

<p><i>Mayor Ann Mulvale</i></p>	<p>Good evening, Ladies and Gentlemen, and welcome to a continuation of the public hearing on Official Plan Amendment 198.</p> <p>Any member of Council who has determined that they have a conflict that they need to declare? Seeing not.</p> <p>I have the following statement that I'm going to read into the record, which has been circulated to all members of Council and I appreciate the two who have responded. It really sets out - a number of the public have asked understandably questions as to where we proceed from here. Also, I announced at the previous meeting that we would be, early in the evening, determining the following date for the continuation of this meeting if in fact we did not complete tonight.</p> <p>The Clerk has polled all speakers and the following is the end result. This is a procedural statement and we can make copies. We don't have too many copies here but we can certainly make them available and the media have them, will have them, and the members of Council will have them and we can make others available if we need them.</p> <p>So this is the continuation of the public meeting regarding Official Plan Amendment 198. We have a list of speakers who will be addressing Council concerning this matter tonight. Some on the list indicate that they are unavailable to address Council tonight and have requested an opportunity to speak at the next scheduled date.</p> <p>As previously indicated on June the 28th, this public meeting will continue on September the 10th. Two people have been advised that they may be heard on July 26th, and will be notified of the continuation that will take place on September the 10th.</p> <p>So let me reiterate before I continue. There will be no meeting next Thursday, July the 26th. We could not accommodate everybody on the list so we have now bounced to the continuation of this meeting on September the 10th.</p>
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	<p>Once Council has heard from listed delegates tonight, I will then poll the audience to determine if there are other speakers who intend to address this Council tonight. Any second time speakers, under the rules of the procedural bylaw, should be limited to providing only new information.</p> <p>After hearing from everyone who wishes to address Council tonight, Council will then adjourn this public meeting to continue on Monday September the 10th. First time speakers intending to address Council on September the 10th are encouraged to contact the Clerk's Department. 905-338-4174. They will then be placed on the list of delegates. Once that list of further first-time speakers has concluded, I will again poll the audience to determine if there are other speakers and, again, any second time speakers will be limited to providing only new information.</p> <p>This public meeting regarding OPA 198 will conclude once Council has heard from all first and second time speakers, according to this process. If there is insufficient time to conclude the process on September the 10th, a further meeting date will be announced that night for continuation of the meeting until it concludes. Staff will also be bringing a report back to September the 10th meeting that will outline recommendations for the process that will be followed upon completion of the public meeting.</p> <p>Furthermore, staff have been taking notes and will be preparing a full comprehensive report that addresses the questions and concerns that have been raised in the course of this public meeting and that outlines any changes to the amendment that may be required.</p> <p>Because the public meeting will continue on September the 10th, that comprehensive staff report will not be completed prior to that date. Further comprehensive staff report will be made available to the public as expeditiously as possible following the conclusion of this public meeting and will be brought to Council at a future date to be advertised.</p>
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	<p>A further public meeting will be published, advising of the process and the date when Council will meet regarding the further comprehensive staff report.</p> <p>In summary, September the 10th, the date for the continuation of this public hearing process. September the 10th, staff report outlining recommendations for further process. Future dates to be advertised, comprehensive staff report on public comments, public comments, public meetings, if necessary Council debate and consideration of the amendment.</p> <p>So, other persons have sent me e-mails and asked what happens if there are questions or clarifications of the staff comprehensive report? The process that staff will be bringing back will be deliberated by Council and will anticipate that and will make recommendations to Council on how to proceed.</p> <p>So thank you for your attention. We will now continue with the Clerk calling forward the listed speakers.</p> <p>Excuse me. I forgot to ask for the Clerk to read into the record the regrets from members of Council to this meeting.</p>
<i>Phil Bouillon, Acting Clerk</i>	<p>We have regrets from Councillors Kurt Franklin and Linda Hardacre and Councillor Keith Bird has indicated he will be late arriving.</p>
<i>Mayor Ann Mulvale</i>	<p>Now we'll resume with the delegations.</p>
<i>Phil Bouillon, Acting Clerk</i>	<p>First listed delegation is Vicky Zeldin and Mark Roy.</p>
<i>Mayor Ann Mulvale</i>	<p>Thank you Ma'am.</p>
<i>Vicky Zeldin (Delegate)</i>	<p>Good evening your Worship, Council and fellow residents. Thank you for this opportunity to share our views and suggestions. Tonight I will also be speaking on behalf of my better half, Mark Roy. This is my first public forum, so excuse me if I'm a little nervous.</p>
<i>Mayor Ann Mulvale</i>	<p>You're doing fine and everybody's well fed. So take your time and make your points and please relax.</p>
<i>Vicky Zeldin (Delegate)</i>	<p>We have attended every meeting regarding OPA 198 since the first one on June 25, 2001. And it has been interesting</p>

