

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee
From: Gregg Barrett, Director, Planning and Development
Subject: Oxford Wonderland Secondary Plan – Terms of Reference
Date: July 26, 2021

Recommendation

That, on the recommendation of the Director, Planning and Development, the Terms of Reference for the Oxford Wonderland Secondary Plan, attached hereto as Appendix A, **BE ENDORSED.**

Executive Summary

The London Plan identifies four Transit Villages in the City of London. Transit Villages will be exceptionally designed, high density mixed-use urban neighbourhoods connected by rapid transit to the Downtown and each other. The Oxford Wonderland Transit Village is one of these four Transit Villages.

The development of a secondary plan is intended to provide a greater level of detail and more specific guidance for the Oxford Wonderland Transit Village than the general Transit Village Place Type policies in *The London Plan*.

The objective of the study is to create a secondary plan that provides a consistent framework to evaluate future development and public realm improvements and provides policies to direct and guide the development of the lands in the Transit Village Place Type in the Oxford Wonderland Transit Village.

The development of this secondary plan will be subject to a robust community engagement process.

This report brings forward the Terms of Reference for Municipal Council's endorsement that will be used to guide the secondary plan study and retain consultant(s) to undertake technical studies.

Linkage to the Corporate Strategic Plan

This recommendation supports the following 2019-2023 Strategic Plan areas of focus:

Strengthening our Community

- Increase affordable and quality housing options
- Improve the health and well-being of Londoners
- Increase the number of meaningful opportunities for residents to be connected in their neighbourhood and community
- Ensure that new development fits within and enhances its surrounding community

Building a Sustainable City

- Direct growth and intensification to strategic locations
- Increase access to transportation options

Growing our Economy

- Increase public and private investment in strategic locations

Analysis

1.0 Purpose of a Secondary Plan for the Oxford Wonderland Transit Village

1.1 What is a Secondary Plan?

A secondary plan elaborates on the parent policies of *The London Plan* and allows for a comprehensive study of an identified area to provide more detailed planning policies and a coordinated planning approach.

Secondary plans may be applied to areas of varying sizes — from large planning districts and neighbourhoods to small stretches of streetscape or even large individual sites.

London Plan policy 1557_ 11. identifies areas, in whole or in part, within the Transit Village Place Type that may require more specific policy guidance for transition from their existing form to the form envisioned by *The London Plan* as a suitable secondary planning area.

1.2 Purpose of the Oxford Wonderland Secondary Plan

The London Plan identifies four Transit Villages in the City of London. Transit Villages will be exceptionally designed, high density mixed-use urban neighbourhoods connected by rapid transit to the Downtown and each other. Transit Villages are to be complete communities occupied by residential uses, and extensive retail, commercial, and office spaces. All of this will be tied together with a pedestrian-oriented form of development that connects to the centrally located transit station. Further, Transit Villages are in built-up areas of the City that present opportunities for infill, redevelopment, and an overall more efficient use of land to support active transportation.

Related to the Transit Village Place Type policies of *The London Plan*, Protected Major Transit Station Area (PMTSA) policies came into force on May 28, 2021.

The PMTSA policies related to Transit Villages include:

- A targeted number of residents and jobs combined per hectare
- Minimum and maximum building heights
- Minimum density per hectare for residential uses
- Minimum floor area ratios for non-residential uses
- Permitted uses including encouraging mixed-use buildings
- Conformity with all other policies of *The London Plan* including the Transit Village Place Type and any Specific Area policies

The Oxford Wonderland Transit Village is generally defined as the lands surrounding the Oxford Street West and Wonderland Road intersection from Capulet Lane to the west, the CN railway to the south, Proudfoot Lane to the east, and the CP railway to the north. The complete study area is illustrated in Figure 1, later in this report.

The Transit Village Place Type permits a broad range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational and other related uses, with a range of permitted heights between two to 15 storeys. Type 2 Bonus Zoning policies provide up to 22 storeys; however, the *More Homes, More Choice Act, 2019* eliminated the *Planning Act* provisions permitting Bonus Zoning (transition policies include a sunset date of September 2022 for the use of Bonus Zoning). Mixed-use buildings are also encouraged.

