



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

**MINUTES**

**MONDAY, JANUARY 16, 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, January 16, 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 Allan Elgar  
Councillor Dave Gittings  
Councillor Jeff Knoll  
Councillor Sean O'Meara

Staff: J. Clohec, Commissioner of Community Development  
D. Carr, Town Solicitor  
M. Simeoni, Director of Planning Services  
D. Childs, Manager of Policy Planning and Heritage  
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 Cathy Duddeck

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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 November 1, 2016**

Moved by Councillor Elgar

**That the minutes of the Livable Oakville (Official Plan Review) Council Sub-committee meeting of November 1, 2016, be approved.**

CARRIED

4. **Business Arising from the Minutes**

There was no business arising from the minutes.

5. **Discussion Item(s)**

**a. Bronte Village Growth Area Review – Draft Policy Changes**

Mark Simeoni, Director of Planning Services informed the committee that draft policy changes for the town's three main street growth areas will be presented. He stated that final recommendations are not being made at this time and that the policy changes presented are draft and subject to further review and discussion with the public and subcommittee.

Diane Childs, Manager of Policy Planning and Heritage presented an overview and background for the three main street growth area reviews being presented: Bronte Village, Kerr Village and Downtown Oakville.

Ms. Childs reviewed the Livable Oakville Official Plan, the Official Plan Review and study process:

- The Livable Oakville Plan guides growth and change for lands south of Dundas Street and north of Highway 407.
- Forming the foundation of the Livable Oakville Plan is the Urban Structure – which provides the overall context for how and where growth is to be directed. Within the town’s urban structure, the Livable Oakville Plan identifies 6 growth areas – three of which are known as the “main street growth areas”, being Bronte Village, Kerr Village, and Downtown Oakville.
- The main streets growth areas each have detailed policies in the Livable Oakville Plan which guide how they are to grow and change in the future.
- Since the approval of the Livable Oakville Plan, the Growth Plan for the Greater Golden Horseshoe has been updated with revised growth forecasts for Halton Region for 2031, and new growth forecasts to 2041.
- In May 2015, the town initiated its Five Year Official Plan Review. A number of projects were outlined as part of the review including reviews of the policies that guide growth and change in main street areas. At the request of Council, the main street reviews were to proceed prior to other studies. The reviews were to assess if and how development within the growth areas are meeting the objectives of the Livable Oakville Plan, and provide opportunities for the town to begin addressing the new growth forecasts identified in the Growth Plan to 2041.
- The main street growth area reviews are being undertaken in a two stage process. At this time during stage one, staff are working to update the growth and development vision for the main street growth areas and implement these changes through amendments to the local Official Plan. This will help to inform the Region of Halton of the ultimate development vision and direction for this area which will feed into the Region’s Official Plan Review process.
- The second stage of implementation will be the town’s conformity exercise following the approval of the Region of Halton’s Official Plan. This exercise will confirm the growth numbers and demonstrate how the growth numbers have been allocated and distributed within the Town, including the main street areas, resulting in another amendment to the town’s Official Plan.

- It is the responsibility of Halton Region to allocate the growth forecasts provided in the Provincial Growth Plan to local municipalities. The allocation of this growth will be confirmed through the Region of Halton's Official Plan Review anticipated to conclude in 2020. As such, a coordinated approach for the introduction of the growth allocation into the town's Official Plan is required, resulting in the two-stage implementation process at the local level.

Ms. Childs explained how the draft directions were reviewed and placed into four categories to be carried forward into the draft policy changes:

- Carry Forward
- Modify Direction
- Do Not Carry Forward
- Future Conformity

A committee member asked for staff to elaborate on the details of the Future Conformity category. Staff identified that this category identifies that future conformity considerations will be required as part of the towns conformity review following the Region of Halton Official Plan Review. It is the intent that staff will review the direction on a local level so that it can feed into the Regional Official Plan Review and ultimately conform to the Regions Official Plan.

Brad Sunderland, Planner, presented the draft policy changes for Bronte Village as provided for in Appendix A of the staff report. Mr. Sunderland noted that it is the intent of staff to further refine the draft policy changes following further review and input from the public, the subcommittee, and additional ongoing reviews, master plans, and studies. Once staff further refine the draft policy changes, Mr. Sunderland noted staff would bring them forward as part of a statutory official plan amendment process at Planning and Development Council.

Mr. Sunderland presented and discussed the rationale for the draft policy changes based on the ten draft direction for Bronte Village, as provided in the staff report.

In response to the presentation and discussion of the draft policy changes, the subcommittee inquired and provided the following input:

- The committee requested that language regarding "gateways" be clarified for the public.

- The following points were raised in discussion with the committee regarding direction seven to 'remove the growth target expressed as a number':
  - The committee inquired about the option to consider the term "minimum planned density" in the draft policies. Staff confirmed that this language is reflective of the provincial growth plan.
  - Staff confirmed that the direction taken to express growth numbers should have a town wide approach within the Official Plan.
  - Staff confirmed that the discussion regarding how growth numbers are expressed in the Official Plan are still under consideration and review and that discussion with the public are ongoing.
  - Staff confirmed that the Official Plan Review will be implemented to meet growth forecasts in two stages. Stage one is a review of what can be accommodated by the town. This information will feed into the Region of Halton Official Plan Review process (e.g. bottom-up). Stage two is confirming the growth forecasts as allocated to the Town by the Region of Halton, and incorporating these numbers from the Region into the local Official Plan (e.g. top-down).
  - Staff confirmed that it is the role of Halton Region's Official Plan to allocate the growth forecasts provided in the Provincial Growth Plan to its local municipalities.
  - Staff confirmed that the town is working with the Region who will assign a town wide growth forecast.
  - Staff confirmed that each growth area will have a certain number assigned based on people and jobs.
  - The committee noted they want to ensure the policy wording is accurate so as to direct growth appropriately, protect stable areas, and ensure change in the growth areas is viable.
  - Overall, there was agreement that the three main street growth areas could be intensified which would help to create more lively neighbourhoods with more people living and working in the areas.
- The committee expressed concern of using an 'overlay' designation for the Parkway Belt West area over Bronte Harbour. A discussion with staff ensued and staff confirmed that an overlay designation for the Parkway Belt is consistent with the approach used in the Region of Halton Official Plan.

