan for the downtown and waterfront area;
- Enhance policies to support cultural and built heritage;
- Incorporate policies which focus on the public use of the waterfront and expansion of the parks, trails, and open space systems;
- Build on efforts to revitalize the community, such as the Community Improvement Plans;
- Make provisions in the Official Plan to address recent amendments to the Planning Act including matters such as complete applications requirements, development permit systems, public meeting requirements, etc.; and
- Establish a framework for a socio-economic development mission and strategies which will provide recommendations related to land use and development.
1.2 FOUNDATIONS

As identified in Figure 1, the first phase of the Official Plan Project provided the technical background and the development of emerging planning themes. The second phase involved the development of three interrelated strategies, which will inform policy in the new Official Plan and Integrated Community Sustainability Plan to be completed in the final phase.

The Foundation Report, adopted by Council on June 23, 2009, brought together a set of recommendations to move towards the completion of the detailed strategies. The recommendations were based on input received from Council, the community, and City staff. These strategies, will assist in developing policy in the new Official Plan.
Figure 2 | Emerging Planning Themes

emerging community planning themes

- Connect trails, streets and open spaces, increasing the 'walkability' of the City.
- Promote active and accessible transportation choices – improve transit, cycling, and walking trails.
- Upgrade and expand crucial physical infrastructure in the City.
- Maintain and enhance core community services, including health care, recreation, and social services.
- Undertake significant upgrades to water-based access and services on the River.
- Provide a large number of activities for all ages on the waterfront.
- Reduce energy consumption and provide alternative and more sustainable energy solutions.
- Address the greening of the community – tree planting, landscaping, and vegetation retention.
- Balance the use of the City’s Islands.
- Protect and enhance natural areas, parks, and open spaces.
- Provide strong planning and municipal leadership.
- Maintain and improve cleanliness and safety within the City.
- Be inclusive and consultative.
- Maintain the ‘Small City Feel’.
- Celebrate heritage and culture.
- Provide a diverse housing choice – available, accessible, and affordable.
- Promote the City’s strong architectural identity and excellence in urban design, which is unique in Eastern Ontario.
- Retain and attract young people to ensure the City’s sustained viability into the future.
- Protect and enhance the vibrancy of the downtown and street life.
- Protect and enhance the waterfront as an active and publicly accessible place.
- Continue to develop tourism amenities and a tourism industry.
- Maintain a strong and diverse employment base, particularly with exposure close to Hwy 401.
- Redevelop underutilized sites south of the 401 to reinvigorate the core of the City.
- Position St. Lawrence College and other key learning assets and facilities to be at the centre of excellence for technology, entrepreneurship, and research and development.
1.3 STRATEGIES

Phase two of the Official Plan project includes the preparation of three strategies. The three strategies are:

- The Downtown and Waterfront Master Plan and Urban Design Strategy;
- The Economic Development Strategy; and
- This Land Use and Growth Management Strategy.

The three strategies are described in Figure 3. In addition, the City is currently undertaking an Integrated Community Sustainability Plan, as described in Section 1.4.

1.3.1 DOWNTOWN & WATERFRONT MASTER PLAN & URBAN DESIGN STRATEGY

The quality, history, accessibility and present design of the City’s waterfront and downtown all contribute to the notion of the waterfront and the downtown as having cultural heritage significance. The Strategy takes into consideration criteria and issues that are important to the City of Brockville, will be used to shape the development of policy in the downtown and the waterfront areas. In particular, the Strategy proposes alternative locations for a number of water-based activities to alleviate the growing needs of visitors, promote and maintain connectivity between and determine the use of the downtown and the waterfront area, as well as promote the downtown and waterfront as areas for living, working, and as a tourism destination. This strategy also addresses the sequence of parks and open spaces along the waterfront, and the future use of the Reynolds lands. The review also examines the juxtaposition between the need for high density development and existing urban fabric and heritage elements which have characterized the charm of Brockville.