The lands within the Oxford Wonderland Transit Village currently contain a mix of land uses including residential (apartment buildings and townhouses), retail in various formats (for example, an enclosed mall, big box stores, strip malls, a standalone grocery store, and standalone retail pads), medical clinics, gas stations, automobile dealerships, parks and open spaces, places of worship, and a cemetery. Many of these land uses are supported by large surface parking lots.

The development of a secondary plan is intended to provide a greater level of detail and more specific guidance for the Oxford Wonderland Transit Village than the general Transit Village Place Type policies in *The London Plan*, including how those policies will be implemented through planning tools and future public works.

2.0 Terms of Reference

The following section provides an overview of what is included in the Oxford Wonderland Secondary Plan Terms of Reference, as attached in Appendix A.

2.1 Goal and Objectives of the Study

The goal of the study is to create a secondary plan that will lead to a vibrant, exceptionally designed, high-density, mixed-use urban neighbourhood, that is pedestrian- and transit-oriented, and is compatible with the surrounding neighbourhood.

The objective of the study is to create a secondary plan that provides a consistent framework to evaluate future development and public realm improvements and provides policies to direct and guide the development of the lands in the Transit Village Place Type in the Oxford Wonderland Transit Village.

2.2 Desired Outcomes for the Secondary Plan Area

The long-term desired outcome of the secondary plan is to create a complete community in the Oxford Wonderland Transit Village that includes a range and mix of uses, including a mix of housing affordability.

2.3 Study Scope

The Terms of Reference provides a preliminary list of the matters that are to be considered through the development of the secondary plan.

The Terms of Reference also identifies the study area, which includes all lands within the Transit Village Place Type in the Oxford Wonderland Transit Village. A map showing the study area is included in the Terms of Reference and is also provided in Figure 1 below.

Amendments to the Zoning By-law are also outside of the scope of the secondary plan process. The policies of the Secondary Plan will inform the future zoning of these lands.

The study scope may change through the learnings of the study process.