	<p>to watch and listen to people who have heavily invested their time in addressing Council. We have been impressed and inspired by the ideas and suggestions presented to Council and that's what we'd like to build on here tonight, incorporating the range of suggestions already brought forward into some concrete steps.</p> <p>We see two factors that much be part of the decisions pertaining to the lands to the north of Highway #5. Those factors are innovation and proper planning of the project.</p> <p>I'll start with planning. I'm not talking about the planning of the Town, as in which land should be designated residential, which should be employment and which should be left untouched. Strangely enough, that's only part of the overall project.</p> <p>Developing the land north of #5 is a project, a huge, long-term, multi-faceted project and there are fundamentals to step, fundamental steps to any project regardless of scope.</p> <p>Mark and I are both familiar with the quasi-science of project management and have seen, as I'm sure many of you have, the less than successful results that going ahead and doing something without properly planning how the work will be done.</p> <p>Luckily, our not-so-great projects have only involved the increased spending of time and money. Any wrong moves in planning the rest of Oakville would negatively affect more than just time and money. It would affect people's daily lives, everyday and for years to come. That puts an even greater importance on doing this right.</p> <p>Let's start with ascertaining if there actually is a project here. The general definition of project in this context is an endeavor that has a distinct beginning and end, the result of which is a unique project.</p> <p>The beginning may be a little fuzzy, but there is a beginning, whether it is now, when Phase II is actually at 75 per cent complete, or some time beyond that. The end will be definite enough. No more land to develop. And the result will be unique in that it won't be an exact replica of</p>
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	<p>anything else. I say that there are different ways of being unique, but I'll get to that later.</p> <p>So, it seems to me that there is a project here. Now let's consider the start of this project. First we have to ask the basic question: Why are we here right now? Why is OPA 198 on the table in the Summer of 2001?</p> <p>According to the staff report of June 11, 2001, which seems to be the driving document so far, and I quote, "It is also appropriate to bring the local Official Plan with the Region's Official Plan because demand for employment land is increasing. With the opening of Highway 407 in the Summer of 2001, accessibility to Oakville will improve, thus creating development opportunities for employment land.</p> <p>"The Greater Toronto Area is growing at a rate of approximately 100,000 people per year and thus creating a strong residential market demand. Mississauga has traditionally accounted for a large share of the population and employment growth. However, Mississauga is nearing full development of its vacant lands."</p> <p>Now let's see. The 407 can move more people, so we might as well take advantage of that. The GTA is growing and the people will need a place to live, so we might as well capitalize on it. And Mississauga is full, so now it's our turn. Outside pressure. A classic reason for jumping into a project without proper preparation.</p> <p>I understand Oakville's desire for economic development. I recently spoke to a representative of the Oakville Economic Development Alliance in order to better understand what mechanisms are in place for attracting what is commonly known as 'knowledge-based' employers. But that's another story still.</p> <p>I'm all for economic growth. But who says it has to happen by developing north of Dundas? And who says it has to happen now?</p> <p>There are four distinct stakeholders in this project: Residents, business owners, Town planners and</p>
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	<p>developers. It seems to me that the only people in a rush are the planners, because it's their job, and the developers.</p> <p>And to the developers, I respectfully say, when you buy real estate, there are no guarantees. When anyone buys land in hope of future development, they assume risk. The Town of Oakville has no obligation to give them a handsome return on their investment. Besides, I'd venture to say, that there are some developers who have likely already recouped their initial investment through land (inaudible).</p> <p>So who is driving this initiative is what I wonder. The process seems out of whack. We are going to head, we are going ahead to say what will be employment, what will be residential, without first looking at alternatives.</p> <p>I hear the number 35,000. Oakville wants to bring 35,000 jobs to the area. I'm not going to argue the number at this time. My question is, what happens if we can put, for example, 10,000 of those employees south of Dundas. Can we then develop less land north of Dundas? These kinds of parameters must be made clear at the onset. It's important for every stakeholder to know what the deal is.</p> <p>So, the lands south of Dundas. We live very near the Uptown Core of Dundas and Trafalgar in Oak Park. When the development was created, there was promise of the magical live/work scenario.</p> <p>One statement from the developer was, "Your world of work will take on new meaning at Oak Park. Within walking distance, state-of-the-art office buildings in a setting of landscaped beauty, designed to be part of the neighborhood, not to tower over it." Sure, it was part of the pitch. But presumably, this was consistent with the Town of Oakville's plan for the Uptown Core.</p> <p>That was more than three years ago. Today there are no office buildings. If we want to enjoy the experience of live/work, we either have to change professions to become branch bankers or apply to WalMart, Wendy's, Tim Horton's, Subway, Loblaws, Longo's, Dairy Queen, the list goes on, but I think you catch my drift.</p>
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	<p>These are all fine places to work, especially Tim Horton's it makes a good cup of coffee, but how many of these employees can afford to live in the area? Live/work has not become a reality south of Dundas. Why should we believe it will be true to the north?</p> <p>In fact there is still land available for employment development on Trafalgar south of Dundas. A low-rise office building could easily employ 300 people in well-paying positions. But the notices for application for planning amendments and zoning are for a big box home improvement store and a car dealership. And a sign recently went up announcing the soon to be arriving Future Shop.</p> <p>How, I respectfully ask, is this responsible use of the land? How is a car dealership going to ease our pollution and congestion problems? Aren't there enough car dealerships in Oakville already? And, a big box home improvement store? You're compelled to drive because you can't carry your purchases home on the bus.</p> <p>It seems that Town is not giving a consistent message as to what they want Oakville to be. I'm not going to dwell on the specifics in our area. Those are just samples of how the plans for the lands south of #5 are not working. It's a clear signal that the Town is not ready yet, not yet ready to go ahead and develop north of #5.</p> <p>I had said earlier that the beginning of this project is fuzzy. That's because there haven't been any clear mechanisms put into place that will dictate the progress of the project. For example, clearly stating that no development will take place until funding is secured for transportation and schools, every project there have, there are certain events that have to happen before the next step can be taken.</p> <p>Take the time to plan. Take the time to put clear parameters on paper. Take the time to fix existing problems. Take the time to be innovative. Create a clear vision and communicate it to all stakeholders and Town representatives. Dare to be different.</p>
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	<p>Oakville has a long history of being unique. It has managed to remain a friendly, welcoming Town despite the growing crowds all around. Now is not the time to give into external pressure and run the high risk of becoming like everyone else.</p> <p>A few nights ago, a resident suggested putting out the call to architects and engineers from around the world, to have them come up with the ideas on how to use the environment as part of development, not as a constraint to development. This is a wonderful idea, and one I hope you will seriously consider.</p> <p>Just as I implore you to look at alternative solutions for congestion and pollution, in addition to encouraging the use of public transit. Why not advocate electric or hybrid cars as well? It may seem way out there, but that's often where good ideas start. It's part of innovation. The buzz phrase 'thinking outside the box' is all around us, but I believe it's not properly used.</p> <p>Oakville has made a good start at creating a vision through the concept of quality of life. I challenge Oakville as a Town to rise to make full use of this precious opportunity by not settling for the ordinary. How many towns, thriving vibrant towns, still have land with which to grow? Think far ahead and think big.</p> <p>A grand example of foresight, passion and innovation in city planning is Central Park in New York City. Central Park is one of the urban wonders of the world and is so naturally part of the Manhattan environment that people may not realize it is entirely man-made.</p> <p>At the beginning of the 19th Century, there were 60,000 people living in New York City, mostly congregated in Lower Manhattan. A wave of immigration that began in the 1830s caused the population to grow more than 300,000 in the 1840s and swell to over 500,000 by 1850. By mid-century however most New Yorkers still lived below 38th Street in crowded, chaotic quarters.</p> <p>The first public figure to champion the need for open</p>
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	<p>green space within the city was Evening Post editor William Cullum Bryant. In 1844 he called for the creation of a large public park. Bryant was joined in his pleas by the country's first landscape architect Andrew Jackson Downing and together they pressed city planners to set aside land before it could be swallowed up by the fast-developing city.</p> <p>In a moment of rare political consensus, both political parties at the time endorsed the idea of a large central public park. The city commissioners then sponsored in 1858 a public competition to design the new Central Park. Out of 33 anonymous entries, they chose the Greensword plan, which became Central Park.</p> <p>And we often think of New York City as the quintessential urban area. But here are some interesting facts about Central Park, amid all that concrete and chaos. It is 843 acres, or six per cent of Manhattan's total acreage and includes 150 acres in seven water bodies, 250 acres of lawns, 136 acres of woodlands, 26,000 trees and 275 of the 800 bird species found in North America.</p> <p>How many people here would say that Central Park is a waste of potential residential or commercial land? I know you'd be hard pressed to find a New Yorker who would say so, including the developers. Why? Because they know it adds to the value of their city.</p> <p>I'm not suggesting that Oakville is like New York City or that it should duplicate Central Park. I'm suggesting, no I'm saying, that there is plenty of room for imagination when planning a city or town. But it has to begin with the Town itself helping to establish a clear vision.</p> <p>Again, I ask, how can you start developing without a clear definition of what is to be created? And that doesn't mean designating areas on a map. It means incorporating the personality of Oakville into the end product and into every step of this process.</p> <p>I mentioned my conversation with a representative from the Oakville Economic Development Alliance. I met him at their booth at the ComDex conference last week. They</p>
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	<p>were there, presumably, to make contact with a large number of business people and white-collar workers at the conference.</p> <p>When I asked what mechanisms they have in place to encourage knowledge-based companies to set up head offices in Oakville, they had nothing more than talking up the fact that the Town has space and a high standard of living. When I asked if they encouraged companies to create green or self-sustaining buildings, they essentially said that wasn't their job.</p> <p>These are the kinds of things that frustrate me. Ensuring the fulfillment of the vision of Oakville is very much their job. But wait. There is no well-defined vision, yet. And I'm not trying to be flippant by saying that. I'm trying to make a point.</p> <p>Everyone from economic developers to Town planners has to know what the goal is. They have to know what the vision is. What do we want Oakville to look like in five, 10, 20 years and beyond?</p> <p>Wouldn't it be great to be known as an urban leader and innovator and as one of the best examples of how to successfully blend nature, commerce and housing? Why not set the bar at motivating companies to build self-sufficient buildings, such as the Body Shop did in Don Mills. I contend the Council has the ability to start this ball rolling in the right direction.</p> <p>Ironically, I think the first step is to stop. Dare to put a moratorium on all activities north of Dundas until all the studies – environmental, financial, legal, employment and transportation are complete and corroborated by impartial third parties to ensure there are no biases.</p> <p>Once those are in place, take some more time. Read the findings carefully and see what pictures form from there. And I urge you to keep the public involved through all these stages. And I hope that the public will continue to do our part by remaining active in the process.</p> <p>By electing you, we have entrusted our futures to you.</p>
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	<p>Please don't let us down. From the number of residents who have spoken here, I hope you see the need to revisit how OPA 198 is unfolding. And I don't believe in creating division and I know Town Planners have a job to do but I'm asking Council to take a stand. Stop moving forward until you have a better idea of where you want to go.</p> <p>In summary, I ask you to stop. Put a moratorium on all development north of Highway #5. Assess. Look at Oakville south of Highway #5 and look for alternatives. Innovate. Put out a call for urban development bids. Implement incentives to reduce pollution and traffic congestion.</p> <p>Plan. Make a well-defined picture of what Oakville will be like if we accommodate the residential and employment numbers put forward. Do we have to use the lands north of Highway #5? Hold your ground, if you'll pardon the pun. You're shaping the future of a remarkable Town. Make it shine even more than it already does.</p> <p>Tonight as I was eating my supper I heard a CBC Radio program on urban sprawl. They were using Portland Oregon, which put a freeze on new land development and was able to decrease their air pollution by 90 per cent, and Atlanta, Georgia, which opted to continue spreading out as two examples illustrating the opposite ends of the spectrum.</p> <p>Thought-provoking points were raised on both sides of the issue. I encourage Council and residents alike to go to the CBC website and listen to the real audio version of this show. Maybe, just maybe, it will help to spark everyone's imagination and lead us to a future of which we can all be proud. Thank you.</p>
Mayor Ann Mulvale	Thank you very much. Is there questions? <i>(Applause)</i>
Councillor Kevin Flynn	I just have one and I just wanted to make sure you give a copy of that presentation to the Clerk. And also I was just wondering do we have a copy of everyone's presentation to date?
Mayor Ann Mulvale	We've been trying to get copies of every presentation and

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	we've been sending some off to the Region. So if we haven't, we've certainly made that request at every meeting.
<i>Councillor Kevin Flynn</i>	Because I haven't seen, I guess, you're accumulating them all for us?
<i>Mayor Ann Mulvale</i>	Well then. I don't personally have them but the Clerk is compiling them.
<i>Councillor Kevin Flynn</i>	No, no, okay.
<i>Mayor Ann Mulvale</i>	But the clerk is compiling them because they have sent some to the Region.
<i>Councillor Kevin Flynn</i>	I'm just afraid some we may lose track of...
<i>Mayor Ann Mulvale</i>	No, we have asked everyone to submit copies of their presentation. We'll even type them if they're hand-written. I mean we'll help in any way we can. And we're also doing a full transcript of the meeting. It will be available to all Members of Council. I'm being prompted. Councillor Tedd Smith.
<i>Councillor Tedd Smith</i>	Yes. Thank you. The one phrase that you picked out, or that I picked out of your presentation was something about the effect that there are no guarantees if you buy land in an agricultural area. Does that apply to just the developers who have bought land within the last few years or does it apply to everybody?
<i>Vicky Zeldin (Delegate)</i>	It applies to everybody.
<i>Councillor Tedd Smith</i>	Okay. Thank you.
<i>Mayor Ann Mulvale</i>	Anything further? Thank you very much. Next presenter.
<i>Phil Bouillon, Acting Clerk</i>	The next presenter is Mark Roy.
<i>Mayor Ann Mulvale</i>	She was, this lady was presenting for both.
<i>Phil Bouillon, Acting Clerk</i>	The next speaker is Meta Hoepfner.
<i>Mayor Ann Mulvale</i>	Whenever you're ready Ma'am.
<i>Meta Hoepfner (Delegate)</i>	Okay. Mayor Mulvale, Councillors and the public. I'm 22 and I've lived in Oakville for 22 years. I love it here. It's my home and I feel really protective of it. I've seen it develop and my heart breaks when I see the destruction and demolition of Oakville's nature. It brings me to tears every time I witness it. That's the reason why

