

Annex 4: Local Plan Framework

Depending on their context, Local Plans will include the following elements where relevant:

Plan Context

- 1) Identify the community boundaries, and the boundaries of the study area if different;
- 2) Outline goals and measurable targets;
- 3) Describe the relationship of the local plan area to the city, the transect and the broader community including lands that are in close proximity to the local plan area, that are large, vacant or underutilized sites, publicly owned lands or other land suitable for intensification; and
- 4) Describe the relationship between the local plan area and watershed or subwatershed.

Existing Conditions (Social, Health, Economic and Environmental)

- 1) Boundaries of community, entryways;
- 2) Natural heritage features, including surface and ground water features, and their ecosystem services;
- 3) Urban Forest Canopy;
- 4) Urban Heat Island Effects;
- 5) Demographic, health, employment, economic and housing profile;
- 6) Transportation and infrastructure capacities; conditions and alignments;
- 7) Extent and condition of pedestrian and cycling networks including linkages to adjacent communities;
- 8) Elements of valued historic development patterns;
- 9) Views, vistas, landscapes, features, landmarks;
- 10) Existing character of built form - design elements, heritage resources, streetscape characteristics, visual cues;
- 11) Existing elements of a 15 minute neighbourhood including transit, schools, licensed child care facilities, community centres, parks and other greenspace, other community infrastructure, general retail, grocery stores;
- 12) Quality of connections between elements of 15-minute neighbourhoods;
- 13) Floodplains, climate change flood vulnerable areas, unstable soils or bedrock, contamination, and other constraints; and
- 14) Relationship to adjacent neighbourhoods.

Vision, Objectives and Targets

A Vision for the local plan area, as well as objectives and targets relating to all relevant policies and designations of this Plan. In particular these should include:

- 1) Healthy and inclusive community objectives and targets consistent with Subsection 2.2.4 including a specific focus on creating healthy, walkable 15-minute neighbourhoods and building inclusive, all age communities;
- 2) Growth Management objectives and targets consistent with Section 3, including those related to intensification and employment;
- 3) Sustainable transportation objectives and targets consistent with Subsection 4.1;
- 4) Community design that supports climate change and energy efficiency objectives and targets consistent with Subsection 2.2.3;
- 5) Affordable housing objectives and targets consistent with Subsection 4.2; and
- 6) Objectives and targets relating to the urban forest canopy and equitable access to greenspace consistent with the policies in Subsection 4.8.

Constraints and Opportunities

- 1) Shortfalls/deficiencies in existing conditions relative to objectives/targets;
- 2) Opportunities arising from a review of existing conditions this includes, relative to objectives/targets, the identification of features within the Local Plan that will enhance the evolution of the area and/or surrounding area into a 15-minute neighbourhood after the adoption of the Local Plan. These features should enhance the quality of connections that support walkability, and the land uses, including services and amenities , that support the 15-minute neighbourhood concept; and
- 3) Impact assessment where required by this Plan to evaluate the impact of development on cultural heritage resources, natural heritage features resources, and on transportation or other A infrastructure including private individual services.

Key Plan Components

- 1) A land use plan for the local plan area including the proposed type, scale and phasing of development;
- 2) Description of how development will achieve growth management objectives including residential densities, minimum number of jobs and mix of residential units, consistent with Section 3;
- 3) Projections for population, residential dwellings, and employment and identified by district which has boundaries that consider the transportation network within the Local Plan area and how they may integrate into the City's transportation network model;
- 4) A description of the key elements and approaches relating to services, amenities, and pedestrian connections within a 15-minute walk to residential areas that will be pursued to foster evolution into a 15-minute neighbourhood over time;

- 5) A description of the planned mobility network, including the access points, street layout and design, pedestrian, cycling, transit routes and related infrastructure, as well as planning and design strategies (e.g. traffic calming) to support walking, cycling and transit use in keeping with Subsection 4.1;
- 6) A plan for development consistent with all applicable urban design policies of Subsection 4.6 including sustainable and resilient design;
- 7) A landscape concept plan that incorporates the retention of existing trees and tree planting consistent with the urban forest canopy cover policies in Subsection 4.8;

- 8) Affordable housing and housing diversity policies consistent with Subsection 4.2;
- 9) Siting and design of schools consistent with Subsection 4.10;
- 10) Large Scale Institution and Facilities policies consistent with Subsection 4.3;
- 11) An assessment of existing and planned cultural assets;
- 12) A plan for public art that identifies opportunities for public art consistent with the City's Public Art Policy;
- 13) A heritage brief that outlines properties or cultural landscapes designated under Part IV or Part V of the *Ontario Heritage Act* and non-designated properties listed on the Heritage Register;
- 14) Potential extensions of areas subject to view protection;
- 15) Identification of locations, sizes, shapes and functions of future parks, in accordance with applicable policies of Subsection 4.4 (Parks and Recreation). The identification of parks in the Plan does not preclude additional parkland dedication at the time of a planning application and building permit;
- 16) Guidance for each park's specific active recreational or cultural development opportunities such as children's play areas, outdoor rinks, splash pads, pedestrian walkways, and seating areas, or spaces for performance, exhibition, commemoration and ceremony;
- 17) Identification of privately-owned public spaces (POPS) and opportunities for improvements to existing parks;
- 18) Identification of future community infrastructure, including recreation facilities and community centres;
- 19) The location of greenspaces, including natural features, and potential or existing connections to an identified Greenspace Network;
- 20) Priorities and mechanism for greenspace securement;
- 21) A description of climate resiliency design features to adapt to future climate conditions and extreme weather including measures to:
 - a) reduce the impacts of extreme heat and reduce the urban heat island effect consistent with Section 10;
 - b) reduce flood risks in areas adjacent to regulated riverine systems;
 - c) manage stormwater; and
 - d) build resilience to extreme winds, storms and power outages.
- 22) A description of opportunities for energy conservation and efficiency, peak demand reduction, resilience to power disruptions, and local integrated energy solutions that incorporate renewables, district energy, or energy storage, through development of a Community Energy Plan;
- 23) Identification of spaces for local production and storage of food, including community gardens

and edible landscapes; and

24) Any other matters as deemed appropriate by the City.

Implementation Strategy

- 1) A phasing strategy, including timelines for infrastructure and amenities;
- 2) A Financial Plan that will show the cost of capital investments and the source of funding;
- 3) Parkland dedication rates as required by the Parkland Dedication By-law, or any successor by-law;
- 4) Percentage of the cash-in-lieu of parkland collected within the boundary of the secondary plan that may be used to acquire new or improve existing parks, recreation facilities and community centres;
- 5) An agreement among all landowners and developers that ensures the timely conveyance of parkland. A cost sharing agreement may be required;
- 6) The use of Planning Act tools such as community improvement plans, zoning by-laws, site plan review and other development application review processes;
- 7) City incentives, funding mechanisms, and capital investments such as infrastructure capacity improvements, greenspace and public realm management plans;
- 8) Opportunities for partnerships, incentives and funding opportunities with external parties that assist in implementing sustainability initiatives are encouraged, including consideration for alternative development standards for streets, utilities and infrastructure, if appropriate;
- 9) An action plan that identifies projects and priorities for all parties and that links proposed municipal actions to City work programs and budgets;
- 10) Community based initiatives such as tree planting, community gardens, business improvement areas or cooperative housing projects;
- 11) Guidelines for evaluating development applications in terms of whether they conform to the Local Plan;
- 12) Guidelines for determining when and how a plan may need to be modified with or without Council approval.