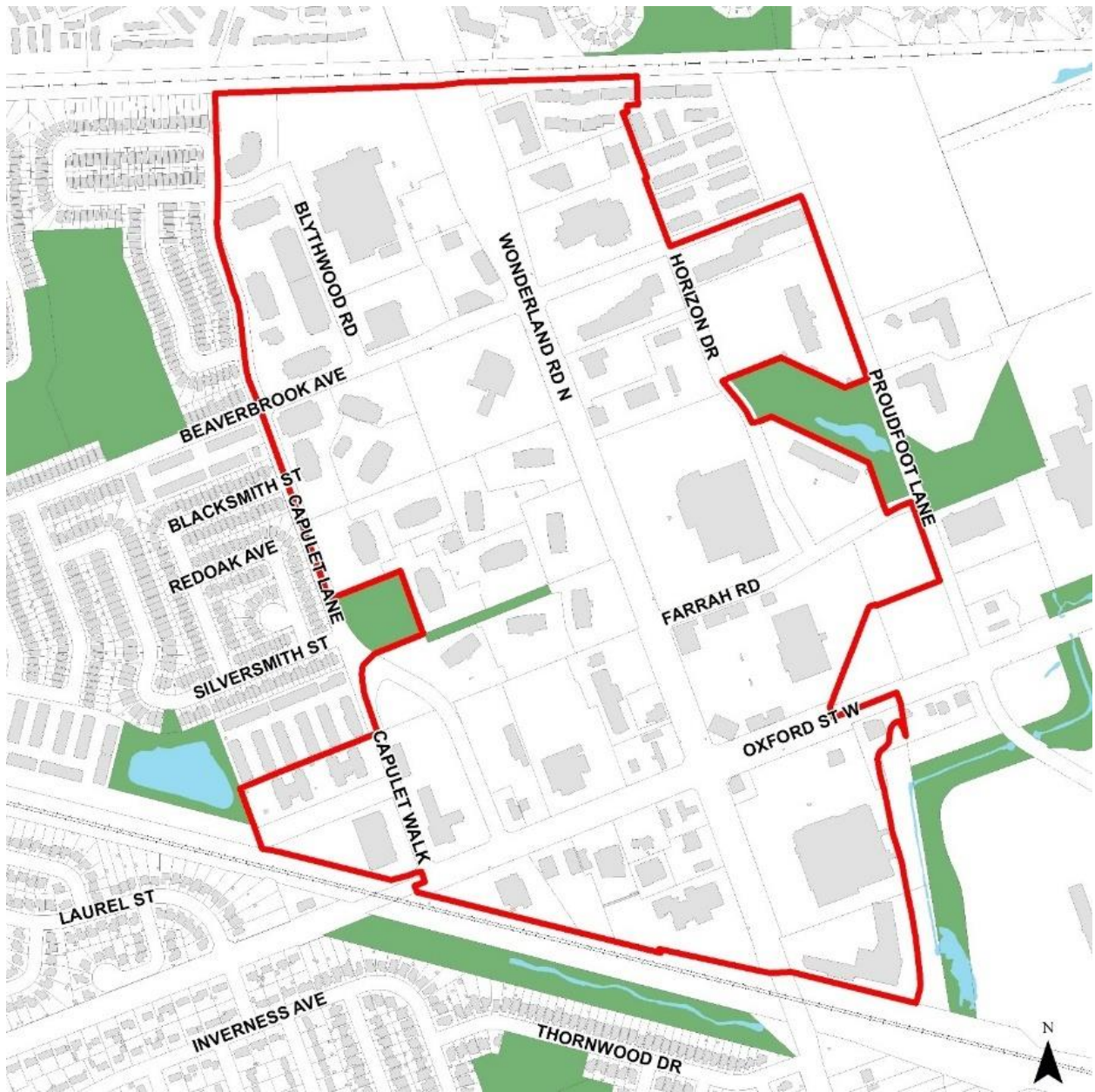


Figure 1: Oxford Wonderland Secondary Plan Study Area

2.4 Project Team and Resource Team

The project team will consist of City staff from Planning and Economic Development and any consultant(s) hired to undertake specific technical studies.

The initial makeup of the project team includes:

- Manager, Community Planning, Urban Design and Heritage (project lead)
- Senior Planner, Core Area and Urban Regeneration (project manager)
- Planning and Development Urban Design Staff
- Planning and Development Current Development Staff

The role of the consultant is to provide specialized expertise for the necessary technical studies to support City staff in completing the secondary plan.

The composition of the project team and resource team is further outlined in the Terms of Reference.

2.5 Community Engagement and Information Sharing

The consultation and outreach anticipated for this secondary plan study includes:

- Community information meetings
- A Get Involved London webpage
- Meetings with various stakeholders and partners

Less formal methods of engagement will also be considering depending on staff's ability to do so safely because of the COVID-19 pandemic, including informal public

engagement sessions, a walking meeting, and engagement activities targeted at a variety of demographics, such as youth. Other forms of engagement, including social media, will also be considered as the study progresses and other opportunities for engagement are identified.

Further details on community engagement and information sharing are provided in the Terms of Reference.

2.6 Advisory Committees

It is anticipated that the secondary plan will need to be considered by advisory committees, including the City's Transportation Advisory Committee, Environment and Ecological Planning Advisory Committee, Cycling Advisory Committee, and Accessibility Advisory Committee prior to the final secondary plan being considered by the Planning and Environment Committee. In addition, the Urban Design Peer Review Panel will be consulted.

2.7 Timeline

The Terms of Reference outlines in detail the anticipated timeline for the secondary plan study. The study process will begin immediately following Municipal Council's endorsement of the Terms of Reference. Completion of the study is targeted for the first quarter of 2023.

3.0 Recent Planning Applications in the Study Area

3.1 689 Oxford Street West

Official Plan (O-9206) and Zoning By-law (Z-9199) Amendments were received for 689 Oxford Street West to allow for:

- A 22-storey residential building and 3-storey parking structure on the western portion of the site as part of a multi-phased development
- The continued use of the commercial plaza on the eastern portion of the site until later potential development phases

The Notice of Application was circulated on May 19, 2020. This file was put on hold in October 2020 and, at the time of writing this report, the file remains on hold pending the submission of updated background studies by the applicant.

3.2 524-530 Oxford Street West

A Site Plan Approval application (SPA20-092) to develop one four-unit building comprising service and retail commercial uses was received in 2020. A related Minor Variance application (A.066/21) was scheduled for the June 24, 2021 Committee of Adjustment meeting seeking relief from the Zoning By-law for landscaped open space, building height, and off-street parking to permit construction of commercial buildings. The Committee of Adjustment granted the requested minor variance with the statutory appeal period expiring July 14, 2021 (after the writing of this report).

