

Town of Oakville
 Lands North of Dundas
 Meeting Transcript

Part 7– September 26, 2001
Final Date

<p><i>Mayor Ann Mulvale</i></p>	<p>Good evening Ladies and Gentlemen. If Members of Council and the public would kindly take their seats we will reconvene this meeting. Good evening and welcome back, on behalf of the Members of Council to the continuation of the public hearing to address the Official Plan #198 Amendment, which as everyone is aware, involves the lands north of Highway #5.</p> <p>I would also like to thank you for accepting the cancellation of the September 11 meeting in recognition of the tragedies which took place in the United States. We understood that people within this building, within our community needed to be with their loved ones that night. We were appreciative of the assistance of the Oakville Greens, who helped us contact people. We did make phone calls to everybody who was listed and the understanding was universal.</p> <p>Prior to reviewing the procedure for this evening’s meeting, I would request that Ted Salisbury, the Director of Planning Services, be allowed to make a few initial comments to assist us in where we’re at this stage.</p> <p>Just lower some of the lights to assist people. I understand – do we have hard copies of this?</p>
<p><i>Ted Salisbury, Director of Planning Services</i></p>	<p>Yes.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>We do? We have it available so hopefully many of you picked them up and if we haven’t we’ll make sure there is one for you. Mr. Salisbury.</p>
<p><i>Ted Salisbury, Director of Planning Services</i></p>	<p>Thank you, Your Worship, Members of Council, Ladies and Gentlemen. Before we continue with the delegations tonight on Official Plan Amendment #198, I’d like to take five minutes before we begin this evening to highlight where we are in this Official Plan Amendment process. I understand how to the members of the public it may seem a very complicated process and one that seems to take a long time, in some instances. And in others seem to appear very short.</p> <p>What we have done is provided a very large foam core</p>

	<p>mounted description of the Official Plan Amendment process. That's on the back wall. I also have it on the overhead and we've also provided to you this evening a copy that was available at the back of the room.</p> <p>On June 26th of this year, Joanne Chechalk, the C.A.O. of the Town, began this public hearing process, noting that this was still early in the public discussion process of Official Plan Amendment #198. In fact, as shown on this process map, we're near the end of step four, in what could be described as a 13 step process.</p> <p>As you know, it began with step one, which was the Region of Halton conducting what was described as being a Halton Urban Structure Review and, upon conclusion of the review, it became a plan.</p> <p>The Halton Urban Structure Plan began in 1987. HUSP, as it's now referred to, used the population and the employment projections that were established by the Greater Toronto Co-ordinating Committee and the Office of the Greater Toronto Area to set out a plan that sees lands north of Dundas Street designated as urban.</p> <p>HUSP was incorporated into the Regional Official Plan and, by way of Regional Official Plan Amendment #8, was approved by Regional Council in 1999.</p> <p>While the Regional Official Plan was being amended, Oakville's planning staff together with Council, saw fit to undertake a number of studies, as illustrated in step two. These include review of our retail policies, housing policies, eventually our employment policies together with our environmental policies.</p> <p>Recognizing the importance of the environment, the Town commissioned two key studies, the North Oakville Natural Heritage Inventory and Analysis, now commonly referred to as the LGL Study. And, Council also saw fit to initiate a Strategic Land Use Options Study, which is sometimes referred to as the Hemson Report, to strategically look at the land proposed as urban in the Regional Official Plan</p>
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	<p>and determine the appropriate land uses, the amount of land, the phasing and the process of development which would occur in the years to follow.</p> <p>Step three included a number of public information sessions on the proposed Official Plan Amendment of the Town, which preceded the public meeting, which was step four, the process that we began in June and are continuing today.</p> <p>We have nine more steps to complete before any application for development is begun. We recognize that the next two steps are especially critical. We will be taking input that you have provided and refine our recommendations on Official Plan Amendment #198 and in some cases we may come back to you to ensure that we have clearly understood your recommendations.</p> <p>While the Planning Act only requires one public meeting, we know there is great benefit and interest in pursuing further discussions on the issues during this planned period of Official Plan Amendment #198 revision and refinement. At this time, we are proposing to host a number of round table discussions to engage further public dialogue on key issues identified during the past few months.</p> <p>We have also heard clearly that an environmental strategic plan is an important part of the Town's future. Once we have received all comments from delegations to Council on Official Plan Amendment #198, we propose to return to Council with a detailed plan on those round tables. We need to understand that we are still presently in a public meeting.</p> <p>Oakville Council will then consider a revised Official Plan Amendment #198 and provide for further public meeting processes before moving on to step seven, which is the consideration of Secondary Plans and actually the approval of the amendment and all Town Planning activities.</p>
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	<p>Your Worship, with that, I'd like you to continue the public meeting.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>Thank you very much, Mr. Salisbury. Thank you for those comments. I understand that Councillor Elgar has indicated that he wishes to move the motion to refer this matter back to staff at the appropriate time, in accordance with Mr. Salisbury's recommendation. That motion will be placed on the table at the appropriate time in the evening, as advised by the Clerk.</p> <p>Prior to entertaining this motion, however, it's important for everyone to remember that tonight may conclude the public hearing which began in June to deal with OPA Amendment #198. I say may because we have set aside tomorrow evening should that time be required.</p> <p>To complete this stage of the public process, we are required by legislation to ensure that all those who wish to speak are heard. The comments or concerns raised this evening will be on record and will be considered by staff during the ongoing review of this matter.</p> <p>Therefore the process this evening will follow what we have followed in the past. First time speakers will be given the opportunity to provide Council and staff with their input. And I would ask that each of you signs in. There's a sheet on the podium and that's why we'd ask you to please make your presentation from the podium. We've set a system in place to assist you if you have any audio-visual needs from that central podium.</p> <p>We would ask you to provide us with your name, address and phone number and whom you're representing. It's equally valid whether you're representing yourself or an organization.</p> <p>In following the process, the Clerk has compiled an agenda including the names who have advised the Clerk's Department that they wish to speak on this matter for the first time.</p>

	<p>At the conclusion of the first time speaker's list, the audience will be polled to determine if any additional first time individuals wish to speak.</p> <p>After hearing all those wishing to speak for the first time, we will entertain second-time speakers. And again, a list of those who have registered accordingly is contained on the agenda. I would remind second-time speakers that you will be limited to providing only new information.</p> <p>At the conclusion of that list, the audience will once again be polled to determine if anyone wishes to speak for a second time.</p> <p>In light of the fact that this entire matter is recommended for referral back to staff for further review, I would request everyone's assistance in concluding the public meeting process tonight or tomorrow or a third night if necessary as succinctly as possible in order that we may move on to the next stage. And I'd ask you to refer to the hand-out and the board at the rear of the room to reflect again that we're in a very lengthy process and we are on step four with nine more steps remaining.</p> <p>I would ask the speakers therefore to make comments as brief and to the point as possible in order that we may respect each other's time.</p> <p>Prior to calling the first speaker I would also like to thank all individuals who have been involved in this process. Planning Service Staff, who have encountered some criticism over the past few months, and it is important that we recognize, Planning Service Staff have been following a legislative process to put a proposal before Council for a public hearing under the provisions of the Planning Act.</p> <p>The staff have worked long hours and will continue to do so, in accordance with the Director of Planning Service's proposal, to host a number of discussions to engage further public dialogue. I would like to acknowledge the efforts of the staff, and to thank them.</p>
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	<p>Members of the public have also been heavily involved in OPA 198, both in its review and in bringing forward your comments to Council. We realize the efforts that you have undertaken to organize your presentations and the time away from your homes necessitated by the public meeting process and I thank you once again for your time and patience in addressing the issue.</p> <p>I'd also like to thank Cogeco. They have been here for each of these evenings and are committed to continuing recording and broadcasting of these meetings to ensure that the wider community is able to stay in the loop and to understand and engage in the process. Cogeco is empowered by volunteers. And so it's particularly appropriate that we thank those volunteers and the Cogeco staff for the co-ordination of those volunteers.</p> <p>I'd also like to thank my Council colleagues for working together to participate fully in this process. It has taken a lot of time. Many of you, because of the flow of meetings, have had to rearrange personal schedules and obligations as Members of Council to honor your commitment.</p> <p>After tonight's process, after tonight, the process moves on as detailed in the overview, which has been mounted on the board in each, and on boards, in each of the overflow rooms. Copies of this process are also available for you to take with you.</p> <p>I believe we can move forward with this matter pro-actively by working together. Again, thank you and hopefully we, when we have concluded this public process, we can do so with everyone's assistance.</p> <p>And before the Clerk calls forward the first speaker for tonight as listed on the delegation, I'd like to just extend the regrets – we've had - Councillor Oliver is away and could not be attending tonight. Councillor Bird and Franklin have indicated that they will be joining us later on in the evening, hopefully as early in the evening as possible.</p>
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	<p>I'm advised by the Clerk that the conflicts of interest previously declared are still in standing. If there are any conflicts of interest or pecuniary interests, now would be your opportunity to make such a declaration. Seeing no such declarations, Madam Clerk, I would ask you to commence calling forward the speakers and again as that happens I'd ask each speaker to attend the central podium and to sign in on the sheet provided at the podium.</p>
<p><i>Cathie Best, Clerk</i></p>	<p>The first delegation is Mr. Joe Marangi.</p>
<p><i>Joe Marangi (Delegate)</i></p>	<p>Hello, I have a copy of my presentation, should I give it to...</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>Thank you, sir. Mrs. Kitteringham will come and collect it. And again, anyone who has copies, it saves a lot of transcribing from tapes. So we, and you know that we are compiling the copies. We have several documents and we are pleased to make them available. So, thank you, sir.</p>
<p><i>Joe Marangi (Delegate)</i></p>	<p>Thank you. Your Worship Ann Mulvale, Members of the Council and citizens of Oakville here tonight. As a lifelong resident of Oakville, I have been following these proceedings with a keen interest. It is interesting to note the various focal points, hot buttons and issues that make up a free democratic process.</p> <p>Regarding OPA 198, my question does not have to do with land use, densities, construction or green space. I believe the various speakers that have made strong arguments and warrant answers. In light of what happened a few weeks ago and being reconvened for tonight, this might sound trivial, what I'm asking, but I think it still warrants discussion.</p> <p>OPA 198 mentions the availability of a mass transit system that would serve the residents, both industrial and residential of the lands north of Highway #5. Those who have spoken so far have made very strong arguments for careful consideration for buses and other forms of mass transit. They have put forward the economic benefits of a system that moves people to where they want to go in the most cost-effective and eco-friendly way.</p>

	<p>Another form of mass transit that is often discussed, but not taken too seriously, is that of the bicycle. Although it is neither practical nor prudent to assume that the bicycle could ever replace the automobile or bus, it is safe to assume that if there was a safe and effective way of utilizing the bicycle into the larger mass transit scheme, there would be benefits for everyone.</p> <p>As I am an active cyclist, I often take my life into my hands when I venture out on Oakville’s roads. I must use these roads to get to work, exercise, or just to get from one end of town to the other.</p>
<i>Mayor Ann Mulvale</i>	Excuse me, sir. I hate -
<i>Joe Marangi (Delegate)</i>	Yes?
<i>Mayor Ann Mulvale</i>	I don’t want to interrupt you but you’re not being adequately recorded. Could you step back a little?
<i>Joe Marangi (Delegate)</i>	Sorry.
<i>Mayor Ann Mulvale</i>	No. The problem we have is we used to have a microphone system that you really had to kiss. This one you have to stand a little further back otherwise you break up on the recording. Thank you.
<i>Joe Marangi (Delegate)</i>	Okay, how’s that? Is that a little bit better? Yeah?
<i>Mayor Ann Mulvale</i>	Thank you.
<i>Joe Marangi (Delegate)</i>	<p>Okay. Sorry about that. Where was I. A week does not go by that I do not face a near-accident situation. I often ask myself how an inexperienced rider would handle such a situation.</p> <p>What I’m speaking about is the ability for a cycle commuter to safely use Oakville roads to get to and from his or her employment, recreation or commerce. While all those cycle paths along walkways are good for the occasional recreational rider, one must use the roads, shared with cars, if one wants to get anywhere of reasonable distance.</p> <p>A typical situation when I go out on my bike, or for others who commute to and from work, is that sharing the road is not that easy. Especially when a 23 pound bike is up against a 2,300 pound car. There are many spots in town</p>

	<p>where roads can barely fit a car, let alone a tractor-trailer combination. There are many times when you can see the frustration in the eyes of weary commuters. Having spent one or more hours in their car, they are not easily amused at the process of moving over for a bike, which some of them view as a toy and not as a vehicle.</p> <p>Many motorists do not move. Rather, they skim so close that you can see the swirl marks on their paint. There are others that move so much that they slow down traffic, thus annoying the already annoyed commuters in their cars.</p> <p>There are other roads in Town that have bicycle lanes and these are great, I use them everyday, but just seem to disappear. I realize that it's difficult to change many of the roads in the existing parts of Town. There is a great cost in doing so.</p> <p>The short question I ask if that could be put forward is what allowances have been made for a bicycle transit system to move people from their houses to their places of employment, recreation or commerce in the development plans north of #5.</p> <p>An example of this would be to allow for bicycle lanes or designated arterial routes before the roads are put in. This way, lanes would not be an afterthought in the planning process and would complement and work in tandem with other transit mediums, such as the automobile, the bus, taxi and train.</p> <p>And plus, what enforcement mechanisms will be in place to ensure that these allowances are not waived, changed or removed altogether by parties involved? Sincerely, Joe Marangi. Thank you.</p>
Mayor Ann Mulvale	Thank you very much, sir. Any questions?
Joe Marangi (Delegate)	None?
Mayor Ann Mulvale	Thank you very much, sir.
Joe Marangi (Delegate)	I'll just sign in.
Mayor Ann Mulvale	Thank you for bringing – if you would sign in – and thank you for bringing the written submission. Again, while our

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	<p>delegation signs in, it's important that everybody does sign in, also if you could try and stand that little distance from the microphone, it helps Cogeco. Otherwise they get wonderful television footage of you but no consistency in the sound.</p> <p>And secondly, if you cannot hear any of the speakers, please get the attention of myself or the Clerk. We will be looking into the audience so that we can advise the speaker or the Council Members asking a question and we can advise that person to advise their projection accordingly.</p> <p>Madam Clerk if you'd call forward the next speaker.</p>
<i>Cathie Best, Clerk</i>	The next speaker...
<i>Mayor Ann Mulvale</i>	Excuse me, Joe. I didn't see you had a question. I'm sorry.
<i>Councillor Elgar</i>	Joe, in your opinion, how wide should a cycle way be? That would be safe for you.
<i>Joe Marangi (Delegate)</i>	I've spent considerable time researching this. It depends. Ideally, we can have a wish list but I think it all has to come down to what the Town can afford and what can be safely done in the grand scheme of things, really all you really need is about three feet. That's the ideal space from the edge of the curb to the lane itself. That allows for a safe, a perfect route, they're already in existence, if you see the ones that are already on River Glen for example going through the River Oaks community. They're great. Those are the ones I use everyday and it allows for a safe transition from one point to another.
<i>Councillor Elgar</i>	Thanks.
<i>Joe Marangi</i>	Thank you.
<i>Cathie Best, Clerk</i>	The next speaker is Tania Orton.
<i>Mayor Ann Mulvale</i>	If anyone is not in the chamber when they're called, we will put them at the bottom of the list in which they're featured. So we'll recall Tania at the conclusion of the first time speakers before we poll the audience.
<i>Cathie Best, Clerk</i>	The next speaker will then be Carol Westwood. And, moving on Linda Jokim. Violet Amandillo. Tom Adams.

	Michael Telawski.
<i>Michael Telawski (Delegate)</i>	<p>Thank you, your Worship. My name is Michael Telawski of the Weston Consulting Group. I am representing the Residents Association North of Dundas, otherwise known as RAND. I believe you'd recognize them from previous appearances all wearing T-shirts.</p> <p>To date this association has signed up 43 households, 86 members representing in excess of 400 acres of land, the majority of which, the members are residents along Burnhamthorpe Road and in the area East of 16 Mile Creek.</p> <p>Council's previously heard from residents Carol Keene and Laura Knowlton, who have been instrumental in putting this group together.</p> <p>I'm actually very encouraged to hear from Mr. Salisbury earlier that the Town is willing to consider amendments to OPA 198 and hopefully what we're presenting to you tonight will form part of a basis for those round table discussions.</p> <p>When I was approached by Carol and Laura with respect to their desires, and that is to preserve their existing residential community that exists along Burnhamthorpe Road. There are approximately 75 homes on or adjacent to Burnhamthorpe between Ninth Line and the creek.</p> <p>When we started our discussions, we talked about how the community - we've largely made a series of negative delegations over the last year and a half with respect to what was wrong with Hemson or what's wrong with OPA 198 and the fact that to date there's been very little effort made to try to build a consensus among owners.</p> <p>Our decision, our discussion was not to fall into that same trap, but rather to adopt a more positive approach that not only integrated the social aspects of preserving their existing homes, but also to take a broader look at seeing if we could help to build a consensus among the greater</p>

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	<p>number of landowners. Obviously, we can't guarantee we can do that, I can't guarantee I can get a consensus from my own clients.</p>
<i>Mayor Ann Mulvale</i>	<p>Don't feel badly. I can't guarantee a consensus from Council either.</p>
<i>Michael Telawski (Delegate)</i>	<p>So I'm here tonight to offer Council, the community an alternative design concept that's aimed at building a consensus among stakeholders. And what we are presenting is not a definitive land use plan but a concept, an alternative if you will, that we think incorporates a number of concerns that we've heard the public raise over the last year or so.</p> <p>Of these concerns, we've heard several that keep coming up. A key one, there's concern about the natural environment from Oakville Green and others. There's concern about the land uses and their distribution from property owners and the development community. There's concern about proposed densities of the residential development. And there's also concern about the urban boundary from property owners that lie north of the 407.</p> <p>As opposed to simply adding to this list in coming before you and stating that the Hemson Plan proposes to redevelop...</p>
<i>Mayor Ann Mulvale</i>	<p>You're just a little too far away. (Laughter)</p>
<i>Michael Telawski, Delegate</i>	<p>As opposed to coming before you and just making the statement that the Hemson plan is proposing to redevelop this large existing residential community as employment lands, we've opted to consider how these lands can be accommodated, while also trying to address these concerns that have been raised by others.</p> <p>When we look at North Oakville, if you look at it simply from a land use point of view, you may be able to come up with an answer that may include employment land coming down to Burnhamthorpe Road. But when you also consider the social impact perspective of these existing residents and this existing community, we believe that</p>

	<p>answer has to change.</p> <p>And significant effort is being put into Palermo in an effort to preserve existing residential units and community facilities. And we have to question why this same consideration is not being shown to these residents that I represent.</p> <p>We recognize it isn't simply enough to suggest that the eventual designation on and surrounding their lands should be residential, so we've taken a broader perspective.</p> <p>At a recent meeting, Councillor Elgar asked the delegation for an example of them thinking outside the box. And I suggest to you that this residents' group has answered that challenge. And one way of thinking outside the box is to take the HUSP assumptions for the time being and put them in the backseat. This will allow us, as a community, to concentrate on what we think is the right solution for Oakville.</p> <p>Now OPA 198 is based on a number of prerequisites that have been provided by HUSP and include 900 hectares of employment land, a 55,000 person population at 20 units per hectare gross density and a retention of the urban separator.</p> <p>If we can set these aside and concentrate on the concerns that we've heard from the community, we think we may be able to move this forward in a more positive manner.</p> <p>As a starting point, we asked ourselves several questions: What's the appropriate amount of residential and employment land and where should it be located? How can environmental features be appropriately considered? And is the proposed urban boundary appropriate?</p> <p>When we looked at the residential as indicated – HUSP requires a density of 20 units per gross hectare – our calculations indicate that this is approximately double the density that the area between Upper Middle Road and</p>
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	<p>Dundas Street has been designed for. And as Council you're well aware that these lands or many of these lands are being developed at a density much lower than that, as density reductions continue to be approved.</p> <p>Twenty in a per hectare gross figure isn't consistent with development that has and continues to occur within the Town. Applying a design density similar to the Upper Middle Road/Dundas area to the lands North of Oakville would represent an incrementally higher density than the existing development within the Town - would be consistent with the way the Town has and continues to develop.</p> <p>Applying a density similar to what will become mid-Oakville would require approximately 50% more residential land than that that's been provided by Hemson.</p> <p>On the employment side, HUSP provides for 900 hectares. What's appropriate for employment lands is a difficult question. We do note that the region's 98/99 employment forecasts represent approximately a 25% reduction from those that were in place when the 900 hectares was dealt with. Although we also recognize that the number of neighboring municipalities are beginning to reach full development and that employment development will have to go to alternative locations.</p> <p>So we recognize the need to balance employment. But we also recognize that the nature and location must be balanced against the residential needs and outside influences.</p> <p>Employment lands must be able to accommodate a wide range, from general industrial uses to business parks, and must also recognize both existing and emerging transportation facilities and land uses. In our view, in determining location of employment land, the Town must recognize the existing Burnhamthorpe residential community, that Highway 407 is a transportation corridor and not a boundary.</p>
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	<p>It is also recognized that the existing industrial nature of lands in northwest Oakville and southwest Milton. Presently, they're represented by the landfill/sludge facility, hydro transformer station and a works maintenance yard on the west side of 25.</p> <p>It is also recognized the likely reality of the CN lands and the development pressure that they will attract. And we ask that Council also recognize that these lands are possibly more appropriately suited for employment than along the Burnhamthorpe corridor.</p> <p>As you're well aware, the environmental debate has been lengthy and no doubt will continue. And it's inevitable that the development and the environmental interests will conflict at times. And while I've heard many comments that the development community and Oakville Green are at opposite ends of the spectrum, to both their credit I've never heard either of them entrench themselves in a position that they cannot move from.</p> <p>As a result of this, we believe there is an onus on Council to come to the table and try to bring these competing interests on the environment closer together. Our refined concept plan preserves the integrity of LGL's work by continuing to identify the classes of environmental lands. And while we're not going to suggest to Council what land is appropriate for preservation, Council through its actions, can aid this discussion and try to bring these interests closer together.</p> <p>The Town by tabling items such as woodlot acquisition policies that may include the development community to be able to contribute a percentage of their parkland requirements as woodlots. Or even more flexible and favorable land use distributions will go a long way to bringing these two sides closer together with the same goal of protecting the environment.</p> <p>I do have an overhead here that I would like to put up and ask my client to distribute copies to Council and I will distribute copies to staff. If there's anyone in the audience</p>
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	<p>who has an interest afterwards, I do have additional copies.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>Carol Provost will help you with the overhead, Michael. Thank you. Congratulations Carol. I never get them up the right way the first time. That's why they don't let me do that.</p> <p>(Cell phone rings) We do ask that everybody switches off phones and pagers and I am about to check mine, so...</p> <p>I think we all have it now, Michael, if you'd like to go ahead and we thank you for the amount of thought you've put into this.</p>
<p><i>Michael Telawski (Delegate)</i></p>	<p>What we've put up on the board is the result of our work so far. I'll just take you through the main points of it. This plan increases the amount of residential land to accommodate a lower density development and to provide more flexibility for the secondary plan process.</p> <p>So by default it extends the residential lands east of the creek in a northward direction. This accommodates a lower density development. It also helps to accommodate the existing residential community that is largely fronting onto Burnhamthorpe while the properties south may go all the way to 407.</p> <p>It also extends the residential land to the west of Neyagawa, all the way to Highway 407. This is consistent with the original Hemson Plan, and also provides a far more reasonably sized residential community in that area.</p> <p>It also extends the urban development to the west end of the Town. This is done for a number of reasons. By increasing the residential land, we must compensate for the reduction in the employment land and in doing so, it recognizes the existing, the desire on the Town's part and the west end north of Dundas to have employment lands. And it recognizes the existing and emerging land uses that we've shown on the map. The pink colors being the existing uses, the blue being the proposed CN facility.</p>