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Following the discussion of the draft policy changes, the committee also enquired about the following:

- A member of the committee enquired about the location of a library in Bronte Village as outlined in the existing policies. Staff noted that this was an existing policy that was not intended to change in the updated draft policy changes, but staff would confirm with the Oakville Public Library about the ongoing nature of this policy. Staff noted however, that should a community facility be located, it is beneficial to place it in a location where you are trying to encourage pedestrian activity.
- A member sought clarification about the next Parking Utilization Study which is to occur in Bronte Village in 2018 and would like to ensure that parking along Lakeshore Road is addressed going forward. Jane Clohec, Commissioner of Community Development, informed the committee that the Lakeshore Road Environmental Assessment commencement notices have gone out and that the need for road improvements is incorporated in the Transportation Master Plan.
- The committee reiterated that bonusing for height is not guaranteed, but that Council has the option to increase heights on a case by case basis. A member raised a concern about the Ontario Municipal Board overruling height restrictions in the Official Plan. Staff replied that it is their intent to create policies which are defensible at the board.

Mr. Sunderland reviewed the next steps with the subcommittee:

- Q1 – 2017: Public consultation to present draft policy changes and seek public comment
- Q3 – 2017: Proposed Official Plan amendment and Public Meeting at Planning and Development Council (stage 1).
- Q4 – 2017: Recommended Official Plan amendment and decision making meeting at Planning and Development Council (stage 1)
- 2019-2020: Town Wide Conformity Review and Official Plan Amendment (stage 2).

**Moved by Councillor O'Meara**

**That the Report titled “*Bronte Village Growth Area Review – Draft Policy Changes*” be received.**

**CARRIED**

**b. Kerr Village Growth Area Review – Draft Policy Changes**

Brad Sunderland, Planner presented and discussed the rationale for the draft policy changes based on the nine draft direction for Kerr Village, as provided in the staff report.

In response to the presentation and discussion of the draft policy changes, the subcommittee inquired and provided the following input:

- The committee sought clarification of the changes made to the Central Business District (CBD) designation. Staff explained in further detail the specifics of both the CBD and mixed use areas, identifying that more appropriate land use designation can be applied to many developments in this area. For example, existing townhouse dwellings could be re-designated from CBD to Medium Density Residential to reflect the existing built form.
- The committee discussed with staff the possibility of pedestrian connections in mid-block locations in Kerr Village. Staff suggested that the urban squares proposed work to create pedestrian connections, however, the existing structure of the blocks in Kerr Village don't facilitate walkways perhaps as much as Bronte Village would.

Mr. Sunderland reviewed the next steps with the subcommittee:

- Q1 – 2017: Public consultation to present draft policy changes and seek public comment
- Q3 – 2017: Proposed Official Plan Amendment and Public Meeting at Planning and Development Council (stage 1).
- Q4 – 2017: Recommended Official Plan Amendment and decision making meeting at Planning and Development Council (stage 1)
- 2019-2020: Town Wide Conformity Review and Official Plan Amendment (stage 2).

**Moved by Councillor Gittings**

**That the Report titled “*Kerr Village Growth Area Review – Draft Policy Changes*” be received.**

**CARRIED**

**c. Downtown Oakville Growth Area Review – Draft Policy Changes**

Lesley Gill Woods, Senior Planner presented the draft policy changes for Downtown Oakville and discussed the rationale for the draft policy changes, as provided in the staff report.

In response to the presentation and discussion of the draft policy changes, the subcommittee inquired and provided the following input:

- A member made a comment that there seemed to be three groups in the Downtown – Those who wish to leave it as is, those who wish to allow another two storeys of height, and those who feel we need more people and twelve plus storeys in height. The member noted that these stakeholders and their interests don't necessarily align.
- A member suggested that six-storeys still may not be enough for developers, and that some prospective developers may wish for a higher density development.
- Clarification as to the location of additional high density developments was requested.
- The resident associations prefer the ceiling height that is displayed in the Heritage district.
- Transition to the surrounding community needs to be considered regarding building height of new developments.
- A member would like the staff report reviewed on page 113 as to why the word "heritage" has been removed. Staff responded that the wording is used at the top of the document, and that the wording will be reviewed.

Ms. Gill Woods reviewed the next steps with the subcommittee:

- Q1 – 2017: Public consultation to present draft policy changes and seek public comment
- Q3 – 2017: Proposed Official Plan Amendment and Public Meeting at Planning and Development Council (stage 1).
- Q4 – 2017: Recommended Official Plan Amendment and decision making meeting at Planning and Development Council (stage 1)
- 2019-2020: Town Wide Conformity Review and Official Plan Amendment (stage 2).



**Moved by Councillor Gittings**

**That the Report titled “*Downtown Growth Area Review – Draft Policy Changes*” be received.**

**CARRIED**

**6. Information Item(s)**

There were no information items.

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

The Livable Oakville (Official Plan Review) Sub-committee meeting for February 12, 2017 will be cancelled.

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

March 20, 2017  
Oakville Municipal Building  
Oakville and Trafalgar Rooms- 1:00 p.m.

**9. Adjournment**

The Mayor adjourned the meeting at 2:33 p.m.