

Local Area Planning

20



GOALS

- 20 (A) Corporate and community decision-making processes are clear and open to the public.
- 20 (B) Victorians are interested, informed, empowered and involved in their communities and the process of democratic governance.

OVERVIEW

Most cities in North America have a system for planning at the local level that provides comprehensive and clear direction for the review and update of local level plans within the context of citywide issues and plans. Historically, local area plans in Victoria have focused on neighbourhoods, with a variety of scopes of concern and detail in their content. This section provides guidance for a new model that includes a variety of local area plans that are strategically focused on urban places that are experiencing or face the potential for major change, including in residential and employment-related land uses. While neighbourhood plans will continue to serve as one type of local area plan, additional options are outlined in this plan and include: “urban village plans”; “town centre plans”; “corridor plans”; and “district plans”.

Local area plans are a key tool in the implementation of this plan, exploring local context and providing detailed direction for how to achieve the objectives outlined in this plan at a local level. As illustrated in Figure 20, the OCP directs the creation of new local area plans. Existing local area plans, such as neighbourhood plans, inform the creation of new local area plans. Once a new local area plan is complete, its broad objectives and policies are integrated with other related existing plans, such as neighbourhood plans, through amendments for consistency.

This plan sets out policies to guide the City's local area planning initiatives and ensure consistency with OCP goals, policies and priorities, while responding to change and unique conditions through finer grained planning. Local area plans are strategically focused in areas of the city where major change is anticipated, including along transit corridors, in the Urban Core, in Urban Villages and Town Centres, and neighbourhoods. A model approach for local area plan preparation, including the public engagement process, is described in this section. Areas that have not yet been planned for not identified for the first phases of local area planning will be the subject of citywide planning and zoning initiatives that look to address issues that are common across many areas of the city. Additionally, the prioritization of local areas for planning will be reviewed at regular intervals to ensure changing circumstances are taken into account.

BROAD OBJECTIVES

The local area planning policies of this plan collectively address seven broad objectives:

- 20 (a) That local area plans are strategically focused on locations of existing or potential major change in land use, development and related topics.
- 20 (b) That local area plans should be consistent with the goals and broad objectives in the OCP, through policies that respond to local contexts.
- 20 (c) That local area plans provide direction for present and future land use and development at various geographic scales, in alignment with the urban place designations and related guidance in this plan.
- 20 (d) That all local area plans consider a common set of planning and land use concerns, and related policy areas.
- 20 (e) That local area plans are developed through a common set of considerations that provides direction for the planning process.
- 20 (f) That public engagement is central to local area planning [SEE ALSO SECTION 15 – COMMUNITY WELL-BEING, CIVIC ENGAGEMENT].
- 20 (g) That [adaptive management](#), as detailed in this plan, provides direction for local area plan updates, consistent with the OCP review cycle, to anticipate and strategically respond to change.

PLAN TYPES, SCALES AND PHASING

- 20.1 Undertake a program of local area planning to advance the goals and broad objectives in this plan through the development and implementation of local area plans for locations with potential for major change at different geographic scales, as described in Figure 21.
- 20.2 Each local area plan may be strategically focused on a neighbourhood, within a neighbourhood, or cross over neighbourhood boundaries, depending on the geographic scale of major change in land uses that are anticipated, and its associated impacts.
- 20.3 Local area plans are undertaken according to the priorities described in the Land Management Section of this plan, with actual timelines determined by Council as resources permit.
- 20.4 Review local area planning priorities at regular intervals, as consistent with the adaptive management section of this plan [SEE SECTION 22 – ADAPTIVE MANAGEMENT].

