

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

**MINUTES**

**MONDAY, JANUARY 15, 2018**

**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, January 15, 2018, 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 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  
C. Dodds, Planner  
B. Sunderland, Planner  
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 1:00 p.m.

2. **Regrets**

There were no regrets.

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

**Meeting of November 6, 2017**

Moved by Councillor Duddeck

**That the minutes of the Livable Oakville (Official Plan Review) Council Sub-committee meeting of November 6, 2017, be approved.**

CARRIED

4. **Business Arising from the Minutes**

There was no business arising from the minutes.

5. **Discussion Item(s)**

a. **Growth Area Reviews - Preliminary Directions for Midtown Oakville, the Uptown Core and Palermo Village**

Due to technical difficulties in the meeting room, a presentation was not delivered. It was noted that the presentation slides were circulated to the committee on Friday, January 12, 2018. As such, the meeting moved to discussion of the item.

The committee was invited to participate in a brainstorming session and to comment on the draft direction provided in the staff report.

Discussion occurred and the following points were raised:

- A committee member requested clarification regarding the different resident to job ratios in the three growth areas. Diane Childs, Manager of Policy Planning and Heritage explained that these ratios are based on the land use permissions in the Livable Oakville Plan. It was requested that the ratios be reviewed to ensure an appropriate mix of residents and jobs are provided to enable complete communities, including land uses providing for an appropriate range of employment and commercial uses.

- A member requested more detail around the draft policy direction to explore “opportunities for additional growth and development in appropriate locations”, and if this was to help accommodate the Provincial growth forecasts to the year 2041. Ms. Childs responded that these three study areas have been identified to implement the urban structure, which would continue to protect stable residential communities and ensure the appropriate policies are in place to accommodate growth in the growth areas. The committee member noted they would like to ensure this concept is made very clear to the public.
- Responding to questions from the committee regarding growth in Midtown Oakville, staff explained that the biggest obstacle to development is the provision of necessary road infrastructure to support growth, including the development of a local road network.
- Regarding the Active Transportation Master Plan, it was noted that the updated Master Plan will be integrated into the Official Plan.
- The committee would like local cycling groups consulted regarding the Active Transportation Master Plan.
- The committee would like Falgarwood residents to be given ample notice regarding any development around Trafalgar and the Q.E.W.
- The committee requested clarification regarding complete communities and would like to ensure there is a holistic view of the policies regarding public facilities.
- Revisiting the preliminary direction “Explore opportunities for additional growth and development in appropriate locations”, the committee would like the wording to be more specific in this section that “appropriate locations” refers to the concept of protecting stable residential neighbourhoods.
- The committee also suggested that additional heights and density should be added to growth nodes to permit stable neighbourhoods to be protected.
- It was noted that an institutional use was always the intention for the Uptown Core, and is critical in establishing employment levels. The committee added that there needs to be policy development to ensure these goals are achieved.
- The committee suggested that the Uptown Core needs a stronger employment base, and that the original goal was a population of 14,800. Staff responded that land use will be reviewed.
- Jane Clohecy, Commissioner of Community Development, advised that the last review that was done was done parcel by parcel, so required changes would be made through that form of review.
- A member noted that many of the development applications in this area have been scaled back and have eroded the original vision for the Uptown Core.
- The committee requested an update on the potential health care area by the hospital. Staff noted that it has been identified in the urban

structure review as a future growth area and will be coming to this committee for review at a later date.

- Staff were asked if there is any information that could be provided regarding the 'No Frills' grocery store closing in Midtown Oakville. Staff advised they have no additional information.
- Staff noted that the local road network required to support growth and development in Midtown Oakville is a challenge as new local roads are obtained only as individual development application come forward.
- Responding to further questions, staff noted that Midtown Oakville is identified by the Province as an Urban Growth Centre in the Provincial Growth Plan, and is to be planned to achieve a minimum density of 200 jobs/people per hectare. Staff noted that policies to transfer density in order to obtain new local roads may be explored.
- It was clarified that the three studies discussed today will be separated going forward as individual studies.
- A committee member clarified that the role of the town is to make the permissions for development and that there is no penalty for failing to grow, as long as the permissions are in place.
- The committee requested more information regarding retail stores putting main entrances facing parking lots and not towards the street as intended. Staff responded that strengthening policies in this regard is to be further explored as "walkable streets" are part of the vision for the growth areas.
- Responding to questions regarding the density numbers in the Uptown Core staff noted that Oakville doesn't have the same requirements in Uptown Core as it does in Midtown Oakville and that these density numbers are planned to a "minimum". Staff noted there is unlimited bonusing in Midtown Oakville, while there are limits in the Uptown Core.
- The committee wants to reiterate that stable neighborhoods be safeguarded.

The committee had questions regarding population targets, densities and forecasts and wanted to ensure clarity was provided around the "minimums". A member questioned if maximums should be outlined, in addition to minimums. Staff responded that just the minimum numbers are being explored as per Provincial policy. It was clarified that these numbers direct growth where it is needed. Staff informed the committee that Oakville has enough lands available to meet the 2031 targets without imposing on stable neighbourhoods. Staff informed the committee that Oakville has a strong urban structure to accommodate how and where future growth is to be accommodated.

Moved by Councillor Knoll

That the Report entitled *Growth Area Reviews - Preliminary Directions for Midtown Oakville, the Uptown Core and Palermo Village* be received.

CARRIED

6. Information Item(s)

7. Items to be Discussed at Next/Future Meetings

8. Date and Time of Next Meeting

Monday, February 12, 2018  
Oakville Municipal Building  
Oakville and Trafalgar Rooms- 1:00 p.m.

9. Adjournment

The Mayor adjourned the meeting at 1:58 p.m.