	<p>At this time we've stopped our urban land use roughly at the hydro corridor. Through time and through discussions with the Region and Milton, it's possible, if not likely, that this would be expanded to encompass additional lands along Bronte Road.</p> <p>Now this concept is an alternative and it's one that we believe has the potential for a significant buy-in from stakeholders. But most importantly, it shows that there are options to be considered and we believe that the Town must protect for these options.</p> <p>If you approve OPA 198 as is, you restrict the ability to explore these options and consensus. You severely limit the flexibility that the Town will have at the secondary plan stage. We cannot afford to get into the secondary plan to find out then what we think we expect to find and that is that there is not enough land in the proposed North Oakville boundary to achieve the right plan for this community.</p> <p>We do urge Council to move forward. No plan is not a solution here for anybody, but we urge you to move forward smartly. We've presented a concept that provides options and one we believe other stakeholders will embrace. We have had discussions with landowners beyond our group and there has been initial positive feedback to what we are presenting tonight.</p> <p>We believe the Council must now go back to the Region and reconsider OPA 198 as part of this process. So that all of North Oakville is taken into the urban boundary. From there, we have the ability to move forward with greater flexibility, greater options and I suggest greater acceptance by the community.</p> <p>We're not suggesting that at the end of the day you open up every piece of land in North Oakville to development, but an expanded urban boundary provides us with the ability to think outside the box and we believe that approach will greatly aid the consensus building process.</p>
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	<p>And that's something that has been sorely lacking todate.</p> <p>I do recognize Mr. Salisbury's comments, that that's going to change. And we do appreciate that.</p> <p>So if you're willing to take the constraints off our thinking, I'm convinced that we can come up with a logical plan and one that this community will embrace. As a community working together we can achieve far more than the acceptance of a number of directives from the Region, some of which are becoming dated and this is not a static landscape. Certain things can change over time.</p> <p>What HUSP has done may not represent the current day or what's necessarily right for Oakville. I believe as a community we're smarter. In fact I know as a community we're smarter than just accepting the hand that's been dealt to us. And I know that we can work together to come up with the right plan and we ask Council to resolve to look at alternatives and to carry this message back to the region. Thank you.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>Thank you very much. Councillor Flynn, you have a question?</p>
<p><i>Councillor Kevin Flynn</i></p>	<p>Yeah. Thank you Mike. That was terrific. It was a great presentation. Just so I understand it properly, the lands to the north of 407 in between Sixth Line and I guess Sixteen Mile Creek, what are you proposing for that land?</p>
<p><i>Michael Telawski, Delegate</i></p>	<p>This plan doesn't have anything proposed for it. There's significant environmental constraints in there. But it's really the two ends that we've dealt with.</p> <p>And again please don't consider this to be a land use plan, it's not something you can scale and say, 'Well, they've only got 800 hectares of employment land instead of 900.' It's trying to deal with a broader concept of the areas.</p> <p>But when we looked at it and with our ability of putting this together, it did not look like there necessarily could be significant development in there. We have shown on the</p>

	<p>plan some retail or commercial business nodes. There is a little bit of land north of the Neyagawa interchange that development could reach into. But at this point, it's the west end where there seems to be the greatest opportunity from land availability and consistency with either existing or emerging land issues.</p>
<i>Councillor Kevin Flynn</i>	<p>Okay well that's a point I think a few of us have wanted explored for some time. So the opportunity exists with the concept that you're putting forward that the land that I just asked you about could remain as open space or green space.</p>
<i>Michael Telawski, Delegate</i>	<p>And that's why I said in my presentation we think the Town has to go back to the Region and bring all the lands into the urban boundary so that when you get into the secondary plan process we have the flexibility.</p> <p>That land may very well be designated environmental at the end of the day. We're not suggesting that it all be developed. But if you have it all in front of you, it gives us the greatest ability to have a flexible process.</p>
<i>Mayor Ann Mulvale</i>	<p>Thank you. Councillor Sanderson?</p>
<i>Councillor Jody Sanderson</i>	<p>Thank you Michael. I just wanted to know, as you said, you haven't designated land per se, but could you tell me percentages of what you have here as far as residential and employment?</p>
<i>Michael Telawski, Delegate</i>	<p>This plan, roughly speaking, we did – while I'm saying don't scale it, we did – it would represent an approximately in the 1,700 hectares range for residential, say 1,600/1,700 and what's grey on this plan would probably be in the range of 700 to 800 hectares of employment land. With the recognition that there's, you know, whether these lines, the thickness of a line on a plan like this could represent several hundred meters and several hectares of land.</p>
<i>Councillor Jody Sanderson</i>	<p>Just one more question. Now obviously one of the things in the Hemson report study was concentration of employment land toward the east to accommodate the</p>

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	<p>airport, the transit nodes, the traffic that would come from manufacturing areas in Toronto.</p> <p>So is your group suggesting that just the 407 and the QEW would carry that traffic to the west? That it would just, that that's where their location would be, that their desired location would be?</p>
<i>Michael Telawski, Delegate</i>	Well we're not – we understand that we need to distribute the employment land and that there's also different types of employment land. The area we're showing in the east would likely attract more of the business park type of community. The northwest may be more of a general industrial nature. The main routes at the west end are clearly the 407 and down to the QEW.
<i>Councillor Jody Sanderson</i>	Okay. Thank you.
<i>Mayor Ann Mulvale</i>	Any further questions? Sorry. Councillor Wright.
<i>Councillor Janice Wright</i>	Thanks Michael. Just to go one step further on Councillor Sanderson's question. Does your 700 – is it acres or hectares? – hectares of employment land, is that including that area you have north of the 407?
<i>Michael Telawski, Delegate</i>	Yes it is.
<i>Councillor Janice Wright</i>	So you're including areas north then.
<i>Michael Telawski, Delegate</i>	Yes.
<i>Councillor Janice Wright</i>	Okay. Do you know how many acres of employment land you have south of the 407?
<i>Michael Telawski, Delegate</i>	I believe it remains at about 500.
<i>Councillor Janice Wright</i>	Five and two. Thank you very much.
<i>Mayor Ann Mulvale</i>	Anything further? Seeing not, thank you very much for your delegation. If you would sign in and Madam Clerk if you'd call forward the next speaker.
<i>Cathie Best, Clerk</i>	Yes Madam Mayor. The next speaker normally would have been Tom McCormack, as listed on the agenda. However, he has withdrawn his name so it will be Doug Watson.
<i>Mayor Ann Mulvale</i>	I haven't seen Mr. Watson arrive yet so you may want to put it down.

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<p><i>Cathie Best, Clerk</i></p>	<p>Again as listed on the agenda, Carol Keene and Laura Knowlton would be the next two speakers but they have both withdrawn. So we will be calling on Glen Schnarr from Bressa Developments.</p>
<p><i>Audience Member</i></p>	<p>...can't hear you.</p>
<p><i>Cathie Best, Clerk</i></p>	<p>Glen Schnarr from Bressa Developments. Sorry about that.</p>
<p><i>Glen Schnarr, Delegate</i></p>	<p>Good evening, your Worship, Members of Council. My name is Glen Schnarr. I'm with the planning and consulting firm of Glen Schnarr & Associates and I'm here this evening representing Bressa Developments.</p> <p>Bressa Developments owns land immediately west of Memorial Gardens. The land follows pretty much the west boundary of Joshua Creek, from Dundas to Burnhamthorpe.</p> <p>We have two primary concerns with regards to OPA 198 and a third potential concern. The concerns relate to land use designations, phasing and potentially the environmental concerns.</p> <p>There are approximately 70 acres of land in this 252 acre parcel, which would be gratuitously dedicated, if the proposed policies of OPA 198 were approved and implemented. Included in that 70 acres of environmental lands are about six acres of woodlots. And the woodlots about the fingers of Joshua Creek immediately south of Burnhamthorpe Road.</p> <p>OPA 198 currently would designate those lands as employment lands to the bottom of those fingers. We agree with many of the submissions that have been made to Council previously and we agree with the last speaker that there's a lot of planning merit in extending the residential designation further north.</p> <p>In our particular case, we believe that the fingers of Joshua Creek create a very special enclave for residential</p>

	<p>development that would justify the retention of the woodlots.</p> <p>We believe the woodlots in this instance - because there are no special environmental features, they're not high quality woodlots with interior habit, primarily the preservation of the woodlots would achieve community open space and urban design objectives more than they would environmental objectives.</p> <p>And those objectives, in our opinion, are much more easily justified on the basis of residential land and community space rather than trying to shoehorn industrial uses that don't quite easily conform with the configuration that mother nature gave us.</p> <p>If these lands were designated residential, all of our environmental concerns that may have been raised through the LGL Report and OPA 198 would certainly be solved.</p> <p>The other major concern, other than the designation then, is the phasing of the lands for sub, for phase three, for sub-phasing. It would appear to me that Phase 3a is being given early phasing almost exclusively based on the proximity to existing municipal services.</p> <p>And we believe that the services, through landowner fronting agreements or other methods, might easily be extended further east without risk to either Halton or Oakville taxpayers.</p> <p>And we believe that if the services were extended further east that there would be community benefits of some substance to be derived. These would include the fact that the uptown core, Iroquois Ridge North and River Oaks community have a much higher standard of developed public services, including schools, parks, transit, libraries, community centers, shopping etc. than West Oak Trails lands located further to the west.</p> <p>So you would have residents living in an area where</p>
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	<p>community services are much closer to them, where the built-up community services are much closer to them. And certainly that would be a benefit to the new residents and a benefit to Oakville in that these new residents wouldn't be frustrated initially by a lack of community services proximate to them.</p> <p>We also believe that if the phasing were north to south rather than from west to east, sorry from south to north rather than west to east, there would be an opportunity for the continued northward development of the uptown business core and that that would provide much needed services to new residents in the area as well as assisting in the achievement of your municipal financial and assessment objectives.</p> <p>And, finally, we believe that if the phasing were south to north that the concentration of growth in the south moving north would allow the decision for Burnhamthorpe Road bridge crossing to be deferred. That decision could be made later and certainly the development charges collected in the early going would provide the Municipality with a better financial base to construct that bridge at a later date, if it were required.</p> <p>So, in summary, your Worship and Members of Council, our primary concerns relate to land use, if the last proposal were implemented or even if the land use were residential, north to Burnhamthorpe Road as has been suggested by many previous delegations, we would certainly be satisfied.</p> <p>And we also believe that OPA 198 should be amended to, at the very least, provide for the flexibility through the secondary plan stage of alternate forms of phasing. And that phasing shouldn't be determined exclusively on the basis of proximity to existing municipal services. Thank you very much.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>Thank you sir. Are there any questions of the delegation? If you could sign in and also if you do have a hard copy of your presentation that you could make available this</p>

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	evening or by e-mail or fax tomorrow we would appreciate it.
<i>Glen Schnarr (Delegate)</i>	I'll do that, your Worship. It's contained in a letter which I sent to your Director of Planning.
<i>Mayor Ann Mulvale</i>	Then we have it. As long as we have it, that's fine. Thank you very much. Madam Clerk.
<i>Cathie Best, Clerk</i>	The next speaker is Mr. Nick Hutchins. Mr. Hutchins here?
<i>Mayor Ann Mulvale</i>	Actually we would prefer you to present from here. And staff will assist you with any overheads you want to put on. We do that; one so you'll sign in, and two because it makes an easier move of traffic. Thank you for your understanding and we'll come and get copies if those are for the Council, we'll get them picked up.
<i>Nick Hutchins (Delegate)</i>	Afterwards, afterwards.
<i>Mayor Ann Mulvale</i>	Afterwards? Okay, thank you. You don't want us, you want us to pay attention rather than read them.
<i>Nick Hutchins (Delegate)</i>	Exactly.
<i>Mayor Ann Mulvale</i>	Good.
<i>Nick Hutchins (Delegate)</i>	Exactly. Good Evening, your Worship and Members of Council. My name is Nick Hutchins. I am representing TCRA, Toronto-Chartwell Residents, sorry Trafalgar-Chartwell Residents Association.
<i>Mayor Ann Mulvale</i>	Trafalgar? Freudian slip, I'm sure.
<i>Nick Hutchins (Delegate)</i>	I know, I know. I'm up here to talk about OPA 198 partially because from a – I found out that OPA 198 has no indication for a new health care facility in the plan. There appears to be no planning for a critical component of any northern development, which I consider is this hospital issue. There's a need to move quickly to select a new hospital site up north if Oakville is to have the ability to buy the land inexpensively.

	<p>Part of my submission is to talk about that. The other part is to talk about – I've done a little bit of research on the size and comparison of hospitals, comparing downtown teaching hospitals and the number of patients and so on, which I will be presenting. And of course my final conclusion will be, we need to immediately select a new hospital site, we need to publicize the selections, specifically to incorporate it as part of the new Oakville development plan for the north.</p> <p>Oakville Trafalgar Memorial Hospital wants to expand to about 611 beds, from 333 and eventually in 2016 wants some 778 beds. That's 500 beds of acute care. It is already approved for an expansion up to 461 beds. The present 333 and the 128 long-term chronic care.</p> <p>It needs to massively increase parking facilities so it can then apply for a further 150 bed expansion to achieve its immediate target of 611 beds. After reaching the 611 beds, the hospital's senior management say that by 2016, maybe as soon as 2010, they plan to abandon the downtown Oakville site in favor of a new 500-bed acute care regional hospital somewhere in North Oakville.</p> <p>Over-development is destroying the downtown Oakville neighborhood. The hospital expansion is on top of other expansion in the area. The Trafalgar/Cornwall intersection already has approved two 10 story condominium units going up on the north-west corner. On the south-west corner, there is the old people's home, already under construction. On the north-east corner, there's the Comesos strip mall going in. And at Trafalgar Village Mall, there's the Home Depot moving in.</p> <p>Obviously, if you go through that intersection or try to get on to the Q.E. during rush hours or try to get off the Q.E. during rush hours, it is already a horrendous problem. All these new developments are going to make this even worse. And I submit that putting a massive new hospital or expanded hospital in the present location is going to even make that much more difficult.</p>
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	<p>Traffic congestion is already a serious concern for everyone living in Oakville. With all the development, hospital access will grow increasingly difficult and suffer from dangerous delays. Apart from the extra noise, pollution and parking problems, the hospital expansion will clog an already dysfunctional traffic bottleneck.</p> <p>The Ontario Realty Corporation (ORC) has a tract of land known as the Oakville Land Assembly. It was put up for sale on the 31st of July of this year. This land is presently collectively owned by all Ontario taxpayers. To date, no official Oakville action has been taken to reserve land in the Oakville Land Assembly area for a new hospital site.</p> <p>Without immediate action, Oakville will have to buy back land from developers at much inflated prices, inevitably leading to higher property tax increases. For example, the cost of agricultural land is somewhere between \$5,000 - \$10,000 an acre. The cost of zoned urban land with utilities is somewhere like around \$150,000 an acre.</p> <p>Apparently there is no one looking into acquiring a new hospital site and we would ask why. There is a Land Use Task Force for the hospital committee but apparently they're not looking for the new site either.</p> <p>TCRA has asked for the names of the committee but was refused by the hospitals, so we are trying to find out who's on that committee and we would ask Council please to let us know.</p> <p>Okay. The next thing I'd like to do is basically give you some basic research that I've done for the Toronto teaching hospitals to compare the sizes we're talking about, to give everybody an appreciation.</p> <p>You have to realize statistics are difficult to match because much of the Toronto teaching hospitals, they have designated facilities, like Wellesley is a burn unit and arthritic and orthopedic specializes in bones and this sort of thing.</p>
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	<p>However, there are a couple of hospitals worth looking at, particularly Mount Sinai because it is a general hospital and it's going to be a lot smaller than the Oakville Trafalgar Hospital. If you could put up the first thing please. Can you focus better than that or is it my glasses?</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>It's focused for my glasses, but I'm not sure about everybody else's.</p>
<p><i>Nick Hutchins (Delegate)</i></p>	<p>I haven't put my glasses on, that's what it is. Okay. On the hospital, under the institution, HSC stands for the Hospital for Sick Kids. University Hospital Network is UHN, Toronto General, Princess Margaret Hospital, Toronto Western Hospital, Mount Sinai, St. Michael's Hospital, Sunnybrook Women's and Arthritic and presently the Oakville Trafalgar.</p> <p>Number of active beds. If you look down them, you will see that Toronto General has 500 and Toronto Western 277, Mount Sinai 440. Presently Trafalgar Oakville has 333. It is immediately projecting 333 acute and on the old site they are thinking of putting another 150 rehab, which has not yet got approval for funding, but they do have approval for the 128 chronic care, long term, which the TCRA does support.</p> <p>Could you put up the next thing please? I can get rid of some of those things, make this a bit bigger here.</p> <p>I wanted just to show you Mount Sinai. They're talking about on a yearly basis 129,272 patient days. They take the average patient's stay in the hospital, multiply it with the number of admitted patients and they come up with that figure. They're talking about an ambulatory hospital population of 572,000, emergency visits 34,000. Rehabilitation visits 37,000 and change, and births around 5,569.</p> <p>Now if you consider that for the Oakville Trafalgar Hospital to submit data to the Ministry of Health, they would have had to come up with projections similar to this</p>

	<p>to justify the sort of expenses that there's going to be funded for the hospital.</p> <p>We're talking about Oakville's final in 2016 of a hospital of some 778 beds. That is huge. Much bigger than Mount Sinai. It's more or less, Toronto General has 500 acute, active beds. Toronto Western I think was 227. We're talking about a major, major institution. We're not talking about a little community hospital anymore. We're talking about something bigger than many of the teaching hospitals in Toronto.</p> <p>The hospital has already applied for excessive parking facilities and for funding and permission for the next expansion – the 150 bed, rehabilitation beds. To date, it has not received any official assurance of attaining either. We are led to believe that this is a done deal. So much so that the hospital obtained the permission from this Council to construct parking facilities far in excess of present needs, based on their belief that the approval for the 150 bed addition is imminent.</p> <p>We believe this 150-bed expansion should occur at the new hospital site and be part of the new hospital. If built downtown, these 150 beds will almost guarantee the construction of the rest of the hospital on the downtown site and Oakville could end up with a 778 bed hospital on that site, which is only 14 acres. Compared with Credit Valley, which has 384 active beds on a 33 acre site.</p> <p>And six lane and four lane access, whilst remember we've only got two-lane access. And everybody has to filter through that Trafalgar/Cornwall intersection if they're coming off the Q.E., or they're coming from north. Or if they're coming from further east they can get off at Ford Drive and try and fight their way through the side streets. Or if they get off at Dorval they can do the same on the other side.</p> <p>Question: If the hospital is allowed to build everything it has so far asked for on the present site, 128 plus 150 added to the 333, that'll be 611 beds. Is it believable that</p>
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	<p>in 2016 or even sooner, maybe even 2010, the hospital will stop expanding on the present site and move to a North Oakville site?</p> <p>Will the Ministry, having funded the current expansion, \$13.5 million for the new emergency, \$55 million for previous renovations, then abandon the site to build a brand new 500 acute care and ambulatory care facility somewhere up north?</p> <p>Why would the Ministry of Health and Town of Oakville via escalating property taxes pour in millions of dollars into developing the downtown Oakville hospital and then abandon the facility and waste the sunk costs to then turn around and pour millions more into developing a completely new site?</p> <p>Or, is it much more likely that once the 150 rehab beds are built on the present site, there will be so much money invested in the present site that adding the needed extra 160 acute care beds, that's to bring the 333 acute care presently up to the 500 needed in 2016, according to the hospital, it will be the easiest, cheapest way to go. The whole debacle will be sold to the community and the Ministry as economic sense and everything will then be built in downtown Oakville.</p> <p>I think we're being sold out without knowing the various costs. Once everything is built, the hospital will be a size somewhere between the University Hospital network, which includes Toronto General, Toronto Northwestern and Princess Margaret Hospital with some 910 beds and St. Michael's Hospital, with 569 beds.</p> <p>Its patient loads will be somewhere between these hospitals. In commuter costs, sorry excuse me, its community costs will be translated into difficult, if not impossible, quick emergency access from those up north in Oakville, perhaps resulting in patient deaths due to traffic hold-ups, huge increases in traffic congestion, gridlock, pollution, noise, parking problems and significant loss of Oakville's ambience.</p>
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	<p>A comparison with Mount Sinai. Well we've more or less done the comparison with Mount Sinai already so we'll skip over that.</p> <p>As part of its expansion sales pitch, the Oakville Trafalgar Hospital told the community that traffic would not increase markedly. This was one of the reasons why the 128 bed was thought of as a good thing. However, the massive request for an increase in parking facilities eloquently belies it.</p> <p>Could the Council find out the actual projected patient care figures that the hospital has given the Ministry of Health to justify its future funding? They must be somewhere around, but they're not published anywhere and it's difficult to find out anything about them.</p> <p>Also, something that wasn't mentioned when the 128 beds was sold to the community and the next 150 beds is now being applied for, is that every time they can build a chronic care long-term or rehab bed, it frees up an acute care bed. So we are, downtown Oakville is going to have a significant increase in capacity because of that reason alone. There will be 333 designated acute care beds.</p> <p>Contrary to by-laws at the time, the hospital is now trying to change the building density in the old Oakville High School lands they acquired. If they accomplish this, then the 778 bed hospital becomes even more likely.</p> <p>Now, I read down through the Council's own citizen's survey as of the 23rd of May, 2001. When asked to look at Oakville 10 years into the future, 87% said that they wanted Oakville to look the same as it is now. On green space, 86% wanted to keep more open treed area trails.</p> <p>When asked, what they replied when asked what they most liked about Oakville, 50% said they liked the small community, quiet and heritage areas; 36% liked green spaces, parks and recreation.</p>
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	<p>What they replied when asked what they most disliked about Oakville, 31% traffic congestion; 22% rapid urban growth. Most important issues apparently were 23% urban sprawl, 90% traffic congestion.</p> <p>Future improvements? 23% better road maintenance, transportation accessibility, 21% better aesthetics, cleaner, more greener space.</p> <p>All this suggests that the people of Oakville do not want a massive hospital complex downtown eliminating green space and further contributing to already bad traffic. They do not want a dramatic change to old residential neighborhoods or heritage areas. They would oppose a massive change right on their main access route to downtown Oakville, as they clearly want to keep Oakville’s ambience, which is the main reason why people like to live in Oakville in the first place.</p> <p>What else is the hospital not telling us? One of the things that a major hospital complex of this sort of size usually has is helicopter landing sites. Nobody’s said anything yet about a helicopter landing site, but is that going to be far off? Are you going to allow helicopters to come flying in over old Oakville? Noise, pollution?</p>
Mayor Ann Mulvale	They already use the one at Ford.
Nick Hutchins (Delegate)	Fair enough.
Mayor Ann Mulvale	They used to land it on the high school field when it was a high school. In matters of emergency, they cleared the field. Since they’ve lost that option somewhere, they’ve been using the one at Ford. It’s visible from the highway.
Nick Hutchins (Delegate)	Yeah, I understand that. I understand. I know where the Ford one is. Well, actually, that’s not a bad reasonable if you’re going to use it but you’ve still got to get from Ford to the thing and Ford Drive is going to become increasingly difficult because that’s the main access if you’re coming from Toronto to get off because nobody can get off at Trafalgar anymore during rush hour.
Mayor Ann Mulvale	Sorry. I wasn’t trying to engage you in debate. I was

