

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

MINUTES

MONDAY, JULY 10, 2017

**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 Monday, July 10, 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. Clohecy, 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

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 June 12, 2017

Moved by Councillor O'Meara

That the minutes of the Livable Oakville (Official Plan Review) Council Sub-committee meeting of June 12, 2017, be approved.

CARRIED

4. **Business Arising from the Minutes**

There was no business arising from the minutes.

5. **Discussion Item(s)**

a. **Updated Provincial Plans: the Growth Plan for the Greater Golden Horseshoe (2017) and the Greenbelt Plan (2017)**

Kirk Biggar, Senior Planner and Duran Wedderburn, Planner presented the *Updated Provincial Plans: Growth Plan (2017) & Greenbelt Plan (2017)*. The presentation included the following information:

- Background
- Growth Plan
 - Fundamentals and implementation
 - Growth management
 - Employment areas
 - Infrastructure and climate change
 - Natural heritage and water
- Next steps

Discussion occurred and the following points were raised:

- A committee member requested clarification regarding wording in the Greenbelt Plan.

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- Staff clarified that the policies regarding the Urban River Valley System only apply to public lands, yet the designation itself applies to private lands as well.
 - The maps shows all designated areas, both public and private.
 - A member requested to see a map showing the designated greenfield area (DGA).
 - Staff responded that the DGA is found north of the built boundary which runs along Dundas Street.
 - Staff clarified that although the area north of Dundas Street is scheduled for planned density in the regions official plan it is still DGA according to the provincial Growth Plan.
 - Staff noted a possibility for change in density levels based on the official plan review for Oakville and at the regional level.
 - Responding to questions from the committee, staff explained that the definition of major office has decreased from 500 jobs and 10,000 square metres down to 200 jobs and 4,000 square meters of floor area.
 - Staff reviewed the provincial definition for complete communities and added that there is a stronger commitment and direction to achieve this in the updated Growth Plan.
 - The committee would like to know which new tools are available to achieve complete communities.
 - Staff replied that it varies between built areas and designated greenfield areas and that it can be fixed overtime through redevelopment opportunities.
 - Staff advised that all new developments are being structured as complete communities.
 - The committee believes it is important that new developments (greenfield areas) are adhering to the goals of complete communities.
 - A member inquired about additional bioswales to help mitigate and divert storm water. Staff responded that the province will be addressing low impact development bioswales. The committee questioned as to if bioswales will be applicable to development charges in the future, and staff responded that it would depend on the lands.
 - Ms. Clohecy, Commissioner of Community Development informed the committee that there are documents providing guidance regarding water resource protection.
 - A member inquired about the targets as set out by the region.
 - Staff explained that although the green space in North Oakville and Milton are largely planned to capacity, developers may have to adjust to higher density housing to accommodate the growth targets, and that new minimums may be created to achieve these targets.

- Staff added that a strategy to address this will come forward to the committee in Fall 2017.
- A member stated that waterways should be protected as much as possible. Staff responded that during the Official Plan review this could be reviewed.
- The committee would also like the distance with buffers and linkages to be reviewed.
- A member inquired as to the status of minimum heights, and if this will be reviewed.
- The committee suggested that it be a requirement for developers to build high-density units first, prior to low or medium.
- Staff responded that through the Official Plan Review options to enforce high density developments will be explored, in addition to minimum heights.
- Staff and the committee agreed that the implementation of a policy requiring high-density developments to be built first, will be a challenge and that staff should work closely with the region.
- It was noted that there needs to be a finer level of phasing, including neighbourhood phasing in north Oakville.
- The committee would like for communities to be complete before developers move on, ensuring there are not unused spaces of land in the midst of developments. It was suggested that instead of the existing rule of 75% built before moving on, developments should have to be at 95%.
- Staff and the committee agreed there needs to be a review on the use of phasing and that staff work with the region closely to develop these policies.

Moved by Councillor Elgar

That the Report titled “*Updated Provincial Plans: the Growth Plan for the Greater Golden Horseshoe (2017) and the Greenbelt Plan (2017)*” be received.

CARRIED

6. Information Item(s)

7. Items to be Discussed at Next/Future Meetings

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

Monday, September 11, 2017
Oakville Municipal Building
Oakville and Trafalgar Rooms- 1:00 p.m.

9. **Adjournment**

The Mayor adjourned the meeting at 1:50 p.m.