



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

MINUTES

MONDAY, SEPTEMBER 11, 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, September 11, 2017, in the Oakville and Trafalgar Rooms of the Oakville Municipal Building, commencing at 1:00 p.m.

Present: Mayor Rob Burton, Chair *(Arrived at 1:10 p.m.)*
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
K. Biggar, Senior Planner
L. Gill Woods, Senior Planner
B. Sunderland, Planner
C. Dodds, Planner
D. Wedderburn, Planner
J. Warren, Council and Committee Coordinator

The items in these minutes are not necessarily in the order discussed.

1. Call to Order

Councillor Elgar, Acting Chair 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 July 10, 2017

Moved by Councillor O'Meara

That the minutes of the Livable Oakville (Official Plan Review) Council Sub-committee meeting of July 10, 2017, be approved.

CARRIED

4. **Business Arising from the Minutes**

There was no business arising from the minutes.

5. **Discussion Item(s)**

a. **Employment and Commercial Review - Draft Policy Changes and Directions for Related Projects**

Duran Wedderburn, Planner presented the *Employment and Commercial Review - Draft Policy Changes and Directions for Related Projects*.

The presentation included the following information:

- Background
- Planning Considerations
- Emerging Themes
- Next steps

Mayor Burton resumed the Chair at 1:10 p.m.

Discussion occurred and the following points were raised:

- A committee member requested more information about the policy direction to develop a monitoring program and trends regarding the zoning of retail warehouses.
- Staff responded that the monitoring program to be explored would develop key indicators to evaluate the official plan and better inform land use changes and decisions.

- Jane Clohecy, Commissioner of Community Development explained that the purpose of the monitoring program is to help identify where the industry is going, allow for flexibility and protect community interests.
- A member asked staff for more information on the lands north of Dundas Street and east of Third Line.
- Staff responded that the area is identified as a node for future study in the towns proposed urban structure official plan amendment.
- The committee would like to ensure that as this area is studied, it is important to protect what is important to the community.
- Staff advised that they will consider all planning matter as the area is studied to ensure the community interests are protected.
- A member requested information about a development inquiry at the Upper Oakville Shopping Centre (Upper Middle Road and Eighth Line). Staff informed the committee that they have received a general inquiry about accommodating residential development on the parcel of land at the rear of the plaza abutting other homes. It was noted that no formal submissions has been received at this time.
- A member inquired as to the status of the request from Riocan to develop residential uses on the Oakville Place site.
- Staff explained that the Oakville Place site is part of the Halton Regions Employment Land overlay and that Riocan would need to request removal from the Regional overlay to develop residential uses on the site. The removal process would have to be considered through the Regions Official Plan Review and Municipal Comprehensive Review.
- Staff added that Riocan has requested that the town support their request to be removed from the Regions Employment Land overlay.
- A committee member noted that previously both staff and the committee were not in support of any further development at the Oakville Place site.
- Staff responded that there is support for some development on the site. However, the uses and the scale of development would have to be examined through the development application process.

Moved by Councillor Knoll

That the Report titled *Employment and Commercial Review - Draft Policy Changes and Directions for Related Projects* be received.

CARRIED

b. Speers Road Corridor Study – Draft Policies

Brad Sunderland, Planner presented the *Speers Road Corridor Study – Draft Policies*. The presentation included the following information:

- Background
- Draft Policies
- Next steps

Discussion occurred and the following points were raised:

- Clarification was provided noting that 150 residents and jobs combined per hectare is to be planned for the Bronte GO major transit station area, as per the Provincial Growth Plan.
- Staff added that the boundaries of the major transit station area are to be determined by the Region, and that the Bronte GO Station area is currently within the Regional employment overlay.
- Staff answered questions pertaining to building height around the Bronte GO station and noted that a study has to be undertaken to determine future land uses including building heights. Staff added that they will work with the community to arrive at a development vision for the Bronte GO major transit station area, which is owned by many different parties.
- A member inquired whether the Bronte GO station area will be a smaller version of Midtown Oakville. Staff confirmed that Midtown Oakville is planned to accommodate 200 residents and jobs combined per hectare, and that Bronte GO Station is not required to be planned to achieve that level of intensity.
- It was added that the development around the Bronte GO station area must be transit supportive.
- The committee suggested the option to develop the Speers Road corridor with employment units along the bottom at street level, and residential above.
- A member discussed the importance of having connectivity from the properties in the south to get to Speers Road without having to go around the block. The area needs to be more accessible for pedestrians and cyclists and to decrease the amount of vehicles in the area.
- The committee had questions regarding moving the entrance to the Bronte GO Station bus loop to Speers Road.
- Staff responded that this move was identified by Metrolinx.
- Staff also added that a lot of work will need to occur before this happens, including discussion of where the budget for this project will come from.

- A member suggested that there needs to be many modes of access to the GO Station and a deeper understanding of the plan to move the bus loop is needed.
- A consensus was raised that pedestrian access is very important.
- A statement was made to ensure proper information be given to Speers Road business owners, and that the development processes be clearly indicated to them.
- A member of the committee requested that a flow chart be developed for the public to clearly identify the status of various studies.
- It was identified that there is a strong need for more ways in and out of the Bronte GO Station.

Moved by Councillor Duddeck

That the Report titled *Speers Road Corridor Study – Draft Policies* be received.

CARRIED

6. Information Item(s)

The meeting of October 10, 2017, has been cancelled.

7. Items to be Discussed at Next/Future Meetings

8. Date and Time of Next Meeting

Monday, November 6, 2017
Oakville Municipal Building
Oakville and Trafalgar Rooms- 1:00 p.m.

9. Adjournment

The Mayor adjourned the meeting at 2:05 p.m.