	<p>merely responding to your question. That was the plan in terms of transportation.</p>
<p><i>Nick Hutchins (Delegate)</i></p>	<p>That's fine. What about further hospital plans? Phases 5, 6 and 7. I have been talking to some of the physicians in the hospital and I haven't seen it myself and this is hearsay I understand this but they say that they've seen other phases of development and as far as I know we've only publicly seen Phase 4.</p> <p>But apparently in Phase 6, the psychiatric center is one of the areas scheduled for new parking facilities to be put, a psychiatric area to be pulled down and new parking facilities to be put up further. I can't say whether it's true or not, but I'd like to find out if there are any other phases to the hospital's plans.</p> <p>Each step of the present expansion has been, in our opinion, TCRA, carefully crafted to cause a minimum outcry until it's too late. The citizens of Oakville are being sold a bill of goods with creeping hospital expansion to create a fait accompli.</p> <p>Once the critical size has been reached, it becomes inevitable that the rest of the hospital will be built on the same site. In my view that will happen once the 150 rehab beds are approved for downtown site.</p> <p>For Oakville's future, to provide equal speedy access to the hospital for those living in North Oakville, to preserve the downtown heritage core and to minimize further traffic congestion, this Council must immediately have a new hospital site designated in North Oakville.</p> <p>The new OPA 198, or whatever it's going to be called, must reflect this as part of the Official Plan. This site must be publicized so that all parties can combine to achieve the necessary funding for the new hospital, obviating the need to continue the downtown hospital expansion beyond the 128 chronic care long-term beds.</p> <p>And I thank you.</p>

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<i>Mayor Ann Mulvale</i>	Thank you very much and we thank you for the hard text of the presentation. Councillor Tedd Smith, who's Oakville's rep on the hospital board, has a question for you.
<i>Councillor Tedd Smith</i>	Actually, it's not a question, it's more a clarification.
<i>Nick Hutchins (Delegate)</i>	Excellent.
<i>Councillor Tedd Smith</i>	You had mentioned a couple of times that I counted that the hospital would be funded through property taxes and they would probably like to be able to reach into our pockets as property tax payers but in fact the hospital is not funded through Oakville's property taxes.
<i>Nick Hutchins (Delegate)</i>	<p>No, I was talking about the general property tax. I didn't mean to say the hospital specifically. Because the Ministry of Health funds the hospital. Yes.</p> <p>No, I appreciate that. That's why I said in my closing that we had to all get behind, if we could find a space up north and the Council and everybody selects that site, then all the residents associations and other interested parties would work with the hospital as opposed to against it at the present time and try and get the funding to try to provide the new hospital.</p>
<i>Mayor Ann Mulvale</i>	Councillor Flynn, did you have a question?
<i>Councillor Kevin Flynn</i>	Yes. I've a couple of questions, Nick. When you went, I was trying to follow the presentation and you mentioned a few times...
<i>Nick Hutchins (Delegate)</i>	It was that bad, huh?
<i>Councillor Kevin Flynn</i>	<p>Oh no, I was following it but there was one part that you kept mentioning and I just wanted to make sure that I understood it.</p> <p>You had a scenario that would lead to the abandonment of the O.T. site. Can you explain that again so that I understand it?</p>
<i>Nick Hutchins (Delegate)</i>	Certainly. We've been told, TCRA specifically, Mr. Oliver has been I think at three of our meetings, that by 2016 the present site is too small and therefore the hospital

	<p>will have to move to a somewhere of a northern site because they need 500 acute care, 150 rehab, they need ambulatory care facilities, they're looking to do a cancer clinic if possible and all of this is too much for the site.</p> <p>Unless of course, they build up. In which case, we could put up a 900-bed hospital and it could be 15 stories and all of those facilities could be accommodated on the site. But that is hardly in keeping with the residential neighborhood.</p>
<p><i>Councillor Kevin Flynn</i></p>	<p>Just so I understand. What you're saying is that instead of building that site up to a point where it becomes almost non-functional, that you prefer to see them act early and acquire some land in the north and have the community end up with two moderately sized hospitals.</p>
<p><i>Nick Hutchins (Delegate)</i></p>	<p>That would certainly be ideal. We would very much like to see the present hospital stay its present size and still be a community hospital down here in old Oakville.</p> <p>The way Oakville is expanding and growing, I mean, you're going to need I think two hospitals to have good access. Those in the north are going to need a hospital because that's where most of the growth is happening.</p> <p>But the downtown Oakville also takes people from, you know, from Clarkson and so on, so we also need facilities down there.</p> <p>My problem is that the way I see things developing and the fact that no one officially is looking for a new site in Oakville and this has been confirmed by her Worship, the next growth, the 150 rehab beds will basically mean that the hospital will grow anyway to 611 and then if you turn around to the Ministry and say, 'Okay, we want another 500 bed hospital,' they're going to say, 'Well, why not just put 167 more acute care beds on the same site and you've got your 500.'</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>I think if I might make, just to clarify. We've played a little bit with semantics in terms of saying no one is</p>

	<p>officially looking for a site. And we've said in this Council chamber that there is certainly a lot of lobbying and a lot of work being done.</p> <p>I had to respond to a letter to make it clear so the letter didn't appear that I had misled my community on a site. That was to ensure that we weren't burning any bridges provincially.</p> <p>And certainly the plan that is being seen looks at keep adding and adding and adding. When I served on the Halton-Peel District Health Council, they did such an exercise with the Osler Hospital in Brampton. And ultimately they made a determinate that although it was feasibly possible to encumber the site, it didn't work at an efficient level, which is what Councillor Flynn has spoken to also.</p> <p>And I can assure you, as I've said many times publicly, in speaking engagements, that there is a lot of work going on behind the scenes to raise to the attention of the Province. Just as it has been rumored in the Toronto Star today that they're reconsidering Go Transit funding, they should also reconsider the plans of 25 years ago, which showed this community having two hospitals. So we are very empathetic to the case that you're making. And it is not falling on deaf ears.</p>
<p><i>Nick Hutchins (Delegate)</i></p>	<p>Okay, I very much appreciate it. Because we're getting highly concerned and not only for our community, but for everybody. I mean if things continue to develop, particularly along the Trafalgar/Cornwall intersection the way they're doing and then the hospital comes in and it keeps on building, nobody's going to like going to downtown Oakville that particular way. They're going to try to find a way through the rest of Oakville and the noise and pollution, parking problems is going to spread outwards from the hospital east.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>It's not only that. It's the efficiency of medical services as well. We agree. Councillor Flynn, are you finished there?</p>

<i>Councillor Kevin Flynn</i>	No. Nick, you asked Council, as I understood it anyway, to assist you in three ways, that we'll assist your group in three ways. I just want to confirm that the things you asked for is if we could assist you in finding out if there are any planned phases of the hospital that haven't been shared with the public?
<i>Nick Hutchins (Delegate)</i>	Correct.
<i>Councillor Kevin Flynn</i>	The other one was to try to find the figures that have been used for the funding from the Ministry of Health, the population figures, or the bed figures?
<i>Nick Hutchins (Delegate)</i>	Yes, I mean, you saw Mount Sinai figures, I mean, they had to have justified the reason for wanting a new 500 acute care hospital because of prospective population figures they're going to have to treat.
<i>Councillor Kevin Flynn</i>	And the third one was I think you said that you had heard that there was a task force, there was a land acquisition task force, you wanted to know if it was active and it was possible for members of the public to find out who the members are?
<i>Nick Hutchins (Delegate)</i>	Well, we approached the hospital and asked them specifically for those names of those members and we were refused. TCRA was refused. The – her Honor is actually one of the members of that committee.
<i>Mayor Ann Mulvale</i>	It's called the Alternative Site Location Committee. There is such a committee. I have been invited to one, at least one meeting that I was not able to attend and I certainly make that clear. But that isn't, that's when we got into the semantics, Nick, and I wasn't trying to give you a credit...I was trying to make sure that we were not ... the lobbying that was underway. So Councillor Flynn, I have no, I haven't been to a meeting yet since I'm ... I'll be pleased. It's no secret as far as I'm concerned...
<i>Nick Hutchins (Delegate)</i>	We would like to turn up too, if that's possible. TCRA.
<i>Councillor Kevin Flynn</i>	Well, I think we've found out there is a committee. What

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	you're trying to find out is who's on it and is it meeting and is it open to the public, I guess?
<i>Nick Hutchins (Delegate)</i>	Correct.
<i>Councillor Kevin Flynn</i>	Thanks. And we can answer those questions.
<i>Mayor Ann Mulvale</i>	<p>I suspect, certainly I can confirm there is such a committee. We're going through semantics on the name of it really, Councillor Flynn. I have no problem, immediately, that I was invited to participate. I make it clear that I wanted the new CAO at the time, Ted Ranger up to speed on this because there are some obvious cross-over points of interest.</p> <p>Councillor Tedd is, that's what, actually I thought he was going to answer some questions. When he clearly - I was looking.</p>
<i>Councillor Tedd Smith</i>	If I may just answer that one specifically, you will understand when you're dealing with the Land Acquisitions Act, it's not something that you want to take out into the public domain.
<i>Nick Hutchins (Delegate)</i>	I understand that.
<i>Councillor Tedd Smith</i>	I think we're all agreed that that won't happen.
<i>Mayor Ann Mulvale</i>	No, in terms of having an awareness, I understand there's lots of things on the list that we have to be in camera on. But there are components that we could hopefully, and in fact, I know you're here representing TCRA but I have people approach me also in TCRA and I think you'll agree with me, there are some divergence of opinion on how to proceed on this issue. And I'm not trying to be disrespectful...
<i>Nick Hutchins (Delegate)</i>	A vote was taken and the majority voted, there are obviously differences of opinion, which is fair enough, on any democratic committee.
<i>Mayor Ann Mulvale</i>	What I'm saying to you is a vote may have been taken of your executive or at your board. I'm speaking of people who are members, paid-up members of your association. There's a range of viewpoints, there's a range of concerns of how to proceed.

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	We will endeavor to give you any information that we can release that's public. I think I've always assured you of that and other members of your board.
<i>Nick Hutchins (Delegate)</i>	I just want to make sure that we, as taxpayers, are smart about this. If we're going to put the hospital up north, we buy the land while it's still designated agricultural and hopefully, because it's part of the Ontario Land Assembly, sorry the Oakville Land Assembly, by the, that's being followed by the Ministry of Ontario RC.
<i>Mayor Ann Mulvale</i>	No, it's not listed for surveyor and we have, as said, I asked them to take out the environmentally sensitive lands, which they've done. We've also been lobbying them to designate a hospital site. Councillor Elgar, I think you – sorry Councillor Flynn. Did you finish? I'm sorry to disjoint your presentation.
<i>Councillor Kevin Flynn</i>	No, no. I'm just jumping in when I can. (Laughter) The, even if the answer is no, you can't have the names, you still want to have that answer followed. That's the point I'm trying to make.
<i>Nick Hutchins (Delegate)</i>	We would like to know who is on that committee. I mean, if they're discussing obviously land acquisition up north, great. And, that doesn't but that doesn't mean, that can be, we don't have to know that, it will be ... to know who's on the committee.
<i>Councillor Kevin Flynn</i>	Very good. And is there...to investigate that...
<i>Mayor Ann Mulvale</i>	We will follow up. The Town Manager will be tasked about that. And certainly we have, under freedom of information, we have to give people's wishes sometimes to release information. That may be the problem with the hospital. Councillor Elgar, you've been patient.
<i>Councillor Allan Elgar</i>	I am patient. The Credit Valley Mountain Hospital is on 33 acres? And there's 430 beds? Did I hear you correctly?
<i>Nick Hutchins (Delegate)</i>	Three hundred, I think it was 394 active beds in Credit

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	Valley and it's on 33 acres.
<i>Councillor Allan Elgar</i>	Okay. And the Oakville one is 14 acres.
<i>Nick Hutchins (Delegate)</i>	Fourteen acres. That's including the new hospital land.
<i>Councillor Allan Elgar</i>	Okay. It is including that land, is it? That's what I was wondering about.
<i>Nick Hutchins (Delegate)</i>	Yeah.
<i>Councillor Allan Elgar</i>	Okay. Just one more thing. I think when you were talking about the committee, even if you weren't a member, you said you wanted to attend?
<i>Nick Hutchins (Delegate)</i>	Not - Only on those issues that are not sensitive. We want to know, you know, we want to make sure that this selection for the new land is done expeditiously so we don't lose out as taxpayers and have to buy the land back from developers at \$150,000 an acre, instead of the \$5,000 - \$10,000 an acre, which it currently would be listed as agricultural land.
<i>Councillor Allan Elgar</i>	I think that, other than financial issues or personnel, they are allowed to attend the meetings.
<i>Mayor Ann Mulvale</i>	<p>Well, the problem that we have Councillor is, and Clerk has just reminded me, we have legislation that we operate under. Some of the boards, and that may be Minister Flaherty's bill that he brought in on deficits and the way that they're operating, they are not subjected to the same open public process as we are under provincial legislation.</p> <p>And so whereas we can request, and we will do that by both staff and staff, the Town Manager and Mr. Elgar, and also by Councillor Swift who serves there.</p> <p>It's the same as Police Services Board. Councillor Bird when he acquits there although appointed by Regional Council, is bound by different legislation and he's bound by confidentiality that is beyond the three listed components of the municipal act... I'm not trying against the bureaucratic notice, I'm trying just not to mislead people on what we are able to do.</p>

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	<p>If there's no further questions of the delegation, thank you and again thank you for the copies of your presentation. Madam Clerk, if you would call forward the other, the next delegation. Staff will retrieve those items and also give you back your overheads.</p>
<i>Cathie Best, Clerk</i>	<p>The next speaker is Mr. Glen Simpson.</p>
<i>Glen Simpson (Delegate)</i>	<p>Your Worship, Members of Council. You see it says Mr. Simpson up there and as I pointed out to the lady who called me this afternoon and asked for my father, I'm Glen Simpson.</p>
<i>Mayor Ann Mulvale</i>	<p>We're pleased to have you in any event, sir.</p>
<i>Glen Simpson (Delegate)</i>	<p>Thank you. I'll be very brief and quite simplistic after some of the presentations before. This was the first time I've been able to attend one of these sessions. I'm a relative newcomer to Oakville. I've lived here about six years. I'm up just around Sixth Line and south of Dundas in a townhouse that backs onto Nippigon Trail.</p> <p>I appreciate what Oakville has done in the north end, south of Dundas, in maintaining trails along the creeks and valleys, but as far as the lands north of Dundas, I don't think that's sufficient and I just wanted to make sure that my view is added to that of many others that we have to maintain the environment up there. We have to maintain the woodlots, wetlands, those important features.</p> <p>I also support what the first speaker said about bicycle trails and bicycle routes. I'm more of a recreational biker, but for instance, one thing, why don't they... west of Trafalgar, I was quite disappointed that the bicycle lanes weren't on that road.</p> <p>I guess my final thing is that we've got one chance to get this right. Let's not blow it.</p>
<i>Mayor Ann Mulvale</i>	<p>Thank you very much for your delegation, sir. Would you sign in if you have not already and if there are any questions of the gentleman who prefers to be called Glen.</p> <p>Thank you. The end of your delegation I understand Madam Clerk has concluded the first round. We're going</p>

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	to go back to the top of the list for people who weren't here when they were called.
<i>Cathie Best, Clerk</i>	If – Mayor, I believe Tania Orton has come to the meeting and would be the first to be re-called who was not here for the presentation the first time around.
<i>Mayor Ann Mulvale</i>	Mrs. Kitteringham, if you could take the hard copy of Ms. Orton's presentation. Thank you, ma'am.
<i>Tania Orton (Delegate)</i>	Hi. I'm Tania Orton and I came from Ottawa yesterday at 2:30 so I'm really, really tired and I'm going back this morning at six o'clock in the morning. So you'll have to understand that I made you copies so you can read it later, I may fall asleep half way through.
<i>Mayor Ann Mulvale</i>	As long as you're not driving back there.
<i>Tania Orton (Delegate)</i>	Sorry?
<i>Mayor Ann Mulvale</i>	I hope you're not driving back.
<i>Tania Orton (Delegate)</i>	<p>(Laughs) Yes, actually I am, that's embarrassing. The words 'Smart Growth' make me think of something clever, real design, but that's not the case.</p> <p>Much of what's called the Smart Growth all around the world seems to be poorly planned, leading to large malls, parking lots, highways and subdivisions that spread further and further out, consuming the countryside and draining the investment from existing communities.</p> <p>The costs of this sprawling and chaotic development are escalating from traffic congestion to tax hikes to serve new growth, from lost farmland to declining air and water quality. Poorly planned development poses a long-term tax to our economy, our communities, our health and our environment.</p> <p>When you approve or disapprove zoning, you are building the foundations for what the town will be in the future. Whatever you decide today will impact the design of the new neighborhood.</p> <p>I would like to share with you some common principles, I</p>

	<p>would like to share with you some common principles for urban design. There are some important points for an authentic neighborhood. And an excellent project that contains most of those elements.</p> <p>The neighborhood has a dissembled center and this is often a square or a green and sometimes a busy or memorable street corner. Attempt to stop the relocate at the center. Most of the dwellings are within a five minute walk of the center and that is roughly 900 meters, usually less than 1 kilometer.</p> <p>There is a variety of dwelling types, usually houses, row houses and apartments so that younger and older people, singles and families who need to get to work and the wealthy may find a place to live.</p> <p>There are shops and offices at the edge of the neighborhood of sufficiently varied types to supply the weekly needs of a household. And an elementary school that's close enough so that most children can walk from their homes. There are small playgrounds near every dwelling, not more than 200 meters away.</p> <p>The streets within the neighborhood are in a connected network, providing a variety of pedestrian and vehicle routes to any destination, which disperse traffic. The streets are relatively narrow and shadowed by rows of trees. This will slow traffic, create an environment that is suitable for both pedestrians and bicycles.</p> <p>A high percentage of green space, lots of trees, open meadows and fields are kept. The percentage is calculated per person, not per building. Builders in the neighborhood center are placed close to the street, creating a strong sense of place. Parking lots and garages are rarely from the street. Parking is relegated to the rear of buildings, usually accessed by alleys.</p> <p>Certain prominent sites at the end of the street or in the neighborhood center are reserved for civic buildings. This provides sites for community meetings, education,</p>
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	<p>religion and cultural activities. With proper design, large office, light industrial and even big-box repair buildings could be accommodated in a workable neighborhood.</p> <p>This is just the basics. Perhaps you didn't pay attention, but if you did, it's just the basics for a very good design for our community.</p> <p>Now, other points that must be taken into consideration would be: High density and sprawl. Look at new sprawl, high density sound centers. Conventional suburban development spreads out to consume a large area of the countryside even at a population growth relatively slow.</p> <p>Infrastructure. That includes the traffic that building that development brings and how the Town will handle the extra thousands of people. With traffic spells too much hospital emergency room waits, etc. etc. etc.</p> <p>Another point: Mobility. Car use per capital has increased at an alarming scale. Because a motor vehicle is required for nearly all human transportation. Everything is far away. Those who cannot drive are severely hampered in their mobility.</p> <p>And the financial aspect. The working poor living in suburbia, they spend a large portion of their income on cars because they have to.</p> <p>Another key problem that I see with the suggested zoning is that there is residential area side by side with the now called employment areas. There is no green buffer, no division, no protection against noise or large trucks. I would suggest a large, long park with natural walking lanes and picnic areas.</p> <p>What's the meaning of employment area, that's another question I have. What's employment area? Is that industrial, light industrial, offices? Is it to be a factory area? Then the majority of the workers wouldn't be able to afford the surrounding available housing. And the majority of the residents would still have to commute to</p>
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	<p>work.</p> <p>They should put all houses further than 800 meters from the end of the employment area, I could be wrong here I'm not sure, but either, according to the new town zoning, any nuclear waste place could be set up there, is that correct? Maybe it is, I don't know.</p> <p>And of course, the worst problem of all in my opinion is the destruction of nearby forests and farmlands. What are we going to do in 30 years from now when we'll be forced to buy all our food from far, far, far away. What are we going to do when the wildlife disappears and there'll be only hungry humans and concrete left.</p> <p>I just ask you, what are we planning to do 30 years from now when there is no more farm lands left? The so-called development that has in mind only short-term profit is a crime against humanity.</p> <p>If it's completely impossible to save the land that's farm land and the natural green space. And if it's only absolutely impossible, then my only advice to the Town would be put a complete hold on the approval of OPA 198 until the whole plan has been properly designed by architects and urban designers. And the whole area will be as one, one whole area, not little bits. And you'll be saving at least six per cent of the land as it is untouched.</p> <p>The Town would even have projects for Canadian architects and be able to chose the project that could make a Oakville internationally famous for its beauty and the quality of the streets and public space. Thank you.</p>
	<p>Thank you very much. The distraction that may have upset the delegate and I hope not, was information that has been requested from the audience. There has been questions to a number of our people about when this will be broadcast. Cogeco will be broadcasting this on Thursday the 27th at 1:30 so you can set your VCRs to make your copies of that. I'm not sure whether there are any other dates but that's the first date. Are there any questions of the</p>

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	delegation? And again, we thank you for your written submission. It will be circulation. The next speaker, Madam Clerk.
<i>Cathie Best, Clerk</i>	Thank-you Mayor, the next speaker will be Carol Westwood, if she has arrived. Carol Westwood. Linda Jokum? Linda Jokum? Violent Amandillo? Violet Amandillo? Tom Adams? Tom Adams? I do believe Mr. Doug Watson has arrived. He would be our next speaker, Madam Mayor.
<i>Mayor Ann Mulvale</i>	Thank you and if you'd sign in on the sheet on the podium please Doug. If you have a hard copy of your presentation we'd appreciate it.
<i>Doug Watson (Delegate)</i>	<p>Okay. Thank you Your Worship. And Council. I will be providing a hard copy subsequent to this, probably in the morning.</p> <p>My name is Doug Watson. I have been an Oakville resident for most of my life, a business operator here for about 20 years, past president of the Oakville Chamber of Commerce, member of the Board of Governors for the Ontario Chamber of Commerce and current Chair and volunteer for the OEDA. For those of you who don't know, the OEDA, the Oakville Economic Development Alliance, is a not-for-profit corporation set up basically to implement the economic policy of the Town of Oakville in concert with the business community and with the best interests of the public at large.</p> <p>I mention these only to give some perspective of my interest in the quality of life within this community. I've essentially invested my business and personal life in Oakville, not unlike many others. Conceivably the impression could be, given my involvement in the local business community, that I am solely interested in obtaining new businesses for the municipality.</p> <p>It could be argued that perhaps an Oakville entrepreneur might be so interested in commercial development, that there would be little concern about the potential harm to</p>

