



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

**MINUTES**

**MONDAY, MAY 15, 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, May 15, 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 Dave Gittings  
Councillor Jeff Knoll  
Councillor Sean O'Meara

Staff: J. Clohery, Commissioner of Community Development  
D. Carr, Town Solicitor  
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 Allan Elgar

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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 March 20, 2016**

Moved by Councillor Knoll

**That the minutes of the Livable Oakville (Official Plan Review) Council Sub-committee meeting of March 20, 2016, be approved.**

CARRIED

4. **Business Arising from the Minutes**

There was no business arising from the minutes.

5. **Discussion Item(s)**

a. **Residential Growth Analysis Study**

Mark Simeoni, Director of Planning Services gave a brief introduction for the items to be discussed during the meeting.

Duran Wedderburn, Policy Planner presented the Residential Growth Analysis Study. The presentation included the following information:

- A refresher on the planning work that was completed and adopted in the Regional and local official plans to the 2031 planning horizon.
- An overview of the findings from the Residential Growth Analysis Study, specific to how the town can plan to the year 2041.
- Key considerations to be addressed by the town as it continues to plan to the year 2041.

Discussion occurred and the following points were raised:

- A committee member advised that growth was previously stalled, putting the town about two years behind growth targets and noted that the population projection should account for catchup.
- A member mentioned that included in the provincial policy is a higher order transit policy adding that Bronte GO is slated as a future growth centre.
- The committee is concerned that the minimum density in North Oakville might not be accurate and that the towns “transit first” strategy conflicts with developers plans to build.
- Staff confirmed that the town is about two years behind the growth target and that there was concerns with the developers about the vision of north Oakville.
- Jane Clohecy, Commissioner of Community Development informed the committee that Watson and Associates is familiar with the slowdown in developments.
- A member added that developers have not built all of the growth allocated by the Region, and that the province should consider taxing unused capacity.
- A member asked staff if a map of Oakville that shows densities throughout the town could be provided, which would be helpful for the committee and the public. The committee would also like a map showing how the higher density would look in the future.
- Staff will review the committee’s requests.
- Staff have clarified that today’s objectives are to understand the urban structure trends and if new policy directions are required.
- The committee agrees with using transit nodes, but would like more information on the logistics of how it will work.

**Moved by Councillor Gittings**

**That the Report titled “Residential Growth Analysis Study” be received.**

**CARRIED**

**b. Urban Structure Review – Policy Directions Report**

Kirk Biggar, Senior Planner, presented the Urban Structure Review - Policy Directions Report.

The following was presented to the committee:

1. Study Rationale
2. Study Findings
3. Policy Directions
4. Preliminary Draft Official Plan Amendments
5. Next Steps

The committee inquired about the Urban Structure Review and the following points were raised:

- Discussion occurred regarding the merging of the Official Plan and North Oakville Secondary Plans, and how the policy directions would be incorporated when the merging process occurs.
- Staff responded that there is a conflict provision to mitigate any issues, and that the majority of changes at this time would be administrative. It was confirmed that there will eventually be one plan once the merge occurs.
- Commissioner Clohecy clarified that the Official Plan is going through a series of incremental amendments and is not being repealed/replaced in its entirety.
- A member inquired as to the active transportation plans through Bronte Creek Provincial Park and staff confirmed that this option would be a bridge over the park which is currently under discussion.
- Staff mentioned that the Wyecroft Road Connection as part of the regions Mobility Management Strategy was listed as a transit priority corridor, and noted that this option has incorrectly not yet been reflected in the plan.
- A member requested more information on three-quarter nodes.
- Staff responded that three-quarter nodes is part of a node that already has one-quarter either developed or planned for development.
- Staff confirmed that portions of the Uptown Core are already planned for re-development.
- Diane Childs, Manager of Policy Planning added that there are opportunities for intensification in the Uptown Core.
- A member inquired about the possibility of new Metrolinx stations in Oakville and staff responded that there would not be any new stations in Oakville, and that Burlington will get a new station.