1.3.2 ECONOMIC DEVELOPMENT STRATEGY

With an eye on prosperity, the Economic Development Strategy charts the future economy of the City of Brockville and influences the land use planning direction for the Official Plan. Defined by the key values of the Community, the Socio-Economic Mission defines the long-term direction of economic development to ensure, at all times, compatibility with these values. Flexibility in strategies is essential and they must be adjusted frequently according to the economic conditions that prevail; this is especially crucial in the present economic turbulence. The Strategies also support the goals of the Socio-Economic Mission, which enables the City to pursue various avenues of sustainable economic growth, both in the short-term and long-term, as conditions change. This results in effective steps being taken to implement the Socio-Economic Mission. Partnerships between the public and
private sector will be crucial – the City, in conjunction with senior levels of government, will work with the private sector to create conditions for appropriate economic expansion and growth of developing businesses and employment within those optimized conditions.

1.3.3 LAND USE & GROWTH MANAGEMENT STRATEGY

This Land Use and Growth Management Strategy (LU&GMS) builds on the recommendations from the Foundation Report and identifies recommended planning policy directions and a structure for growth and development for the City of Brockville. It is developed on the basis of a local, contextually-appropriate, appreciation of Provincial planning policy. This Report also provides recommendations regarding growth, servicing, transportation, and land use, all of which will assist in providing policy direction in the Official Plan.

Planning at the official plan level is carried out within a framework established by both Provincial legislation and the primary policy documents prepared by the Province of Ontario. Provincial policy is implemented by the Brockville Official Plan as illustrated in Figure 4. The City’s Official Plan is then implemented by a series of planning tools established in its Official Plan such as a zoning by-law and development control.

The Provincial land use policy regime is established through the Planning Act and the Provincial Policy Statement (PPS).

1.4 INTEGRATED COMMUNITY SUSTAINABILITY PLAN

The Community Sustainability Strategy prepared in the Foundation Report recommended that “the City could support principles of sustainability, consider long-term needs and impacts of decision making, and ensure that planning is holistic as a result of integrated decision making and goal setting by undertaking an Integrated Community Sustainability Plan”.

Integrated Community Sustainability Plans (ICSPs) are defined in Ontario’s 2005 Federal Gas Tax (FGT) Agreement as long-term plans developed in consultation with community members that provide direction for the community to realize sustainability objectives, including environmental, cultural, social and economic objectives.

While ICSPs are not required to be prepared by municipalities in Ontario where an Official Plan is in place, the ICSP will be prepared in order to demonstrate that the City of Brockville is engaged in initiatives that support municipal sustainability. It will also ensure that the City has access to federal funds for municipal infrastructure projects and sustainability planning initiatives in the future.
1.5 PUBLIC CONSULTATION

The process to develop a new Official Plan for the City of Brockville has involved a significantly high degree of public consultation. To date, there has been a high level of public interest and involvement in this initiative, achieved through a number of public consultation events and workshops, which have provided opportunities for residents, business owners, and interested parties to participate in the process.

**Foundation Workshops**

The first major event of this open and transparent public consultation process was on February 26, 2009, when the Community Forum Workshop was held to provide a background of the Official Plan program, and obtain initial comments from the public. Workshop participants were asked to comment on what they value about Brockville, issues and challenges facing the City, and the visions for the future. Over 100 participants attended this workshop, and provided insightful thoughts and ideas on how to plan for the future of Brockville.

An Economic Development Workshop was held on March 3, 2009, where participants contributed by identifying community values through the lens of the economy. More than 60 people attended this workshop and provided comments that identified economic issues, including the lack of small businesses in the City, the need to increase transit, walkability and provide live/work opportunities, add more hotels downtown, and increase sustainability.

A workshop focusing on the City’s Downtown and Waterfront was held on March 4, 2009. The workshop focused around eleven different sectors within the Downtown and Central Waterfront area, where community members and interested parties shared their thoughts on the future of the sectors in the study area. Approximately 150 people attended this meeting, and attracted meaningful and thought-provoking discussion on this vital area of Brockville. Community members commented on the need to enhance and expand recreational uses along the waterfront and promote commercial, residential, recreational and institutional uses in the Downtown. Heritage and tourism were also major topics of discussion in the workshop.