Figure 19: Local Area Planning Process

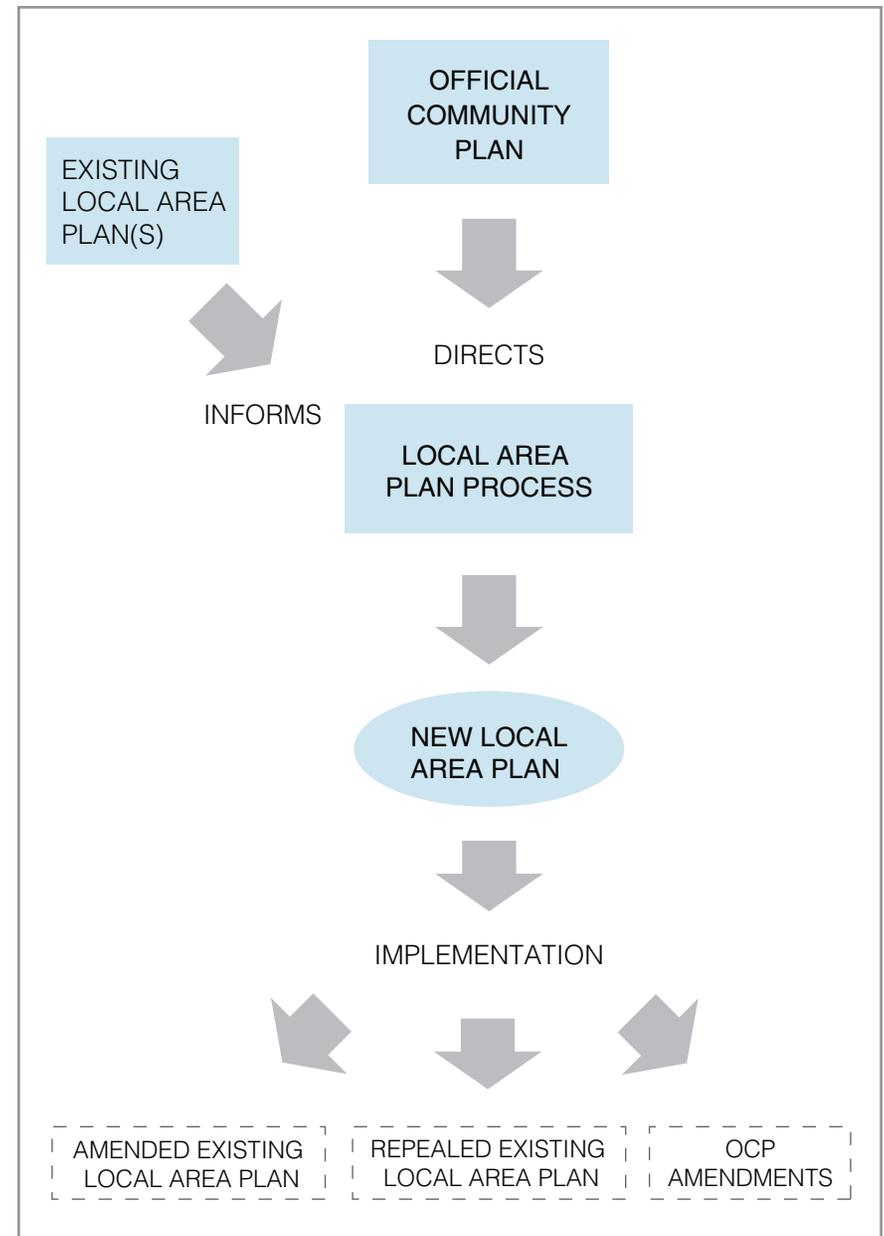


Figure 20: Local Area Plans and Initiatives

Local Area Plan Type	Plan Description	Purpose in the Context of the OCP	Study Area Boundaries
Citywide Zoning and Planning Initiatives	› Initiatives to address planning and zoning issues at the citywide scale.	› Explores a specific planning or zoning issue or opportunity at a citywide scale.	› Areas of the city with common planning or land use characteristics.
Area Plans	› Plan to provide direction for land use and related policy topics for an area larger than a neighbourhood.	› Explores complex policy issues and opportunities of a scale larger than one neighbourhood.	› Area impacted by specified land use planning, policy, and zoning considerations.
Neighbourhood Plans	› Plan to provide direction for land use and related policy topics for a neighbourhood.	› Explores policy issues and opportunities at the neighbourhood scale.	› Defined neighbourhood.
Corridor Plans	› Plan to provide direction for land use and related policy topics along transit or other corridor.	› Explores policy issues and opportunities at the corridor scale. For transit corridors, exploration is focused on one or more transit-oriented urban villages or town centres consistent with the relevant policies in this plan [SEE SECTION 6 – LAND MANAGEMENT AND DEVELOPMENT].	› Area impacted by improvements to or expansion of transit or other corridors.
Urban Village Plans / Town Centre Plans	› Plan to provide direction for land use and related policy topics for an urban village or a town centre.	› Explores policy issues and opportunities and develops progressively more complete urban villages and town centres as detailed in the guidelines in this plan [SEE SECTION 6 – LAND MANAGEMENT AND DEVELOPMENT].	› Area impacted by land use changes and development.
District Plans	› Plan to provide direction for land use and related policy topics in an area smaller than a neighbourhood.	› Explores policy issues and opportunities at a sub-area scale, such as the development of employment and industrial districts, giving consideration to the relevant policies of this plan [SEE POLICY 20.7]	› Area impacted by land use changes and development.