	<p>I've decided to speak up.</p> <p>An interesting thing happened to me a couple of weeks ago. I refer to it as my Oak tree enlightenment. The timing of it is somewhat synchronistic. I was in bed, staring out into my backyard lit by moonlight. There is a massive Oak tree that has vines with flowers creeping up and around it. It's really beautiful.</p> <p>In the moonlight, something overwhelmed me. Something touched me and spoke to me. I was overwhelmed with warmth, comfort, love and a great sadness. It was a feeling of truth. There's nothing as beautiful as nature and I'll do whatever it takes to help to preserve it. The feeling I had was indescribable but it was real.</p> <p>The next day I went to an eco-festival and met Oakville Green. They touched me because I had never encountered any people who felt as passionately as I do, who are actually active in doing what, in my opinion, is a great thing: Defending that which has been here much longer than we have, that which provides us with the elements of life that we need to survive.</p> <p>I'm not an expert on statistics, but I've traveled a lot for my age and have seen many different values varying from country to country. From Japan to Cuba, to England and Wales, the States and other areas in Canada.</p> <p>I have recently been in Germany and seen some wonderful things. I was presently surprised to find a different set of values. I noticed forests almost everywhere. One can walk from town to town through forests for free. The Green Power is in power, in coalition with the Social Democrats. The methods of conservation are apparent in the sizes of the houses, the materials used, the space used and so on. They don't dispose of as much as we do. Plastic bags are specifically asked for in the supermarkets, one is expected to bring one's own bag. The list goes on.</p> <p>From what I noted, one is more generally frowned upon if seen disrespecting the earth, like littering or using non-biodegradable resources. The gardens are beautiful and the thought of having a front lawn isn't always the ideal.</p>
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	<p>Flying back home over Ontario, I never fail to note how much more drastically this cancerous development spreads. It makes me feel a little sick and mother nature is beginning to feel that way too.</p> <p>We should be like the white blood cells trying to protect our body, the earth, from more bacteria, more disease and finally destruction. Her immune system will fail one day and probably kill us all.</p> <p>To me, it would be a wonderful thing if Oakville sustained its recognition as a Town unique for its nature and beauty. There have been two different sayings in the Ontario license plates. One is 'Yours to Discover' and one, perhaps ironically used to be, 'Keep it Beautiful.' I'd love to keep it beautiful and that's what I'm trying to do.</p> <p>I would also some day enjoy discovering more of its vast wilderness, perhaps with my children. Instead, Oakville is about to become a massive community with a few flimsy trees and a small number of trails. I suppose it's one's perspective what's beautiful or not. But I'm sure most of us agree that nature's beauty overshadows the masses of huge houses.</p> <p>So, let's talk about the children. To me, the idea of children without trees is perfectly heart wrenching. My fondest memories are outside among trees. Children will have to travel to climb trees or run through fields or have to pay to do this in Ontario's Provincial Parks. Accessible nature is a necessity, in my opinion. Children, like all people, need trees. They need nature to observe, to learn first hand, to touch leaves and to smell wildflowers.</p> <p>Trees especially provide a sense of security and represent things in growth symbolically. One reason to protect our nature and wildlife is simply because it's beautiful and wondrous. Plus, it's necessary for our health. Cancer rates in this area are skyrocketing like never before as it is.</p> <p>We are animals with a capability to reason. We must pause, reflect, consider all the facets of this situation before speedily rushing headlong into what may be a brick</p>
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	<p>wall. We must take time to consider the outcomes of the future.</p> <p>Sure now, we in this relatively young country, have the mentalities of teenagers. We are invincible. Teenagers can get away with pollution their bodies with cigarettes, alcohol, junk food etc. We assume that nature has limitless resources. She has taken us this far and she will therefore keep on carrying us forward no matter how we treat her. Just like teenagers, let us keep on testing the boundaries. There is a limit.</p> <p>We cannot think in such seemingly infinite terms. It's unrealistic. What happens when we all mature and have so many regrets? Let us look to our elders, the older countries. So, all in all, we should attempt to solve the problems of the present before hastening into the future without much thought.</p> <p>Sadly, I don't have a solution as to where all these new people should go. But there must be ways. Suppose the houses were to be made smaller with bigger lots, a beautiful tree in the garden in the backyard of every homeowner. Maybe that would help to make it a home more than just a house. I'm sure there would be more children outdoors laughing rather than sitting in front of the TV.</p> <p>Actually I read in the Globe & Mail on July 14th, about an architect named Rabinsky who has designed these houses called Grow Homes. There have been 10,000 built in Ottawa and Quebec and apparently have had a very big impact on the Quebec home-building industry. So these houses are small, narrow, attractive, cheap and easy to build, apparently. It seems from what the article says that this idea isn't stylish in Ontario but perhaps the idea can be considered and expanded upon. It's been done elsewhere.</p> <p>I was brought up my whole life in the same house, a bungalow. It is true I don't come from a very wealthy family but I have been very happy there. I was raised in a small bungalow in a beautiful neighborhood near the lake amongst trees. My mother gardens so for the majority of</p>
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	<p>the year I am surrounded by a multitude of wildflowers. I live next to a cemetery where thankfully there is no development. How nice to have one's backyard (inaudible) to nature.</p> <p>There was a nice park at the end of my street but it was diminished into a smaller one so that some monster houses could be erected. Some of these houses, although existing for less than five years, are for resale already. I've seen my favorite childhood hiding spots – some great old trees – demolished.</p> <p>Our family and most of my neighbors fought to save the end of our street, but somehow that fight fell through. I remember my parents attending those meetings and I remember crying when I found out the plans. So did my best childhood friends. Many of us find it sad that almost wherever we see a field or a farmland, we can predict that there will be a notice for re-zoning.</p> <p>There are many people in this Town who feel a lack of control. We need sincere love, respect and consideration for our community to remain a community. And I am so happy to see that there is love and concern that is inspiring many of us residents to take action for nature. We need space to breath, water and beauty. Don't let this love reside in the shadows or it will grow into resentment.</p> <p>So, all that I'm really asking, is just for you to take some time, maybe a year or so, just to consider in depth all the possible outcomes and maybe alternate plans. Like the idea of the smaller homes, like Grow Homes.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>Thank you. Are there any questions of the delegation? Thank you very much and if we might have a copy we'll be pleased to circulate it. Thank you very much.</p> <p>The next...Just before we get to the next speaker, I didn't want the first speaker Vicky to think we were being disrespectful. During her presentation at the beginning we had a beeper going off that we couldn't figure out where it was coming from. So we've all got pagers, we've all got, we found it was some power display or power supply at my feet. And I do apologize if we looked discourteous.</p>

	<p>We were trying to shut off a noise that was getting louder and would have interfered with the meeting. The next speaker, Mr. Clerk.</p>
<p><i>Phil Bouillon, Acting Clerk</i></p>	<p>The next speaker is David Carter.</p>
<p><i>David Carter (Delegate)</i></p>	<p>Good evening, your Worship and Members of Council. Thank you very much for this opportunity to make a few remarks this evening on the matters before you.</p> <p>I have only three simple things to say. First of all, I am speaking as an individual who lives in Southeast Oakville. I'm interested in the whole community and I'm interested in planning matters generally.</p> <p>The first thing I'd like to say is that I support the process through which Town Council has been going not just in the last few months but over the last few years. I believe that within the requirements and the dictates of the Planning Act, the Town of Oakville has been and is acting responsibly and thinking far ahead, 10, 15, 20 years, about what should happen in North Oakville in the context of the overall evolution of the Town and the Region.</p> <p>And the steps through which you've been going are all building blocks in helping to determine the future of North Oakville, within the context of the overall community. So, some of those steps have involved the economic development strategy of the Oakville Economic Development Alliance, the LGL Report, Hemson, more recently, the draft bylaw that is before you now, the public hearings that have elicited such immense passion and emotion and many good ideas for you to consider over the next few months.</p> <p>And your own decision, that the Mayor once again articulated this evening, to ask for a staff analysis and response to all the public input prior to your own deliberation of this important matter. The feedback loops to the public and an explanation of the staff response to the public's comments are very important in that regard. And the meeting in September, September the 10th, and the days following to consider this analysis obviously is a prelude to a decision.</p>

	<p>So my own personal view is that your process should continue. You should not stop. You have to plan within the context of the Region and Greater Toronto Area.</p> <p>This process, in which you are now engaged and the public comments and contributions that have been made, may lead to some adjustments and some amendments to the OPA before Council considers it and approves it and that is entirely healthy and commendable.</p> <p>Second point I wish to make is that I personally support the concept of balanced growth for the Town of Oakville, and the management of balanced growth. And I think a large part of the debate that has been occurring in front of you is concerned with the idea of managing growth – how much growth and how to manage it.</p> <p>I would suggest that the matter of the amount of growth goes far beyond the abilities of Town Council to control. That you have only limited ability to control the amount of growth and a major challenge for you and a major responsibility is to respond to the growth that wishes to come to this area and to manage that growth properly.</p> <p>So the principle in my mind the principle of balanced growth underpins the OEDA Strategic Economic Development Strategy, it underpins LGL and it underpins Hemson. And you are in the process, in which, with the aid of staff and with the aid of the public comments, you will be integrating the environmental, economic and community considerations that you have to take into account.</p> <p>On the environmental side, this means support for the protection and the restoration of creeks, valley lands, open space, woodlands, wildlife corridors and connections, biodiversity, improved air and improved water quality. And many comments have been made and many suggestions made in that regard.</p> <p>But it also, and I wish also to commend the decision of the Ontario Realty Corporation in its June decision to turn over the environmentally sensitive lands in the Oakville Land Assembly to safeguard the environment from that</p>
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	<p>perspective. It's a good example that they have set that others hopefully will follow.</p> <p>But safeguarding the environment also means recognition that environmental protection and economic development are not two separate, independent variables. They have to go together. Environmental protection is a cost. It has to be paid for. Environmental restoration is a cost. It has to be paid for. And in an area of expansion, it's hard for it to be paid for out of the existing tax base of existing residents.</p> <p>And I think that drives to the point where economic growth and environmental protection have to be integrated together. That can be done responsibly.</p> <p>Therefore, in the consideration, the further consideration of OP198, I think it is essential for the Council and the staff to continue to do what you're already doing. That is, finding the way to make environmental protection and economic development work hand in hand. To plan and proceed in step and in process.</p> <p>And a useful tool in that regard as you attempt to bring these two sets of issues together, is to conduct the financial analyses that several citizens have recommended during this process. It can be done and it will be a useful tool in helping to achieve balance.</p> <p>I think also we need to recognize that part of that balance is this question of congestion. Many people have suggested that public transit is a solution to that particular problem, but we need to recognize that public transit is already supplied in the Town of Oakville and it's already supplied where development exists, where development is in place. And my observation is that the occupancy rates of the buses are very low and it's likely that the Town is providing a substantial subsidy to the bus system that we have in place today.</p> <p>Expecting public transit to cure the problems before the development occurs is not realistic. And therefore I think we have to be careful that we don't assume that public transit will provide too large a solution to the problem of</p>
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	<p>congestion.</p> <p>Instead, I think we should take into account not only public transit but the OED description that looks at creating more jobs in the Town of Oakville in order to reduce the amount of travel that residents of Oakville face in their daily work and to continue to boost the idea of live/work arrangements.</p> <p>I know a previous speaker earlier this evening was talking about live/work and she was quoting examples where live/work apparently had not yet come to pass. But I can give you chapter and verse, won't bother to give you the details now, but chapter and verse of examples of where live/work is working very well in Oakville. Like other matters, it's an issue that can be developed further as we proceed into the future.</p> <p>In summary, then, I personally support the OPA process. I support the overall thrust of OPA 198. I recognize that some adjustments can and should be made. And I support the idea that both the public and the private sector have a role to play. In particular, I think that Council should recognize that the private sector can and does already make a very large contribution toward the environmental health of our community.</p> <p>The young lady who spoke before me this evening talked about the trees in the part of Oakville where she lives. And if you walk in old Oakville, or in the part of the Town where it's already developed or if you walk in the parks provided by the Town over the past generations, there are many examples of fine wooded landscape, creeks protected, trees and many streets where private owners have taken just as much pride and made substantial contributions towards environmental health and biodiversity, the maintenance of biodiversity.</p> <p>So I believe, therefore, that it is not necessary for the Town of Oakville to buy all the lands necessary to safeguard the environment of North Oakville. Instead, I think the Town of Oakville could and should suggest and should perhaps promote environmental and design guidelines that will encourage private owners, present and</p>
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	<p>future to act responsibly and help to safeguard the environmental values that have been so strongly supported in these public hearings.</p> <p>In summary therefore I believe that in answer to the question raised earlier this evening, and in previous deputants' submissions, can the Town of Oakville raise the bar of planning in terms of its quality and effectiveness. Yes, I believe it can and I believe you are doing that. Can the public input help you to do that? Yes, I believe it can.</p> <p>I believe that OPA 198 has the potential once again for Oakville to demonstrate and to practice excellence. Looking to other communities is obviously helpful, but in the end, it has to be a made-in-Oakville solution.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>Thank you Sir. A question from Councillor Sanderson, then Councillor Smith.</p>
<p><i>Councillor Jody Sanderson</i></p>	<p>Thank you David. I appreciate your presentation and it's informative and the things that we learn sitting on this side of the table from the public is amazing.</p> <p>I wanted to – one of your comments was your second bullet about supporting balanced growth and managing balanced growth. But you also talk about the amount of growth somewhat beyond the control of the Town. Could you go into that a little further and talk about what you mean by that?</p>
<p><i>David Carter (Delegate)</i></p>	<p>Yes, certainly. The GTA as many previous speakers have mentioned to you is growing at about 100,000 people a year. That 100,000 people consist primarily of immigrants who are coming to the Greater Toronto Area.</p> <p>Toronto would not replace its population if it was only increasing in accordance with the natural increase of the population that is here today. In order for the Greater Toronto economy to continue to thrive and prosper, we continue to need, the Greater Toronto Area continues to need an inflow of immigrants from other parts of the country and other parts of the world, bringing their skills. There is today a shortage of skills in certain disciplines</p>