	<p>the more positive lifestyle and environmental qualities of the community. Quite the contrary.</p> <p>It is just as important to me as it is to my neighbors, many of whom are here today, that we not diminish our community in any way. In fact we must take steps to ensure our ability to manage the process is not taken out of our hands. This is not a new notion, but something that needs emphasis.</p> <p>So why am I here? These public meetings are part of a process that is vital to the effective management of the inevitable and relentless growth that is upon us. The (inaudible) scenario, which is part of the background of OPA 198 is crucial to any transportation strategy and the quality of life that our present and future citizens should enjoy.</p> <p>There aren't just two sides to the issue as placed before us. Extreme positions in any situation rarely provide effective results. I am here to present some clarification and perhaps some different perspectives to that presented so far in these meetings.</p> <p>However, my main goal is to encourage Council to facilitate an in-depth round table discussion or forums, which should take place immediately now that the general public has been heard from and before we go to secondary planning. The staff of the OEDA and the volunteer members of the board of directors, of which I'm one, will make themselves available for the type of consensus-building that is required.</p> <p>I noticed that the Mayor of Ajax in a recent symposium put on by the Oakville Green and emphasizing the parts of the continuing process of community-based planning. This underscores the need for follow-up and subsequent discussion and resolution. We need to keep the OMB out of the process as much as possible.</p> <p>I would like to focus on and attempt to clarify some of the points which have been raised to answer the non-</p>
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	<p>residential components of OPA 198. This is not intended to be a detailed synopsis, rather is designed to make us all aware that there's more to the story than perhaps has been entertained to date and invite interested parties to take a second look at these issues in the coming weeks.</p> <p>I've broken this down in terms of certain things I had noticed in the deliberations and from listening to what's been going on. And again, this is not meant to be a detailed list. I don't want to take up the Council's time with in-depth analysis but we certainly can provide a lot of statistics at a later date for those Council Members or the public at large who might be interested.</p> <p>First of all, I'd like to address the availability of employment lands. There are some misconceptions about available land supply for employment purposes and I would encourage you to go to the OEDA, they will provide you with details on this.</p> <p>One must remember that given the current economic conditions, the marketplace is that much tougher in terms of new or expanding business opportunities. Brown fields and infill are being reviewed, especially in light of Bill 56. But these are only parts to a solution.</p> <p>Decision on available service employment lands is required as soon as possible. The competition is getting stiffer and we need to establish more attractive inventory than is currently available. The types of business that we want to have located in this town look for a variety of options. Oakville sells itself in many respects included in the quality of life here.</p> <p>But prospective new commercial enterprises have practical issues regarding transportation, labor and logistical requirements. You may want to provide choices with in our municipality.</p> <p>Second. (Inaudible) paying for itself. The plain truth is that there isn't a perfect financial model that fits in all situations as it pertains to sustainable growth in relation to</p>
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	<p>assessment base and development charge taxation. That doesn't mean that you go blindly ahead and hope for the best, far from it.</p> <p>Historically planning financial models are set up in both the secondary planning stages and then again for individual development sites. At these points, capital budgets and infrastructure requirements are reviewed and budgeting takes place. We really aren't there yet.</p> <p>This doesn't preclude the use of sensitivity analyses both now and through any round table sessions in the future. I encourage the Town staff to provide us with the analysis that takes into account those considerations surrounding non-residential growth.</p> <p>Included in some of these things, that always get considered, consider the following: The cost savings of those services provided to residences that are not provided to commercial enterprises. This is clearly undefined and sometimes I'm not even sure if you can quantify it, but it is out there.</p> <p>The effects in some cases of fewer roads in a given commercial area, obviously dependent on the size of the commercial enterprise.</p> <p>The eventual effect on our total residential tax bill, whether as a reduced non-residential tax base, specifically in referring to the tremendous contribution to the school boards from our commercial and industrial tax base.</p> <p>It would seem logical to assume that there is a disproportionate drop in non-residential taxes, that the burden will be increased on the residential base in order to maintain the quality of our education. In effect we think what will appear at first glance that we're not that worse off, the effects would be completely opposite in terms of the total residential, municipal and school board money. I encourage you to review this effect of reduced non-residential tax assessment.</p>
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	<p>These statistics, taken from a regional report, that prove that the non-residential growth is not paying for itself was taken from a component of a larger report. I would suggest that you review the gross figures in the summary that seem to be warranted in this case.</p> <p>Next, let's ensure that when we compare the amortization of development charges, that we're in fact comparing them to the useful lives of the capital assets that are, to which they were linked, for increased accuracy of their evaluation.</p> <p>And, last point. Although we have not fully understood the recent pronouncement in Mississauga of increased municipal taxation after some 10 years without increases, it appears to be linked to the reduction in non-residential growth. This is not necessarily comparing apples and apples, but it merits a glance or two.</p> <p>This is not an exhaustive list of items to review but I do think it points out the need for further interpretation as we move forward.</p> <p>Next, green space. I believe the Town's staff, elected officials, members of the OEDA and the public at large understand green space or open space is important for the environment. We should also recognize the quality of our green space and how we manage it also increasingly becomes a factor in maintaining existing businesses in our town. As well as attracting the type of business to the area that we find most desirable.</p> <p>Management and site selectors ask questions about the commitment by the community to the environment, as these affect their employees, of which usually the owners are as well. This is not a new revelation to your Town or regional planners. They're aware of this and are reviewing and continually flexible in maintaining the balance.</p> <p>It must be recognized that there are physical and practical restrictions that will present themselves. The Town staff has successfully met these situations in the past and I see</p>
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	<p>no reason to assume they will be unable to cope with it in the future, especially when there's a free expression and consultation from the public.</p> <p>As a sideline, I'd like to point out that as you are deliberating about OPA 198, I'd like you to consider that we do have needs for some immediate development. And we refer you to the Winston Park success, as an example, and we would encourage you, this is the OEDA now, encourage you to look at 407 West, around (Zenon) and let's get that going.</p> <p>Conclusion. I believe that we need to keep moving forward and recognize where we are in the process. The time for consultation does not end tonight or tomorrow night. There should be no hidden agendas on the part of Council, Town staff, the OEDA or any of the political interest groups. Everyone's input is welcome, or should be.</p> <p>The hard work continues as we move into detailed deliberation, concerning further amendments to the plan. Many of the issues about which so many of you placed great importance, will be identified and resolved as we prepare for the secondary planning.</p> <p>However, I suggest you do not shut down this process. To do so at this time would be extremely detrimental to our ultimate goals of sustainable growth and the maintenance of the quality of life we should expect to continue.</p> <p>I admire the dedication of those interested parties, such as Oakvillegreen. Please don't lose the ardor as we move forward. Thank you.</p>
Mayor Ann Mulvale	Questions of Mr. Watson? Councillor Elgar.
Councillor Allan Elgar	The report 30-01, you said if I looked at the gross figures in the summary, it would tell me something different than what I read when I read it?
Glen Watson (Delegate)	You're going to ask me Allan to go ahead and start to produce numbers, but...

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<i>Councillor Allan Elgar</i>	No, I've got the report, but I can't find it.
<i>Glen Watson (Delegate)</i>	Well apparently, it is part of the C3201, or something?
<i>Councillor Allan Elgar</i>	30-01
<i>Glen Watson (Delegate)</i>	...was part of a larger report. And as we speak, and I said as we go forward we need to look at these numbers. But as I've been told, that they are in fact just a component of gross numbers and in fact don't necessarily support the no growth.
<i>Councillor Allan Elgar</i>	Oh, okay. But this is the 30-01.
<i>Glen Watson (Delegate)</i>	That is the report. That is the report and you certainly should look at that.
<i>Councillor Allan Elgar</i>	But it does say that it does cost us to grow.
<i>Glen Watson (Delegate)</i>	In that one section.
<i>Councillor Allan Elgar</i>	In that report, that was...
<i>Glen Watson (Delegate)</i>	That one component.
<i>Councillor Allan Elgar</i>	Well, it's the whole report.
<i>Glen Watson (Delegate)</i>	Okay. Well, again, I don't have it in front of me, I don't have that study in front of me, but apparently it is part of a thing we can certainly come back at you and give you those numbers. They're being looked at as we speak, actually.
<i>Councillor Allan Elgar</i>	As far I'm hearing, it was the whole long-term financial report CS30-01. And if there's something missing from it I'm not aware of it.
<i>Glen Watson (Delegate)</i>	Okay.
<i>Councillor Allan Elgar</i>	Thank-you.
<i>Mayor Ann Mulvale</i>	Any further questions? Thank you again, you'll send in the hard copy, we appreciate that. Madam Clerk.
<i>Cathie Best,</i>	Your Worship, I understand Mr. Tom Adams has arrived in the Council Chambers.
<i>Tom Adams (Delegate)</i>	Yes.
<i>Cathie Best, Clerk</i>	And he is your next delegation.
<i>Mayor Ann Mulvale</i>	Thank you for being a blood donor, Mr. Adams. And thanks for being a first-time blood donor.
<i>Tom Adams (Delegate)</i>	Actually it's not, I've just kind of given it for years.

<i>Mayor Ann Mulvale</i>	You haven't given it up. Well, thank you for giving blood. We appreciate it.
<i>Tom Adams (Delegate)</i>	So if I topple over, it's because I've lost a half liter of... (laughs)
<i>Mayor Ann Mulvale</i>	If you topple over, we'll gladly pick you up.
<i>Tom Adams (Delegate)</i>	<p>So I apologize for missing my first call. Good evening, Mayor Mulvale and Councillors. As many of you know, my name is Tom Adams. I am the President of the Green Party of Ontario Constituency Association of Oakville. As background, I was also a candidate for the Green Party of Canada in Halton in 2000. I am a resident of Ward 6 in Oakville. I'm a proud supporter of Oakville Green and GreenTrans Advocacy transit group. And I'm also a member of the Citizens Transit Advisory Committee of Oakville, but I don't speak for that committee this evening.</p> <p>I'd like to voice my concerns regarding OPA 198. There are three particular areas I'm going to focus on. The first is development density, the second is transit issues and the third is land preservation.</p> <p>First of all, I'm quite concerned about the lack of specific objectives within the plan. There are no specific objectives regarding a number of items. I'll list six of them here. The first is increasing development densities in new subdivisions. The second is increasing development densities in existing areas south of Dundas before pushing north. The third is increasing the number of public transit rides per capita through Oakville Transit and GO. The fourth is decreasing air pollution readings in our community. Fifth is ensuring that mass transit system infrastructure is part of any new community. And the last, number six, is preserving high percentages of land in a natural state in any new areas.</p> <p>The OPA 198 states that residential areas should be established with densities consistent with the Halton Urban Structure Plan. But it does not say what the overall objective is. It does not say what density we want to have</p>

	<p>in Oakville. Furthermore, it makes no mention of tying development north of Dundas to reaching development densities south of Dundas.</p> <p>To my understanding, we could avoid development north of Dundas by increasing housing density south of Dundas by about 30% and I wonder whether this option has been contemplated. Or evaluated for that matter, for the ability for us to build and do that kind of thing.</p> <p>I believe that we need to have quantified objectives before we proceed with the amendment. I also believe that our current development densities are far too low to be able to in good conscience continue developing further north.</p> <p>I also do not find the development style in North Oakville as it is to be conducive to pedestrian or cycling traffic. If it were, we would not need massive parking lots next to places such as WalMart and Loblaws and the parking lots needed would not present themselves as vast deserts between me, my house and the store. This also holds true at places like Oakville Place and I know at a place like that the parking space is probably about 100 meters between my door and the door of the store.</p> <p>This brings up the second area of concern, which is transit. There are no objectives regarding increasing public transit use or reducing distances driven in private vehicles in Oakville. There are only vaguely written words that say, for example, “To promote transit opportunities through community design.”</p> <p>I’d like to know does this mean that we’re going to build some roads and hope that one day buses might drive on them? Or does it mean that we’ll have bus-only lanes on arterial roads? Perhaps it’ll mean that Oakville will not develop north of Oakville until the right rail system is established in the area which links with the rest of the GTA? And my preference of course, is to build lots of those.</p> <p>Transit is key to reducing local air pollution problems and</p>
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	<p>I believe that no development should occur north of Highway 5 unless studies show that doing so will reduce Oakville’s air pollution problems, rather than increase them. As it stands now I have no confidence in our ability to reduce air pollution with this current development plan.</p> <p>My third issue is with regards to natural land preservation. Lands to be developed north of Dundas, and I say yet, because I hope that increased densities south of Dundas could easily handle our growth for the next 20 years, and I then believe that we should be protecting 35% of it as either environmentally sensitive lands, parkland, natural linkages, forest areas or even agricultural area.</p> <p>I ask whether it is necessary to re-zone entire area the as urban. Can some of it not be classified as either agricultural areas? I believe 35% is achievable if higher density development is used, instead of the urban sprawl that we currently are using.</p> <p>So, in conclusion, I’d like to see OPA 198 modified to allow development Phase III north of Dundas, only after the following: That one, we have higher densities being achieved in south of Dundas areas. Two, that higher density objectives have been set for north of Dundas. Three, there’s a commitment to build a light rail or other high efficiency transit system for north of Dundas. Four, that air pollution reduction objectives have been set and are seen as achievable based on the development plans and the last being that a 35% natural state land preservation objective be set for development north of Dundas.</p> <p>Thanks for your time this evening. If there are any questions, or...</p>
<i>Mayor Ann Mulvale</i>	<p>Thank you very much. If we could have the written copy, that would be useful and we’ll circulate it. Councillor Robinson, you have a question.</p>
<i>Councillor Ralph Robinson</i>	<p>Thank you, your Worship. Now were you here gosh knows what date it was when the Oakville Parks &</p>

	Recreation Advisory Committee and Wendy Burton spoke about the need for an environmental master plan?
<i>Tom Adams (Delegate)</i>	I believe I have heard her speak, though I don't think I was here that evening.
<i>Councillor Ralph Robinson</i>	Are you familiar with that? Do you think that a document, while we're not allowed to create an environmental official plan, but I believe we have to call it an environmental master plan, do you think that a document like that would go a long way toward your objectives with respect to the preservation of green space? Could you tell me a little bit more about why you think, how that would work?
<i>Tom Adams (Delegate)</i>	Well I don't think that I see enough planning yet within the Town's plan to have any comfort level whatsoever in the way we're going to try to preserve any land. And I think that by starting a more strategic plan, in terms of how you might protect land that you're going to get farther down that road. And it will allow you to come up with the ideas, the thought process, the public input, on how you should go about doing it and what type of preservation you want. And I don't think I've seen that through any of the planning I've seen so far.
<i>Councillor Ralph Robinson</i>	Thanks for your comments.
<i>Mayor Ann Mulvale</i>	Thank you. Any questions? Thank you very much. Appreciate your delegation. Madam Clerk, I think that concludes – does that conclude the first part of speakers?
<i>Cathie Best, Clerk</i>	Yes, your Worship, it does.
<i>Mayor Ann Mulvale</i>	Then I can poll the audience, to determine if there are any first-time speakers in the audience tonight who have not registered, have not spoken thus far, but would wish to speak to the amendment. Yes Sir, the gentleman at the back? Your hand – oh, sorry Madam. I do apologize. If we could have your name for the record.
<i>Cybil Ramsey (Delegate)</i>	Cybil Ramsey. I'm actually a landowner of 57 acres and

	<p>it's odd to look at myself being a flat yellow. But my real question is my house is a heritage house and I'm on a beautiful valley, which is an aquifer, has enough water to supply a whole town with pure water.</p> <p>And, when I look at all the industrial possibilities I just wonder what will happen to my pioneer house that was built in 1827 as it's in the middle of a factory or bulldozer usually very clever developers manage to move down heritage houses – and I feel it's an oasis. It's an art gallery, it's an art teaching school. And I feel that it could be a very wonderful part of Oakville with its fountains, its gardens, and with its beautiful pine hand-made house.</p> <p>But I don't, listening to this, I really think I do (inaudible). So I just wish that people would know that there are beautiful places on Burnhamthorpe, as I say, and we make plans, they would realize that people are there too.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>Thank you ma'am. I know your property well and I appreciate you coming forward. We, as earlier was indicated, we are directing staff back to write a report for us on points that are raised. We thank you for your delegation. Are there any questions? Thank you very much.</p> <p>Further first time speakers in the audience? Further first time speakers, polling and polling the audience. For the final time before we move on to second time speakers. With everyone's concurrence, all of us agreed that I've exhausted the first time speakers, both those listed and those given the opportunity from the audience, the Clerk will shortly start to call the second speakers. We have a list of them and then when we finish that I will once again poll the audience.</p> <p>I would reiterate comments from my opening remarks, having respect for everybody's time, in recognition that there is, will be placed a motion by Councillor Elgar to defer this back, to recognize we're on step four of a process that still has nine steps, if the comments have been made and you are not bringing forward new information, I</p>

	<p>would respectfully ask you to clearly reference which points you agree with and not, with respect for everyone’s time, reiterate someone else’s presentation. Your cooperation will be appreciated by everybody in the audience. So, Madam Clerk.</p>
<p><i>Cathie Best, Clerk</i></p>	<p>The first second time speaker is Mr. David Lee.</p>
<p><i>David Lee (Delegate)</i></p>	<p>Good Evening, your Worship and Councillors. I feel privileged, being the first two timer tonight. I’d like to start with a couple of quotations and they dealt with wealth and what Adam Smith said was that, “The wealth of a nation rides with its people.” And the second is from Thomas Edison, “There is a better way, find it.”</p> <p>And what has changed since I made my first presentation is really a change in attitude in feeling from this community and what this process has done is brought out the tremendous wealth in intelligence of our people and our community.</p> <p>What I feel we need to do now is to look at the community vision that we saw in the summer from some of the participants and the Mayor of Ajax. He showed us that there was a way, and there was a way to work with the community and all the interested parties.</p> <p>I feel that when we started this process, I had a feeling that we were citizens, residents in an adversarial attitude. I feel that there has been a change, and an honest change among the Councillors and certainly there’s encouragement from the people. I would hate to see this process get lost and entangled in confrontation, OMB hearings and the rest. We’ve got so much. We shouldn’t waste it.</p> <p>What I’m asking the Council to do, and I don’t know how you would do it, is somehow refer this and bring in all the aspects of this plan and the changes before we start decision-making that would get us on the path of going through the legal process.</p> <p>Now, I’d like to contrast this situation where we are at the moment with where it was when we looked at OPA 194 as</p>

	<p>regards industrial waste. It was quite obvious at that time that there really wasn't citizen participation and as it turned out, there really wasn't business participation. The result is we have a situation where there are seven appeals against OPA 194, 28 against the enclosed bylaws. This is not a good situation and this is something which we should try to avoid.</p> <p>Again, I don't know what the process would be, but what I'm asking tonight is if Council and staff can give some consideration to withdrawing that bylaw in such a way that we can revisit it without having to go through the cost and the time of the OMB hearing.</p> <p>So these are my, this is my basic point and this is what I would like the Council to consider.</p>
<i>Mayor Ann Mulvale</i>	<p>Thank you, Mr. Lee. Are there any questions of Mr. Lee? I'm not sure that you were here at the beginning of the evening.</p>
<i>David Lee (Delegate)</i>	<p>No.</p>
<i>Mayor Ann Mulvale</i>	<p>But the anticipation is Councillor Elgar will move to defer 198. There will be some round table type discussions.</p>
<i>David Lee (Delegate)</i>	<p>Yes.</p>
<i>Mayor Ann Mulvale</i>	<p>And then we're already committed to a full report itemizing the, collecting the questions asked and responding to them, that will be produced and go back to the community in time, start hearing from the community again. So I think on the first portion, you will have been reassured, had you been able to join us from the beginning, so you'll see that.</p> <p>On the other matter, that matter is not before us tonight.</p>
<i>David Lee (Delegate)</i>	<p>Pardon me?</p>
<i>Mayor Ann Mulvale</i>	<p>On the other matter that you've raised, on the zoning issues, that is not before us tonight and I would say to you that there actually is on occasion a positive position at the Ontario Municipal Board. I've taken a couple of issues there that have actually helped the residents and I've put</p>

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	<p>one there as a resident. And so that the number of appeals on that particular issue are not out of proportion for the magnitude.</p> <p>No matter how well we do our job, how well we consult, I think we all agree, that there will be some type of hearing on components of 198. The process is to try and build a community consensus and eliminate as many of those areas as possible. But logically, and likely, there will still, there with the likes of many people on virtually every side of this, they'll agree that some of the items will proceed to the hearing.</p>
<i>David Lee (Delegate)</i>	<p>Well what I want to, as a person who has, who has appealed 194, I want to say that we want to take this positive a view about that appeal. We want to avoid the adversarial attitude and we take great encouragement from what has happened tonight and Councillor Elgar, I think he has certainly set the tone for this whole thing and thank you very much.</p>
<i>Mayor Ann Mulvale</i>	<p>If I might. The entire Council is behind the motion that Councillor Elgar will present tonight.</p>
<i>David Lee (Delegate)</i>	<p>The idea started with people of vision and I'd like to recognize Councillor Elgar as being a person of vision.</p>
<i>Mayor Ann Mulvale</i>	<p>Thank you.</p>
<i>David Lee (Delegate)</i>	<p>Thank you.</p>
<i>Mayor Ann Mulvale</i>	<p>The next delegation?</p>
<i>Cathie Best, Clerk</i>	<p>Is Iris McGee.</p>
<i>Mayor Ann Mulvale</i>	<p>We're going off the agenda, so I apologize if that's not reflected and we'll ask whoever's driving that power point, if they can, we're dealing with the agenda. And I should clarify, if I might with your indulgence, I believe the Council is behind that agenda, until it's voted on, but I certainly believe it is and I'd just like, the Clerk is quite right in reminding me that the, of the use of that language. So, if it's acceptable, and if you don't mind the sequence.</p>
<i>Iris McGee (Delegate)</i>	<p>Inaudible</p>
<i>Mayor Ann Mulvale</i>	<p>Thank you very much for your understanding.</p>

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<p><i>Iris McGee (Delegate)</i></p>	<p>Good Evening, Mayor Mulvale, Members of Council and fellow residents. I can't really say I like having my back to the residents of Oakville because I know everybody here is speaking to everyone in this room but if this is the process this evening, then I'll go with it.</p> <p>I'd like to share a few thoughts with you tonight that came out the Citizens Symposium on Growth, held on September 8. But first of all I would just like to extend my thanks to Councillors Elgar, Flynn and Oliver for their proactive approach to the problems that we face in Oakville by holding this event.</p> <p>And as we've come to expect in Oakville, residents came forward with information, with questions and ideas that I believe are important. And I hope that those Councillors who could not attend, will make a point of seeing the symposium on Cogeco, I think it's coming up this week actually, but I'm not sure at this date in time.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>I think we did inform the Councillors, as you know I was unable to attend, but I believe we informed the Councillors when it was being broadcast. And I'm sure the Town can acquire a copy of it. It's on right now, according to Councillor Flynn, so I'm glad you... So is the West Wing. Thank you Iris, go on.</p>
<p><i>Iris McGee (Delegate)</i></p>	<p>The information I'd like to share with you tonight came from one of the speakers at that event. His name was Steve Parish, Mayor of Ajax. Here's another GTA community dealing with the same pressures that we are here in Oakville, pressures to develop, playing with the same rules that we have to go by and with the same awareness of the ever-present OMB.</p> <p>Ajax also has just completed a new Official Plan, which was approved by their Region of Durham just last November.</p> <p>I'd like to start off by quoting Mayor Parish as he explains how he dealt with planned proposal for development, and I quote, "Basically I said to the developer, look, we're not</p>