Ensuring an inclusive, meaningful, proactive and responsive public consultation process has been one of the most important aspects in the development of the City’s new Official Plan. The initial community workshops provided an opportunity to gain a necessary and important understanding of key issues facing the City of Brockville, and provided a critical component in establishing the Foundation Report, which is comprised of several background reports and emerging planning themes that surfaced from the public workshops.
The first of two Public Open Houses was held on May 25, 2009, to allow for public comments to be received on the draft Foundation Report, including emerging planning themes, economic development, transportation, servicing, urban design, the waterfront and downtown, and future growth. Through extensive dialogue and discussion with community members, key areas of interest and concern emerged, including the need for a publicly accessible and barrier-free waterfront, promoting mixed-use development throughout the downtown, increasing public green space, encouraging the heritage feel to the City and promoting high quality architecture, maintaining and preserving St. Lawrence Park, promoting development north of Water Street, and maintaining river views from the downtown area. All public comments were considered in the revisions to the Foundation Report. The Report was adopted by Council on June 23, 2009.

**Strategy Workshops**

The second Public Open House was held on September 9, 2009 with the purpose of introducing and discussing the three Strategy documents that were developed from the necessary comments and feedback provided by the community. The three Strategies include:

» the Economic Development Strategy;

» the Land Use and Growth Management Strategy;

» the Downtown and Waterfront Master Plan and Urban Design Strategy.

Also available was the preliminary discussion paper on the Integrated Community Sustainability Plan.

Over 80 participants attended the Open House, where they were asked to review the display boards and provide any questions, comments or concerns with respect to the Strategy documents or the overall project. This was accomplished by writing comments on colour-coordinated post-it notes and attaching them directly on the display boards. Comments and suggestions provided for the Economic Development Strategy included improving and expanding on Brockville’s Farmer’s Market, seeking out regional partnerships to increase the City’s market exposure, and proposing methods to attract business and industry to the area. Comments on the Land Use and Growth Management Strategy included concerns about servicing development, phasing of the City’s future development lands, to the City’s connectivity to rail corridors and traffic.

Comments on the Downtown and Waterfront Master Plan and Urban Design Strategy pertained to the reconfiguration of Water Street, re-use/re-development of older buildings, tourist attraction and proposed new development in the downtown.
Comments on the Integrated Community Sustainability Plan stressed the importance to reduce energy dependence and seek alternative energy sources, including “Food” as an action area and providing more information on the timing of completion of certain action items.

As a follow-up to the second Open House, a Public Workshop was held on November 9, 2009 to discuss the draft Economic Development Strategy, draft Land Use and Growth Management Strategy, and the draft Downtown and Waterfront Master Plan and Urban Design Strategy. Participants were able to review display boards containing information on the draft Strategy documents. They were then asked to choose two of the three Strategies they were most interested in and participate in facilitated group discussions that focused on the specific strategy document.

Concerns included the need for additional boating/recreational opportunities (i.e. new docks and diving spots), building heights in the Downtown and the concern over the potential for a high rise skyline of the City, the need for a comprehensive business plan for the Downtown and economic incentives that attract sustainable development, the need to encourage and support affordable housing opportunities, and the need to build and expand the Brock Trail. Participants also focused on what they liked and did not want to see changed in the Strategy documents, including encouraging more people to live downtown, promoting revitalization and public access to the waterfront, the realignment of Water Street and the use of the tunnel area, encouraging an on-street cycling network, and attracting institutional uses to the downtown area.

Throughout the initiative, many participants have acknowledged and commented on the extensive public consultation process that has been undertaken to develop Brockville’s new Official Plan. The input that has been received so far in the project process has been extensive. In less than one year, seven consultation exercises have been held in order to provide a framework for the development of the Official Plan. The public forums, meetings, open houses and workshops have been well attended by various interests in Brockville, has brought key issues and concerns to the surface, and has painted a vivid picture of how these participants want their City to look, function and evolve. In addition to public event participation, we have received and considered numerous written submissions.
Figure 4 | Ontario’s Planning Framework

- Planning Act
- Provincial Legislation
- Provincial Policy
- Provincial Policy Statement 2005
- Official Plan
- City of Brockville Policy
- Zoning By-law
- City of Brockville Implementation Tool

Level of Detail
2.1 THE PLANNING ACT

The Planning Act provides the fundamental land use planning framework in Ontario. It governs the overall content and direction of official plans through section 16(1), which states:

“an official plan,

a. shall contain goals, objectives and policies established primarily to manage and direct physical change and the effects on the social, economic and natural environment of the municipality or part of it, or an area that is without municipal organization; and

b. may contain a description of the measures and procedures proposed to attain the objectives of the plan and a description of the measures and procedures for informing and obtaining the views of the public in respect of a proposed amendment to the official plan or proposed revision of the plan in respect of a proposed zoning by-law.”

