

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

MINUTES

MONDAY, OCTOBER 7, 2019

**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, October 7, 2019, 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 Allan Elgar
Councillor Jeff Knoll
Councillor Sean O'Meara

Staff: R. Green, Chief Administrative Officer
J. Clohec, Commissioner of Community Development and Deputy CAO
D. Carr, Town Solicitor
M. Simeoni, Director of Planning Services
D. Childs, Manager of Policy Planning and Heritage
G. Charles, Senior Manager of Current Planning and Urban Design
K. Biggar, Senior Planner
C. Dodds, Planner
L. Gill Woods, Senior Planner
J. Warren, Council and Committee Coordinator

Also Present: Councillor Beth Robertson
David Sajecki, Sajecki Planning

Regrets: Councillor Dave Gittings
Councillor Pavan Parmar

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**

There were no regrets.

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

Minutes of January 14, 2019

Moved by Councillor Duddeck

That the minutes of the Livable Oakville (Official Plan Review) Council Sub-committee meeting of January 14, 2019, be approved.

CARRIED

4. **Business Arising from the Minutes**

There was no business arising from the minutes.

5. **Discussion Item(s)**

a. **Bronte GO Major Transit Station Area Study - Draft Land Use Scenarios Report**

- **Report from Planning Services Department, September 30, 2019**

David Sajecki, Sajecki Planning, provided a presentation regarding the Bronte GO Major Transit Area Study – Draft Land Use Scenarios Report.

Mr. Sajecki reviewed the following items during his presentation:

- Project Update & Overview
- Existing Conditions
 - Policy Framework
 - Existing Conditions Diagrams
- Consultation
- Draft Land Use Scenarios
- Population & Employment Densities

- Next Steps

Discussion ensued and the following points were noted:

- Regarding differences between the Bronte GO area and the Oakville GO area, the midtown growth area (Oakville GO) is based on a higher density.
- Regarding transportation design, a committee member suggested that it's important to create transition spots along the south side of Speers Road to provide suitable access to the station.
- The committee was pleased with the park space designated in the area.
- The area around the station is designated as mixed use and has not been identified as of yet.
- The area designated as residential is located slightly back from the Third Line and Speers Road intersection.
- A committee member suggested that the area with the highest density should be closest to the station.
- Regarding both options as laid out in the staff report, Mr. Sajecki identified that neither option has been chosen, and both will go forward to public consultation.
- Concerning building heights, it was noted that 13-storeys is the minimum height, and that public consultation will help to identify the maximum height.
- It was identified that areas designated as mixed use could have up to 20-storeys in certain areas.
- It was specified that Option 1, as described in the staff report, has more residential with a community centre component and Option 2 has less residential and no community centre component.
- Responding to questions from the committee regarding the modal split, staff identified that Option 1 (heavier residential) would have higher volume of traffic going out of the area and that Option 2 (more commercial) would have increased levels of traffic coming into the area.
- Mr. Sajecki noted that the goal is to create a community with steady transit use throughout the day.
- The committee suggested that both options be considered in regards to mitigating traffic concerns in the area.
- Responding to questions from the committee staff noted that the buffer for the stable residential area would be about 30-40 metres from the roads.
- Staff identified that the hectares presented are gross hectares, not including roads and railways. The committee would like staff to bring back the net hectares for the area including roads and railways.
- Staff advised that a finalized height schedule would be included when this plan is ready for implementation.

- Responding to questions regarding people per hectare, staff advised that the Marlborough Court area has 277 people per hectare, and would be a comparable example.
- Staff also advised that high-rise buildings would not be adjacent to low density housing.
- Staff informed the committee that a noise mitigation study would occur to ensure minimal impact to the community in regards to noise from the GO Station.
- Staff advised that the Halton Conservation Technical Advisory Committee reviewed this plan in May 2019 and they will have upcoming chances to comment.
- Staff also noted that the Economic Development Department has been involved in developing the right business mix for the area.
- Responding to questions from the committee staff advised that bonusing is not applicable and minimum and maximums for building heights will be set.

Moved by Councillor O'Meara

That the report titled *Bronte GO Major Transit Station Area Study - Draft Land Use Scenarios Report*, dated September 30, 2019, be received.

CARRIED

b. Hospital District Study Update
- Report from Planning Services Department, September 30, 2019

Diane Childs, Manager of Policy Planning and Heritage, advised the committee that the objective of this study is to discover what the boundary and land use for the area should be.

David Sajecki, Sajecki Planning reviewed the following during his presentation:

- Project Overview and Update
- Policy Framework
- Existing Conditions Diagrams
- Preliminary Vision and Guiding Principles
- Opportunities and Challenges
- Next Steps

During discussion with the committee, staff noted the following:

- The Transportation Impact Study will be completed after public consultation.
- The intent of the public session is to present initial thoughts on development of the area.
- Regarding the radio towers in White Oaks, if there were any issues with the frequencies the town would not be liable.

Moved by Councillor Duddeck

That the report, titled *Hospital District Study Update*, dated September 30, 2019, be received.

CARRIED

**c. Palermo Village Growth Area Review - Preliminary Report
- Report from Planning Services Department, September 30, 2019**

Lesley Gill Woods, Senior Planner, provided a presentation regarding the Palermo Village Growth Area Review, including:

- The town's Urban Structure, including the existing Palermo Village node on the south of Dundas Street at Bronte Road, and the identified node for further study, which includes the lands on the north side of Dundas Street at Bronte Road;
- Lands subject to appeals;
- Land use concept inputs, including community facility needs and the Palermo Village North Urban Core Area policies previously adopted by Council (OPA 306, subject to appeal); and,
- A preliminary land use concept for Palermo Village North.

Discussion ensued and the following points were noted:

- A committee member suggested that the future community centre and library be located closer to the natural heritage system, above William Halton Parkway. Staff responded that this suggestion will be reviewed.
- A member suggested that the transit terminal be located south of Dundas Street and staff advised that this is not possible as there is no suitable location.
- The committee noted that the intersection of Bronte Road and Dundas Street is extremely busy and there may be a need for a pedestrian walkway above the road or underground.
- Jane Clohocy, Commissioner of Community Development and Deputy CAO, noted that there is a plan for higher order transit along both

Dundas Street and Bronte Road, as part of the Region's Mobility Management Study.

- The committee suggested that pedestrian connectivity in this node be considered a priority.
- Land use appeals affecting lands in the area have been deferred as the town continues to work on updated growth area policies for Palermo Village.
- Landowners are included in land use discussions as part of public consultation.
- Responding to questions regarding a location for the future library and community centre, Ray Green, CAO, indicated that when the town has previously looked into land south of Dundas nothing was available.
- Regarding pedestrian access at the intersection of Dundas Street and Bronte Road, Mr. Green indicated that as urbanization continues, speed limits will have to be adjusted, as done in other areas of the town.
- A committee member indicated that pedestrian infrastructure should be included in Development Charges.
- Responding to questions from the committee, Ms. Gill Woods indicated that there is space for a food store at the north-west corner of the node.
- The committee would like pedestrian access points indicated on the drawings going forward.

Moved by Councillor Elgar

That the report titled *Palermo Village Growth Area Review - Preliminary Report*, dated September 30, 2019, 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 2, 2019
Oakville Municipal Building
Oakville and Trafalgar Rooms - 1 p.m.

9. Adjournment

The Mayor adjourned the meeting at 2:40 p.m.