	<p>going to go through the traditional planning process. You guys just scurry off and you do your plans and you do all of your reports and you plunk them on the table and then we have to assess it. That's not acceptable here. We have some major environmental concerns and we're not going to accept that kind of process." End quote.</p> <p>The process that Mayor Parish does accept was created in part by the residents of Ajax. He described two aspects of the process as forming the underpinning of planning that community and they are called community-based planning and environment first.</p> <p>Community-based planning comes from pulling in all stakeholders right at the beginning. They include residents and residents groups, conservation authorities, water experts, developers, just to name a few.</p> <p>Their first order of business is to answer the following question: What is our vision for this area? At the end of the day, what should it look like? What should it do? What should it not do? What areas do we want to protect from development?</p> <p>The vision is established right at the beginning, through a series of workshops that involve all the stakeholders, including a number of residents and the residents groups. The process to be followed is laid out at the start. Agencies and self-interest groups must buy into this process and commit staff resources to see it through.</p> <p>The process was designed to accomplish the following: To define the protected environmental areas, determine the net developable acreage and reach consensus on the environmental management plan.</p> <p>Mayor Parish explained that if environmental concerns are in at the beginning, they will ultimately be there at the end. He explained that by putting all these people together, there was a valuable dialogue that could take place. A naturalist at the table might say, 'Did you know, if you do that to a creek that you will be affecting a habitat</p>
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	<p>over here?’</p> <p>He said that they quickly realized how little they knew about the interconnection of natural areas and their functions. He explained that by putting all concerned on the table, nothing ended up becoming an afterthought. The town winds up with everyone on their side with this kind of a plan: citizens, conservation authority, naturalists, etc.</p> <p>They were a team and this team made an impressive win at the OMB. In other cases, developers settled before the case came up at the OMB. It’s pretty hard to fight such a united front, such a team and any deals that were struck were struck with the public already being on board.</p> <p>Ajax’s urban boundary expanded in 1993. The majority of the landowners entered into a cost-sharing agreement to pay for the necessary consultant’s studies, including environmental noise, storm water, traffic.</p> <p>A series of workshops were held. The purpose of the first workshop was to develop community planning principles. A local environmental group was an active participant in the process. The planning principles that emerged were divided into nine categories: Environmental, cultural, transportation, open space, community, housing, employment and urban design. Flowing from this workshop was a strong preference to put the environment first and hence, the environment-first approach to planning in Ajax.</p> <p>When considering development here, the following are front and center: Maintaining a healthy environment, protection of keystone species, communities and enhance these where practical; Develop natural heritage, nature open space networks; Strengthen regional ecosystem links; Promote biodiversity; Ensure sustainable plant and animal populations; Facilitate wildlife movement; Environmental features are to assist in defining the very image of the community; (Inaudible – noise interruption) to be compatible with the environment-first...(Noise interruption).</p>
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	<p>A key feature in the Official Plan for Ajax was the creation of an advisory committee, which was made up of individuals from the (noise interruption), according to Mayor Parish, they took ownership of the Official Plan. They reviewed the process of the plan at all stages and hosted workshops and an open house.</p> <p>The OPA review process was exhaustive, lasting two and a half years. They reported to Council 12 times. There were four day-long workshops and a final evening open house specifically directed and hosted by the stakeholders' advisory committee to resolve any last minute concerns.</p> <p>A community vision was developed by the Official Plan review participants early on in these workshops. This vision is reflected in the Official Plan's fundamental principles, goals and objectives.</p> <p>The first fundamental principle of Ajax's new Official Plan is: That the Town will protect and enhance the natural heritage system, of which Lake Ontario waterfront and river corridors are particularly unique and valued features. Ajax will promote the protection and enhancement of significant natural features and their functions and significant environmental resources.</p> <p>I should mention that environmental resources are a classification given to tablelands, woodlots, even meadows, potential corridors.</p> <p>A two-tiered policy approach was developed as the Town's greenlands framework, consisting of the environmental protection designation, which was applied to core features which might be the equivalent of 16 Mile Creek here in Oakville and to the environmental resource overlay, applied to the woodlots and other supporting natural features.</p> <p>My husband and I sit on the Open Space Task Force and we have asked for this kind of map, an overlay, so far with no success.</p>
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	<p>To quote from their plan: “The greenlands framework is based on the belief that the quality of life in Ajax will be enhanced by the establishment and maintenance of a network that links environmental resources and recreational areas both within and beyond the boundaries of the Town.”</p> <p>The Official Plan in Ajax requires that the cumulative impact of development be addressed. This is key. The term cumulative impact is defined in the plan to mean the overall affect of a number of seemingly independent decisions. We’ve seen forests die the death from 1,000 cuts.</p> <p>Buffers are also an important aspect being written into the Official Plan. Whether it be to protect a creek, a woodland or a wetland, the width of a buffer shall be determined by past environmental impact studies. The buffer will be whatever width it needs to be to protect the environmental feature.</p> <p>Environmental impact studies are paid for by the developer, based on terms of reference that were developed in consultation with the Town, the Region and conservation authority.</p> <p>Ajax has realized that if the buffer areas are part of a private lot, it’s very difficult to ensure that the private owners’ activities do not compromise the buffer’s function, despite approaches such as restrictive covenant features.</p> <p>There have been lots of discussion about whether or not some of the forests north of Dundas are truly sustainable in an urban environment. I think Ajax’s Official Plan has addressed this with the adequate buffer system.</p> <p>It is the intent of the Town of Ajax to secure buffers into public ownership and again, he adds, there are no magic tools. The town can’t force the landowner to dedicate environmental lands. Most developers do dedicate. Ajax</p>
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	<p>has also had success in developers accepting tax receipts for the value of land they dedicate for preservation.</p> <p>When it came time to pass their Official Plan, there was resistance by some developers who didn't like it. Especially at the Regional level, where one major developer had lots of friends and political influence. Mayor Parish said that it was the sheer determination of himself and Council that got this Official Plan through at the Regional level. And that Council worked hard to ensure that this would happen.</p> <p>In the end, it had very few appeals to the OMB and he credits this to the large extent that the public played in its creation.</p> <p>Some of you might think that Oakville has already brought the stakeholders to the table with the creation of the Open Stake Task Force last year. As a member of that task force, which by the way, has not met since March, it is my conclusion that it's little more than window dressing and operates by rules that are so prohibitive and restrictive that unless something change it, we will not see anything new or helpful come out of it.</p> <p>I did applaud the Director of Planning last winter, however, when he proposed a discussion paper on OPA 198, which would be released to the public for comment in late February or so. This would have provided the public an opportunity to participate earlier on in the OPA process and in my opinion may have done a lot to alleviate many of the long evenings and hearing a lot of people who felt that their opinions had not been heard.</p> <p>I do not regret the (inaudible), I believe it was Mr. McGregor from Trinasson, that commented that it was his opinion that a discussion paper was not necessary and there had been sufficient public comment last year. Amazingly enough that was the end of the discussion paper idea.</p> <p>I asked my local Councillor and Chair of the task force,</p>
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	<p>Councillor Sanderson, about this and was told that a discussion paper was basically the same as a staff report, which would come out at a later date.</p> <p>I'm not an expert. I sit on the task force as a resident. But this experience did not sit well with me. And judging merely by the time at which these two documents are presented to the public, I think this in itself is important as far as the outcome of the process is concerned.</p> <p>I also did not appreciate being told that the vision for the lands north of Dundas will arrive at some point in the secondary planning phase. I asked about the possibility of citizens involvement in the writing of OPA 198 and I was told that we need to let staff do their work. This to me represents the fundamental difference between the way that Oakville operates such issues as growth and other Towns, like Ajax.</p> <p>Mayor Parish talked about political will to see the policies through, the political will it had required to create them and then to defend them over and over again at the OMB, as long as Provincial legislation continued to favor developers over municipalities. He talked about the need for constant vigilance, in his words, "When you turn your back, you're dead."</p> <p>I'm concerned about public participation in the process as we move ahead with OPA 198. I apologize I couldn't be here right at seven o'clock and didn't hear Ted Salisbury, but I understand there will be some round table discussions take place. But how do we make these meaningful?</p> <p>So many people have come forward so far with so much to offer. If we do have a stakeholder advisory committee here in Oakville, we must be careful. It cannot be with rules that say that all new ideas must be submitted to staff two weeks before the next meeting in writing. No one can be effective in that kind of an atmosphere.</p> <p>It's my opinion that now at this stage of the process the</p>
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	people have spoken. It now comes to political will. And that is your political will. Thank you for listening.
<i>Mayor Ann Mulvale</i>	Thank you for your input. Questions of the delegation? (Applause) Questions of the delegation? Thank you very much. Now I know it's hard when you have someone that you really want to show their support but we do get the gist of it without the applause and again, should someone follow who has a counter review, I don't want there to be any discourtesy so I ask you please to refrain from applause. The next delegation, Madam Clerk?
<i>Cathie Best, Clerk</i>	The next delegation is Michael Lansdown, on his own behalf. And then he will be speaking on behalf of Oakville Green.
<i>Wendy Burton (Delegate)</i>	I have a babysitting issue, and Michael has graciously allowed me to speak before him. I'm Wendy Burton, so, I hope I can proceed.
<i>Mayor Ann Mulvale</i>	So what you're asking is, will we, and we are in a public meeting, so I understand.
<i>Wendy Burton (Delegate)</i>	Is that agreeable?
<i>Mayor Ann Mulvale</i>	I'm merely checking that Michael is the next person, which he is. That's not a problem because I didn't want to get anybody else who might have a babysitting problem. So, thank you for allowing me to Chair the meeting. You may proceed.
<i>Wendy Burton (Delegate)</i>	I'm Wendy Burton and I'm Chair of the Town's Parks, Culture and Recreation Advisory Committee, which is a citizens advisory committee. In the summer we presented a brief – oh, by the way, I do have written copies here, which I'm happy to share.
<i>Mayor Ann Mulvale</i>	Thanks very much. Appreciate it.
<i>Wendy Burton (Delegate)</i>	In the summer we presented a brief calling for the creation of an environmental strategic plan to guide planning

	<p>throughout the Town, but especially in the north. At that time we explained what should be part of our environmental strategic plan.</p> <p>We were asked how we should go about developing one. Being volunteers, we divided up the research, so two of us will each be presenting answers to that question. As well, we will be raising a few new questions and then I will be adding some personal perspectives on the process.</p> <p>Let's first discuss the process of gathering information on best practices. Our research is fairly cursory, based on Internet searches done in our spare time. We did make some phone calls but felt disadvantages in not staff persons. It is taking forever to get certain kinds of information. People appear to respond more quickly to inquiries from officials rather than volunteers from other jurisdictions. So we urge the Town to have staff conduct more of this research in best practices.</p> <p>Now, let's look at how to develop an environmental strategic plan. We have information for you on plans in two Canadian cities – Kitchener and Edmonton, both offer lessons for us.</p> <p>Environmental strategic plan, the Edmonton way. In Edmonton, a city of 650,000 people, the environmental strategic plan was developed as part of a larger planning process called Plan Edmonton, which took a number of years. The City's Office of the Environment coordinated the work.</p> <p>The environmental strategic plan was divided into three parts: First came development of a policy document. The second was development of a planning framework. The third was development of a monetary framework that they called the state of the environment reporting framework.</p> <p>The plan was developed through, quote, "A process of expanding stakeholder involvement," unquote. The City set two goals for the process itself. The first was to ensure that all issues and concerns were identified. An</p>
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	<p>administrative task force was charged with gathering input on possible strategic directions for each issue. The second goal was to develop the public's ability to address these issues by moving citizens from awareness to understanding to ownership and finally to leadership.</p> <p>In phase I of the process an environmental advisory committee, made up of seven citizens and three relevant outside professionals developed a concept document.</p> <p>In phase II, the City consulted stakeholder groups about the best way to consult their members and the public. So they consulted about how to consult, which I think itself is important. Pilot (inaudible) were tested.</p> <p>In phase III the City consulted the public and received feedback from a broad cross section of stakeholders. These reviews to refine and improve the draft strategies.</p> <p>In phase IV, the City followed up on specific topics in special consultation groups, while launching phase I of part II of the environmental strategic plan process, which was about the planning framework.</p> <p>Nine principles guided the consultation process. First was voluntary participation. No one was forced to participate but those who did had to agree to be supportive of the process. Number two: Common information. Everyone had equal access to relevant information. Number three: Exclusivity. All stakeholders with significant interest in the environmental strategic plan had an opportunity to participate. Number four: Respect for diverse interests. Number five: Flexibility. Number six: Realistic deadlines. Number seven: Accountability. Number eight: Participatory consultation and number nine: Demonstration of due democratic process.</p> <p>Any plan Oakville does would require adherence to these principles. The Edmonton plan looked realistically at spheres of influence and identified three. Direct control of City operations; regulation of community activities through planning, policies, bylaws and agreements</p>
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	<p>approved by Council; and community influence through leadership and by partnerships and other agencies.</p> <p>Part I of the environmental strategic plan starts with a vision statement and goes on to state guiding principles, general environmental strategies, more specific strategic directions or objectives, along with key strategies for each, and criteria for further development of strategies. It also gives broad direction to the planning and long-term frameworks that come next.</p> <p>Francoise Morissette, the Vice-Chair of our committee, will be speaking a little later about the Kitchener experience, which you might be gratified to note, takes a little less time than the one in Edmonton.</p> <p>New questions: Our committee recently became aware of the Region’s Ecological and Environmental Advisory Committee. This leads us to ask a few new questions. Is the Planning Department aware of the goals of the Region’s Ecological and Environmental Advisory Committee? Are the Town’s plans for the lands north of Highway 5 consistent with these goals? Does anyone at the Town work with this committee?</p> <p>For the benefit of the audience and local Councillors, the EEAC is a technical advisory committee, rather than a citizens advisory committee. It is made up of professionals in the field who advise the Region on the management and conservation of Halton’s natural environment. On March 14, 2001, this committee adopted a statement of environmental values. Several of these are pertinent to this discussion.</p> <p>First of all, the EEAC’s overall goal is, quote, “The protection, conservation and restoration – that’s a new phrase – of the natural environment for the benefit of preservation for future generations,” unquote.</p> <p>One of its primary objectives is to provide timely and effective advice to the Region on a wide range of projects, quote, “With a view to sustaining, protecting and</p>
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	<p>enhancing – I emphasize, enhancing , land, air, water and soil conditions,” unquote.</p> <p>Another is, quote, “To encourage environmentally friendly municipal infrastructure that promotes sustainable communities.”</p> <p>As you can see many of these golden values support the Parks Advisory Committee’s brief, not to mention many of the other submissions. They also are in step with current planning trends that not just to conserve the environment, but to clean it up and rejuvenate it.</p> <p>Other EEAC values and objectives that support our brief follow, and I quote, “To encourage the development of a natural heritage system that maintains essential ecological processes while preserving and enhancing genetic diversity. Encourage acquisition of environmentally sensitive lands by a public agency or non-profit organization, where appropriate. Support and incorporate a buffer area over and above the ESA boundary into lands to be protected from development. Encourage a higher standard of storm water management facilities than those reflected in current guidelines. And support a planning horizon longer than 20 years in considering the preservation of environmentally sensitive areas.”</p> <p>The Parks Advisory Committee is only just learning about this committee and may be making recommendations to Council about it sometime in the future.</p> <p>Now I’d like to add some perspectives on the process. During and after the summer hearings, occasional remarks led me to fear that there are those on Council who believe that only a vocal minority is concerned about OPA 198. I’d like to deal with that belief by offering some perspectives from the present as well as the past.</p> <p>Two recent surveys show that Oakville residents are keen about their parks and woodlands and are willing to pay for them. The report card of citizens, based on this Spring’s Environics poll says the public gives its highest ratings</p>
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	<p>(inaudible). It gives the Town low marks for its environmental stewardship. Well, look who's talking. A random sample of residents, not a special interest group.</p> <p>Now let's look at who has done the talking before. A generation ago, the debate in this Town was over our downtown harbor, whose natural architectural heritage were also at risk. One of the issues was whether the Town should spend substantial sums to buy Erchless and save it forever as a museum for the Town's people. In 1972, the Chamber of Commerce created a Diet for Development Committee to find out what kind of downtown people wanted.</p> <p>The Chamber hired its own urban planners. As part of their research, they opened a storefront and invited the public to come in over a period of months and respond to a variety of questions taped to the walls. This was the '70s. Out of that process, there came a consensus that Oakville harbor has been neglected and needed to be redeveloped as a public recreational area with Erchless as its historic anchor.</p> <p>I suppose back then few people thought that only a minority of Oakville residents who bothered to come into that storefront really cared about our harbor heritage. But today I don't think you would find anyone who regrets the decision to act on their recommendations, which ran counter to the desires of some developers. We need that kind of decision-making now.</p> <p>A generation ago, urban planners embraced urban renewal. They said, let's attract people back to urban centers where the infrastructure already exists instead of sprawling outwards. That's still good planning. Only now we say we should ask people to the center, so we can preserve outlying areas forever. For green space. For people.</p> <p>Today the cutting-edge planners embrace environmental renewal. And that's why when it's done right we call it Smart Growth.</p>
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	<p>Councillor Wright asked for a definition of Smart Growth. A good definition is the one adopted by the Federation of Ontario Naturalists. There's four points. Growth that conserves farmland and important natural areas by maintaining clear urban boundaries; Growth that provides incentives for development and re-development, where transit, other infrastructure and services already exist; Growth that creates pedestrian-friendly communities with a range of housing types and costs and; Growth that totally involves all citizens and helps to design their community's futures.</p> <p>I think that's a definition many Oakville residents would agree to. Why? Because the Environics poll said that 87% of those polled want Oakville to be the same 10 years from now as it is today. We're relatively green, clean and serene. And clearly, Oakville residents want to be involved in designing their community.</p> <p>So in closing, I urge the Councillors to consider who makes up that 87%. In other words, look who's talking.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>Thank you very much. Are there any questions of Mrs. Burton? Thank you. I hope you make it home for your babysitting tonight and thank you for the hard copies. Next delegation, Madam Clerk?</p>
<p><i>Cathie Best, Clerk</i></p>	<p>The next delegation is Michael Lansdown, on his own behalf and then he will be speaking on behalf of Oakville Green.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>Do you have all the overheads that you want to be placed up? Thank you. If we could pass them to the staff and staff will display it. Welcome back to the podium, Mr. Lansdown.</p>
<p><i>Michael Lansdown (Delegate)</i></p>	<p>Thank you, your Worship. Good evening your Worship, Members of Council, members of staff and fellow residents. My name is Mike Lansdown, I'm speaking on my own behalf as a resident of Oakville.</p>

	<p>One of the assignments that your Worship gave me so I wouldn't lose touch with the planning process over the summer months was to read the findings of the 1978 OMB. And I do thank you very much for giving me that, lending that – giving, lending, whatever.</p>
<i>Mayor Ann Mulvale</i>	<p>I would just like to clarify. I would never presume to give you an assignment.</p>
<i>Michael Lansdown (Delegate)</i>	<p>I'm sorry?</p>
<i>Mayor Ann Mulvale</i>	<p>I said I would never presume to give you an assignment. You and I had a very fruitful conversation. I merely suggested it was available if you wished to peruse it and I was pleased to assist you in acquiring a copy.</p>
<i>Michael Lansdown (Delegate)</i>	<p>Nevertheless, it kept me out of trouble during the summer months. And I thank you for it because it gave me some very interesting background and it caused me to look at a whole bunch of numbers that I hadn't looked at prior to that and to look at some other aspects of OPA 198.</p> <p>And so what I've called forward and I think it is new because I didn't know about it before, is some learnings from the 1978 OMB findings. The source document for this is the report which your Worship lent me, gave me by W.G. Chives and A.J.O. Chapman. And it was on or about Oct. 11, 1978.</p> <p>What I've pulled out from that document, and there was a lot of stuff in it, of course, but what I tried to do was excerpt out from it various points which I thought, which I found of interest in the context of OPA 198.</p> <p>The board, in the preamble to their report, the board made the statement that a plan should be, and these are their words, "firm in principle, but flexible in detail." And I felt at was rather a good suggestion as we look at writing our own OPA 198. And some of the comments that Oakville Green and I myself have made is that we needed to tighten up some of the wording that we have used in the copy of OPA 198 which you presently have in front of you. And</p>

	<p>so, firm principles but flexible in detail, is what I would like to see in OPA 198.</p> <p>The OMB of that day, of that era, spent a lot of time working on population figures. And they described population figures, figures, figures, figures, as the bearing beam – lower – as the bearing beam for the whole map. The other envelope was said to be too small for what was required for the Town of Oakville. And one of the things, one of the items, that they zeroed in with, zeroed in on when they looked at population figures, was density figures. In other words, persons or units per square area. Of course, in those mad old days they were talking acres, whereas we in an enlightened form today talk about either hectares or hectacres.</p> <p>The density figures that the Town was talking about in that particular plan were actually double or triple the existing density figures in the Town, in the existing part of the Town at that time, or in comparable towns and the Board looked at numbers from St. Catherines and London and Kitchener and compared them with the numbers that were being used in Oakville. And the numbers that we were proposing for Oakville were double and triple existing densities. And they suggested that this was not reasonable.</p> <p>This prompted me to look at the density provision in the Hemson Report and I found that that actually, that the density definitions which are on Page 18 of the Hemson Report, disagree with the definitions in the current Official Plan. On 313 of our Official Plan, we will find a definition for site hectare, net hectare, gross hectare and absolute gross hectare. And the density of the definitions used in the Hemson Report do not agree with the definitions which we use in our Official Plan. And my suggestion would be that probably if we're going to go forward we need to make sure that we get these definitions consistent. Because that OMB back in 1978 was looking for consistency. So this would be a very easy point to become consistent on.</p>
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	<p>Also, our current Official Plan requires correction because on 227 we have a different definition for site hectare than what we actually have in the back of the book. So, we have to do a correction, make a correction to our own Official Plan.</p> <p>The OMB also talked an awful lot about yields and yields are the number of – who’s playing with this thing?</p>
<i>Mayor Ann Mulvale</i>	<p>It has something to do with the force in which you’re projecting into it, Sir. Sorry, it’s been kind to us for most of the evening, so...</p>
<i>Michael Lansdown (Delegate)</i>	<p>I know, it’s been</p>
<i>Mayor Ann Mulvale</i>	<p>Push it down a little bit.</p>
<i>Michael Lansdown (Delegate)</i>	<p>It’s the time. It’s the time, I’d say, it’s been wearing out. The battery’s not...</p>
<i>Mayor Ann Mulvale</i>	<p>Oh no, it’s actually plugged in, I can see.</p>
<i>Michael Lansdown (Delegate)</i>	<p>Okay. They also focused on yields and yields are persons per dwelling unit. And the numbers that we were proposing at that time were numbers like 3.17 to 3.68 people per dwelling unit. And the Board pointed out that reasonable levels as proven by I think it was StatsCan figures at the time, was 2.8 and they were actually declining because of what was going on with single families and that kind of thing. And so the Board pointed out that Oakville was basing their plan on numbers which were really far too high in terms of yield.</p> <p>Our current Official Plan says 2.87 people per dwelling by the year 2016. OPA 198 says 2.62. I don’t know whether those are close enough to satisfy the OMB or if it’s something we need to look at but I would just like to identify that difference.</p> <p>The OMB in 1978 focused on something they called vacancy allowance. They said if you’re going to allow for 200,000 people to live in an area, you really have to allow an additional vacancy allowance, what they call a vacancy allowance of 10% above that. Because they said people,</p>

