



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

MINUTES

TUESDAY, NOVEMBER 1, 2016

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

A meeting of the Livable Oakville (Official Plan Review) Council Sub-committee was held on Tuesday, November 1, 2016, in the Bronte and Palermo Rooms of the Oakville Municipal Building, commencing at 1:00 p.m.

Present: Mayor Rob Burton, Chair
Councillor Tom Adams
Councillor Allan Elgar
Councillor Dave Gittings
Councillor Cathy Duddeck
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
K. Biggar, Senior Planner
L. Gill Woods, Acting Senior Planner
B. Sunderland, Planner
C. Dodds, Planner
D. Wedderburn, Planner
J. Warren, Council and Committee Coordinator

Also Present: Councillor Natalia Lishchyna

Regrets: Councillor Jeff Knoll

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 October 3, 2016

Moved by Councillor Duddeck

That the minutes of the Livable Oakville (Official Plan Review) Council Sub-committee meeting of October 3, 2016, be approved.

CARRIED

4. **Business Arising from the Minutes**

There was no business arising from the minutes.

5. **Discussion Item(s)**

a. **Urban Structure Review – Discussion Paper, DRAFT**

Mark Simeoni, Director of Planning Services presented a study update for the Urban Structure Review that was introduced in February 2016 as a land use planning policy study required to conform the Town's urban structure. This study is part of the on-going Official Plan Review. Involved in the Urban Structure Review is an external consultant team, strategic advisory committee and staff steering committee comprised mainly of planning staff.

The study will include the following, in addition to other matters:

- Population projections.
- Locational assessment of existing and potential growth areas.
- Criteria for evaluation of new growth areas.
- Relationship between growth areas and the delivery of municipal infrastructure.

- Urban structure for the town to accommodate growth until 2041.
- Desired land use pattern.
- Conformity with Provincial/Regional plans and Provincial Policy Statement 2014.
- Preservation of stable residential areas.

The discussion paper represents the Consultants work to date and includes background review, technical and strategic inputs. The paper establishes town-wide criteria including evaluation of lands to determine their role and function in the town's future urban structure. The next steps in the process address key considerations identified, including potential impacts on the planned function of the existing growth areas if Glen Abbey Golf Course redevelopment is approved, as proposed.

Mr. Simeoni reviewed the revised study goal with the committee, noting that it has been updated to include the committee's suggestion regarding environmental sustainability. The study is nearing completion of Phase 2: Background Review, which includes the draft discussion paper and the consultant's report showing the evolution of the town's urban structure, analysis and emerging factors that will shape the future urban structure of the town.

Mr. Simeoni expressed that Phase 3: Option Development and Review is currently underway and includes upcoming opportunities for public engagement, and is scheduled in November for Bronte Village, Kerr Village, Palermo Village, Iroquois Ridge Community and Town Hall. These sessions have been advertised in the newspaper and on the town website.

Liz Howson from Macaulay Shiomi Howson Ltd. began her presentation by explaining the basics of an urban structure, and why it's important. Ms. Howson elaborated that the urban structure of a town is what you see when you look down on it, the pattern formed by built and unbuilt areas. Urban Structure is important because it's where people live, play and work. It is also significant because it determines where and how, as well as the capacity of, the infrastructure which is required to support where development is built. This includes hard services but also green infrastructure and public service facilities.

Ms. Howson outlined the following reasons as to why Oakville needs to review the urban structure at this point in time:

- North Oakville is the last "greenfields" area and although it is not "built out", the North Oakville Secondary Plans provide a complete plan for the future of this area, leaving the town with no more "unplanned" greenfields left.

- In the future only new development, other than the developments in North Oakville will occur in existing built up areas through infill and intensification.
- The town needs to review the form of this development to ensure it leads Oakville, "To be the most livable town in Canada".
- The urban structure review must consider the Town as a whole in the context of a "built out" community. Something which has not previously been done on a comprehensive basis although the Town has faced similar decision points in the past.

Ms. Howson elaborated on the history of Oakville's urban structure throughout the 1970's - 1990's. It was mentioned that in the 1990's the region recognized that growth should to be focused in Milton. The committee was informed that the natural heritage system is the building block for the urban structure.

Ms. Howson reviewed diagrams of the Palmer Plan, 1973 Official Plan Basic Land Use Proposal and the Recommended Regional Structure. The existing urban structure- natural heritage and parkway belt was also displayed in addition to the major transportation system components.

A map that reveals the growth area components was also reviewed by Ms. Howson. The areas designated for growth and development were identified in addition to the transportation system components.

Ms. Howson provided clarification for the committee regarding the specifics of the maps presented and the Natural Heritage System.

Maps with the employment and commercial components were displayed, as well as a slides including all components and residential areas. Ms. Howson answered questions and provided clarity regarding the maps shown.

Discussion revolving the maps presented ensued and the following points were addressed:

- The Oakville community has substantive natural heritage.
- There are multiple growth nodes within Oakville, and many employment areas.
- Oakville has prominently more office buildings than large warehouses.
- The residential areas in Oakville are stable and provide a wide mix for serving the community, including schools, parks, places of worship etc...
- It was clarified that the lines depicting major roads are all presented the same with the exception of highways QEW, 407 and 403.