Conclusion

Following Municipal Council's endorsement of the Terms of Reference, Civic Administration will begin the secondary plan process including hiring any necessary consultant(s).

At this time, it is anticipated that the study will be completed by Q1 2023.

Civic Administration will return to Municipal Council with updates and a draft secondary plan prior to presenting the final Oxford Wonderland Secondary Plan.

Prepared by: **Graham Bailey, MCIP, RPP**
Senior Planner, Core Area and Urban Regeneration

Reviewed by: **Britt O’Hagan, MCIP, RPP**
Manager, Community Planning, Urban Design and Heritage

Recommended by: **Gregg Barrett, ACIP**
Director, Planning and Development

Submitted by: **George Kotsifas, P. Eng.**
Deputy City Manager, Planning and Economic Development

Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications be obtained from Planning and Development.

July 13, 2021
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Appendix A – Terms of Reference

Introduction

The London Plan identifies four Transit Villages in the City of London. Transit Villages will be exceptionally designed, high density mixed-use urban neighbourhoods connected by higher-order transit to the Downtown and each other. Transit Villages are to be complete communities occupied by residential uses, and extensive retail, commercial, and office spaces. All of this will be tied together with a pedestrian-oriented form of development that connects to the centrally located transit station. Further, Transit Villages are in built-up areas of the City that present opportunities for infill, redevelopment, and an overall more efficient use of land to support active transportation.

Purpose of the Oxford Wonderland Secondary Plan

The Oxford Wonderland Transit Village is generally defined as the lands surrounding the Oxford Street West and Wonderland Road intersection from Capulet Lane to the west, the CN railway to the south, Proudfoot Lane to the east, and the CP railway to the north. The complete study area is available in Figure 1 later in the Terms of Reference.

The Transit Village Place Type permits a broad range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational and other related uses, with a range of permitted heights between two to 15 storeys. Type 2 Bonus Zoning policies provide up to 22 storeys; however, the *More Homes, More Choice Act, 2019* eliminated the *Planning Act* provisions permitting Bonus Zoning (transition policies include a sunset date of September 2022 for the use of Bonus Zoning). Mixed-use buildings are also encouraged.

The Oxford Wonderland Transit Village currently contains a mix of land uses including residential (apartment buildings and townhouses), retail in various formats (for example, an enclosed mall, big box stores, strip malls, a standalone grocery store, and standalone retail pads), medical clinics, gas stations, automobile dealerships, parks and open spaces, places of worship, and a cemetery. Many of these land uses are supported by large surface parking lots.

The development of a secondary plan is intended to provide a greater level of detail and more specific guidance for the Oxford Wonderland Transit Village than the general Transit Village Place Type policies in *The London Plan*, including how those policies will be implemented through planning tools and future public works.

Goal and Objectives of the Study

The goal of the study is to create a secondary plan that will lead to a vibrant, exceptionally designed, high-density, mixed-use urban neighbourhood, that is pedestrian- and transit-oriented, and is compatible with the surrounding neighbourhood.

The objective of the study is to create a secondary plan that provides a consistent framework to evaluate future development and public realm improvements and provides policies to direct and guide the development of the lands in the Transit Village Place Type in the Oxford Wonderland Transit Village. The secondary plan process will:

- Evaluate existing development within and adjacent to the Transit Village Place Type
- Establish policies to guide the future development of the lands in the Oxford Wonderland Transit Village in a coordinated way
- Include consultation with all users involved in the planning process, including community groups, developers, landowners, and the public
- Establish a secondary plan that is implementable and easily understood by all user groups