	<p>you cannot build out to an exact number, you have to allow an element of choice. So if you're going to plan for 200,000, sorry 200,000 people, you are required, you must plan to have 220,000 because you have to have housing choice in the housing market. And so I went back, in case it is something we need to include in OPA 198 because we have not included such consideration. But I do not know whether it is still current practice to talk about vacancy allowances. However, I note that.</p> <p>My recommendation is that staff be requested to examine OPA 198 in the context of the development of OMB findings to ensure that OMB 198, excuse me, OPA 198 is OMB proof.</p> <p>In closing...</p>
<i>Mayor Ann Mulvale</i>	It that was the proof it would be really interesting.
<i>Michael Lansdown (Delegate)</i>	I beg your pardon?
<i>Mayor Ann Mulvale</i>	198 proof. Nevermind. (Laughter) I think I'm fantasizing about alcohol.
<i>Michael Lansdown (Delegate)</i>	<p>My concluding remark is this, I love the irony to be found in that document. At that time, the Town had designated a certain part of the Town as agricultural and the OMB decided that that really did not apply.</p> <p>The comment that was made was as follows and I quote, "The concept of the preservation of farmland advanced by the Municipality is an excellent one and supports the provincial intention and would have merit if this were a freestanding community outside an urbanized area."</p> <p>And I thought about that and I thought as we grow, as we grow, as we grow at some point the line has to be drawn in the sand. Otherwise all of our agricultural communities from coast to coast will become urbanized areas.</p> <p>That concludes my presentation as an individual, your Worship and I'm happy to answer any questions.</p>

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<i>Mayor Ann Mulvale</i>	Thank you. I'd like to say that I was present at the meeting when various solicitors for the various land developers cross-examined, took them through the whole plan and said, is that land actively farmed? Is that land urban farmland? And you've reminded me of that day of cross-examination that led to that comment. Councillor Robinson, you have a question?
<i>Councillor Ralph Robinson</i>	Well I do your Worship. And, as usual I always enjoy your presentations Michael. Now this may be a little difficult to answer, but I would like to know if you can, what in your opinion might be some of the issues when examined by staff that would assist us in becoming more OMB proof, as you say? What should they be looking for, what do you think they might zero in on and try to make it easier for us at the Board? Now, is that a reasonable question?
<i>Michael Lansdown (Delegate)</i>	<p>Through your Worship to Councillor Robinson. You're questions are always reasonable Sir. And I think I have nothing further to offer than what I'm suggesting this evening. What they seemed to be looking for back in 1978 and of course things change, that's a long time ago, and I'm sure that our staff have a lot more experience in more recent, you know, Board dealings, and would know the kinds of things they're looking for.</p> <p>But I'm reminded that when I went to school one of the ways I got through exams was understanding what the teacher really required. If the teacher liked to have their essays written on one page, one side of the paper, or their headings in bold letters or something like that, that's what they got. And I found it helped my marks.</p> <p>And so my suggestion is, my feeling is, just from a common sense view, that the more that we take, let me use the words from the Provincial Policy Statement, the more we have regard for the way the OMB think, the better we will be placed, should we ever get taken there. And I certainly hope, Ted, that that square that you showed us with the OMB in that line, we don't have to go, that we can place some ladders and drop from one square just</p>

	<p>right past that.</p> <p>But in short answer, I think it's the numbers and I think it's consistency and I think it's accuracy. And there were, Rob Burton when he spoke, gosh it seems years ago now, talked about various quotations from newspapers about errors that have been made. And yes, I think I saw errors there. And I think it would be very easy, a very simple matter, I think I know, I pointed out, there are some errors now in our Official Plan in regards to definition and that's a very easy thing to recoup from and to correct.</p> <p>So I'm just saying let's be more careful and let's look at the numbers again and make sure they're accurate.</p>
<i>Mayor Ann Mulvale</i>	<p>Thank you, I'm sure Councillor Robinson remembers this, we, staff circulated the OMB decision to Councillors from 1978 to assist. And they also did that because if I may, they were reviewing it themselves. And it's not that we ever wish to be confrontational by quoting that, it is as you said so eloquently, it is a learning tool. It is a learning tool, to see what happened.</p> <p>Of course the recent decision in Hamilton is also one that we've been reviewing. Because we're looking at a historic perspective, we're also looking at current perspective as well. And we appreciate your, not assigned task, your willingness to review it. We appreciate not your assigned task, but your willingness to review it.</p>
<i>Michael Lansdown (Delegate)</i>	<p>It was very interesting.</p>
<i>Mayor Ann Mulvale</i>	<p>If you'd like, I appreciate that and the thoughtful way in which you approached it. I understand you wish to give your delegation as a member of Oakvillegreen. Or on behalf of Oakvillegreen.</p>
<i>Michael Lansdown (Delegate)</i>	<p>Yes. May I continue?</p>
<i>Mayor Ann Mulvale</i>	<p>You may. Do you need your overhead?</p>
<i>Michael Lansdown (Delegate)</i>	<p>We do have to, Power Points.</p>

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<p><i>Mayor Ann Mulvale</i></p>	<p>Oh, Power Point. Take a moment to do that. It's no problem. The Municipal answer to Power Point is we throw up the overhead and point. No, no carry on Sir. I'm just entertaining while you're setting up. I was told that recently. Thank you for stopping.</p> <p>(a pause while setting up)</p>
<p><i>Michael Lansdown (Delegate)</i></p>	<p>Your Worship, Members of Council, members of staff, Ladies and Gentlemen, I'm presenting this on behalf of Oakvillegreen Conservation Association.</p> <p>I would just like to make one small editorial point and that is that the name of our organization is one word. Oakvillegreen. Some people talk about Oakvillegreen as though we are a varied collection of vegetables, such carrots, brussels sprouts which children want to leave on their plate. Actually the name of our organization is one word, Oakvillegreen.</p> <p>Oakvillegreen shared their views regarding OPA 198 with Council and staff at the beginning of the public hearings on June 26. Since then, our directors and very many of our members have assiduously attended all of the subsequent hearings and listened to all the delegations. We have recorded the Cogeco tapings and reviewed them carefully. We have held many meetings within our organization to discuss the various positions of other delegates, including the development community. We have met with other interested residents groups and we have studied yet more material associated with planning challenges.</p> <p>Through this process of dialogue and dissection, we have altered our position on some of the points we brought up earlier and we have added new points. You might say we have crystallized our thinking on OPA 198.</p> <p>We shared our latest position with the public at a forum on growth hosted by Councillors Flynn, Elgar and Oliver on September the eighth. Since then, we have endeavored to meet with those Councillors who were not able to attend on September the eighth to inform them of our new positions and to solicit their input and views. We thank</p>

	<p>them, we thank those who were able to fit us in both for their time and for their input.</p> <p>I should note that the dialogue that we were able to have with these Councillors suggested further very thoughtful upgrades for recommendations I will share tonight. It is our very fond hope that once these immediate hearings are concluded, Council will encourage staff to facilitate a broad dialogue with all stakeholders regarding OPA 198 as originally suggested by our Planning Director, which would provide a most appropriate forum for the discussion of these upgrades.</p> <p>That was written before tonight's meeting and I would like to acknowledge and thank Director Salisbury for the recommendation that was put forward this evening. Without consulting my colleagues at Oakvillegreen, I would say that's precisely what we were hoping might happen and we'd be very happy to participate in that process.</p> <p>My point in addressing you tonight as a second time speaker is to update those Councillors whom were unable to meet for the last two weeks and to enter our updated position into the record of these proceedings. In the interest of time, I will restrict my comments to the new material within our position paper.</p> <p>We now see a two-part approach to OPA 198. Firstly, we believe that several initiatives are needed to gather further information before the OPA can be written. And secondly, there are additional items that we believe must be included in a rewritten OPA.</p> <p>So I'm going to approach those two areas separately. First of all the things that we think have to be done beforehand. And then the things that we think need to be written into the OPA. And where, I'll try my best just to cover that stuff that is new because I'm fully aware of the second-time speaker position. And I hope this will work.</p>
<i>Mayor Ann Mulvale</i>	Would it help if we all said Abracadabra?

<p><i>Michael Lansdown (Delegate)</i></p>	<p>Basically we want to make sure that our growth does not compromise our health, our (inaudible), or our quality of life.</p> <p>Before we can rewrite OPA 198, the following items must be addressed and completed. We require a detailed, we believe that we require a detailed hydrogeological study of the whole development area, including the Trafalgar Moraine. That has to be completed. When we spoke to you two, three months ago, we were only talking about the Trafalgar Moraine and what we're saying now is that we think the whole area has to be studied, hydrologically, so we can determine, best determine, where the optimum location will be for residential and employment lands.</p> <p>And in addition, we recently learned that one development company has commissioned a study of the moraine. And we're interested to know why the Town isn't doing that work and we would prefer that any decisions regarding the future of the moraine be as a result of a study undertaken by the Town.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>Michael is there any way you can actually move...Is there enough on there that you could bring the...</p>
<p><i>Michael Lansdown (Delegate)</i></p>	<p>I'll try.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>Could you just...less movement for you, Sir.</p>
<p><i>Michael Lansdown (Delegate)</i></p>	<p>Well that too, but. The environmental management plan, we've spoken about that before so I'll merely say that the quality and quantity of water is an issue that we've added under our notes on that one. And also, the monitoring of environmentally significant lands, which has to take place before, during and after development. We've been a little bit frightened by what's been going on in North Oakville with the Town, the landfilling arrangements that's been going on there, we've had a little bit of worries about that and suggest that monitoring would be a good idea going forward. And also we have added the concept of pure view to the environmental management plan process.</p> <p>We feel that a five year, we know that the five-year view</p>

	<p>of the (inaudible) Regional Official Plan is going on, or is about to start and we believe that should be finalized before we write our own OPA. We think that has to happen first, as it was suggested by, in some of the discussions we had with Councillors this week. That may not be feasible but if it isn't then we felt that we could at least start to get Oakville start now lobbying with the Regional staff to find out what the intentions are, what was going to go into that thing.</p> <p>We understand that there's a good possibility that tableland woodlots are being considered as a significant environmental feature. And will be mentioned in the new Regional plan.</p> <p>A financial impact analysis is required to demonstrate that this process is indeed going to be self-financing. And that has to be completed and shared with the public. This is a new item that came up since we last spoke to you and it has given some of us considerable cause for concern, especially those of us on fixed income. I think the bottom line that we're interested in knowing, and the reports are complex and the issues are complex, but I think the bottom line that the residents are interested in your Worship is what it's going to cost us to live in Oakville in the future, in the year 2016.</p> <p>We need further infrastructure information to support the development in North Oakville. We've learned now what's going on with the hospitals, Nick Hutchins covered that this evening, there are other considerations about water – we ran out of water this summer – that's given us concern and we feel that we need to look at the infrastructure far more closely and understand what we've got there and what we're going to need for 55,000 people and 45,000 employees before we start writing the OPA.</p> <p>The mass transit requirement, which we did, that's an old one, we spoke to you about that before. We're very glad to hear that Premier Harris has taken our advice and is working on it. And we'd like to assure you while we take full credit for that, we are not involved with his personal</p>
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	life, which he is trying to put back together. (Laughter)
Mayor Ann Mulvale	The only thing I'll ask you on that slide is to put federal in as well.
Michael Lansdown (Delegate)	I beg your pardon?
Mayor Ann Mulvale	Federal. You've got provincial in there. Put federal in when you use that slide again, in terms of contribution. I anticipate the management tomorrow will make some reference to federal so we want to keep hammering that.
Michael Lansdown (Delegate)	<p>Thank you. The Town must reconcile density numbers used in OPA 198 with historical density numbers that are reflective of the traditional character of Oakville, is our position. Basically, speaking to that, for instance according to the Town's economic development strategy, and I read that too over the summer, in the early '90s, Oakville had only 32 employees per hectare in the employments lands whereas ranking throughout the municipalities were North York, 105 – 185, compared to our 32, Markham 25 – 97 compared to our 32, Richmond Hill 25 – 67 compared to our 32.</p> <p>Yet North Oakville has some quotes for 37 employees per hectare. We'd like to suggest the Smart Growth be applied equally to employment land as well as residential. A minimally aggressive target of 50 employees per net hectare, which is well under what's being done in the other GTA communities according to our economic development strategy. A minimally aggressive target of 50 employees per net hectare would save us 200 hectares out of 900 and that's pretty interesting.</p> <p>A Councillor asked me this week why do I use the word save. I use the word save in this presentation because as a member of the task force, we were addressed by the (inaudible) on the five year plan for the Parks & Recreation and he discussed their land funds for things like soccer fields, baseball diamonds and the like.</p> <p>And he made the point that these kinds of difficult</p>

	<p>considerations haven't even been thought of in North Oakville, in the Hemson plan and that there was going to be, forget about environmental lands, which he fully supported, but he said we need room for people to play soccer. So we need to up the, the mindset I'm coming from having been on that task force is that we do need to save land if we can. And this would be a very smart way to do it.</p> <p>Residential land needs to be (inaudible). For example, OPA 191, that was the one we passed back in March for the Shell lands – February, February, February 26th – OPA 191 for the Shell lands approved a residential density of 13.5 units per gross hectare. OPA 198 for North Oakville is proposing 19.8. That's a 37% increase in density.</p> <p>We don't have anything similar to that in Oakville right now. There's not been near those numbers. And I haven't understood that myself until I started, until I read that OMB report and started to look at all these numbers and I suddenly realized that wow, a 47% increase in density, that's going to mean some pretty interesting changes in design to the urban, residential plans for that area relative to what our residents are accustomed to in the rest of Oakville. So we need to understand how this can be accomplished while still retaining the character of Oakville and the natural heritage system.</p> <p>Understand please that we're not speaking against density, density is in the right direction in regard to urban sprawl and when you talk to people who live in high rises like the Ennisclare Apartments, there are people who really appreciate that style of life and that style of living. So there is the possibility of getting up to these types of numbers, but it's going to take a level, we believe it's going to take a level of urban planning that we've not had to use before. I don't say we're not capable of doing it, because we haven't had to use it before.</p> <p>Councillor Oliver I understand has proposed the construction of a model for North Oakville. Bearing in mind this density change, I think that would be a very</p>
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	<p>useful idea because it would give people a very graphic view of what North Oakville is going to look like relative to where they live right now.</p> <p>Lastly, in terms of the things that have to be done or considered before we write OPA 198, we have the CN intermodal interposing itself into the north-west corner of our vision. We need to know whether that's going to happen or not and if it is, what we're going, how we're going to handle that and how it's going to impact that area. Quite obviously, a thing of that magnitude if it does go in is going to have a significant impact. And it's something that has come down the pike, it's nobody's choosing, but on the other hand is going to have such an impact on the plan that we did have, that we need to take it into consideration, again to steal the PPS words, we've got to have regard for it and decide how we're going to handle it. And it requires more thought.</p> <p>So, moving ahead. When we get to rewrite OPA 198, we believe it should include the following points: A clear and firm commitment to preserve the natural heritage system, and we've spoken to that before so I won't belabor that point except to say that the only new point that we would have to add again that is we would like to recommend an environmental assessment of the Buttonbush Swamp be completed by a consultant other than the one who it's written by.</p> <p>The second point is a specific intention to eliminate any potential need for Burnhamthorpe bridge. And again we've done that one to death, so that's an old one so I will pop through it.</p> <p>We need a clear strategy for attracting businesses that will ensure, ensure is the word and that's why it's in bold – it's not in bold, it's supposed to be in bold – ensure viable live/work situations. We believe that the live/work concept is certainly a laudable initiative and it can help to mitigate traffic problems. However, we don't feel it will just happen. The OPA must identify the development and implementation of a specific strategy to make it happen. I</p>
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	<p>read about it in the economic development strategy and it only makes reference to it. It doesn't have a strategy for how it will actually make the live/work concept work for us. So we believe that we really need something in writing in terms of a plan on how we will do it and then how we will implement it.</p> <p>The next points is that we – I hope it's the next point – we need a new designation for protection of wildlife heritage features, probably something like a (inaudible). We find it interesting that other towns such as Ajax have successfully incorporated this into their OPA. For example, Ajax's Official Plan recognizes what they refer to as significant natural heritage features. And they've chosen that word significant very carefully, because it melds with the use of the word significant in the Provincial Policy Statement.</p> <p>We need a commitment to exploring ways in which existing residential neighborhoods in North Oakville can be appropriately integrated to the urban design for that area. This applies to Burnhamthorpe in particular where a special study we feel is required to identify how existing residential areas might be appropriately integrated, as opposed to simply dismissing the existing residents.</p> <p>Appropriate phasing regulations are required for employment lands. These regulations will assure the appropriate vacant employment lands south of Dundas are utilized before development of new lands begins in North Oakville, thus preventing the phenomenon of leap frogging and employment sprawl. As a matter of fact, Section 3.2, entitled projected land needs from the economic development strategy, which was included in the staff report which accompanied OPA 198, it read, and it was quoted there that, that land was required in North Oakville, and I quote, "After the currently designated lands are built up." And we agree with that. And we think that should go in the OPA, that we will build up the existing lands before we start building in North Oakville. We heard the Ennisclare application just what two weeks ago that the site they were looking at had been vacant since 1965 or '63. And that suggests that we've probably</p>
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	<p>still got some room for development South of Dundas. Furthermore, employment land phasing is not practiced in other GTA communities.</p> <p>The last point concerns the clear and unconditional wording that we feel has to be used in the OPA and we've talked about that before so I'll move straight along and conclude by saying that we suggest the onus should be on the Town to prove to its residents that OPA 198 will cause no environmental degradation, that the natural heritage system will be protected, that we will have timely access to adequate health care, that this development will not cost the taxpayers money, that the creeks will not dry up and that we will indeed be able to move in our cars and be able to breathe.</p> <p>If the Town wants us to buy into their plan, they need to show us their work. We are not willing to take this on trust. It is the Town's responsibility to prove to us that this plan will work.</p> <p>The environment is good business. Those were the ringing words that Environment Ministry Elizabeth Whitmeyer used in opening her address to the Royal Botanical Gardens sponsored breakfast last Tuesday morning and several of us were there.</p>
Mayor Ann Mulvale	I'm glad your Power Point came to fruition and I...
Michael Lansdown (Delegate)	So am I. And I do thank the Town for the use of their...
Mayor Ann Mulvale	Oh no, we're pleased to make it available. It's excellent for the gathering
Michael Lansdown (Delegate)	Can I take it home?
Mayor Ann Mulvale	You may not. We're interested in sharing the taxpayers' resources with the taxpayers, but we like to have it on the site. The next speaker, Madam Clerk.
Cathie Best, Clerk	The next speaker is Francoise Morisette.
Mayor Ann Mulvale	Councillor Robinson is leaving because he's not well. And he's hung in a long time tonight and we really appreciate

	<p>that. And he will review the tape, I'm sure, with the balance of the meeting.</p> <p>Thank you very much. Do we have hard copies of this presentation? Thank you for your consideration. And please feel free.</p>
<p><i>Francoise Morisette</i> <i>(Delegate)</i></p>	<p>Thank you. Madam Mayor, Members of the Council, I'm Francoise Morisette, I am the Vice Chair of the Parks & Recreation Advisory Committee. Earlier on this summer we made a presentation making some recommendations to the Council and our main recommendation which you see here was the creation of an environmental strategic plan.</p> <p>At the end of our presentation, Councillor Robinson asked us, how do we go about creating such a plan. And we agreed to do some research. I am here tonight to present my research with the town of Kitchener, the City of Kitchener, who has an environmental strategic plan. And I want to share with you how they developed it, what is in their plan, how they implemented it and the benefits that they came to have from that plan.</p> <p>The first section I want to talk about is developing the plan. The plan was developed with extensive community and town employees' involvement. Community members were invited to participate through newspaper ads. The process was guided by the Healthy Communities principles. Healthy Communities is an Ontario organization that seeks to maintain a balance and connection between the environment, the economic and social sectors in decision-making.</p> <p>The principles of the Healthy Communities are: One, wide community participation, broad involvement from all sectors of the community, including business, environmental groups, religious organizations, staff planners, developers, residents etc. The third principle is local government commitment and the fourth principle is healthy public policy.</p> <p>On their website, which is</p>

	<p>www.healthycommunities.com.ca, you can find examples of best practices of towns and regions throughout Ontario who have practiced these principles. And I will quote two for now. The Cornwall ecology (inaudible), featuring functional demonstration gardens and forests, a wetland habitat, trails and an information center. And the Durham Region Environmental Network, a non-profit volunteer organization facilitating discussion, education and solution on environmental issues such as organic gardening, nuclear safety and green economics. The site also offers a book called Inspiring Change, which illustrates how individuals and communities can rally together to create positive change.</p> <p>So, the city of Kitchener using the Healthy Communities principles, went into a consulting process with its citizens and its employees. It lasted for nine months, after which the first version of the plan was completed. And this was in 1992. So they were ahead of their time. The plan was revised in 1995 and this year, the City of Kitchener is planning to update the plan again, focusing on how to extend environmental stewardship in the community.</p> <p>As well, the city is also developing a natural heritage strategy like we have in Oakville and is also developing a community visioning process. And this is aimed at designing how the town will evolve and grow and it's entitled "Compass Kitchener."</p> <p>Now, what is in their environmental strategic plan? First of all, a mission statement. Second, an underlying philosophy and third some specific areas of interest covering water resources management, environmental education and public awareness, waste management, land resource and growth management, energy systems, natural and recreation areas, and resource consumption.</p> <p>For each one of these areas that I named, there are specific categories such as, what is the objective in this area? What's the philosophy? What are the priorities? And what is the action plan? It is very extensive and I have a copy of their environmental strategic plan, which they sent to me</p>
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	<p>and there's a lot of very good ideas.</p> <p>Let me just give one example here, and this is in the area of water resources. The objective is to ensure the integrity and long-term sustainability of the city's natural watercourses. The philosophy is that the quality of the city's natural watercourses and the municipal water supplies are vitally linked and integral to the concept of an ecologically sound environment and to the public's perception of a healthy community. One of their priorities is to improve the quality and quantity of the city's water supply while maintaining an efficient distribution network. And an example of an action step is to undertake a city-wide infrastructure study to address future water needs.</p> <p>On top of these specific areas, the plan also covers global initiatives that affect a variety of sectors, therefore increasing synergies in impact and improving the quality of life, such as an integrated pest management system for spraying parks and for its fields, concentrating on responsible use of pesticide reduction and use of alternatives. Another one is a placement program for inner city trees. And another one again is a planting system aimed at promoting self-sustaining landscape.</p> <p>So it's a very comprehensive plan, they've already revised it twice and they are going to revise it again in 2001.</p> <p>Now, how did they go about implementing the plan? According to the people that I spoke with, there are four key components necessary to implement and monitor an environmental strategic plan.</p> <p>The first one rests with you, Members of the Council, and it is Council commitment and regular monitoring. In other words, vigilance and accountability.</p> <p>The second one is a proper planning sequence. Environmental planning is done first, before any other type of planning is effected and it is not an afterthought.</p>
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	<p>Thirdly, dedicated staff resources. For example, in Kitchener there are four environmental officers, including a landscape architect in the Planning Department. And three officers in the Parks & Recreation Department.</p> <p>And their last point was that you need a culture of environmental accountability amongst the staff of all departments. In other words, everyone brings an environmental perspective on whatever work they do. It becomes an ethic, a collective mindset.</p> <p>Now if you want to open, to put the other slide on, there are many benefits of having an environmental strategic plan and I will just give a few that we had talked about previously that were reinforced by the City of Kitchener.</p> <p>First of all, their environmental strategic plan includes, provides a consistent plan for their decisions that affect natural features. Second, it prioritizes areas for action, ensuring that they support each other. Thirdly, it sets targets for secondary planning process. It also coordinates efforts of partner agencies, it increases public environmental awareness and it identifies opportunities for private sector sponsorships and partnerships.</p> <p>In conclusion, the most important and lasting legacy of environmental planning is that it shifts the focus from conserving the environment to restoring and enhancing it, thereby creating a healthy place to live for future generations.</p> <p>And in closing, I want to thank publicly the staff of the City of Kitchener who were very gracious in collaborating with us and sharing their experience with us as well as their environmental strategic plan.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>Thank you very much for your research. We appreciate the hard copies. Are there any questions? Thank you again. We'll move to the next presenter.</p>
<p><i>Cathie Best, Clerk</i></p>	<p>The next presenter is Renee Sandelowsky.</p>

