

**LIVABLE OAKVILLE (OFFICIAL PLAN REVIEW)  
COUNCIL SUB-COMMITTEE**

**MINUTES**

**MONDAY, MARCH 20, 2017**

**OAKVILLE AND TRAFALGAR ROOMS  
OAKVILLE MUNICIPAL BUILDING  
1225 TRAFALGAR ROAD, OAKVILLE**

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A meeting of the Livable Oakville (Official Plan Review) Council Sub-committee was held on Monday, March 20, 2017, in the Oakville and Trafalgar Rooms of the Oakville Municipal Building, commencing at 1:00 p.m.

Present: Mayor Rob Burton, Chair  
Councillor Tom Adams  
Councillor Cathy Duddeck  
Councillor Allan Elgar  
Councillor Dave Gittings  
Councillor Sean O'Meara

Staff: J. Clohecy, Commissioner of Community Development  
D. Carr, Town Solicitor  
D. Childs, Manager of Policy Planning and Heritage  
J. Stephen, Senior Manager of Transportation  
K. Biggar, Senior Planner  
L. Gill Woods, Senior Planner  
B. Sunderland, Planner  
C. Dodds, Planner  
D. Wedderburn, Planner  
J. Warren, Council and Committee Coordinator

Regrets: Councillor Jeff Knoll

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**The items in these minutes are not necessarily in the order discussed.**

1. **Call to Order**

Mayor Burton called the meeting to order at 1:00 p.m.

2. **Regrets**

As noted above.

3. **Confirmation of Minutes of Previous Meeting(s)**

**Meeting of January 16, 2016**

Moved by Councillor Elgar

**That the minutes of the Livable Oakville (Official Plan Review) Council Sub-committee meeting of January 16, 2016, be approved.**

CARRIED

4. **Business Arising from the Minutes**

There was no business arising from the minutes.

5. **Discussion Item(s)**

**b. Speers Road Corridor Study**

Brad Sunderland, Planner, presented the Speers Road Corridor Study.

The following was presented to the committee:

1. Study Purpose & Background
2. Study Area
3. Policy Context and Plan Review
4. Speers Road Corridor Context Analysis
5. Recent Development Applications
6. Zoning and Conformity
7. Assessment and Directions
8. Next Steps and Conclusions

In response to the presentation and discussion of the policy directions, the sub-committee inquired and provided the following input:

- The committee sought clarification regarding the width of Speers Road. Staff confirmed the Livable Oakville Plan states that Speers Road is to have a 35 metre right-of-way and that the completed Environmental Assessment for Speers Road is for a 5 lane cross-section with a centre turning lane and bikes lanes.
- The committee inquired as to if the Region of Halton's modal split target, as provided in the Region of Halton's Transportation Master Plan, is being achieved. Jill Stephen, Senior Manager of Transportation, responded that the Region of Halton has a 20% transit modal split target, and that the town is currently achieving an approximate 6% modal split. The committee confirmed that this target is for 2031.
- A member requested information regarding the straightening of Speers Road between Third and Fourth Line. Staff responded that the design process and property acquisition are ongoing.
- The committee inquired as to how pedestrian access can be increased, and if incentives, as part of the Official Plan, can be offered to properties willing to provide pedestrian access.
- The committee suggested that when staff holds public consultations, that project timelines be provided to ensure clear expectations for the public.
- The committee requested that consideration be given to the rear yard area south of Speers Road up against the residential area.
- A member requested that the presentation from today's meeting be circulated to the committee, along with the 2013 Bronte GO Station Master Plan.

The committee inquired about the Bronte GO Station Master Plan and the following points were raised:

- The preferred conceptual station layout, prepared by Metrolinx, looks to relocate the bus loop to the south side of the station with access from Speers Road.
- Discussion occurred regarding who is responsible for covering infrastructure costs for Speers Road improvements associated with GO station redevelopment.
- Staff suggested that before redevelopment takes place there would need to be consideration of the Mobility Management Strategy and associated Speers Road Environmental Assessment Addendum.