- Evaluate existing parks, pathways, and natural heritage features, and where appropriate, plan for new high-quality open spaces and supportive infrastructure. This includes considering Low Impact Development (LID) stormwater management measures to link natural corridors and parks or to enhance the pedestrian experience
- Evaluate the potential to retrofit or construct new parking lots which incorporate green infrastructure, all to mitigate heat island effect and provide climate change resiliency
- Evaluate servicing capacity analysis of the existing water distribution system and sanitary infrastructure within the study area and should include a financial plan for any necessary extensions or upgrades to the water or sanitary distribution system. This analysis must include identification of ultimate population growth and density for this area
- Provide a framework for connectivity throughout the Transit Village for walking, cycling, transit, movement with mobility devices, and motorized vehicle movement, and consider safety, access management, and traffic concerns
- Plan for development that is conducive to the efficient operation and increased usage of public transit, walking and cycling
- Assess the need for municipal or other public services, amenities, and facilities within the area
- Plan for a high-quality pedestrian environment and public realm
- Coordinate with other City projects and initiatives in the area (for example, the Wonderland Road Environment Assessment)

Desired Outcomes for the Secondary Plan Area

The long-term desired outcome of the secondary plan is to create a complete community in the Oxford Wonderland Transit Village that:

- Provides for a range and mix of uses
- Provides for a range and mix of housing, including affordable housing
- Introduces intense forms of development that are compatible with the surrounding neighbourhood
- Provides transit-oriented development forms
- Creates accessible, urban streetscapes with quality pedestrian environments and strong connections to transit
- Establishes a pedestrian friendly, public realm which supports active transportation
- Where possible, breaks down large blocks into a grid pattern of smaller blocks
- Creates usable parks and other publicly accessible spaces
- Protects and enhances the natural environment and considers climate change factors
- Considers the use of existing and required municipal services and infrastructure to allow for the intensification of this Transit Village
- Provides greater clarity to the development community and the public about future development expectations

Secondary Plan Study Scope

Study Area

The study area includes all lands within the Transit Village Place Type in the Oxford Wonderland Transit Village. The study area is shown in Figure 1 below:

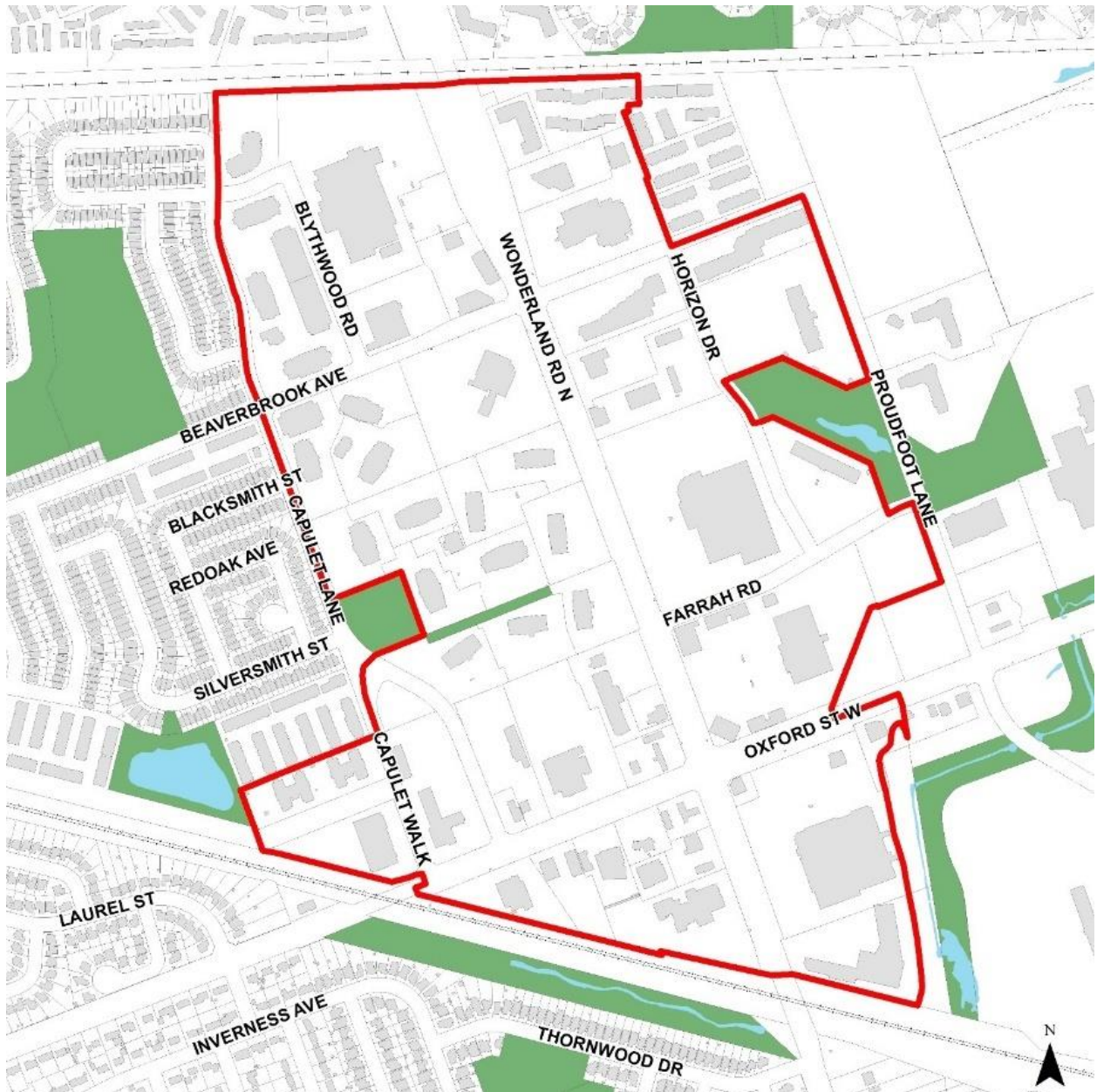


Figure 2: Oxford Wonderland Secondary Plan Study Area

Study Matters

The following provides a preliminary list of matters to be considered through the secondary plan process. Some of these matters are being considered through the ongoing Wonderland Road Environmental Assessment (EA) or other EAs. Work and findings will be shared and not be duplicated across projects.

- Land use
- Intensity
- Built form, including consideration of the potential impacts of built form (for example, shadows and wind)
- Provision of a range and mix of housing types including affordable housing (London Plan 518_)
- Existing housing tenure, types, costs, and levels of affordability and determining what housing is missing and needed in the study area
- Urban design and placemaking
- Specific policies that address the phasing out of Bonusing from *The London Plan*
- Gateways
- Transportation impact assessment (TIA)

- Access management (being undertaken as part of Wonderland Road EA) recognizing that certain intersections within the study area currently experience operational issues and poor levels of service based upon current land uses
- Connectivity, both within the study area and to the broader community, including public and private roads, sidewalks, bike lanes, and other connections
- Integration with rapid transit and local bus routes (also part of Wonderland Road EA)
- Parking study
- Impact on natural heritage
- Location of community services and public facilities (London Plan 431_)
- The future location of, and possible improvements to, parks and other forms of public open spaces
- Servicing capacity analysis (sanitary and water)
- Financial plan for any necessary extensions to civic infrastructure
- Analysis of the costs and revenues of planned growth and any necessary updates to the Growth Management Implementation Strategy or Development Charges Study (London Plan 150_)
- Review of business types in the area and general employer/employee numbers
- Stage 1 archaeological assessment
- Identification of any important viewsheds
- Sustainable design
- Bird-friendly design
- Reduce urban heat island impacts and incorporation of treescapes and LIDs
- Incorporate stormwater measures to improve both the quantity and quality of surface water runoff to Mud Creek
- Energy planning (consider the City's goal of London being net-zero emissions by 2050)

The above list is subject to change throughout the study process.

Zoning By-law and *The London Plan*

The study is intended for the development of a secondary plan, which will provide policies to guide the development of the study area. The secondary plan project will not make amendments to the Zoning By-law.

Related Projects and Studies

The following section outlines other City projects and studies that are related to the secondary plan project.

Protected Major Transit Station Areas

Official Plan Amendment (OPA) O-9208 to add new policies and a map pertaining to Protected Major Transit Station Areas (PMTSA) to *The London Plan* was approved by Municipal Council at its December 8, 2020 meeting. The OPA and the by-law have been approved by the Province without any modifications and came into force on May 28, 2021.

The PMTSA policies added to *The London Plan* related to Transit Villages include:

- A targeted number of residents and jobs combined per hectare
- Minimum and maximum building heights
- Minimum density per hectare for residential uses
- Minimum floor area ratios for non-residential uses
- Permitted uses including encouraging mixed-use buildings
- Conformity with all other policies of *The London Plan* including the Transit Village Place Type and any Specific Area policies

Any policies included in the Oxford Wonderland Secondary Plan will not contradict the PMTSA policies.