The Planning Act also identifies 18 matters of Provincial interest that the council of a municipality, local board, planning board or Ontario Municipal Board “shall have regard to” when carrying out their responsibilities under the Act, including the preparation and adoption of an official plan.
The matters of Provincial interest are presented in no particular order, and are not intended to indicate that Provincial interests have varying levels of importance.

The Planning Act also provides local councils and residents with more control in the planning process, identifies the role of the Ontario Municipal Board (OMB), provides local municipalities the planning and financial tools to use land resources and infrastructure more efficiently. The Act is also supportive of initiatives aimed at the intensification of existing settlement areas, the promotion of sustainable development and the protection of greenspaces.

The new City of Brockville Official Plan will reflect the new Provincial directions in a locally-appropriate manner.

### 2.2 Provincial Policy Statement

The Provincial Policy Statement (PPS) is issued under the authority of Section 3 of the Planning Act and provides direction on key Provincial interests related to land use planning. The City is required to be “consistent with” the PPS when exercising its authority in planning matters, and when implementing appropriate land use designations and policies.

#### 2.2.1 Planning Principles & Policies

The PPS provides for three umbrella principles and a series of supporting policies. The three principles of the Provincial Policy Statement are:

**Building Strong Communities**

Efficient land use and development patterns that support liveable and healthy communities, protect the natural environment and public safety, and promote economic growth.

The matters of Provincial interest are:

1. the protection of ecological systems, including natural areas, features and functions;
2. the protection of agricultural resources of the Province;
3. the conservation and management of natural resources and the mineral resource base;
4. the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
5. the supply, efficient use and conservation of energy and water;
6. the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
7. the minimization of waste;
8. the orderly development of safe and healthy communities;
9. the accessibility for persons with disabilities to all facilities, services and matters to which the Act applies;
10. the adequate provision and distribution educational, health, social, cultural and recreational facilities;
11. the adequate provision of a full range of housing;
12. the adequate provision of employment opportunities;
13. the protection of the financial and economic well-being of the province and its municipalities;
14. the co-ordination of planning activities of public bodies;
15. the resolution of planning conflicts involving public and private conflicts;
16. the protection of public health and safety;
17. the appropriate location of growth and development; and
18. the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.
Wise Use and Management of Resources
In order to maintain the long-term environmental health and social well-being of the Province, natural heritage, water, agriculture, mineral and cultural heritage and archaeological resources must be protected.

Protecting Public Health and Safety
Development is to be directed away from areas of natural or human-made hazards that pose the risk of public cost, safety, and property damage.

Further elaboration of these principles is contained in an associated set of detailed policies. The essence of these policies is reflected in the following topic areas.

2.2.2 Growth Management
The Provincial Policy Statement (PPS) contains numerous policies detailing the manner in which communities will grow, and the form this growth will take. The policies are designed to promote long term financial well-being, the protection of the natural environment, and the social well being of Ontario residents. The PPS directs growth away from sensitive environmental features, agricultural lands, and areas of significant natural resources. Growth should be accommodated, first, through the intensification and redevelopment of existing urban areas and, second, through outward urban expansions. There are also policies that develop targets for the amount of land that needs to be available for housing growth.

When undertaking a new Official Plan, the PPS identifies criteria on how the new Plan should be prepared and what information should be considered. The PPS contains the following policy with regards to comprehensive Official Plan reviews:

A. for the purposes of policies 1.1.3.9 and 1.3.2, an official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:
   i. is based on a review of population and growth projections and which reflect projections and allocations by upper-tier municipalities and plans, where applicable; considers alternative directions for growth; and determines how best to accommodate this growth while protecting interests;

Further elaboration of these principles is contained in an associated set of detailed policies. The essence of these policies is reflected in the following topic areas.