	<p>and there will be, economists tell us, an increasing shortage of skills over the next few years, which we are unlikely to be able to replace entirely from within our own existing population resources.</p> <p>I believe that Canada as a country that is open to the world should continue its immigration policies of openness and welcome the immigrants it needs.</p> <p>Oakville is a part of the Greater Toronto Area and I believe that Oakville has a responsibility, along with other municipalities, to accept its share of that growth.</p> <p>I don't believe it is possible, or desirable, to turn off the growth tap. I've worked in parts of the world where cities have been in decline, sometimes for generations, where economies have gone into the tank with very, very significant traumatic events that have occurred beyond their abilities to control them. And I've seen the incredible struggles that such communities have had when they have had to try to find a solution to recreate growth.</p> <p>So I believe it would be inadvisable and irresponsible for the Town of Oakville to turn its face against growth. Instead we should try to accept the growth and make it work.</p>
<i>Councillor Jody Sanderson</i>	Thank you David.
<i>Mayor Ann Mulvale</i>	Councillor Tedd Smith.
<i>Councillor Tedd Smith</i>	Thank you your Worship. You made a comment about the financial implications of this development. And since the Town already has a practice of having financial impact studies done by the development industry as they apply, was your question whether or not there would be an overall financial impact study done for all of the lands at one time?
<i>David Carter (Delegate)</i>	What I was looking at was a financial analysis that could accompany the analysis of OPA 198 and I believe that such an analysis could be done. It would be someone gross in its detail, but, and it would be of a level comparable to the land use planning that has been done to this point in time.

	<p>Just as we've, you've reached a certain stage now where you've got a concept that you're contemplating and examining and you will move on to subsequent phases of planning, the secondary planning for the various divisions of North Oakville.</p> <p>So I believe that you can do, it is possible to do a financial analysis that will enable Council to know what are the gross costs of environmental protection and conservation versus the gross revenues that could be developed for the Town from the tax base and from development charges of the lands that you're contemplating being developed over the period of the next 20 years. It is possible to do such a financial analysis.</p>
<i>Councillor Tedd Smith</i>	<p>Good. We hope that the staff heard the question and will give a good answer. Thank you.</p>
<i>Mayor Ann Mulvale</i>	<p>Councillor Flynn.</p>
<i>Councillor Kevin Flynn</i>	<p>Somewhere I guess along the same lines David. You said that we have an economy in the GTA that needs growth in order to I guess to thrive and exist.</p>
<i>David Carter (Delegate)</i>	<p>No I said it the other way around. I said we have an economy in the GTA, which is growing and to keep this economy moving we need more people.</p>
<i>Councillor Kevin Flynn</i>	<p>So presumably if we stopped growing our economy would falter as well.</p>
<i>David Carter (Delegate)</i>	<p>If you stop growing, you'd have a definite impact because the people wouldn't be there to fill the jobs and the jobs would disappear.</p>
<i>Councillor Kevin Flynn</i>	<p>Now, who should shoulder the burden of the cost of that growth? The people who are coming here or the people who are here already?</p>
<i>David Carter (Delegate)</i>	<p>Well that's a very good question. In part, it should be the people who are here already because their future prosperity in part depends upon that growth.</p> <p>But in part it should be the contributions from senior governments because they are the ones that set the</p>

	<p>parameters for immigration and encourage immigration and have the mechanisms to make it happen.</p> <p>And in part, it should be those private sector corporations that are planning to develop so that they can recruit and bring the people.</p> <p>And in part it is the people themselves. It's an answer that's got a multi-party, multi-line set of responsibilities that need to be co-ordinated.</p>
<i>Councillor Kevin Flynn</i>	<p>But how does an elected official, David, answer their constituents when they say, 'You know the economy's going pretty good. I've got a pretty good job. But you know I'm concerned about the environment. The air quality seems to be a lot worse than it was ever before. There seems to be allergies all over the place every second kid's got an inhaler. The traffic is just terrible. The highways are plugged. Not only is all this happening to me, but you want me to pay a cost of it happening.'</p>
<i>David Carter (Delegate)</i>	Well...
<i>Mayor Ann Mulvale</i>	<p>Excuse me David. Before you answer, could you step back from the mike. You can project into it. Cogeco can't pick you up if you're too close to the mike and you've blown the young man's ears.</p>
<i>David Carter (Delegate)</i>	<p>Oh sorry, I beg your pardon. Oh wow.</p> <p>The Town has certain financial resources available to it and a part of the analysis that I've been recommending to you this evening will take into account the existing tax base and the existing tax levels and tax burdens of the citizens in the Town.</p> <p>So you need to have, you need to take a look ahead financially as well as economically and environmentally. And you need to take into account, what it requires to sustain the economy in Oakville today. It's only when you've completed that analysis, I believe, that you can give the citizens the answer that they're looking for.</p>
<i>Councillor Kevin Flynn</i>	Great. Thank you.
<i>Mayor Ann Mulvale</i>	Councillor Elgar has a question.

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<i>Councillor Allan Elgar</i>	Thank you. Thank you David. David, are you aware that Toronto is redoing its Official Plan?
<i>David Carter (Delegate)</i>	Yeah.
<i>Councillor Allan Elgar</i>	And in fact, do you realize that they, like I don't know, do you know how many now they want to grow by by 2031?
<i>David Carter (Delegate)</i>	Yeah.
<i>Councillor Allan Elgar</i>	It's like double what's in their Official Plan now?
<i>David Carter (Delegate)</i>	Yeah.
<i>Councillor Allan Elgar</i>	And they, like, there quite a, what is it? Nineteen additional lanes they will need, which is not sustainable in the future too, if they keep growing in the 905.
<i>David Carter (Delegate)</i>	<p>I believe that public transit is a part of the solution, public transportation's a part of the solution. I'm not suggesting that 19 lanes in one location is the answer. And I don't claim to know all the details in the Toronto Plan.</p> <p>But yes, I am aware that Toronto is planning to grow. And obviously it's going to redevelop a large part of the lands that are already, already exist within their boundaries. That's the only way they can continue to grow: To redevelop and to increase density.</p> <p>So I believe that if Toronto does grow, it will help to alleviate the, just as I'm suggesting here in Oakville more live/work, in Toronto more live/work, more public transit will help to alleviate those problems.</p>
<i>Councillor Allan Elgar</i>	Okay. Yeah, because I think they actually want to double what their projections were between now and 2030.
<i>David Carter (Delegate)</i>	My understanding is the City of Toronto has aspirations to grow to be approximately, maybe double, but they've got a big challenge because they've got to redevelop lands that are already developed.
<i>Councillor Allan Elgar</i>	Exactly. Okay. That's question number one. Question number two: You said the plan must be within the confines of the Region. Are you aware that the Region is redoing their plan right now?
<i>David Carter (Delegate)</i>	Yeah.

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<i>Councillor Allan Elgar</i>	Okay, now are you suggesting that we should wait? That will be done in the Spring and then we'd really be in sync?
<i>David Carter (Delegate)</i>	No.
<i>Councillor Allan Elgar</i>	Why would that be?
<i>David Carter (Delegate)</i>	Well, first of all I think that the debate that's your engaged in now is going to take some months to resolve.
<i>Councillor Allan Elgar</i>	Okay.
<i>David Carter (Delegate)</i>	Secondly, I believe that planning is an iterative process. And if the Town of Oakville has a clear vision for what it wants, and you've decided what you want for North Oakville, I think you're in a better position to argue for what you'd like to see in any revision to the Halton Regional Plan. You're better taking your, within the limits available to you, taking your destiny in your own hands and spelling out what you would like to see.
<i>Councillor Allan Elgar</i>	Would you agree we should lock in the natural heritage system now, the way it was done in the waterfront with the previous Council?
<i>David Carter (Delegate)</i>	Yes. I believe you should lock in a natural heritage system and you should lock in the lands that should be forecast for economic development and for residential development. And mixed use. Mixed use is a very important notion that has to be a part of this.
<i>Councillor Allan Elgar</i>	Okay. One last...
<i>David Carter (Delegate)</i>	You should not lock in just the environmental lands without also locking in the lands allocated to the other uses.
<i>Councillor Allan Elgar</i>	Okay. But now's the time to do it. Okay. I agree. Now, one other question and I don't know whether you have the answer. You talk a lot about live/work. Do you have any stats of what the ratio would be in Oakville today?
<i>David Carter (Delegate)</i>	No.
<i>Councillor Allan Elgar</i>	Okay thanks. I don't either. I just wondered if you might. Thanks.