- Jane Clohecy, Commissioner of Community Development, informed the committee that Metrolinx is not responsible for any costs regarding infrastructure improvements required to accommodate station redevelopment and that staff continue to discuss these challenges with Metrolinx.
- Staff explained that the draft Bronte GO Major Transit Station Area boundary was based on the definition of 'Major Transit Station Area' provided in the Growth Plan which is premised on walkability. Staff noted that the boundary is draft and for preliminary review purposes only.
- Staff responded that when the Bronte GO Major Transit Station Area study is completed in coordination with the Region, it will determine the actual delineation of the Major Transit Station Area.

The committee stated that pedestrian access to Speers Road is a priority and asked how Speers Road could be intensified. Staff confirmed that intensification along Speers Road presents many challenges and that opportunities to provide intensified development continues to be explored. Staff noted that the policy directions in the staff report consider such things as providing minimum building heights, encouraging property consolidation and redevelopment, and encouraging underground parking as ways to encourage intensification. Staff suggested that while intensification will be encouraged, it still needs to consider that many of the businesses along Speers Road are warehouse or manufacturing uses which are typically one storey in height. Staff indicated that specified areas for intensification would be around the Bronte GO station, Third Line or Dorval Drive where there is quick access to the broader transportation network, including transit and to the QEW. Intensification opportunities will continue to be explored through the policy development phase.

Further discussion occurred and the following points were raised:

- The committee requested more information regarding the East-West connection between Speers Road and Cornwall Road. Staff responded that at this time, the Speers Road corridor is being undertaken as it implements the existing policy direction in the Livable Oakville Plan. However, staff note that it may be appropriate to study Cornwall Road in the future given it is identified as a priority transit corridor.
- Staff informed the committee that there are a number of parallel studies ongoing and that the Active Transportation Master Plan is nearing completion. The connectivity between major corridors will be addressed.

- Staff clarified that the Environmental Assessment completed for Speers Road permits for a five lane cross section and that a new Environmental Assessment would be required in order for six lanes to be considered. It was noted that the Region of Halton Transportation Master Plan currently indicates that Speers Road should be widened to six lanes.
- A member inquired about the possibility of transferring Speers Road, under the jurisdiction of the Town, to the Region of Halton. Ms. Clohec responded that once the Transportation Master Plan is done in 2020 this may be a potential option.
- A member noted that the draft policy directions state that the area should consider opportunities for the integration of recreational, cultural and entertainment uses and requested more information on how Speers Road is meeting these directions. Staff responded that these types of facilities are already in place and that this is a policy directive from the Region of Halton Official Plan for intensification corridors.
- Referencing a policy direction provided in the staff report, the Sub-committee wanted to reiterate that the development along Speers Road should not include large format retail.

**Moved by Councillor Elgar**

**That the Report titled “*Speers Road Corridor Study*” be received.**

**CARRIED**

**6. Information Item(s)**

The committee requested an update regarding the public consultations that have occurred over the last month.

Diane Childs, Manager of Policy Planning and Heritage responded that all three consultations were well attended and the policy directions were well received by the community.

**7. Items to be Discussed at Next/Future Meetings**

The committee requested more information be provided regarding school site developments and redevelopments. Issues to be addressed include playground ratios, drop off and pick up areas, space per child and traffic in residential neighbourhoods.

Staff informed the committee that the report regarding a school at Neyagawa and Dundas is still in development and should be available late Spring or Fall 2017.

The committee requested more clarification as to the town's involvement with the Accommodation Review, staff replied that a memo would be prepared for Council with more information.

**8. Date and Time of Next Meeting**

Tuesday, April 18, 2017  
Oakville Municipal Building  
Oakville and Trafalgar Rooms- 1:00 p.m.

**9. Adjournment**

The Mayor adjourned the meeting at 2:27 p.m.