- The committee would like the outline of the roads on the map to be more reflective of the capacities of each part of the roads, as many roads in Oakville have different capacities from one end to the other, for example Trafalgar Road north of the QEW as opposed to Trafalgar Road south of Cornwall.
- The committee agreed that Lakeshore Road also needs to be identified in a more specific way.
- The committee suggests that the natural transit network needs to be identified as different roads accommodate transit flow better than others.
- Other networks should also be included, such as the pipeline and electricity distribution.
- Oakville's Urban Forest System identifying forest canopy should also be measured as protected areas.
- Implications for land use should be included.
- Ms. Howson informed the committee that the maps are just options for how to maintain or change the system structure.
- A member inquired as to why the Parkway belt system isn't more prominent on the map as it is significant feature, and they would like to see clearer mapping of the Parkway Belt West Plan.
- The committee and staff discussed the Parkway Belt West Plan, the future of the lands, and what they become when they come out of the plan.
- The committee would like to see parkway belt lands along Ninth line/Joshua Creek come into natural lands.

Ms. Howson presented possible options for planning for the future urban structure of the community.

Option 1:

- Similar to the existing urban structure.
- Identifies public open space.

Option 2:

- Enhanced connectivity.
- Identifies and protects the primary transit corridors.
- The committee would like for Third line to be intensified as it leads to a major hospital.
- The committee would also like Upper Middle added as an additional active transportation link, as it is prominent for cyclists and there is community desire.
- The widening of Upper Middle Road has been pushed back 15 years as current traffic does not merit road widening.
- This option identifies Lakeshore Road as a Heritage Road.

- It was clarified there is no plan for intensification in the Cornwall Road East area as that corridor is primarily built out.
- The committee discussed Upper Middle Road, and that it will be reviewed again in five years to assess volume and possible need for expansion.
- The committee recommended that it is important to be consistent with the Region of Halton.
- Ms. Howson suggested that the structure should be developed with the future in mind and to consider options for greater connectivity, In addition to clarifying that all the major transportation routes are highlighted in yellow and are focal points, and while all roads are of importance these ones are most significant.
- The Active Transportation Master Plan has more detail, and these maps should be looked at from a high level.
- Jane Clohecy, Commissioner of Community Development elaborated that the urban structure maps presented should be reviewed as big picture from 50,000 feet up and that the Active Transportation Master Plan drills down the finer details.
- The committee would like this map to have a greater connection to the Active Transportation Master Plan.
- The GO stations are a focal point for transit in the maps.

Ms. Howson suggested to the committee that they review possible areas for mixed use nodes, including Oakville Place, the new Hospital area, Palermo North community, Bronte GO area and Dorval Crossing.

A member discussed the area of Sheridan College and informed the committee that there are discussions underway about more mixed use in the area including residential.

Option 3:

- This option builds on option 2 by adding additional recognition to green and open spaces.
- The committee suggests that it is very important to indicate the weight of green spaces on the urban structure map.
- River valleys should be enhanced.
- Ms. Howson clarified that the current urban structure is based on the current town policy and Official Plan.
- The possibility of showing heritage space on the maps in the future was discussed.
- It was requested that clarification be provided regarding the lands around Ninth line in regards to, if they are private open space or parkway belt, and if they should be on the map.
- It was requested that clarification be provided surrounding the bottom of Fourteen Mile Creek in regards to the ownership.

- Staff informed the committee that the town's urban structure map should be similar in style to the Regional map.

Ms. Howson informed the committee that public open houses and online surveys will be administered for community feedback and input regarding the urban structure review.

A member inquired as to how growth numbers fit into the development nodes. Ms. Clohecy responded that Oakville does not have those numbers yet and will be providing input to the Region on how and where Oakville wants to grow. Numbers will be developed after the Regional plan is reviewed.

The committee raised questions as to if Oakville has ever done anything to prevent designating private lands in natural systems, and would like to review the approach to designating private lands.

Moved by Councillor Duddeck

That the presentation entitled, '*Urban Structure Review – Discussion Paper, DRAFT*', be received.

CARRIED

b. Employment and Commercial Review – Summary Report

Diane Childs, Manager of Policy Planning informed the committee that feedback from the July and September meetings has been incorporated into the Employment and Commercial Review, and that Justine Giancola from Dillon Consulting is available to answer questions.

Responding to questions from the committee Ms. Giancola informed the committee that the recommendations to update the policy on land use capability has been revised with their feedback.

A member asked staff and Ms. Giancola as to why comments regarding height have not been included in the updates, and would like to ensure that priorities regarding height are not forgotten or neglected. Ms. Childs responded that staff understand the importance of height and will ensure the comments surrounding this issue are captured.

The committee would also like to ensure the natural lands around Winston Park are dealt with in a consistent manner.

A member inquired as to the employment land conversion requests noting that there are currently 20 open requests. Ms. Childs responded that each request will be assessed and that meetings will occur with each Councillor regarding the requests in their wards.

Mr. Simeoni informed the committee that the Urban Structure Review will be complete in February 2017.

Moved by Councillor O'Meara

That the presentation entitled, '*Employment and Commercial Review – Summary Report*', be received.

CARRIED

6. Information Item(s)

There were no information items.

7. Items to be Discussed at Next/Future Meetings

8. Date and Time of Next Meeting

Monday, November 28, 2016
Oakville Municipal Building
Oakville and Trafalgar Rooms- 1:00 p.m.

9. Adjournment

The Mayor adjourned the meeting at 2:37 p.m.