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<i>Mayor Ann Mulvale</i>	Councillor Wright.
<i>Councillor Janice Wright</i>	<p>Hi, thanks for your delegation David. I was just wondering: You seem to have a comfort level with the process that's currently taking place in Oakville. You know, the process that we've gone through and the number of reports that have been created etc.</p> <p>Do you have an opinion as to why so many of the people who have come here to these meetings are in doubt of the process? There seems to be a proliferation of suspicion, doubt, mistrust, that sort of thing. Do you know where that comes from?</p>
<i>David Carter (Delegate)</i>	I would prefer to say that people are interested. They may express it in the way that you have just suggested, but I think what they're really saying is they care deeply about Oakville. They want to make sure Oakville develops properly. And they have certain ideas and suggestions as to how that should happen.
<i>Councillor Janice Wright</i>	Thanks.
<i>Mayor Ann Mulvale</i>	Anything further? From the delegation? Thank you very much. The next delegation. Appreciate your attendance.
<i>Phil Bouillon, Acting Clerk</i>	The next delegation is Mary Paul.
<i>Mayor Ann Mulvale</i>	I know you've got to adjust the microphone because of your height, but we need you to find a speaking level – you'll hear that you're being picked up and then try not to bump it. It's much more sensitive than the previous ones and we want to make sure we've got copies of your words.
<i>Mary Paul (Delegate)</i>	Thank you for reminding me. Is that fine? Okay.
<i>Mayor Ann Mulvale</i>	I think everybody can hear you.
<i>Mary Paul (Delegate)</i>	<p>Thank you Madame Mayor, Members of Council. My name is Mary Paul. I'm here as President of the Oakville South Central Association of Residents. We are a residents association in south central Oakville, bounded by the boundaries of Ward 2, 16 Mile Creek and Third Line, Lake Ontario and the QEW to the north.</p> <p>I would like to approach OPA 198 in two different ways. Specifically, OSCAR does have problems with the draft OPA.</p>

	<p>I think what Council should realize is that the Region is redoing its OPA. There is no rush. You have until spring 2000, spring 2000, or the end of 2001, before the Region will even think of approving their OPA and this municipality can then have some kind of specific guideline as to where Halton wants to go after 2001. There is no rush.</p> <p>In terms of the Official Plan, the amended Official Plan does have a section about protecting the environment and being good environmental managers and protecting environmental growth. That's a generalist policy and that's a problem. Because with a generalist policy, you don't have guidelines, specific guidelines as to how your planning should go.</p> <p>Why is that important? I would like this Council and perhaps the Town Clerk to research the Environmental Commissioner of Ontario, his reports from 1994 through 1998 on the statements of environmental values of the various ministries of Ontario.</p> <p>You will find that sadly enough it was the Ministry of the Environment that had the poorest statement of environmental values. They talked in general terms about recognizing the important of the environment, protecting the environment. But sadly enough it didn't have any specific goals and any specific plans to do that.</p> <p>And it was the only, it was the Ministry of Tourism and Industry that had a really good statement of environmental values that the other ministries and that the Environmental Commissioner then applied that all other ministries should ensue.</p> <p>The result from those reports was the fact that municipalities should now have their own specific statements of environmental values and that they should be included in the Official Plan.</p> <p>You want a specific goal, such as decreasing the amount of smog by X number of per cent. Or, decreasing the amount of traffic by certain levels – specific goals that will allow your planners to do their jobs. Because right</p>
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	<p>now, they're under the gun. They're under the gun of some kind of mandate that's telling us, or giving us the impression that this needs to be put through and it doesn't. It doesn't.</p> <p>The last specific I would like to have your attention drawn to is the fact that you now have the chance to re-look the transit study. That was a motion that was introduced to Council earlier this year and it was deferred until such time.</p> <p>Too general. You've had close to 150 residents tell you that we have a problem with infrastructure in Oakville. And that as a resident of South Oakville, I can tell you for a fact, that we are paying for it.</p> <p>And I would really hate to think that these new communities in Oakville will not get a bus, will not have the schools, will not have the appropriate fire stations or hospitals to serve them. And that's scary. That's not planning. That's reactionary.</p> <p>And this brings me into the second part of my presentation. I'd like to talk generally about what we feel is motivating this Council to go ahead with OPA 198.</p> <p>I would like to applaud Rob Burton. A couple of weeks ago he was very clear in showing how his community, Clearview, became victims of poor planning.</p> <p>But Clearview is not the only community. May 2000/2001 we had the floods. Munn's Creek. It's taken almost a year for the Town to resolve it. And many of the residents felt that a large part of the problem was the rushed-through planning of the land in North Oakville that put pressure on a deteriorating and ignored infrastructure and, boom, you had floods.</p> <p>You have the Kerr Street, the only wastewater facility in Oakville that has been due for an expansion for 10 years. And while the Region says funds have been allocated to expand and improve the facility, we don't when, we don't know by how much, we don't even know if the capacity of the Kerr Street wastewater station will even take the</p>
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	<p>growth of the lands north of #5.</p> <p>The new Bronte community. Part of their footprint included a wastewater facility at the bottom of Lakeshore on the border of Burlington and Oakville.</p> <p>Will these communities to the north have that kind of, I don't know, makeshift infrastructure – infrastructure that's not necessarily meant to serve and improve their quality of life, but basically push it down the road so that they won't be burdened by the most obtrusive effects of poor infrastructure.</p> <p>It was Councillor Janice Wright who asked why was it that residents felt that this process was not sufficient, that there was a lot of suspicion, a lot of mistrust. I can tell you from experience that there have been two issues in South Oakville that, in our minds, haven't afforded the residents the kind of protection and respect that they deserve.</p> <p>The Dorval Drive Town-wide truck route is now being appealed to the Ministry of Environment. It is being appealed because, despite the fact that the residents of South Oakville, like many of the residents here in North Oakville, have said to the Councillors, have pointed out to the Councillors that there were problems with the reports, the studies, inconsistencies, questions left unanswered. In spite of that and in spite of the Town Manager saying this isn't good planning, Council approved it. Council approved it.</p> <p>The nuclear issue. That is being currently appealed to the OMB. And after numerous public hearings and numerous Council meetings, the decision for Council to completely delete their prohibitive section of the bylaw came after numerous in camera sessions and a motion that the residents did not even know of. And that was approved.</p> <p>Speaking from experience, I can only say that political correctness will only serve this process, this Council and the residents of Oakville up to a point. And while it is very nice of you to sit there and afford us the opportunity, if you cannot walk the talk, then that is why the residents are here before you tonight. And they will be here well into</p>
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	<p>September when this issue is before you again.</p> <p>Planning should be a reflection of what the current needs of this Town are. Planning should not be reactionary. And it this Council and this staff is looking for hard evidence in terms of how we can pay for environmental planning, how we can allow for environmental planning in Oakville, I would like you to go the July and June issue of CA Magazine where they are now currently finishing the infrastructure research study that is being done by the Canadian Institute of Chartered Accountants. If you want plans on how your money should be spent and where it should go, that's a good document and that's current.</p> <p>The second document I would like you to study for September is the Atlantic Monthly, it's a magazine and it's specifically the author is, well the author's name isn't here, but it's the December 1999 Atlantic Monthly and they talk about metropolitanism. And that's a new way of thinking, folks. It's a new way of thinking that's been adopted by U.S. cities, specifically Portland Oregon and Atlanta who have had and set the standard for protecting their agricultural land. And brownfield development.</p> <p>I understand that the Province has just passed the new brownfield legislation. Before we even break into virgin territory, let's assess what the lands are currently available in Oakville, in terms of our brownfields, in terms of our unused or underused employment lands. Why are they underused? What can we do about it to make things work?</p> <p>You have the time. You have the research available. And you can use it. It used to be that the air was clean and sex was dirty. That's not the case anymore.</p> <p>And I would like to remind this Council that the PetroCanada retro-fit for their air systems was done not because this Town chose to initiate it, but because GreenPeace took that battle and it was a battle that was supported by the residents of Oakville.</p> <p>And there have been numerous health studies done by Halton Health and they acknowledged the fact that it is the residents who will be directly affected and who should be</p>
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	<p>thought of first in terms of environmental planning.</p> <p>I would be willing to sit down and work with anyone who is interested by this information and I also have more information for the legal and planning departments as well. Thank you.</p>
<i>Mayor Ann Mulvale</i>	<p>Thank you very much. We'll be pleased to receive that written submission. Councillor Flynn? I think you were the first question and then I have Councillor Robinson.</p>
<i>Councillor Kevin Flynn</i>	<p>Yeah. Thank you Mary I enjoyed the presentation. You were making a point that the infrastructure that we have now is falling behind and, I guess the point you were trying to make is how can we keep up with new people if we can't, if we can't do a good job of what we have already.</p> <p>Now you may have misspoke a few terms there through but I think you had a wastewater treatment at the end of Kerr Street. And that's actually a water treatment plant. And you also had a wastewater treatment plant on the Shell Lands, which may potentially end up being a water treatment plant as well.</p> <p>So I just wanted to make that point that I agreed with the sentiments you were espousing, but some of the plants you had in the wrong place and I didn't want to get a bunch of phone calls tomorrow about the sewage treatment plant in the Shell Lands because there isn't going to be one.</p> <p>You were also talking about a facility at Lakeshore and Burloak and I believe that may, that was looked at as a site potentially for a storm water detention pond. So I just wanted to make those points. Other than that I thought that was a great presentation.</p>
<i>Mary Paul (Delegate)</i>	<p>Thank you.</p>
<i>Mayor Ann Mulvale</i>	<p>Councillor Robinson. Maybe we unplugged you when we unplugged that thing. I'm sorry. Could you use Councillor Bird's? They're not working? Oh. Councillor Flynn, was yours working? Sorry it's just that – hold on a second.</p>

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<i>Councillor Kevin Flynn</i>	I know what Ralph was going to say anyway your Worship. (Laughter)
<i>Mayor Ann Mulvale</i>	Hold on a second, we'll see what we can do because this is a public process. Let's just see. At a guess, that wire should be somewhere. This Council Chamber is used as a court during the weekdays and the table configuration is a little different, so... We're one of the few Council Chambers that does not sit empty for most of its life. We have this revenue-generating opportunity that we've had for the life of the building, so, it does cause a little bit of housekeeping on occasion. It sounds like it? Okay. Well done. Thank you Kathy Patrick. And Councillor Robinson.
<i>Councillor Ralph Robinson</i>	Your Worship. Mary, you said something at the beginning that I need some clarification on. You talked about this Council being motivated to go ahead and I think the word you used was 'do' 198 or maybe you said 'approved' 198, do you remember how you, how did you...
<i>Mary Paul (Delegate)</i>	To rush through the process and approve OPA 198.
<i>Councillor Ralph Robinson</i>	I'm Sorry?
<i>Mary Paul (Delegate)</i>	To rush through the process and approve OPA 198 without thinking of the timeline considerations.
<i>Councillor Ralph Robinson</i>	And you made reference to the fact that Council is motivated to do that?
<i>Mary Paul (Delegate)</i>	That is my sense. There's a sense of urgency.
<i>Councillor Ralph Robinson</i>	Are you, do you feel that way about the entire Council or is it just some of the Council Members? (Laughter)
<i>Mary Paul (Delegate)</i>	Unfortunately Councillor you do belong to a body and the body is one. So I would refer to the Council, at this point.
<i>Mayor Ann Mulvale</i>	I take great exception to being linked irrevocably with this lot, I tell you that.
<i>Councillor Ralph Robinson</i>	Okay that, I'm not, I was going to ask about your GreenPeace movement and the PetroCanada refinery. You must know something there that I don't.
<i>Mary Paul (Delegate)</i>	I can give you the history on that, Councillor, and as well