- The committee requested information about the three-quarter node at Dundas Street and Neyagawa Boulevard, staff responded that there is significant green space on the north-west corner that needs to be considered.

Discussion regarding growth on the Dundas Street corridor occurred and the following points were noted:

- Staff informed the committee that the south side of Dundas Street is limited due to low density developments.
- The only potential intensification areas on the south side of Dundas Street would be at major intersections.
- Staff noted that the study to identify any opportunities for accommodating growth and intensification would be town initiated.
- Staff informed the committee that the urban structure is considered at a high level, and set out in the official plan where growth and intensification can and cannot occur. This allows the town to manage growth through the official plan with certainty and with less opportunities for the plan to be amended.
- The study to review intensification opportunities for the south side of Dundas Street will occur later in the Official Plan review process, post 2021.
- Staff clarified that the first part of the review process (occurring now) is a major overview of how much growth could occur in the nodes and corridors while protecting the character of the residential areas.
- Staff added that the studies in the official plan review are all town initiated.

Responding to further questions regarding the identification of the Dundas Street-Trafalgar Road additional/expanded growth node and corridor, staff clarified that the shading on the map outlining the area is conceptual and does not give permission to intensify the stable residential areas. Mr. Simeoni clarified that this urban structure review is very high level. A member inquired as to who will complete the studies, the town or an applicant, Mr. Biggar confirmed all the official plan review studies would be initiated by the town.

A member requested clarification about the lands in the Ninth Line and Upper Middle Road area, and noted that in the North Oakville Secondary Plans they are listed as institutional and employment lands, yet appear on the map as residential. Staff acknowledged that some maps need to be re-issued, and this will be done for the upcoming public information meetings and as the planning process continues.

Staff confirmed these lands are designated in the North Oakville Secondary Plans for institutional and employment developments only and not residential. They will be shown on the urban structure as employment lands.

The committee sought clarification regarding the urban structure classifications for the rugby field lands east of Joshua's Creek compared to the lands adjacent to Joshua's Creek on the west side. Staff clarified that the rugby lands have an established recreational use and are designated as public open space. The open space lands west of Joshua's Creek area also designated as public open space but have a different status since they do not have an established recreational use. Staff will continue to review how these lands should be classified in the urban structure.

A member requested information regarding buffers between natural areas and residential areas. Staff responded that regulatory buffers are not getting smaller and that a discussion paper regarding the natural area and open space systems including regulatory buffers will be coming forward through the official plan review in 2018.

The committee wants to ensure that everything is included that needs to be through the Official Plan review.

It was confirmed that the upcoming residential character study will look at the residential areas south of Dundas.

**Moved by Councillor Gittings**

**That the Report titled "*Urban Structure Review – Policy Directions Report*" be received.**

**CARRIED**

**c. North Oakville Secondary Plans Review**

Kirk Biggar, Senior Planner, presented the Urban Structure Review - Policy Directions Report.

The following was presented to the committee:

1. Overview of the North Oakville Plans
2. Study Background & Overview
3. Emerging Issues
4. Preliminary Directions
5. Next Steps

The committee made the following remarks during the presentation:

- The committee is concerned that the development in North Oakville is not the high density 5-8 storey buildings that were envisioned, and would like to know if something like a holding provision could be used to ensure that in the future, developers build high density units first.
- Staff confirmed that the North Oakville Secondary Plans are out of date and need updating.
- The committee would like to see additional lands added to the natural heritage system.
- Transit supportive density is encouraged by the committee.
- The committee inquired if the North Oakville Secondary Plan conforms to the provincial Growth Plan, and staff responded that the North Oakville Secondary Plan was adopted before the Growth Plan, and that there are some gaps between the plans.
- Staff will review and analyze the implications of the gaps.
- The committee clarified that Oakville's best interest comes first.

6. **Information Item(s)**

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

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

Monday, June 12, 2017  
Oakville Municipal Building  
Oakville and Trafalgar Rooms- 1:00 p.m.

9. **Adjournment**

The Mayor adjourned the meeting at 3:25 p.m.