

BACKGROUND

Land Use + Urban Design

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Planning Context

Province

- Planning Act
- Provincial Policy Statements
- Provincial Plans including Places to Grow
- Other Ministry Projects, Plans + EAs
 - MTO
 - Metrolinx
 - GO
 - Environmental Protection Act
 - Ontario Heritage Act

Region

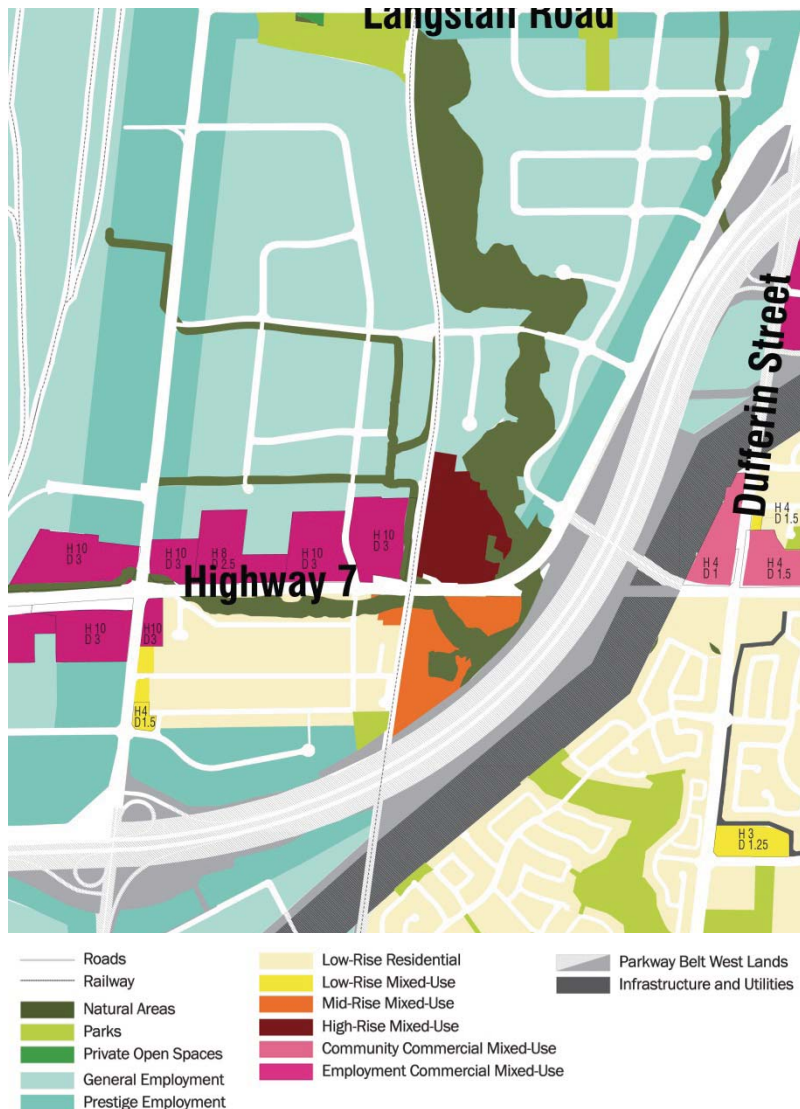
- Broad land use planning issues
- Responsible for roads, transit and services
- Determines Regional Structure, Regional Corridors, Regional Greenlands

City

- Sets out long-term planning vision for City
- Secondary Plans and Urban Design guidelines implement the OP
- Zoning By-Laws
- More detailed approvals including site plans and plans of subdivisions

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Background Review – Planning and Urban Design



- Identified as a Local Centre
- Mix of land uses in the Official Plan – including mid-rise mixed use, high-rise mixed use
- Height and density to be determined as part of Secondary Plan
- Includes the Don River valley and Bartley Smith Greenway