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	as the decisions that were mandated by the Ministry of the Environment after GreenPeace became involved. It almost came to the point of some legal...
<i>Councillor Ralph Robinson</i>	How long ago was that?
<i>Mary Paul (Delegate)</i>	1996? '97? I know that...
<i>Mayor Ann Mulvale</i>	Oh well, Mrs. Paul if I could just jump in. I think I know where Ralph's going.
<i>Councillor Ralph Robinson</i>	Now, I don't believe that GreenPeace was involved.
<i>Mayor Ann Mulvale</i>	No, the PetroCanada. No, no.
<i>Councillor Ralph Robinson</i>	I think it was I C.A.R.E., an organization started by Cathy Mazimoto, who was my neighbor.
<i>Mayor Ann Mulvale</i>	That's right. That's right. And it was also the fact that meeting that started at Queen's Park, at QE Park School on the 13 th of December, which resulted in the PetroCanada Advisory Committee, which now Councillor Flynn Chairs and I used to Chair until I was reminded that I had a conflict because I had a rental property in the study area. So I, there may have been some overlap, but clearly that was a residents of Oakville initiative.
<i>Councillor Ralph Robinson</i>	I think it was, Mary and I just kind of wanted to clarify that.
<i>Mary Paul (Delegate)</i>	They did have strong support from the residents of Oakville.
<i>Councillor Ralph Robinson</i>	I think this group called I C.A.R.E. started all the motivation that created what we've got there now. Councillor Flynn and I have been meeting on this committee, which commenced many, many years ago, from the inception, when the Mayor referred to herself as being Chairperson. Now Kevin is. So we're quite familiar with what's gone on down there.
<i>Mary Paul (Delegate)</i>	I guess the point I wanted to clarify was the fact that environmental planning and thinking about your environment, about your air quality, is not new. It's something that's been happening for a very long time in Oakville and I think what the Council should do is step

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	that kind of action up, because now you have even more research and more statistics to back up.
<i>Councillor Ralph Robinson</i>	Well I certainly agree with you on that. Thanks.
<i>Mayor Ann Mulvale</i>	Thank you. Councillor Sanderson has a question.
<i>Councillor Jody Sanderson</i>	Thank you your Worship. Mary I just wanted to clear up that I'm, and Town Managers too, you said that the Town Manager talked about the transit study and the poor planning regarding it. Can you tell me about that and where that was said and where that came up?
<i>Mary Paul (Delegate)</i>	<p>Was this in reference to the truck study, the Dorval Drive truck study? Um, as I remember it correctly, many of the residents from 1997 when that study was initially up for Council to be approved, did point out the fact that there were a lot of inconsistencies in the criteria, the judging criteria, and the fact that we needed to re-look, even the purpose or the agenda that was being mandated to approve the study.</p> <p>And in spite of our concerns and in spite of the fact that you know we were willing to hire a planner or a traffic analyst, in fact we even provided an independent traffic analyst for the Town of Oakville, this Council still chose to approve that initial truck study. And that truck study has been the impetus and the motivation for a truck route.</p> <p>And, I don't, I think you were there that night Councillor, we had problems even with the truck route criteria and it was Mr. Ganns, who actually did state on the public record that the concern for the environment and the environmental and safety impacts were not judged correctly or inadequately in the study.</p>
<i>Councillor Jody Sanderson</i>	And if I may, I remember that and that's why when you referred to the Town Manager saying the study was poor planning, I don't remember that part so I'm not sure...
<i>Mary Paul (Delegate)</i>	Then maybe it's been a slip on my part.
<i>Councillor Jody Sanderson</i>	So you're saying that that came from the peer review, from the fellow who presented the peer review.
<i>Mary Paul (Delegate)</i>	The peer review was based on the truck study and the peer review said the same thing, that the truck study did not

	look at the environmental impact that this truck route would have on the community.
<i>Councillor Jody Sanderson</i>	But that wasn't from the Town Manager that you're saying.
<i>Mary Paul (Delegate)</i>	That was the consultant.
<i>Councillor Jody Sanderson</i>	That's just what I want. The only reason I'm asking that is because obviously the staff says one thing, but if we've got part of the staff contradicting the other staff, that's the part I want to clear up.
<i>Mary Paul (Delegate)</i>	Well you do have the, the, I'm sorry, I meant to say the Manager of Planning, Mr. Ghent.
<i>Mayor Ann Mulvale</i>	Well thank you, because the Town Manager was a little taken aback. She had no reference point. It was John Ghent who did state, after questioning with Councillor Hardacre, that in the normal course of good planning, we wouldn't do this.
<i>Mayor Ann Mulvale</i>	Okay. There any further questions? Thank you very much. Next speaker.
<i>Phil Bouillon, Acting Clerk</i>	The next speaker is Teresa Maguire-Garber.
<i>Theresa Maguire-Garber (Delegate)</i>	<p>Your Worship, Members of Council, Ladies and Gentlemen, thank you for the opportunity to say a few words to you tonight.</p> <p>By way of introductions, my name is Theresa Maguire-Garber and I am the C.A.O. of Conservation Halton, as some of you probably know from my presentation only a few weeks ago.</p> <p>Certainly we've had the pleasure of working with the Town and have an excellent working relationship and we look forward to continuing that for the betterment of the watershed.</p> <p>With respect to the business at hand, we have provided some comments on the OP Amendment and we do urge the Town to uphold the LGL designations of woodlots and stream corridors. To be given a green lands designation and, keyly, is to ensure a natural heritage system with</p>

	<p>some linkages. In addition to officially recognize the Trafalgar Moraine, where the headwaters of six watercourses are located.</p> <p>In addition, we had provided some comments to the Oakville Land Assembly on their lands and we were pleased to hear their announcement. We are looking at the details now and we are very optimistic about that. But that certainly is the first small step in some sustainable development.</p> <p>But to continue in that, I would urge that the Town of Oakville go being their own boundaries and all municipalities within the GTA and the Golden Horseshoe look beyond that and try to ensure some 'Smart Growth' because as we know the environment has no boundaries. And neither does this larger region. We can tell by the traffic alone.</p> <p>Sustainable growth is going to require some long term thinking to ensure some livable communities. From an open space concept, this requires green space protection, clean air and water strategies – and those need to be done at a Provincial level – agricultural land preservations and all of these things are going to extend beyond our own municipal boundaries and our own packages.</p> <p>Certainly what we do today is going to affect how we live 50 years from now and our quality of life. I would urge that the Town of Oakville hold fast to their natural corridors, their riparian buffers and environmental protection to ensure our watercourses and our watersheds are protected, that our water quality is maintained, if not enhanced, and certainly that our air quality is improved through the protection and enhancement of woodlots.</p> <p>I think there's an opportunity here to have a natural corridor system and enhance our environmental lands as opposed to merely maintain them.</p> <p>We all know that development affects the environment. But well thought out development - certainly with remediation and mitigation and buffers, corridors - can house people and employment and protect the natural</p>
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	<p>environment. And certainly that's what Smart Growth is all about, a term that's well used but not well understood.</p> <p>Growth is inevitable and it's very well needed. But all aspects must be considered. We must look at transportation, air and water quality, the environment, density, agricultural protection and future costs – just to name a few.</p> <p>It's my belief that sustainable growth can be achieved. We need to bring back communities so that they are a live/work relationship, that there is green space, that there is affordable housing. And you've heard many of those things from many speakers.</p> <p>But how do we do it? We need to provide some incentives to developers to make development in those locations more attractive where you want development. Not necessarily to regulate against development in the locations where you don't want it, but to provide incentives to bring it to where you do.</p> <p>We need to contain some urban sprawl by some effective municipal plans and address the density issues. Promoting transportation alternatives: One of the previous speakers said that the buses are fairly empty and that's not necessarily the answer, to provide more transportation, but perhaps there's a way to provide incentives so that public transportation is a viable means of transportation. Not only viable, but maybe financially beneficial to those who use it.</p> <p>I think we have to be creative. We need to protect green spaces through public ownership and water policies to ensure that we have the best air and water quality. And protect our agricultural lands.</p> <p>And I think those protections need to go beyond, as I said, this municipality but looking at the entire GTA/Golden Horseshoe and hopefully working together.</p> <p>They're certainly simple concepts when you say them, but they're very difficult to put into action. Certainly there needs to be revenue. There needs to be support. There</p>
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	<p>needs to be that public education, commitment and their input, which you're getting through this process no doubt.</p> <p>And finally, I just wanted to say that certainly Conservation Halton would be more than willing to work with the Town of Oakville and all of the municipalities within this larger corridor to try and come up with some solutions to achieve sustainable growth. Thank you.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>Thank you very much. Are there questions? Thank you Councillor Sanderson, then Councillor Flynn.</p>
<p><i>Councillor Jody Sanderson</i></p>	<p>Thank you Theresa. Just one question Theresa. Has Conservation Halton ever either informally or formally looked at transit in a way for suggestions or what kind of incentives you could use or could market? Have you ever looked at how those incentives would be achieved? I don't know if that's part of your mandate but since you're talking on it I thought you might have some, either informally or just talked about it amongst yourselves?</p>
<p><i>Theresa Maguire-Garber (Delegate)</i></p>	<p>Not formally. Certainly we're involved in any of the major transportation issues from an environmental perspective. But as far as incentives go, those are things that you would have to take to the Province and the Federal levels. And I think the way to do that is with one single voice.</p> <p>And there are ways to do it. I mean, there's tax incentives. You see the price of gas going up. Probably the environmentalists are the most pleased to see that happen because that is a discouragement. We do adapt to it though. But those types of things need to be evaluated and I think we need a group of minds to be able to do that and that's where I see working together as a much larger group.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>Councillor Flynn.</p>
<p><i>Councillor Kevin Flynn</i></p>	<p>Thank you your Worship. Two questions, Theresa. One is on the Trafalgar Moraine. You said specifically that we ought to protect it, which I don't think anybody in the room would argue with you about that.</p> <p>Do you have a map of it? Do you know what the Trafalgar Moraine looks like? Or where it starts and where it ends</p>

