



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

MINUTES

MONDAY, NOVEMBER 6, 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, November 6, 2017, in the Oakville and Trafalgar Rooms of the Oakville Municipal Building, commencing at 1:04 p.m.

Present: Mayor Rob Burton, Chair
Councillor Tom Adams
Councillor Cathy Duddeck
Councillor Allan Elgar (*Arrived at 1:06 p.m.*)
Councillor Dave Gittings
Councillor Jeff Knoll (*Arrived at 1:15 p.m.*)
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
C. Dodds, Planner
D. Ingalls, Urban Designer
J. Warren, Council and Committee Coordinator

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

1. Call to Order

Mayor Burton called the meeting to order at 1:04 p.m.

2. **Regrets**

There were no regrets.

3. **Confirmation of Minutes of Previous Meeting(s)**

Meeting of September 11, 2017

Moved by Councillor Gittings

That the minutes of the Livable Oakville (Official Plan Review) Council Sub-committee meeting of September 11, 2017, be approved.

CARRIED

4. **Business Arising from the Minutes**

There was no business arising from the minutes.

5. **Discussion Item(s)**

a. **North Oakville Secondary Plans Review – Directions Report**

Kirk Biggar, Senior Planner presented the *North Oakville Secondary Plans Review – Directions Report*.

The presentation included the following information:

- Study Update
- Short Term Matters
- Long Term Matters

Discussion occurred and the following points were raised:

- A member requested clarification regarding Table 2 on page 15 of the agenda. Staff explained the table in more detail. It was suggested that town homes should be used as a way to transition between building types, without taking over the whole area.
- A member expressed concerns regarding parking for the live/work units in the area. It was noted that parking for the units is insufficient. These units do not have enough walk by traffic and with a lack of parking the space holds limited use.

- Staff responded that the space to be protected for neighborhood commercial will be reviewed.
- A member suggested that future policies should be considered to allow more parking for the live/work units.
- Staff responded that changes will be made where permitted.
- A member inquired as to how many developments (units) per hectare would be included for low, medium and high density areas.
- Staff responded that the zoning by-law would have the specific measurements and that different ranges are permitted.
- Staff noted that for example, the range for medium-density would be 25-75 units per hectare, but could be even denser in the urban core, and in some instances stacked town homes may be even more dense than apartments depending on size of unit and height of building.
- A member requested information on the success of the Burloak retail plaza on the south-east side of the QEW.
- Staff noted that this would be analyzed in the Retail Service Commercial Study, and that commercial space is constantly evolving.
- Staff added that Oakville has enough commercial space with the exception of the north-west area.
- The committee suggested that it was expected that the developments in north Oakville would have been of a wider variety, including increased apartment style units.
- Staff responded that it is important to achieve the right mix at the right location.
- Staff also added that the Growth Plan 2017 supports a good mix of units, as well as an increased support for transit.
- A member inquired about preventing the high density units from being built towards the end of a development project, and that this increases challenges with transit servicing.
- The committee advised that high density needs to go in the right place and include a mixed use, and noted that the area north of Dundas Street and south of the 407 highway should be protected for apartment style units.
- Staff responded in support of the committees suggestions and agreed that the high density developments should be built first to support transit.
- Staff added that a variety of sizes of apartments are needed to accommodate different family sizes and utilize transit and community services.
- A member suggested that more needs to be done to direct growth north of Dundas Street, and that quotas should be implemented to achieve this, and that stricter phasing rules are required.

- Staff added that once the North Oakville Secondary Plan and Livable Oakville Official Plan are merged these directions will be reinforced.
- The committee is concerned that the lack of high density is sabotaging the transit plan and is not supportive of growth.
- Staff responded that this audit helps to correct growth issues and agrees with the committee suggestions.

Moved by Councillor Knoll

That the Report entitled *North Oakville Secondary Plans Review – Directions Report* be received.

CARRIED

b. Residential Character Study Update

Carly Dodds, Policy Planner and Dwight Ingalls, Urban Designer presented the *Residential Character Study Update*. The presentation included the following information:

- Background
- Study Purpose
- Study Area
- Study Process
- Community Feedback
- Next Steps

A member noted that this process has been very exciting for residents, and that there have been other questions raised in terms of understanding how transitional areas fit in with the stable residential neighborhoods described in the Official Plan. Staff responded that the Study is an information gathering exercise that will inform the future Residential Policy Review component of the five year Official Plan Review. Staff added that community engagement plays a significant role in the Residential Character Study.

Moved by Councillor Duddeck

That the Report titled *Residential Character Study Update* be received.

CARRIED

6. Information Item(s)

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

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

Monday, December 4, 2017
Oakville Municipal Building
Oakville and Trafalgar Rooms- 1:00 p.m.

9. **Adjournment**

The Mayor adjourned the meeting at 2:50 p.m.