<p><i>Renee Sandelowsky</i> <i>(Delegate)</i></p>	<p>Mayor Mulvale and Members of Council, first of all I'm pleased to hear what Ted Salisbury had to say and Councillor Elgar's motion. Thank you again for the opportunity to voice my concerns to you as a second-time speaker.</p> <p>Much of my presentation consists of new thoughts that were inspired by recent meetings with Councillors as well as a wonderful editorial I read in Oakville Today a couple of weeks ago. In that editorial Ann Haring, a member of Oakvillegreen, was quoted as saying that Oakvillegreen was representative of the new democracy that is emerging everywhere in the world where people are not content to let politicians make decisions without community involvement. This comment, along with the rest of the editorial, started me thinking about our democracy here in Oakville.</p> <p>Mayor Mulvale, you often talk about how lucky we are to live in a democratic society where people have the right to express their opinions to elected officials and after the horrors of September 11th, I can only say that I will never take those rights for granted again, but we the residents have been trying our best for the last two years now to exercise these rights. We the residents of Oakville have spoken very clearly and very strongly about the issue of development in North Oakville at the three meetings last summer and six meetings this summer, not including tonight's meeting, which (inaudible).</p> <p>Last summer, there were probably 300 people attending several meetings. This summer, we started with 500 and then when to about 250 people at the early meetings. I believe that we the residents have upheld our part of the bargain in a democracy. We have educated ourselves about the issue and we have come out and voiced our concerns.</p> <p>What's happening now is this: Oakville's expected to grow by 50%. You want residents to buy into the growth plan. However, that plan we have now gives no assurances that we will have adequate access to medical care. The</p>
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	<p>plan that we have now gives no assurance that our air quality will not get worse. The plan that we have now gives no assurances that our biodiversity will not disappear.</p> <p>The plan that we have now gives no assurances that our water quality will not get worse and that our water quantity will not diminish. The plan that we have now gives no assurances that our creeks will not dry up. The plan that we have now gives no assurances that we will be able to move in an efficient, convenient and less polluting manner. The plan that we have now gives no assurances that we will have any land left for farming and the opportunity to buy our food locally.</p> <p>And, astonishing enough, the plan that we have now gives no assurances that this growth is self-financing. In fact, we are finding out now from the Halton Region Financial Impact Statement CS30-01 that we have to pay for all this.</p> <p>So I guess it's no wonder that in a citizens survey completed in June of this year, the results show that the most important issue facing Oakvilleans today is urban sprawl and rapid development, followed closely by the related issue of traffic congestion.</p> <p>By the way, for those in the audience who have not had a chance to see the survey, it can be easily accessed on the internet and a website address you could use is www.oakvillenewsonline.com.</p> <p>This year, so this year, it is my understanding that staff will go back and write a document that will respond to all the questions and concerns that have been raised over the last seven meetings and now I hear in addition there will be round table discussions. And that's great. But in my opinion, it's not enough.</p> <p>We the residents of Oakville want you to represent us and fight for us. Let me explain: I have been lucky enough over the past few days to have had the opportunity to meet with several Councillors to discuss some of</p>
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	<p>Oakvillegreen’s recommendations. I appreciated the opportunity to meet, to dialogue with them and to receive your feedback, but I also came away a bit frustrated.</p> <p>Some of Oakvillegreen’s recommendations revolve around issues that are not so-called ‘global’ issues. Oakvillegreen wants to have designs and funding in place for an efficient and effective mass transit system before we grow. Oakvillegreen wants to know that we will have another hospital, if necessary. Oakvillegreen wants to know what will be done to maintain and even improve our declining air quality before we grow. Oakvillegreen wants to ensure that our water quality and water quantity will not decline. Oakvillegreen wants to know that our forests and other natural spaces will be protected.</p> <p>What is so frustrating is that I was told that these items appear to be out of Council’s control. These are issues that must be dealt with at the Regional level, the Provincial level or the Federal level. And after talking to the Councillors, I conceded that they are as frustrated as I am. But just because we are frustrated and feel that we have no control, let’s not just throw up our hands and say we can do nothing. For if we do that, we really do have no control.</p> <p>You, our Councillors and our Mayor, are our leaders. We are looking for, in fact we are begging you for leadership. We want you, our local leaders, to go out there and fight for your constituents. Your constituents are telling you that growth doesn’t seem to work right now for many reasons. One being that we don’t have the proper infrastructure in place. It is your job to take that information to higher levels of government, to make sure that infrastructure is in place before we grow. It is your job to talk to Mike Harris and Jean Chretien if necessary to see that it happens and then we the residents will accept growth, if it happens the right way.</p> <p>As Liz Banion said in her Oakville Today editorial, it is a new democracy and I agree. We the public will not accept platitudes and closed minded attitudes. We want action</p>
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	<p>from our elected officials. We want visionary and out of the box thinking. We need you to do the job that we hired you to do. We need you to represent us at every level you can and take a stand. We will wholeheartedly support you when you do that. But if you don't, I personally cannot support you and I don't know if others can either.</p> <p>I think Steve Parish, Mayor of Ajax, demonstrated how high the bar could be raised when he spoke at the Citizens Symposium on Growth on September 8th. Wouldn't it be great if Oakville could raise the bar even higher? Again, thank you for allowing me to exercise my democratic right.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>Thank you. I appreciate your comments and why I asked Michael to include in any of the (inaudible) the Federal government, was very much the point you've made. And I can tell you as recently as this afternoon I spoke to the Premier very much on the issue of transit. I will be there at his announcement tomorrow. His opening comments to me in that conversation were, 'We have listened, we have heard the recommendations of AMO, which I am President of, and of many municipal leaders on the transportation issue.'</p> <p>What you have spoken to tonight will be illustrated by the fact that I believe firmly that the Provincial government is going to come back in a substantive way to funding transportation and mass transit. And that they will be challenging the Federal government to match that initiative.</p> <p>So I can tell you that if you sensed our frustration, we know your frustration, and that's why we attend the Trade Corridors conferences, that's why we have our staff involved in that, to get that message across. So, during this process for the first time ever, we got the environmental lands separate from the ORC process. During this process we're going to hear those announcements tomorrow on transportation.</p>
<p><i>Renee Sandelowsky</i></p>	<p>I look forward to hearing them. I thank you.</p>

Town of Oakville
 Lands North of Dundas
 Meeting Transcript

Part 7– September 26, 2001
Final Date

<i>(Delegate)</i>	
<i>Mayor Ann Mulvale</i>	Were there any other questions from Councillors? Thank you. The next speaker.
<i>Cathie Best, Clerk</i>	The next speaker is Mr. Rob Burton.
<i>Rob Burton (Delegate)</i>	Um, excuse me. I need to set up a Power Point.
<i>Mayor Ann Mulvale</i>	In which case, could I ask you to set up while we hear from Mary Paul so we don't lose any time? Is that acceptable?
<i>Cathie Best, Clerk</i>	Your Worship, Mary Paul has withdrawn.
<i>Mayor Ann Mulvale</i>	Oh, I'm sorry. Okay. I'll poll the audience – you go ahead and set up, no go ahead and set up. I'm just looking at everybody. If we can finish tonight, by going to 11:30 it would be nice to do so you don't have to come back tomorrow night. If we can't finish, we'll come back tomorrow night, it's not a problem. Is there anyone else in the audience who wishes to be recognized as a second-time speaker? Yes, Ma'am, if you'd like to come down, if we might have your name, you can speak now, if you'll remind us of your name. Thank you. And Mr. Burton can quietly set up while you're doing that. Thank you very much.
<i>Catherine Balmer (Delegate)</i>	My name is Catherine Balmer. I actually just wrote this during this meeting because I realized we may be wrapping this this evening and that's the intent and it's very late. Given the complexity of the present situation with OPA 198 and my own time constraints, I'm going to limit the following requests to the designation of Oakville wetlands, which I found to reveal inconsistencies and vagaries. There has been no status confirmed by the Ministry of Natural Resources of several likely significant Buttonbush wetlands within the area to be developed north of Highway 5 to the 407. Why is this? I was informed this is because the Town of Oakville never supplied the Ministry with adequate data to do this. So in fact, they didn't even know that we had, I

	was told they did not have the adequate data to do that, to make that designation. In other words, the MNR, Ministry of Natural Resources, never received adequate data through the Town – oh, here – I know the MNR did receive adequate data from the Town of Milton, but in fact none from the Town of Oakville. I'm not using this individual's name, but...
<i>Mayor Ann Mulvale</i>	I'm sorry. Was that information from a Ministry person? You don't have to name the person.
<i>Catherine Balmer (Delegate)</i>	Yes. Yes.
<i>Mayor Ann Mulvale</i>	So you're submitting that the process to date has not provided adequate information. We will obviously check into that and we thank you for raising it.
<i>Catherine Balmer (Delegate)</i>	If I could just continue?
<i>Mayor Ann Mulvale</i>	Oh, please.
<i>Catherine Balmer (Delegate)</i>	Okay, thank you. As I indicated when I spoke in July, this wetland expert at the MNR was clearly shocked by this lack of information. Plus, the fact that the Town's environmental consulting firm LGL in June requested. I'm sorry Trinison, the developer who is a client of LGL, requested the Town to delete its original designation of significant category in order to allow the developer to proceed. So LGL, I mean just to clarify, LGL in June requested the Town in a letter to delete its original designation of a significant category to allow the developer Trinison to proceed development of the area.
<i>Mayor Ann Mulvale</i>	Actually, could I just interject?
<i>Catherine Balmer (Delegate)</i>	Sure.
<i>Mayor Ann Mulvale</i>	I'm looking at the transcript from July the 5 th and I'm not trying to be problematic here, but I'm trying to ensure that I extend the same courtesy to everyone. And it appears to me, directed by the Clerk's observation here, that you have actually made this submission before.

Town of Oakville
Lands North of Dundas
Meeting Transcript

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<i>Catherine Balmer (Delegate)</i>	This is a follow-up. This is a request from the MNR.
<i>Mayor Ann Mulvale</i>	Okay. If you could indicate to me anything that's new information we'd be very pleased to receive it.
<i>Catherine Balmer (Delegate)</i>	Yes. Well at that time I didn't go into the details on this. I just mentioned it because I was going into the whole situation but I decided to focus on this particular issue.
<i>Mayor Ann Mulvale</i>	I'm well prepared to extend to you another five minutes. What I'm looking at, I have the transcript, so if there's anything you'd like to highlight, we'd really like to hear it. But I don't want to distract from Mr. Burton, who's setting up his as well.
<i>Catherine Balmer (Delegate)</i>	No I'll just speak until he's ready. Is that alright?
<i>Mayor Ann Mulvale</i>	Yes. You have five minutes.
<i>Catherine Balmer (Delegate)</i>	Okay five minutes. Thank you. This letter...
<i>Councillor Kevin Flynn</i>	On a point of order, I think we have...
<i>Mayor Ann Mulvale</i>	If she's got new information, exactly. Well, I'm sorry Councillor I could read you where...
<i>Councillor Kevin Flynn</i>	I'm not arguing the point with you, I'm arguing the time limit.
<i>Mayor Ann Mulvale</i>	Okay. Fine. If there's new information, the Clerk has been asked to place this transcript not me. That's what's been called to my attention. I'm just the messenger so please don't target me. When we have decided, everybody agreed how we were going to proceed.
<i>Catherine Balmer (Delegate)</i>	<p>If you'll excuse the fact that I did write this during the meeting and I was an hour late because of rush hour traffic and I do work two jobs and I have two courses, so it's not as prepared as it might have been, but...</p> <p>What I felt was this letter, the LGL, which was given to the public, made accessible, it's a copy and I just picked up on it. I felt that it questioned the integrity of the Town's consulting firm LGL and also it questioned the</p>

	<p>intent of the Town with respect to commitment to preserving, evidently, significant natural features. I did not personally feel that the environmental examining body, LGL, should have two clients, one of which was the developer Trinason. I found that very unprofessional so I checked it out with the MNR. And they did not have any information on this wetland.</p> <p>They did say right off the bat that if it is Buttonbush, it is significant and should be protected. So therefore, what I'm requesting is that the Town, and specifically the OPA planner, to commit to send the wetland expert at the Ministry in Aurora the field notes from what we both assume was a professional and thorough environmental study of the areas as soon as possible. It's the MNR that has the authority to determine wetlands status and in order to do this the MNR must first receive field notes. If those are sufficient, make their category designation. If the field notes prove insufficient for analysis, the wetland expert may have to come and create the study and be given sufficient time to do this.</p> <p>What's worth to note is that unfortunately even with a category one designation, which is likely given the environmental fact that Buttonbush vegetation occurring concurrently with wetland, plus the fact that there are only two other Buttonbush swamps within the entire Greater Toronto Area, unfortunately even with a category one designation, it's up to the Town to either protect or destroy i.e. develop such a significant environmental feature.</p> <p>Perhaps this is due to the downsizing of environmental responsibility to the Municipality and the vagaries that have regard to in the Provincial Policy Statement. But I think that what I'm requesting is that this Town and the people at this meeting and myself, I will continue to persist to ensure that the Town, our Town, acts with environmental integrity.</p> <p>So I'm asking you to provide the collected information needed for a professional wetland designation, do this in a</p>
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	<p>timely fashion so that a professional study is possible before zoning, before any of the water mains are constructed or any isolated North Oakville community trenches. Make this information public in a public report instead of a private telephone call or no response at all. And that the Town ensures at minimum they have regard to this issue.</p> <p>So I'll be faxing another request to you with it outlined again in writing exactly what I'm requesting on behalf of the MNR and exactly who to send it to with the address and, to find the OPA Town Planner information, so I'll be getting that, to send it to him or her.</p> <p>And finally, I should also note that if the Ministry of Natural Resources does not receive what they call an application regarding the Trafalgar Moraine, nothing can be done to protect it. Given the pro-development history of this Town under Mayor Mulvale, you would be right to assume that no application has been sent from the Town to the Ministry and that even the moraine as well as the wetlands and threatened species habitat are considered by the Town to merely be part of the urban zoning process.</p> <p>So I hope that I will keep your word in providing this information.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>The process we agreed to was following the completion of the public hearing, questions would be grouped and answers would be given. We, I believe, because there's a (inaudible) in your delegation before, I asked for certain issues to be followed up on.</p> <p>I accept in your opinion that I am pro-development, but there are two lynching campaigns fought against me because I have been perceived to be anti-development. So everybody's entitled to their opinion. I thank you for your delegation.</p>
<p><i>Catherine Balmer (Delegate)</i></p>	<p>Thank you.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>And again, we have documentation on the wetlands policy</p>

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	you've asked for and some of the process may flow as we move through those other nine steps, but we appreciate your requests.
<i>Catherine Balmer (Delegate)</i>	Are you going to supply that information directly to the MNR?
<i>Mayor Ann Mulvale</i>	I'm saying that I believe that I, in the transcript here, I asked them to follow up on your comments that you made and further that we had a commitment as a Council, that all the questions that were raised be addressed in a written format following the grouping. Some things can happen before that, some things will happen in that process. So that's my response tonight.
<i>Catherine Balmer (Delegate)</i>	The MNR, a lot of people were on holiday and have been very busy with the Oak Ridges Moraine and do not have this information.
<i>Mayor Ann Mulvale</i>	I'm looking at the Planning Staff to determine if, I would have thought that was part of what we've been doing. Given the urgency to the delegate's question, Mr. Salisbury, could you assist with an answer?
<i>Ted Salisbury, Director of Planning Services</i>	I'm sure your Worship we have had discussions with the Ministry of Natural Resources. If the Ministry of Natural Resources wishes to contact us, we'd be most pleased to cooperate with any information they required, any field notes that are required by the Ministry of Natural Resources, they can be made available. Even information...
<i>Mayor Ann Mulvale</i>	The point as I understand it, Mr. Salisbury is, are we delinquent in anything. I'm not waiting to be caught out. I'm waiting to ensure that we are participating fully in the process. To your knowledge, is there any information that we have not supplied that should be supplied? I think that's the crux of the question.
<i>Ted Salisbury, Director of Planning Services</i>	Your Worship, the Ministry of Natural Resources participated with the Town in the LGL study, the North

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	Oakville heritage land use inventory. That was done. And the Region of Halton is the delegated authority for the Ministry of Natural Resources and they are fully aware of all the actions we're taken. So I don't believe in any way that we're delinquent at all.
<i>Mayor Ann Mulvale</i>	Town Manager, to assist.
<i>Joann Chechalk, Town Manager</i>	<p>I think your Worship, we also are speaking to ORC and other agencies relating to the lands in North Oakville and we have in fact talked about any kind of sensitivity about the moraine or any other environmental issues and made every agency we've been talking with those lands aware of the concerns we have.</p> <p>So, I can say that at this point staff are not delinquent in talking with people. If there are agencies that feel that we have yet to respond with them, we're not aware, but we will be glad to correspond with them as early as tomorrow to set their records straight. And I can tell you, we have had most of the Ministries involved in the lands North of 5 already talk with us.</p>
<i>Catherine Balmer (Delegate)</i>	Under the Provincial law that, it's the Municipality that must come forward with the information and not vice-versa. So they're saying they can do nothing until you come forward with that information.
<i>Mayor Ann Mulvale</i>	I think we're getting different stories. I mean, last time you made it clear that the gentleman who gave the information was from the Aurora district. You went as far as to give us an address. That's in the transcripts. And to my best knowledge, because I gave a commitment that night, that we are in no way delinquent in supplying information.
<i>Catherine Balmer (Delegate)</i>	Well I can say between the two bodies, the Town and the MNR, I'm in between. (Laughs)
<i>Mayor Ann Mulvale</i>	I understand the position you find yourself in but given that they have participated in our process, but the Town Manager has indicated to you as soon as tomorrow she has undertaken to ensure that if there's anything that someone

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	in there can tells us that they need that we haven't supplied, it will be communicated.
<i>Catherine Balmer (Delegate)</i>	Well I know for sure, it's the field notes for these wetlands. So if you'd like me to fax the Town Manager I could do that.
<i>Mayor Ann Mulvale</i>	Sure, that would be great. We appreciate. We'll have a card given to you with the fax number on.
<i>Catherine Balmer (Delegate)</i>	Okay. Thank you very much.
<i>Mayor Ann Mulvale</i>	Thank you. Members of Council, can we – Members of Council can I have a motion to go past the hour of 11 o'clock? I don't want to have to start Mr. Burton's presentation and then have to stop in nine minutes.
<i>Councillor Kevin Flynn</i>	So moved.
<i>Mayor Ann Mulvale</i>	Thank-you, Councillor Flynn. We will see, we can proceed to 11:30. All in favor of going past 11 o'clock? Opposed? I need the Clerk to count hands. All in favor? Mr. Burton, do you say to us, do you want to present to me to one of those things. Because if you do, we'll start with you tomorrow evening. I have no problem. I don't want to be disrespectful to you and at 11:30 have to cut you off. Would you prefer to come back tomorrow night?
<i>Rob Burton (Delegate)</i>	No, Madam. In fact, I'm willing to try to...
<i>Mayor Ann Mulvale</i>	Just a second. I now have to try to get the motion to go past. There's no point in me calling the vote. The gentleman is indicating he will try to accommodate the time frame, knowing that we want to deal with a motion from Councillor Elgar. I need a clear show of hands. Are you prepared to go past the hour of 11 o'clock? Those opposed? We're going past 11 o'clock. Thank you, Sir.
<i>Rob Burton (Delegate)</i>	You must be expecting a good show.
<i>Mayor Ann Mulvale</i>	No Sir, I'm not expecting a show I'm expecting a delegation. And you have...
<i>Rob Burton (Delegate)</i>	Sorry. Thank you Madam Mayor, your Worship, Councillors, friends, Oakvilleians, fellow countrymen.