1. Building Strong Communities
   1.1 Managing and Directing Land Use to Achieve Efficient Development and Land Use Patterns
   1.2 Coordination
   1.3 Employment Areas
   1.4. Housing
   1.5 Public Spaces, Parks and Open Space
   1.6 Infrastructure and Public Service Facilities
   1.7 Long-Term Economic Prosperity
   1.8 Energy and Air Quality

2. Wise Use and Management of Resources
   2.1 Natural Heritage
   2.2 Water
   2.3 Agriculture
   2.4 Minerals and Petroleum
   2.5 Mineral Aggregates Resources
   2.6 Cultural Heritage and Archaeology

3. Protecting Public Health and Safety
   3.1 Natural Hazards
   3.2 Human-made Hazards
ii. utilizes opportunities to accommodate projected growth through intensification and redevelopment;

iii. confirms that the lands to be developed do not comprise specialty crop areas in accordance with policy 2.3.2;

iv. is integrated with planning for infrastructure and public service facilities; and

v. considers cross-jurisdictional issues.”

The City of Brockville Official Plan Project, including the Growth Assessment and various Background Studies satisfies the PPS requirements for a comprehensive review by addressing the requirements and planning analysis of Section 1.1.3.9.

2.3 EXISTING BROCKVILLE OFFICIAL PLAN

The current City of Brockville Official Plan was approved by the Ministry of Municipal Affairs and Housing in October of 1988.

The Official Plan contains policies related to the management of growth including:

- General development policies;
- Land use policies;
- Planning districts – detailed development policies; and
- Transportation and servicing policies.

2.3.1 GENERAL DEVELOPMENT POLICIES

The General Development Policies section in the Plan identifies a number of strategic approaches to accommodating and directing growth. These include recommending that new growth be supported by housing statements and vacancy studies, ensuring full municipal services are available for areas intended for urban development, encouraging infill and intensification, directing growth away from natural and hazardous areas, and providing direction related to contaminated lands and brownfield sites.

2.3.2 LAND USE POLICIES

The Land Use Policies section in the City’s existing Official Plan directs growth and development to particular areas identified on the Land Use Schedule that accompanies the Plan. On the Schedule, seven land use designations are identified that guide development to particular areas. These designations include:

- Residential Districts;
- Commercial Districts;
- Industrial Districts;
- Institutional District;
- Special Education District;
- Rural District; and
- Open Space District.

The Official Plan provides for a range of permitted uses within the Plan’s land use designations, as illustrated in Schedule ‘A’ to the Official Plan – Future Land Use.
Official Plan Land Use Designations & Policies

Residential Districts

1. A variety of dwelling types (low, medium, and high density).
2. Ancillary uses including churches, daycare facilities, group homes, institutional residences, parks and local commercial facilities.
3. Commercial uses including convenience retail shops, personal service shops, and residences within a commercial use if it is a secondary use.

Commercial Districts

1. General Commercial Uses including retail service operations and professional offices, hotels or motels, theatres, clubs and places of amusement and recreation. Dwelling units in upper floors of commercial buildings may be permitted as a secondary use.
2. Highway Commercial uses including automobile dealerships, service stations, public garages, motels, hotels, restaurants, theatres, drive-in restaurants, commercial recreational uses such as health clubs, and other commercial uses which serve the motoring public and transportation industry, as well as large retail or large wholesale outlets requiring large enclosed or large open storage areas such as building supply firms, furniture warehouse outlets or supermarkets.
3. Shopping Centre Commercial uses including retail and service operations, business, professional offices and residential uses, as a secondary use only.
4. Downtown Commercial uses including retail stores, service uses, restaurants, business and professional offices, banks and financial institutions, theatres, marinas, recreational uses, mixed commercial/residential buildings, and residential uses.
5. Power Centre Commercial uses including large format retail stores, often referred to as “retail warehouses”, department stores, home improvement centres, factory outlets, limited smaller retail establishments, service uses, certain highway commercial-type uses such as fast food outlets, automobile sales establishments and hotels or motels, commercial recreation and entertainment facilities, offices and light industrial uses. A supermarket shall be permitted on the lands located on the north side of Parkedale Avenue between Crocker Crescent and Broome Road and south of Waltham Road.
6. Waterfront Mixed-use Commercial uses including a broad range of uses including but not limited to residential, restaurant, retail, personal service establishment, office, business, hotel, educational marine center, museum, marina and marina-related uses, tourist-related uses, and open space.