Wonderland Road Environment Assessment

In 2017, the Wonderland Road Environmental Assessment (EA) was initiated to consider in greater detail recommendations arising from the Transportation Master Plan including:

- Whether Wonderland Road should be widened to six lanes between Southdale and Sarnia Roads
- Determine appropriate ways to accommodate pedestrian, cyclist, transit, and other users.

Several public engagement sessions were held to share information and gather feedback from the public and stakeholders on issues, opportunities and strategies related to the future of Wonderland Road. Many of these conversations focused on whether road widening projects have a strategic role to play in the future of the City's transportation network, given the evolving understanding of climate change issues.

The status of the Wonderland Road EA is exploring transit supportive and more sustainable mobility options for this corridor.

Numerous studies have been undertaken through the EA process that are applicable to the Secondary Plan study area. When appropriate, these studies will be referenced during the secondary plan project to avoid duplication and to ensure preliminary findings are incorporated into the secondary plan.

A report is expected at a future Civic Works Committee with the results of the climate lens screening tool being applied to major transportation projects. That report is expected to include a recommendation relevant to the Wonderland Road EA. This recommendation may provide additional direction to the secondary plan project team on the applicability of previously completed EA studies that can be used during the secondary plan project, and where additional studies may be required

Rapid Transit Environment Assessment

The Rapid Transit Environmental Assessment (EA) was approved by Municipal Council in 2017 and approval was received by the Province later that year. Three sub-projects from the EA were approved for funding by Municipal Council — the Downtown Loop, Wellington Gateway, and the East London Link.

Municipal Council has directed staff to review transportation options in the west as part of the Transportation Master Plan.

Mud Creek Environment Assessment

The study area for the secondary plan is located within the Mud Creek Subwatershed and adjacent to the Mud Creek Environment Assessment (EA) study area. The purpose of the Mud Creek EA is to develop environmentally sound recommendations to remediate erosion and sedimentation, protect important natural heritage features, and mitigate flooding in the Mud Creek EA study area. It is expected that properties within the study area will implement Permanent Private Systems, which could include Low Impact Development features or other private stormwater management controls.

Mud Creek Flood Reduction and Rehabilitation Project

The City is reconstructing Mud Creek from the CN railway embankment south to Wonderland Road. Phase 1a twin tunnel construction was successfully completed in the spring of 2021.

The Phase 1b construction is anticipated to start in early July 2021 and includes the new section of the creek downstream of the CN rail to Wonderland Road. Phase 1b also includes an extensive restoration, tree planting, habitat features, and rehabilitation to an existing wetland feature.

The Phase 2 assignment involving the detailed design to expand the capacity of the main channel from the CN Rail culvert crossing to Oxford Street to alleviate the frequent flooding of Oxford Street was appointed in July 2021.

Project Team

The project team will be comprised of City staff from Planning and Economic Development and consulting team(s) as required for individual technical studies. This section describes the role of staff and the consultant(s) to be retained on the project.

City Staff

The project is part of the Planning and Development work plan and will be completed at the direction of the Director, Planning and Development. The project lead will be the Manager, Community Planning, Urban Design and Heritage, and the project manager will be a Planner from Planning and Economic Development. The project team will include other staff from Planning and Economic Development and possibly other departments within the Corporation.

The initial makeup of the core project team includes:

- Manager, Community Planning, Urban Design and Heritage (project lead)
- Senior Planner, Core Area and Urban Regeneration (project manager)
- Planning and Development Urban Design Staff
- Planning and Development Current Development Staff

Consultant

Consultant(s) will be retained to support City staff in completing the work plan and providing specialized expertise throughout the project. Consultant(s) will be hired to conduct these studies following endorsement of the Terms of Reference and at appropriate times as the project progresses.

The selected consultant(s) will be retained for different studies depending on the needs identified in the Terms of Reference.

Resource Team

City staff will be a resource on the project as required, including:

- A Heritage Planner
- An Ecologist / Ecologist Planner
- Parks Planning and Design staff
- Community Development and Grants staff
- Recreation and Sport staff
- Municipal Housing Development (including Housing Development Corporation, London) staff
- Transportation and Mobility staff
- Construction and Infrastructure Services staff
- Development Finance staff
- Economic Supports and Services staff
- Water, Wastewater, and Stormwater Engineering staff
- The London Transit Commission

Other City Agencies, such as London Hydro will have the opportunity to comment on the study.