	<p>I've come here tonight not to praise subsidized growth but to ask you to join me in burying it.</p> <p>I have, I've enjoyed much of what I've heard in this process. I'm very gratified by and appreciate the willingness and the ability that I see demonstrated by our Councillors and our Mayor to adjust to citizen concerns and to take them into account with the generosity of hearing and patience that I think would be instructive everywhere, especially at the Regional level of this area where I attended last week and discovered that it's the other end of the world and the other end of the spectrum from what we take for granted here in Oakville in terms of our ability to speak with our elected representatives.</p> <p>I urge you on our behalf, given how much control the Region seems to have over our fates, to do what you can to improve the Region's willingness to listen to citizen input, to seek out and to consider it.</p> <p>And the exercise the Region just went through on its Strategic Plan, they gave the public four or five days notice of material they wished to cover, they provided a session that allowed the public to participate in the matter to be covered and it was a nightmare to what we enjoy and take for granted here in Oakville and I want you to know that I appreciate it, I congratulate you for it and I thank you for it.</p> <p>We need, in the spirit of that regard for public input that we so prize and value in Oakville, I think we need to put certain key documents which bear on this process up on the Town website importable document format, and I'm referring to our Official Plan, the Region's Official Plan because it relates to the room we have to maneuver with that and the Provincial Policy Statement. You don't have to put the Provincial Policy Statement into a PDF document, all you have to do is put a link to it. But you could assist that key Oakville value of public consultation and input in that way.</p> <p>In another document that I'd like to suggest that you put in</p>
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	<p>a PDF and post is all material to the tasks before us in considering growth. You could put the development charges studies that bear on us onto the web. Presently, a citizen can only consult, presently you have to buy those. Okay I had to buy my copy. I think it would assist if that information was available.</p> <p>In a 1999 development charges study done for the Region of Halton, which I have a copy of here, in light of my discussion about the public participation and consultation, I need to ask you, those of you who are our Regional representatives, a committee here that there were five ratepayer group representatives representing the public on this study, I don't recognize any from Oakville. I'd like to read their names, the 14 people that were on it and ask our legal representatives if you can identify any Oakville ratepayer group representation on these 14 names.</p> <p>Nicholas J. Lublovik, I understand he's a, I'm acquainted with him, I believe he lives in Burlington so he's not one of our guys; David McNally, I don't know who that is; Tony Shaffer; Blair Taylor.</p>
Mayor Ann Mulvale	Blair Taylor's Oakville.
Rob Burton (Delegate)	Yes, but as I understand it. I would be distressed if I learned that he's appointed to (inaudible) guys representing ratepayer groups.
Mayor Ann Mulvale	He's a resident of Oakville, as well as a businessperson and a lawyer.
Rob Burton (Delegate)	<p>Yes, so my question is was Blair there in a capacity as a representative of developers, which is his profession, or was he on this to represent the ratepayer groups of Oakville?</p> <p>Tony, Tom Muir, I'm informed that he's a Burlington fellow; Mayor Marilyn Sargentson, I don't believe she's an Oakville.</p>
Mayor Ann Mulvale	She's no longer, in fact, that list may have been updated, Rob. She was defeated almost a year ago.

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Rob Burton (Delegate)	This is who was on the meeting on development charges back then. Don Hooshley.
Joann Chechalk, Town Manager	He's a representative for a developer that develops...
Rob Burton (Delegate)	Paul Rondell.
Mayor Ann Mulvale	An Oakville resident but was likely there as a representative of Metrontario. I think Paul lives in River Oaks but he's also a representative of Metrontario.
Rob Burton (Delegate)	Annie DeManning; (inaudible) Paranni; Dave Stewart.
Mayor Ann Mulvale	Yeah, Dave Stewart is an Oakville resident but he's also a partner in the Mattamy Group. Dave Stewart is an Oakville resident but he's part of the Mattamy Group.
Rob Burton (Delegate)	Michael Sheraton.
Mayor Ann Mulvale	I believe Michael Sheraton is an Oakville resident. If he's...
Rob Burton (Delegate)	Is he a ratepayer? Which ratepayer group is he with?
Mayor Ann Mulvale	We think he works with...If I could ask, if I could say. No, no. It's not the issue of the names. I'm trying to think who used to sit. I sat on Development Charges years gone by. I didn't sit on this committee. I'm just trying to figure out the composition of the committee for you.
Rob Burton (Delegate)	One of the names, Councillor John Taylor, I don't believe he's an Oakville person either.
Mayor Ann Mulvale	I beg your pardon, Sir?
Rob Burton (Delegate)	The final person on the list is Councillor John Taylor. I'm pretty sure he's not an Oakville guy. Okay. Now. In this report, it says that there were five representatives of regional ratepayer groups. My question is how come the only Oakville names are developers? Or Ford representatives and there's no Oakville ratepayer group representation. And I would ask our Regional Councillors to look at the current study that's now I gather underway or beginning,

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	<p>I'd ask the same question about Oakville ratepayer representation on that committee. Because I don't think this is consistent with the values that we here in Oakville have about public participation. And I would go so far as to say it's kind of disappointing to have it described as ratepayer representation when as far as I can tell, it's not.</p>
<i>Mayor Ann Mulvale</i>	<p>Can I say we'll look into that? In fact, the Town Manager is saying she's not sure you have the complete list but we'll certainly look into the point you've raised.</p>
<i>Rob Burton (Delegate)</i>	<p>Okay. What I have is the official edition of the document. Okay? And it was provided to me by the Director of Finance at the Town of Oakville.</p>
<i>Mayor Ann Mulvale</i>	<p>Okay. We take your point on the present committee we can maybe effect a change on that, we can't retroactively effect a change.</p>
<i>Rob Burton (Delegate)</i>	<p>Okay now. Earlier this evening, a wonderful gentleman, Mr. Watson, appeared and he talked about, he expressed a view that we need to look into whether or not growth will pay for itself or cost us or what. And he made some comments about the Regional Financial Department's report CS30-01 and he was, I was able to talk to him afterwards, and he was kind enough to accept a copy of that report, or he was kind enough to agree that in future, if he's going to talk about it again, it would be wise to read it.</p> <p>I also alerted him to my interest in trying to get as wide as possible a number of years for the development charges background studies that have been done at the Town and the Region.</p> <p>Any confusion that anybody has about the cost of growth can be cleared up by reading those documents. Now, I'm going to give you a few highlights from those documents tonight.</p> <p>The Region's 1999 background study for development charges says that we need to raise \$252 million for water</p>

	<p>and waste water for growth. And that includes, as far as I can tell from this study, that includes the lands north of 5. We need to raise \$71 million for roads in the 1999 development charges but we leave out the roads that are required for North Oakville. We need to raise \$4.1 million at 18.2% for growth of police.</p> <p>Now, these are counted, development charge, non-residential developments share of these costs, is apportioned on the basis of 80-20. Eighty per cent residential, 20% non-residential. So we start off with a bias in terms of our split of these costs to be borne by residential but we don't stop there.</p> <p>We shift costs as follows, in addition to the 80-20 split, we defer infrastructure because it's too expensive and that results in the following colorful example, which I quote from the document: We are now north of the average between 1989 and 1998, a 10-year average of 300 peak hour vehicles per lane on regional roads.</p> <p>Here is where we're going if we adopt what more building we're planning to do, according to the 1999 study. In 2006 it will be 487 peak hour vehicles per lane. In the year 2001, it will be 527. In the year 2016, it will be 560. The report notes, rather dryly I thought, that if we make no improvements to our roads, it will be 723.</p> <p>On the occasion of my attendance at the Regional Council's strategic planning exercise last week, I had the opportunity to speak with the Regional Planner about traffic. This was before I'd read this or I might have had a rich conversation with him. And he told me these words, and I quote: "We cannot any longer afford to give you grade C traffic flow."</p> <p>Now, all of us who participated as ratepayers and Councillors in arguments about development in Town are familiar and I only vaguely with this notion that there's these grades of traffic flow by which we measure whether or not we've got good road service or bad. And I understand that for some reason, grade C is some kind of,</p>
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	<p>that's the end of good, that's the way I understand it – not my field.</p> <p>I mean, I'm a TV guy. We're shallow. Okay? We don't know any of this stuff and I only have one tool and this is what it is and I recommend it to you: Question authority in whatever form it takes, experts, officials. Question authority and test their answers. There's nothing that's any good that can't be made sensible if it's right. And if it doesn't make sense to you, I think you've got to realize it doesn't make sense.</p> <p>Now, in my quest to try to understand this subsidization of growth that we're into in this area, my eye was caught by a Brookings Institute document by a U.S. planner. And the Brookings Institute enjoys a fairly good reputation back in the United States. I have no idea whether or not anybody here has the time of day for it, but he's written a study in which he asks the impertinent question, "Why is it that the bigger the city, the more it costs per capita to run?"</p> <p>Now as I read through, so I've quoted now selectively from the Region's Development Charges study and in the interest of not going over, I'm going to omit the other selections that I had chosen for your tonight. And I have the perception that if I were to send them in, you'd receive them. So there we go.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>If we read these please could I just give you some information because we have a real opportunity. There's an item that went to committee today and I apologize because both Kevin Flynn and I were on that committee but we were dealing with a consent item that advanced the budget for the DC Advisory Committee. Keith Bird very kindly brought this forward because one of the appendices deals with the terms of reference, it refers to terms of reference. And here it clearly shows that seven ratepayers representatives will be appointed, two home builders, two developers, three Regional representatives and two Regional Councillors.</p> <p>I will commit to you, as will Councillor Bird and Flynn</p>

	<p>and others on Council, that we will immediately seek from the Clerk at the Region, information on how they propose to appoint the seven ratepayers representatives and there will be a clear understanding which representative, which ratepayer group or groups, will represent Oakville on this thing. So thank you Councillor Bird.</p>
<p><i>Rob Burton (Delegate)</i></p>	<p>Thank you very much. I think that's wonderful news. And further to that, I'd like to tell you that we are convening a summit conference of Oakville ratepayer groups on the 21st of October. That's a Sunday afternoon. And we would like very much to have Oakville representation on that committee and we'd like that Oakville ratepayer group representation to be Oakville ratepayer group representation and not developers. That's you and I.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>I'm sure Oakville ratepayers have served on other committees because I was on one with members and we will follow-up. And we have to get that approved at Regional Council on Wednesday, but it will be there.</p>
<p><i>Rob Burton (Delegate)</i></p>	<p>I appreciate the difficulty that there may be there. Now, there are many examples in the development charges study of the two levels of government, the Region and the Town of how we shift costs off of non-residential development before we get to the exercise of giving them a discount of 25% for retail, 50% for commercial, 50% for industrial, except for certain industrial extensions in which case it's 100%. And there are various other subsidies of that nature.</p> <p>These documents also go into the, another form of subsidy that we give to non-residential development and that is we upfront charge residential development, we finance, we finance, we pre-build non-residential development. And in our conversation with the finance staff at the Region, Municipal, the Regional Municipality of Halton, the gentleman stressed to us that the cost of this carrying of the pre-building and carrying costs of development servicing to non-residential development was far more expensive than the discount. Bad as the discount is in my opinion, the carrying of pre-building is worse – bigger</p>

	<p>financial impact.</p> <p>Now the next thing I did is I asked for an audited statement of the Town’s finances and I hope to get one from the Region some day. And I looked in there and what I was looking for is a disclosure of this shift in charges from the capital side of operations to the operating side. I didn’t find it. I gather from reading the Lloyd’s disclaimer on the front that such a disclosure might not be required under generally accepted accounting principles. And I’m not an accountant. Remember, I’m a TV guy. But I think the disclosure of the subsidy, I think you could, if you will consider that Mr. Watson stood here not sure if there was any subsidy and he’s (inaudible), you could agree that the disclosure of this has not been perfect.</p> <p>My submission to you is that if we’re going to do it we should all know about it.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>Mr. Burton if I could just say in fairness, the discount was discussed in Council. It was public. I think it in a televised Council meeting. And we certainly don’t hide the fact that we discount it. So I just want to make that – because it doesn’t appear in an audited statement probably is because it isn’t required to, but it was passed in a public Council meeting.</p>
<p><i>Rob Burton (Delegate)</i></p>	<p>I’m coming to that. Now finally I was very heartened by Mr. Watson’s agreement that this topic might be a very good one for the first round table that does happen.</p> <p>Now. I had this little Power Point thing for you but I need to do one other thing first. This is the special meeting of Council on development charges on Tuesday June 15th, 1999 at Council chambers at 7:30 in the evening. And here are some of the things I found in here that don’t seem to be widely appreciated or understood.</p> <p>So I’m just going to read verbatim for your consideration. It’s not very much. It’s your stuff, so you should be glad to hear it.</p>

	<p>“The committee is fully aware that the non-residential discount will have an impact on existing taxpayers. However, Council must consider the cost of the non-residential discount as a cost of doing business and of attracting non-residential assessment and jobs to Oakville. The estimated cost of the annual non-residential is \$9.9 million divided by 10 years, or \$990,000 a year.”</p> <p>And now we have this fascinating paragraph. And I will tell you in advance that in my opinion, this paragraph is written for no other reason than to lull and assuage concern over this cost.</p> <p>“Staff estimate that property taxes generated from non-residential properties for the Town is about \$33 a square foot. The growth forecast estimates that on average, 900,000 square foot of non-residential development will occur annually. This translates into annual property taxes of \$270,000. Therefore, the payback period of the non-residential discount is about 3.5 years.”</p> <p>\$990,000 divided by \$270,000. Now I have a question. This is a test. Can anybody here see anything wrong with that? Is that Oakville for no I don’t see what’s wrong with it? All right. First, the amount that we’re dealing with was not \$990,000, that was just one year’s installment. The amount we’re dealing with was \$9.9 million. And it might therefore have been a little bit less lulling, a little bit less assuaging to have said therefore the payback period of the non-residential discount is about 35 years. Okay? Can we agree on that?</p> <p>Next, the next thing you have to notice is when we talk about payback in the rest of the world, we normally mean that the person that put the money up gets paid back. And in these two paragraphs what goes on is no such thing. There is no payback contemplated here. What happens instead is you take \$10 million from the residents so that you can collect another \$10 million over 35 years, I guess. And at the end of that exercise, all you’ve done is collect money. You haven’t paid anybody back.</p>
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	<p>It's also customary in the real world when we use the term payback to consider whether or not that's giving us a positive return and generally if we get a negative return, we don't consider it to be payback. Generally, if we run our businesses this way, we don't run them very well.</p> <p>So I think that there's an important requirement to improve that when we discuss the concept of payback, because this as it's written in my opinion misleads. And since I know you all and I like you all and I think you do a terrific job, I think that all that's needed here is for everybody to sort of improve their ability to talk about these things. Maybe some workshops, maybe some lessons, I don't know. But in a professional document, which I presumed to be provided by staff, I expect a higher quality of work.</p> <p>Now another subsidy that occurs and this I mention because it's such a hot button with you and me, and all of my friends and neighbors and even my critics, on the same page Item #4 says cost of over sizing local roads to collector road standard. The cost of over sizing local roads to a collector road standard, from the charge you're excluded from the development charge and will be considered a local requirement.</p> <p>This change to the policy of requiring a developer to incur the cost of over sizing local roads to a collector road standard, herein called collector roads, is being proposed for the following reasons: I've read all the reasons and I read you, the collector road program for growth south of Regional Road 5 to 2016 is over \$40 million, of which over \$26 million is the cost to construct the road for the local road standard and \$14 million in costs of over sizing the local road standard to collector road standard. If the collector roads were included in the charge, and assuming a residential/non-residential split of 80/20, which I don't believe you're contemplating, then the residential charge will increase by about \$800 per single family unit and the non-residential charge would increase by about 23 cents per square foot.</p>
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	<p>I just want to try to help everybody climb to a higher level of quality of consideration of these issues. I want you to understand that your own evidence that non-residential growth is not paying its way is clear and stark and strong. There's one other thing in here that you just – page 75 – you have to hear page 75, god this is so good.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>From my document, it is a very complex issue. I believe when that went through the resolution was unanimous. I believe part of the discussion was that 50% of something is better than 100% - than nothing. And we were dealing with a strategy. We're more than prepared to debate, to listen and to disseminate information on this issue. I'm not sure that we can adequately do that at the 11th minute.</p>
<p><i>Rob Burton (Delegate)</i></p>	<p>I don't, I'm not sure I understand you but I just want to read you one more thing. This is page 75. This is the Region's response to citizen objections that growth's not paying its way.</p> <p>“The philosophy that growth pays for itself has been around since the early days of the Region. It should be made clear – I was trying to shorten it for you but I guess I can't – the philosophy that growth pays for itself has been around since the early days of the Region under the lawfully levy policies used in the '70s and during the master servicing financing schemes of the '80s, which were used to initiate development in Oakville and Georgetown. It should be made clear that these financial schemes recover 100% of the residential growth-related cost of development, but the non-residential costs were usually financed from the user tax base.</p> <p>In 1989 the Region introduced for the first time, a non-residential lot levy policy, which recovers some of the non-residential growth-related costs. However, the non-residential lot levy adopted by Council was significantly discounted for competitive economic reasons. In November of 1989, the Development Charges Act came into force, which required all municipalities to enact bylaws in accordance with the new legislation.”</p>

	<p>So, I'm going to spare you what was a wonderful exercise in explaining away promises of growth paying for itself and just urge you to read page 75 through the end of that staff report. And I promise you if you do your reading that I've assigned you, or requested you to look at tonight, since that might be misunderstood let me (inaudible). If you'll read the reading that I've indicated to you I think you'll discover that there's no doubt about the fact that we're subsidizing non-residential growth and we have occasionally been, we had occasionally been inattentive to the need to specify that we're only talking about residential growth when we go around telling people that growth pays for itself. And I say again, my only purpose in bringing this up is not to find fault, but seek improvement.</p> <p>Now finally, where is my little sheet? There is okay here we go. Can anybody say what the non-residential development charge for the city – the Town of Oakville, the non-residential development is? What is the adjusted non-residential charge per square meter for non-residential development? That's what I'm interested in. Per square meter?</p>
<i>Mayor Ann Mulvale</i>	<p>If I might. This is not a question and answer period in relation to development charges. If it were we would all have the reports before us. So...</p>
<i>Rob Burton (Delegate)</i>	<p>I'm just curious if anybody has the figure.</p>
<i>Mayor Ann Mulvale</i>	<p>Off the top of my head, I'm dyslexic now because I reverse it. So if I have the report in front of me I can read it and I can speak to it. But I don't have that in front of me, Rob.</p>
<i>Rob Burton (Delegate)</i>	<p>Okay. I noted in the discussion that we need to do discounts, that we wanted to compete with various municipalities and one of them was Brampton, I believe. And I just wanted to call your attention to the fact that Brampton's, Brampton's website says that their non-residential development charge is \$22.18.</p>
<i>Mayor Ann Mulvale</i>	<p>The issue that we have is when we make a statement in a</p>

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	report it's a stature of where we stand at that point in time. The next day, there may be a shifting out.
Rob Burton (Delegate)	I follow. When we want to compete with somebody, we get the data. And at the time in the reports, the data does not appear. In fact, it specifically says, they haven't set theirs yet, but we think it might be low so we're going to go low. And if it's what my friend Keith says...
Mayor Ann Mulvale	It is zero in Toronto, which is why we have to subsidize...
Rob Burton (Delegate)	Very good. That is exactly the lesson of this. Okay? And that is why I'm here tonight trying to recruit people to help bury the idea of subsidized non-residential growth.
Mayor Ann Mulvale	I think we're obviously going to have...
Rob Burton (Delegate)	Now the risk we face if we don't is we're going to wind up looking like Brampton by competing with it, and owing like New York City, because we're going to have to borrow to pay for all that subsidizing. Because there isn't enough ability in the residential tax base to pay for all that subsidizing. Now finally, here's my little Power Point thing for you.
Mayor Ann Mulvale	I'm going to suggest that we come back tomorrow. Because the Councillors need to deal with a motion. And you may have a whole presentation in there.
Rob Burton (Delegate)	No, it's...
Mayor Ann Mulvale	I have (inaudible) at 11 o'clock. I have six minutes. I have statutory...six minutes...
Rob Burton (Delegate)	I'll tell you what...
Mayor Ann Mulvale	I don't want to rush you or be disrespectful but I have six minutes to determine whether we're going to conclude or come back tomorrow. I'm quite happy to be back here tomorrow. \$2.77 a square foot, thank you. You're not speaking into the microphone Councillor, sorry.
Councillor	Currently, it's \$2.77 a square foot for retail uses. Other non-residential uses it's \$2.23 a square foot. The \$1.35 that I referred to I think that was because of the discount structure, when you brought it around \$2.00. I'm sorry I

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	was out a couple pennies.
<i>Mayor Ann Mulvale</i>	Do you just have one thing you want to show Rob or do you have a series because I'm quite...
<i>Rob Burton (Delegate)</i>	I don't want to hold you up, please.
<i>Mayor Ann Mulvale</i>	No, this is a public process. I've booked off tomorrow and we'll sort this out...
<i>Rob Burton (Delegate)</i>	I can send this in, so I don't want to...
<i>Mayor Ann Mulvale</i>	But do you wish to submit it tonight? Or do you just want to send it as a printed adjunct to what you're submitting in your delegation?
<i>Rob Burton (Delegate)</i>	I'll send it in.
<i>Mayor Ann Mulvale</i>	Is that okay with you? I don't want you to be rushed or anything.
<i>Rob Burton (Delegate)</i>	No, I'm, I've tried to collapse and I...
<i>Mayor Ann Mulvale</i>	So what I'm hearing you say and the Clerk will note, that you're prepared to supply in written form some further information regarding your presentation tonight. And that this concludes your presentation.
<i>Rob Burton (Delegate)</i>	Thank you very much for your patience and your generosity.
<i>Mayor Ann Mulvale</i>	Thank you Rob. Okay. I'm going to have to say this one more time. Is there anybody else in the audience who is a second-time speaker? Is there anyone in the audience. I want you to know the sincerity of the question, because if there is we will recess and we'll reconvene tomorrow. Seeing no such indication, we have four minutes. Councillor Elgar. Oh, I think Mr. Salisbury, can you, you can negate yours? Okay. Councillor Elgar.
<i>Councillor Allan Elgar</i>	Thank you very much. I want to take the opportunity to thank all involved in the OPA 198 process so far. I'd like to especially thank the many members of the public for their informed and detailed input during the process. They've spent countless hours reviewing OPA 198,

	<p>Hemson, LGL reports and many of the documents associated with our growth. They have conducted research and gathered information on important factors such as the Trafalgar Moraine, the cost of growth and forest preservation. They have sought out information about how other communities are handling their growth. They have attended meetings to learn more and shared their ideas.</p> <p>They've done this all for no money and no hope of personal financial gains in the future. They did all this because they love Oakville and want it to remain a wonderful place to live. We are very lucky to have such a large base of interested and involved residents and should be very appreciative of what they have done and what they will continue to do as we move forward.</p> <p>The staff have also dedicated many hours to the process and I would like to publicly acknowledge and thank staff members for their efforts to date and their willingness to invest more time as we undertake a further review of the document.</p> <p>We at Council have also dedicate numerous hours to the OPA 198 and will continue to do so. I am pleased we have reached consensus on how to proceed into the future and recognizing that more study is required. I am certain that staff, Council and the public together can create an Official Plan Amendment that will be visionary, futuristic and environmentally sound j- one that will result in a community that will make future generations proud.</p> <p>It is my pleasure to move the motion to defer as follows.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>And I'll be happy to put...</p>
<p><i>Councillor Allan Elgar</i></p>	<p>That the Official Plan Amendment number 198, OPA 198 be referred back to Planning Services staff for further review with respect to the concerns expressed at the public meetings. And that Planning Services staff be requested to report back to Council outlining a plan and a timeframe to facilitate further input from stakeholders and interested parties.</p>

	<p>It being noted that public notification will be given in accordance to the provisions of the Planning Act of the date and time when this matter will be re-submitted to Council for consideration.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>Thank you. If there's going to debate, we'll have to come back tomorrow. Okay. All in favor of the motion on the floor. Carries unanimously.</p> <p>Now I need to do some housekeeping. I need a motion to rise and report. Thank you Councillor Caster. All in favor? I'd rise and report but we need a committee of the whole to conduct a public hearing pertaining to OPA Amendment 198. I need a mover and a seconder of the rise and report. Councillor Sanderson, Councillor Knoll. All in favor please signify. I need a motion to approve the confirming bylaw 2001-214. Moved by Sanderson and Knoll. All in favor first second and third reading? Carries. The motion to adjourn. Councillor Bird and Flynn. All in favor. Thank you.</p> <p>Thank you everyone. Remember cable will be broadcasting this Thursday, September the 27th at 1:30 p.m.</p>