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	and how big it is? I've never seen it, I've only heard about it.
<i>Theresa Maguire-Garber (Delegate)</i>	We do have a map at the office.
<i>Councillor Kevin Flynn</i>	You do? Oh good. I'd like to get that from you because I've got other people in the community that are helping me to try to find this map.
<i>Theresa Maguire-Garber (Delegate)</i>	We can certainly point out the area that is under concern. And it is the headwaters of those six watercourses.
<i>Councillor Kevin Flynn</i>	There was a point made in a previous presentation that only a very, very small portion of the moraine was actually in the study area. Is that true or not?
<i>Theresa Maguire-Garber (Delegate)</i>	The entire moraine isn't in the LGL study, the entire moraine isn't in the study.
<i>Councillor Kevin Flynn</i>	But it's not down around two per cent or one per cent or...
<i>Theresa Maguire-Garber (Delegate)</i>	To be honest, I'm not really sure on the specifics of that one.
<i>Councillor Kevin Flynn</i>	Well I'll look forward to seeing that map. I was asked the other day, just yesterday, I guess a natural heritage system means certain things to certain people. What does that mean to you as the C.A.O. of Conservation Halton?
<i>Theresa Maguire-Garber (Delegate)</i>	To us it means linkages. Linkages are key. We have natural north-south linkages. We do not have natural east-west linkages. And for the environment to remain viable, what you don't want to do is cut it up into pieces. It's fine and dandy to protect that forests that are already there, but if they're not connected, you don't have that linkage. And what we see as being really key, either through land ownership or stewardship agreements - there's a variety of ways to attain it - is to continue those linkages and those natural buffers in corridors.
<i>Councillor Kevin Flynn</i>	Okay but a trail of screenings between two parks between two parks isn't a natural heritage system in your opinion?
<i>Theresa Maguire-Garber</i>	No. (Laughs)

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<i>(Delegate)</i>	
<i>Mayor Ann Mulvale</i>	Thank you. If you would make that map available and identify that we'll reproduce it and make sure it's circulated. That would be most useful.
<i>Theresa Maguire-Garber (Delegate)</i>	Yeah. We will do that.
<i>Mayor Ann Mulvale</i>	I have Councillor Wright then Councillor Elgar.
<i>Councillor Janice Wright</i>	Hi. Thanks Teresa. I was just wondering, as the C.A.O. of Halton, Conservation Halton, what's your feeling about density?
<i>Theresa Maguire-Garber (Delegate)</i>	Personal feeling?
<i>Councillor Janice Wright</i>	Sure. <i>(Both laugh)</i> . You're talking about densities but you didn't say whether you thought it was better to have higher densities to sustain the transportation that you were talking about or you didn't want to support the transportation, you wanted to have lower densities. It was unclear to me.
<i>Theresa Maguire-Garber (Delegate)</i>	I think that you, first of all, you have to be innovative and that there has to be a mix. The way we think of high density now is not appealing to most people but there has been a number of cities in the U.S. where they have looked at high density and made it very attractive. But it does require doing things like community gardens or having courtyards in the middle of high density areas. Nothing worse than a bunch of concrete in a high density area and not seeing anything green. So, I think that we have to be more creative. I wouldn't want to say that the high density that we've been familiar with in the past is something that I would personally want to see us do more of, because I think that's probably been a mistake in our thinking, but that higher density certainly will accommodate larger population growth and also protect some of the open spaces as well.
<i>Councillor Janice Wright</i>	Okay, thanks. When you talk about the mistakes, in your opinion of the higher density, are you talking about Oakville?

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<i>Theresa Maguire-Garber (Delegate)</i>	<p>No, I mean, when I speak I'm trying to speak on a watershed basis and looking at the entire corridor.</p> <p>And I'll use an example that's not Oakville, but downtown Hamilton where if you see something green it likely is a piece of felt. <i>(Laughs)</i> And they're suffering with that problem now. And it doesn't look like a livable community and just from an entire impact on the residents that live there, it hardly feels alive because there is nothing living there.</p>
<i>Councillor Janice Wright</i>	Great thanks.
<i>Mayor Ann Mulvale</i>	Councillor Elgar.
<i>Councillor Allan Elgar</i>	Thank you. <i>(Feedback from microphone)</i>
<i>Mayor Ann Mulvale</i>	Try again. <i>(Feedback)</i> Try again. Use Councillor Caster's.
<i>Councillor Allan Elgar</i>	Since you're concerned with the watershed I won't ask anything about transportation or Smart Growth, but I would like to know the map you say you have did Steve Hollish, the hydrogeologist from Halton work with you on that?
<i>Theresa Maguire-Garber (Delegate)</i>	Yes.
<i>Councillor Allan Elgar</i>	Okay. I can send that to all Councillors later tonight if they would like it. I think some already have it and some planning, but, I would be more than willing to share it with anybody. So, that's great.
<i>Mayor Ann Mulvale</i>	We'd like you to, I want it made available so it's not only goes to Council, but our staff need it. Again as I concluded the meeting last week, the people who are going to be defending us at a hearing are the staff. So anything that we have we need to make sure is circulated.
<i>Councillor Allan Elgar</i>	I think they have it.
<i>Mayor Ann Mulvale</i>	<p>Well as long as they do. Because we've been asked for this before. Councillor Flynn raised it this evening. So obviously he doesn't have it. So as I say... Well, thank you so we'll just make sure that everybody has the same amount of documentation and I'm going to try and send it out in a way that we don't have to cut down half a forest to process it.</p> <p>Did you have a further question or are you finished?</p>

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	Thank you. Any further questions? Thank you very much.
<i>Theresa Maguire-Garber (Delegate)</i>	Thank you.
<i>Mayor Ann Mulvale</i>	The next delegation.
<i>Phil Bouillon, Acting Clerk</i>	The next delegation is Gerry Yellowlees.
<i>Gerry Yellowlees (Delegate)</i>	Good evening. I feel like Bridget Jones at her book launch.
<i>Mayor Ann Mulvale</i>	I beg your pardon? I missed that.
<i>Gerry Yellowlees (Delegate)</i>	I feel like Bridget Jones at her book launch, the movie.
<i>Mayor Ann Mulvale</i>	Okay. Yes, I've seen the movie.
<i>Gerry Yellowlees (Delegate)</i>	<p>(Laughs) Okay. I saw it this afternoon. One of the benefits of being retired.</p> <p>Good evening. My name is Gerry Yellowlees. I live on Marine Drive. I have two concerns. The first one has been dealt with by the previous speaker but I think maybe I can elaborate on it. My own slant. And the second one I can expand on too. The first one is to do with corridors. And the second one has to do with the size of the green space.</p> <p>The corridors, as the previous speaker had mentioned, seemed to be lacking in terms of east-west, which are needed to link the north-south routes of the watersheds. The Lands for Life planning document that was brought down by the Provincial Government last year recognized the need for large areas and distances for wildlife. I think we should take a view, take a look at that and recognize that in fact, the wildlife need these corridors to transfer from one area to the other.</p> <p>Not only that, I think as people we can benefit too. I used to live in Erin Mills and at my back door I had 21 kilometers of bike paths, walking, hiking, rollerblading and so on. And whereas the previous speaker might not appreciate that kind of recreational use in these corridors, I believe the corridors can accommodate both wildlife and people because I did see in my, living in Erin Mills, deer and owls and other such, coyotes and so on. That was along these trails. My second point, so my summary would be that we can both benefit from these corridors.</p> <p>My second point has to do with the size of the green</p>

	<p>spaces. And basically I'm going by what I've seen on the map and the literature put out by Oakville Green. It seems to me green spaces provide a sense of harmony and balance that we need in our cities.</p> <p>The problem is that we seem to be looking at a minimum requirement set by the province in terms of standards and also we, I'm sorry to see that we seem to have the smallest amount planned for the whole of Halton Region. I am proud to live in Oakville and I would like us to strive for the very best. Thank you.</p>
<p>Mayor Ann Mulvale</p>	<p>Thank you Sir. Just a moment. Any questions? Thank you for your delegation this evening. The next speaker.</p>
<p>Phil Bouillon, Acting Clerk</p>	<p>The next speaker is Tania Orton. Followed by Carol Westwood. Followed by Barry Horosko.</p>
<p>Barry Horosko (Delegate)</p>	<p>Good evening Madam Mayor and Members of Council. My name is Barry Horosko. I'm a lawyer with the law firm of Bratty and Partners. I'd like to start off tonight by noting the concerns of one of my clients and I'll proceed on to the other momentarily.</p> <p>Firstly I speak on behalf of Eno Investments Limited, that's spelled E-N-O, as in the antacid. Eno Investments is the owner of approximately 95 acres of land on the south side of Burnhamthorpe, east of Neyagawa Boulevard. Many of you will know this property is located just east of the former Firestone residence and rising stables.</p> <p>The draft Official Plan document proposes that a large portion of this land will be employment and related industrial uses. Eno Investments is concerned about this proposed use and instead, respectfully suggests that this would be a more appropriate location for residential uses.</p> <p>Now you've heard that submission by a number of others to you along Burnhamthorpe, particularly on the south side of Burnhamthorpe, and we agree with those submissions that these lands should be treated as residential.</p> <p>Eno Investments tonight wants Council and staff to be</p>

	<p>aware of their aspiration for this property. And that aspiration is in their view it's more suitable for residential uses than what is being proposed under your draft plan.</p> <p>At this point I don't anticipate any further questioning or feedback related to this submission. I'd like to thank you on behalf of Eno Investments and I'd like to move on, if I may, to my main presentation.</p> <p>I've got one overhead that I'd like to put up and I have a handout if I may, Madam Mayor, hand out to you.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>You may. In fact planning staff would be pleased to put that up for you, if you'd like to pass it over.</p> <p>And if you would remind us of your main client, the focus of this presentation.</p>
<p><i>Barry Horosko (Delegate)</i></p>	<p>Yes. I will do that. I will do that right now. Thank you. If I may proceed. The main part of my submission tonight is on behalf of a group of landowners, which have been called and referred to as the Bronte/407 Landowners Group and you'll see them up there on the overhead on the top left hand corner.</p> <p>This landowners group owns lands at the intersection of Highway #25 and Burnhamthorpe Road, just north of Highway 407. Our clients own approximately 300 acres of land in this location. These lands, the attributes, they have direct frontage onto Highway 407. They have direct frontage onto Highway #25. And they have quick, direct, immediate access to the newly constructed interchange at Highway #25 and Highway 407.</p> <p>There are existing industrial-type uses already in this area and I'll refer you later to the handout and photograph I've given you, which you'll recognize quickly is rather dated.</p> <p>The Bronte 407 Landowners Group has desires and I've addressed Council before on this, probably eight months ago. The Bronte 407 Landowners Group has desires that these lands should be considered by the Town of Oakville for employment-related uses and suggest that these are better lands for industrial uses than what you are currently</p>

