



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

**MINUTES**

**MONDAY, JUNE 11, 2018**

**BRONTE AND PALERMO 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, June 11, 2018, 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 Jeff Knoll  
Councillor Sean O'Meara

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

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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**

There were no regrets.

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

**Meeting of February 12, 2018**

Moved by Councillor Duddeck

**That the minutes of the Livable Oakville (Official Plan Review) Council Sub-committee meeting of February 12, 2018, be approved.**

CARRIED

4. **Business Arising from the Minutes**

There was no business arising from the minutes.

5. **Discussion Item(s)**

a. **Official Plan Review Update**

Diane Childs, Manager of Policy Planning and Heritage, presented an update on the Official Plan Review work program and noted that it is on schedule. Ms. Childs provided a review of studies and initiatives completed to date, as well as ongoing and future studies.

**Moved by Councillor Knoll**

**That the Report entitled *Official Plan Review Update* be received.**

CARRIED

**b. Project Initiation - Health Oriented Mixed Use Node Review**

Carly Dodds, Policy Planner, provided a presentation to initiate the *Health Oriented Mixed Use Node Review*.

The scope of the project was noted to include:

- delineating the boundary of the node;
- developing policies to provide area specific goals and objectives, a development concept, land use policies and urban design direction;
- completing technical studies and additional inputs, as required; and,
- addressing Halton Region's criteria for area specific plans

The following draft timeline for the project was presented:

- Q3 2018 – Consultant retained
- Q4 2018 – Background work
- Q1 2019 – Preliminary directions, public engagement, draft policies and public engagement
- Q2 2019 - Statutory Public Meeting (PDC) and Recommendation meeting (PDC)

The committee was asked to provide input to staff on any additional matters that should be considered as part of the *Health Oriented Mixed Use Node Review*.

Discussion occurred and the following points were raised:

- Different land use permissions will be reviewed as part of the scope of the project.
- Clarification should be provided regarding permissions for supportive housing.
- A committee member requested further information on how building heights in the area will be determined.
- Mark Simeoni, Director of Planning Services, explained that any residential consideration will be explored in the context of the recently adopted urban structure and the existing North Oakville West Secondary Plan policies regarding the Health Oriented Mixed Use Node. Mr. Simeoni explained that this project will only review the area around the hospital. Mr. Simeoni noted that height is determined in conjunction with density, transit, and urban design.
- It was identified that the town will follow the Regional Official Plan which provides criteria to be addressed as part of area specific plans.

Moved by Councillor Adams

**That the Report entitled *Project Initiation - Health Oriented Mixed Use Node Review* be received.**

**CARRIED**

**c. Project Initiation - Bronte GO Major Transit Station Area Study**

Brad Sunderland, Policy Planner, provided a presentation to initiate the *Bronte GO Major Transit Station Area Study*.

The scope of the project was noted to include:

- a long-range scenario based land use planning exercise to develop an area specific plan;
- addressing Halton Region's criteria for area specific plans;
- technical studies and additional inputs, as required;
- delineate the boundary of the major transit station area;
- determine the mix of land uses;
- determine the intensify and scale of development;
- ensure consistency and conformity with planning documents.

The following draft timeline for the project was presented:

- Q1 2019 – Draft land use options and policy directions
- Q3 2019 – Public consultation
- Q4 2019 – Options refinement and statutory process
- Q1 2020 – Council adoption

The committee was asked to provide input to staff on any additional matters that should be considered as part of the *Bronte GO Major Transit Station Area Study*.

Discussion occurred and the following points were raised:

- A committee member requested that brownfield properties in around Bronte GO station be considered.
- Staff identified one brownfield property, and noted that there may be more, and that this would likely have an impact on the timing of development taking place once a plan is developed.
- The committee inquired as to if this study will be similar to the studies taking place at the City of Burlington around their mobility hubs.
- Staff responded that the growth plan provides direction for major transit station areas and that every node will have its own character. Staff noted that the work completed in Burlington can help to inform best practices for the town's work.

- It was discussed that the existing residential area south of Speers Road is stable, with less options for development and that the delineation of the major transit station area boundary and transition to these areas are important.
- Clarification was provided that the study areas identified (500 metre and 800 metre) are based on a 10-minute walking distance as per various provincial policy and guidelines.
- Questions were asked about how the ultimate delineated boundary will be informed. A committee member noted that the area north of the QEW would not be walking to the GO Station.
- Staff noted that there are some key constraints within the study area, such as the QEW, which will inform how a boundary may be delineated.
- Discussion occurred regarding the density of the Bronte GO Major Transit Station Area, being 150 people and jobs combined per hectare, and the possibility of averaging density requirements with other major transit station areas along the Lakeshore West GO line in Halton Region.
- It was clarified that Midtown Oakville is 200 people and jobs combined per hectare.
- Staff noted that Metrolinx has identified additional GO station locations along the Lakeshore West GO line, none of which are in Oakville.
- A committee member expressed a need for increased east-west connections, as the area west of Bronte Creek seems less accessible. The committee would like staff to review timelines as to when and how there could be increased connectivity, not just for transportation, but also to further increase community identity.

**Moved by Councillor O'Meara**

**That the Report entitled *Project Initiation - Bronte GO Major Transit Station Area Study* be received.**

**CARRIED**

**6. Information Item(s)**

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

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

To be determined.

9. **Adjournment**

The Mayor adjourned the meeting at 1:52 p.m.