Community Engagement and Information Sharing

This study requires input from a variety of partners and stakeholders if it is to be successful, including community groups, developers, property owners, and the public. All members of the public are invited to participate in the process.

The following outlines the proposed engagement process:

- Community Information Meetings
 - It is anticipated that two Community Information Meetings will be held in association with this project – one to discuss the visioning and preferences for the study and the second to present and gather feedback

on the draft secondary plan. At this time, it is anticipated these Community Information Meetings will be handled virtually due to the COVID-19 pandemic, though that may change as the project progresses

- Notice for the Community Information Meetings will be sent to the Ward Councillors and neighbourhood associations for distribution to their members. Other individuals who identify themselves as interested parties will also receive notice. Notice will also be posted on the City of London calendar of events and activities, on the project webpage, and on City of London social media, as appropriate
- Where possible, notifications will be provided in different languages to reflect the demographic makeup of the area
- Project Get Involved webpage
 - The project webpage will include updates on the project, any background documents, and will include opportunities to provide feedback. This will be developed through Get Involved London.
- Meetings with stakeholder groups
 - It is anticipated that meetings (virtual and/or in-person) will be held with stakeholders including landowners, community businesses, residents, and neighbourhood associations.

If possible, during the COVID-19 pandemic or after being deemed safe to do so, staff are also considering undertaking the following engagement:

- Walking meeting
 - Staff will hold a “walk and imagine my neighbourhood tour” with the community to inform the study
- Ask-a-Planner
 - Staff will hold public engagement drop-in sessions to allow for informal discussions with residents in convenient public locations in the study area, or in privately-owned commercial establishments (with permission from the landowner)
- Engagement with young people diverse demographic and ethnic groups
 - Staff will work with schools near the study area (no schools are within the study area), the London Public Library – Cherry Hill Branch (no libraries are within the study area), and community-based organizations and programs, to consider opportunities for engaging indigenous, new-comers, minority groups, elderly, and young people in the development of the secondary plan
 - Engagement with the Young London – London Youth Advisory Council

Advisory Committees

The draft secondary plan will be considered by the City’s Transportation Advisory Committee, Environment and Ecological Planning Advisory Committee, Cycling Advisory Committee, and Accessibility Advisory Committee prior to the final secondary plan being considered by the Planning and Environment Committee. In addition, the Urban Design Peer Review Panel will be consulted.

This study and development of the draft and final secondary plans will also incorporate the use of relevant evaluation tools such as, but not limited to, the climate emergency screening tool and the gender-based analysis plus (GBA+) lens to evaluate the outcomes of the study and their impact on creating a sustainable and resilient environment, as well as creating a safe community for all, particularly women, girls, and the 2SLGBTQ+ community.

Deliverables

The secondary plan process shall include:

- A draft secondary plan

- A final recommendation report presented to Municipal Council through Planning and Environment Community that includes a recommended Oxford Wonderland Secondary Plan
- An Official Plan Amendment to adopt the secondary plan and any required proposed text and map amendments to *The London Plan* required for the recommended secondary plan
- Summary of consultation events and input received during the preparation of the secondary plan

Timeline

The following is the proposed timeline for the key milestones in the secondary plan process. The milestones and scheduled targets may change as the project advances:

- Q3, 2021: Endorsement of Terms of Reference
- Q2, to Q4, 2021: Background research including site analysis and inventory
- Q3, 2021 to Q1, 2022: Stakeholder meetings and engagement
- Q4, 2021: Community Information Meeting #1 – Visioning and Priorities Workshop
- Q1, 2022: Report to the PEC providing a progress update (if necessary)
- Q2, 2022: Table draft secondary plan as a consent item at PEC
- Q2, 2022: Public Participation Meeting at PEC for draft secondary plan
- Q3, 2022 to Q4, 2022: Stakeholder meetings and engagement
- Q3, 2022: Community Information Meeting #2 – Draft Secondary Plan
- Q1, 2023: Table final secondary plan as consent item at PEC
- Q1, 2023: Report and Public Participation Meeting at the PEC including recommendations for the adoption of the final secondary plan