PLAN CONTENT

- 20.5 Every local area plan should consider and provide direction for all broad objectives and policies in this plan that need further development or articulation within the geographic scope of the local area plan, and should include:
- 20.5.1 A Statement of Consistency with Official Community Plan that generally describes how the local area plan is contributing to the achievement of the broad objectives and policies of the OCP over time;
 - 20.5.2 A local area vision, broad objectives, policies, and actions for planning and land use, and related topics, which are broadly consistent with this plan, but may include additional direction for locally specific concerns; and,
 - 20.5.3 A list of the number, kind and extent of amenities that are desired in the local area to guide and inform decisions about proposed development.
- 20.6 In the preparation of local area plans for those areas that include lands designated Town Centre, Large Urban Village, Small Urban Village, Urban Residential and Traditional Residential, give consideration to the following items, where appropriate to the scale of the local area plan:
- 20.6.1 Land use management guidance to implement Urban Place Designations at the local scale;
 - 20.6.2 Parks and open space;
 - 20.6.3 Housing, amenities and services suitable to a range of incomes, household types and lifecycle stages;
 - 20.6.4 Local area character and identity;
 - 20.6.5 Heritage conservation;
 - 20.6.6 Development of joint community service agreements respecting parks and school sites;
 - 20.6.7 New infill development and property additions that respond to the context of form and character in Heritage Conservation Areas and Development Permit Areas;
 - 20.6.8 Neighbourhood food system features and needs;
 - 20.6.9 Institutions and community facilities;
 - 20.6.10 Natural features and assets;
 - 20.6.11 Employment lands;
 - 20.6.12 Infrastructure and public works;
 - 20.6.13 Renewable and district energy opportunities;
 - 20.6.14 Transportation and mobility;
 - 20.6.15 Emergency preparedness;
 - 20.6.16 Refinement of Urban Village boundaries; and,
 - 20.6.17 Location of new Small Urban Villages for those areas of the city beyond a 400 metre radius from the boundary of designated Town Centres and Urban Villages [SEE ALSO SECTION 6 – LAND USE MANAGEMENT DEVELOPMENT, SECTION 19 – PLAN ADMINISTRATION, AND SECTION 21 – NEIGHBOURHOOD DIRECTIONS].
- 20.7 In the preparation of local area plans for lands designated as Industrial Employment, Marine Industrial, General Employment, and Core Employment give consideration to:
- 20.7.1 Employment intensification opportunities;
 - 20.7.2 Renewable and district energy opportunities;
 - 20.7.3 Land requirements to support the incubation, retention and development of growing business clusters;
 - 20.7.4 Location of work/live mixed-use development;
 - 20.7.5 Support service, infrastructure and utility needs;
 - 20.7.6 Emergency preparedness;
 - 20.7.7 Amenities and services;
 - 20.7.8 Land use compatibilities; and,
 - 20.7.9 Transportation needs [SEE ALSO SECTION 6 – LAND MANAGEMENT AND DEVELOPMENT, SECTION 19 – PLAN ADMINISTRATION, AND SECTION 21 – NEIGHBOURHOOD DIRECTIONS].

PLANNING PROCESS

- 20.8 Encourage certainty in the development of local area plans through processes that include the following standard elements:
 - 20.8.1 A project advisory committee;
 - 20.8.2 A project charter; and,
 - 20.8.3 An engagement plan.
- 20.9 The planning process in local areas should produce:
 - 20.9.1 A local area plan;
 - 20.9.2 An action plan with timeline;
 - 20.9.3 A public engagement report;
 - 20.9.4 A summary of background research including assessment studies; and,
 - 20.9.5 Proposed amendments to existing local area plans, and City bylaws where applicable.
- 20.10 Develop an engagement plan for local area plan studies based on the principles for community processes in this plan [SEE 15 – COMMUNITY WELL-BEING] and appropriate to the scale of the local area that includes:
 - 20.10.1 A rationale for a proposed list of engagement techniques;
 - 20.10.2 Stakeholder identification specific to the local planning area and relevant context;
 - 20.10.3 A strategy to engage neighbouring municipalities to integrate planning and development issues;
 - 20.10.4 Diverse participants including hard-to-reach groups; and,
 - 20.10.5 Engagement targets.

PLAN AMENDMENTS

- 20.11 All local area plans will be considered by Council for adoption by resolution, with a non-statutory public hearing included in the process [SEE FIGURE 2: PLAN LINKAGES].
- 20.12 When a local area plan is approved by Council, the Official Community Plan may be amended as warranted for plan consistency.
- 20.13 Where a new local area plan is inconsistent with an existing local area plan, the latter is amended or rescinded as required for plan consistency [SEE FIGURE 20].
- 20.14 Amend existing local area plans over time to align them with the broad objectives and policies of this plan.
- 20.15 Decisions to amend existing local area plans, including neighbourhood plans, should generally support the neighbourhood directions in this plan as summarized for reference in Section 21.