Industrial Districts

A full range of manufacturing, assembly, processing, warehousing and fabricating facilities, transportation terminals and associated storage and handling facilities; wholesale dealers and associated warehouse facilities arranging for the importation and distribution of products to businesses and institutions; service industries and workshops involved with the provision of specialized manufacturing, repair, cleaning, maintenances, security and construction services to other industries and businesses; and other businesses of a quasi-industrial nature such as utilities, training shops, research and testing laboratories, building contractors and building supply outlets.

Institutional District

Public buildings, hospitals, clinics, nursing homes and staff residences, day care facilities, schools, churches, government and civic buildings and public utility sites.
**Special Education District**
Predominant use of the land in the area so designated shall be for educational purposes at the community college level including the ancillary uses. Ancillary uses include accommodations for students and staff either in the form of residences or co-operative housing; commercial and service uses serving the day-to-day needs of the students and staff including a book store, bank, drug store, copying and typing service, eating establishment and student’s pub; passive and active recreational uses including a gymnasium, squash and racquetball courts, an arena, indoor or outdoor swimming pool, sports fields, and tennis courts; and facilities for community services including employment services, regional training centre, and meeting and conference rooms. Council shall make every effort to facilitate the improvement and expansion of the College’s facilities, buildings, functions and services within the designated area.

**Rural District**
Agriculture, conservation, public utility, and waste disposal uses.

**Open Space District**
Community Park and Open Space uses including facilities for swimming, hockey, sports arenas, tennis courts.

Neighbourhood Park uses including play areas, baseball, outdoor skating and tennis facilities.

Sub-neighbourhood Park uses including creative play equipment.

Waterfront Areas and Islands uses including recreation, swimming, beach areas, boat docking facilities, scenic views, environmentally sensitive areas and the potential to be integrated into the City’s park system.

Other uses within this District include valleylands and other lands under the jurisdiction of the Conservation Authority.

The land use designations and the associated policies within the Official Plan need to be reviewed to ensure conformity with the Provincial Policy Statement, changes to the *Planning Act* and with contemporary planning issues.
2.3.3 LAND USE ISSUES
Based on our review of the Official Plan, there are several issues that need to be addressed through the development of policies for the new Official Plan. These issues range from minor technical issues to changing policy to ensure consistency with the Provincial Policy Statement and implementing several recommendations from studies being concurrently prepared in the City. While this list is not exhaustive and in no particular order, it provides clarity as to which issues need to be addressed to:

1. Ensure the Official Plan conforms with Provincial policy documents, such as the Provincial Policy Statement and Planning Act;
2. Address the need to appropriately service areas and development while in keeping with the policy direction of the Provincial Policy Statement;
3. Identify affordable housing needs in the community and create policy approaches to ensure consistency with the PPS;
4. Promote healthy communities as indicated in the PPS through supportive policies to encourage active lifestyles;
5. Ensure that there are adequate employment designations and lands designated as such;
6. Review the structure of the industrial designation to identify opportunities for mixed use employment areas subject to land use compatibility criteria and servicing availability;
7. Review the structure of the residential and commercial designations to investigate opportunities for mixed use corridors and areas;
8. Ensure that there are opportunities for alternative energy solutions; and
9. Ensure that Community Sustainability is addressed in the policies of the Plan.

2.3.4 PLANNING DISTRICTS
In the existing OP, the City has been divided into nine Planning Districts. Within these districts, detailed development policies have been provided that further guide how development should proceed and district-specific characteristics that should be maintained and/or enhanced. These district policies also further guide how individual land uses are to be developed and land use conflicts are to be minimized/mitigated.

2.3.5 TRANSPORTATION & SERVICING
The sections on transportation and servicing indicate that all development should be properly serviced. To determine where new growth should be directed, the area must be serviceable from both the transportation and water/wastewater networks. The sections further indicate what improvements are necessary over the long-term to accommodate growth.