	<p>considering.</p> <p>I've submitted to you previously written material. It was submitted and circulated at the July 6th meeting to accompany my deputation, originally thought to be a couple of night earlier. In terms of what we've given you in writing, firstly there's a letter dated July the 5th under the letterhead of Bratty and Partners signed by myself.</p> <p>There is also a written submission from our Planning Consultant Mr. Terry Korsiak of the same date which has been submitted, which is a five-page commentary with attached schedules on your OP and how this application relates to the issues you're currently considering.</p> <p>In addition, we have a written report, which has been carried out by Frank Clayton and Jeanette Gillizoe, a number of you will recognize them as respected economists in the consulting business. This last report from Mr. Clayton speaks to the economic implications and advantages to Oakville of re-designating land north of Highway 407 for industrial and business park uses. I assume these reports have been made available to you and they'll be considered as part of the formal record.</p> <p>Now, in terms of what the Bronte 407 Landowners Group have been doing. Some time ago, the Bronte 407 Landowners Group filed applications for approvals for this property. Firstly, they submitted applications which are currently at the Region, applications to the Regional Official Plan. Secondly, we filed applications to the Town of Oakville Official Plan. And lastly, a related application under the Parkway Belt West Plan. These applications would add new industrial and employment-related uses to the area north of 407 at the intersection with Bronte Road.</p> <p>The overhead shows the location of the lands in red where we suggest new employment uses should be added. By way of the handout, I've distributed a somewhat dated air photo, which should the location and an aerial perspective of these lands. Now if you refer to that photo, you can see the nature of industrial uses that surround this property. And if I can start off just by orienting you to the photograph.</p>
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	<p>The photograph in the foreground, this is an air photo, or photograph from a plan that's taken in a westerly to easterly direction. In the distance you'll see 16 Mile Creek in the distance. The photo is dated but the location of Highway 407, I've depicted as a green stripe running through the right-hand side of the property. Highway #25 is in the foreground and the new interchange with Highway #25 and 407 would be located just off to the right side of the property.</p> <p>Now in terms of what you can see on the air photo, in terms of existing industrial type activity in this area, I think many of you have assumed, well, if you're familiar with the area you certainly know the type of activity that is here. If you're not though an aerial perspective certainly indicates the nature of activity here.</p> <p>First in the foreground, you'll see on Highway #25 there's a metal fabrication shop and yard on Bronte Road. Secondly, you move over a little bit to the south, you see a rather significant Ministry of Transportation office and storage yard. It's depicted there, you can see the two cones, you can see the blue color there in terms of their traffic movement area.</p> <p>As you shift around towards the right, you've got Highway #25. You see at the intersection of Burnhamthorpe and Highway #25 a construction company office, storage yard. You know move up towards the easterly part of the air photo and you see a rather significant facility there. That's the Region of Halton slurry waste facility.</p> <p>Now as you move around to the north end of the property, the hydro corridor doesn't show up very well in an air photo. What you see there is a starting point there. You see what's been labeled Ontario Hydro Distribution Facility. What you've got along the entire northerly portion of this property is you have a hydro corridor along to the north. And lastly, you'll see a notation there that just up Highway #25, you have the Region of Halton Solid Waste Facility.</p>
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	<p>The nature of the applications that we're proposing would fill in the area between the hydro corridor down to Highway 407. That's the nature of the application, that's the nature of the existing uses that are there.</p> <p>Now, unfortunately in terms of these applications you haven't heard much about them because they've remained dormant while staff at the Town here has maintained that a filing fee of \$140,000 is necessary for these proposals to be considered in front of your Council. But I want to move on from that. That's a bit of a sub-issue that we've got and I think we don't need to deal with that tonight.</p> <p>The reason I'm speaking to you tonight though is to draw to your attention that based on our review, the current plan fails to assign industrial and employment uses to appropriate locations within the broader area of the Town of Oakville. And I acknowledge that Council, as politicians and representatives here trying to balance the public interest and the interests of stakeholders, you're faced in my submission with a very tough task.</p> <p>Firstly, you have to protect appropriate environmental features. Secondly, you have to find appropriate land area for a population of 55,000 people. And you have to do it at densities that will be suitable Oakville densities that are going to be acceptable to yourself, to your staff and to the existing residents in Oakville.</p> <p>And after that what you've got to do is you have to try and fit in an extra 900 hectares of employment lands. It's a squeeze. And it's why in our submission, you have the satisfaction with those people that are giving you submissions that are within the urban boundary.</p> <p>Now. I can only assume, based on some comments I've heard and the submissions you've certainly heard, that what you're anticipating now is a major struggle about to unfold as you try to accommodate these objectives I've referred to and balance and still maintain the 900 hectares that the Region's told you so far you have to locate within your urban boundary. I think that struggle, unless things change right now from the direction you're headed, is about to unfold for a number of very good reasons.</p>
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	<p>First and foremost you've heard a number of submissions, but your plan is proposing that the lands south of Burnhamthorpe Road and east of Neyagawa Boulevard should be industrial and employment. In our view, these lands would be much more suitable for residential uses and that's how you should be treating them.</p> <p>But if you do that, where does the industrial go? Because you can't, under the Regional Plan, abandon the need to provide for those industrial lands. To date your planners, who have been doing their job professionally and studiously and obediently given the parent document that exists here, they've been handed hamstrung by the Regional Plan in terms of how far they can look.</p> <p>In my view, though, Council can step outside what your staff is hamstrung with and you can take some initiative in that regard. I'll come back to that later. But it relates to the applications we've got at the Region, in terms of how do you deal with where to accommodate the 900 hectares to give you some flexibility in terms of how you balance the objectives of the people sitting in this room behind me, and secondly, it deals with the matter of what's going on at the Region as they interpret...</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>Sir could I just, on a point of clarification. I'm a little troubled by the \$140,000 application fee that you're speaking of. I want to make it very clear that that application has not been accepted, that fee has not been dealt with because your application is outside the land that we are dealing with under this OPA.</p> <p>Would you agree with me that we have not in any way accepted that application or that fee?</p>
<p><i>Barry Horosko (Delegate)</i></p>	<p>Well, I want to finish my presentation, Madam.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>No. I want to clarify that point.</p>
<p><i>Barry Horosko (Delegate)</i></p>	<p>I don't think I can, I'll tell you this. I actually quite frankly have not had the opportunity to fully debate this matter with staff so I can't agree with any submission you're making to me.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>Okay. I'm not trying to stop you and your presentation. I</p>

	<p>am merely saying to the audience, then, without your co-operation that I am advised by the Town Manager, so any member of the public who has to leave at this point may not be concerned, that application fee has not been accepted, has not been processed because the lands are outside of the area.</p> <p>The Gentleman has every right to present. But I don't want anybody to leave this Chamber with the belief that the Town is dealing with that application fee. So, you may proceed now, Sir.</p>
<i>Barry Horosko (Delegate)</i>	<p>Well Madam Mayor, my understanding is quite different than how you're advising members that are sitting in this Chamber. My understanding is and - I've been personally advised by members of your staff - that in order to process that application, a filing fee of \$140,000 is necessary. There was no reference to being inside or outside your boundaries. So my understanding is quite different from yours, with the greatest of respect.</p>
<i>Mayor Ann Mulvale</i>	<p>Well I am speaking with the information of the Town Manager, Sir. I agree to differ. What the public is seeing is exactly the sort of submissions that will be made at any hearing. Please continue.</p>
<i>Barry Horosko (Delegate)</i>	<p>Well Madam Mayor, I don't think that it's quite useful during a public meeting for you to be providing editorial comment as I'm part way through my submission. So I differ, I differ with the style in which you choose to run your meeting. And I'll proceed if I may. Okay?</p> <p>Madam Mayor, you're Chairing the meeting so I am in your hands.</p>
<i>Mayor Ann Mulvale</i>	<p>Sir, I've told you twice that you have, I have twice given you...</p>
<i>Barry Horosko (Delegate)</i>	<p>Now, in fairness to your staff, the way they've been dealing right now, and I wanted to address, sorry Madam, Madam Mayor. In fairness to your staff, the current planning exercise has been limited by the boundary that's been set out by Regional Official Plan #8. And that boundary was set at Highway 407. But in my respectful</p>

	<p>submission, it was set out in information that existed at the time. That boundary in my view is dated and it's resulted in a very hamstrung process, which your staff have had to come back and report to you on.</p> <p>And I think the boundaries should be revisited and it's something your Council should be looking at carefully in order to provide yourself with the flexibility of how to deal with alternative and more appropriate locations of industrial land.</p> <p>In our view, Regional Official Plan #8 has failed to incorporate two significant factors, which have recently emerged in Oakville, which will directly affect the future growth of North Oakville.</p> <p>Firstly, in terms of what's changed, firstly, Highway 407 has been constructed and is now open to Bronte Road. There will be considerable impacts of an economic and transportation nature on North Oakville. While employment lands have been proposed for part of the adjacent southerly boundary of this new highway, the north side of highway 407 has been virtually ignored.</p> <p>In our view, these lands on the north side of Highway 407 are a far more appropriate location than those on the south side, which otherwise should be a residential community interspersed with valley corridors and appropriate environmental features.</p> <p>The second factor that's changed since the boundaries set out in Regional Official Plan Amendment #8 is that CN has now announced a major intermodal facility just north of Bronte Road and Highway 407. There are considerable implications for the future growth of North Oakville arising from this decision. And as you know, this decision's not one that needs to go through the municipal approval process.</p> <p>We anticipate North Oakville is going to face significant transportation pressures from the CN facility. Rather than encourage the location of economic activity and truck traffic from this activity over the Burnhamthorpe, why not turn the tables around and create an active employment</p>
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	<p>area related node north of Highway 407? And these Bronte 407 lands can provide an alternative to start solving some of the tension east of 16 Mile Creek.</p> <p>Now I've indicated we've hired Frank Clayton to work with us. Mr. Clayton is a respected market analyst and economist and I'd like to quote from the executive summary of his full report, which has been submitted to you. That report is entitled, 'The Economic Implications of the Bronte 407 Lands for Employment Uses.'</p> <p>And Mr. Clayton indicates the designation of these lands under consideration in red to industrial and business park uses would represent a win-win situation for Oakville from an economic perspective and he lists a number of reasons. And I'd like to quote from a couple of those.</p> <p>Firstly, it would provide Oakville with more of the land with the attributes in greatest demand by industrial and business park users. By building on and expanding the planned Tremaine-Bronte employment district to both sides of Highway 407, it could enhance Oakville's reputation as a desirable employment center, similar to that Meadowvale has done for Mississauga.</p> <p>Thirdly, it would enable Oakville to compete more effectively in the GTA west industrial and business park land market, and he says this, and this is very important what Mr. Clayton's saying, "Having the right land is more critical than simply having a large supply of designated land that does not meet the needs and preferences of the users."</p> <p>And I think what he's saying here is if you have better lands, why not promote those for economic-related uses, rather than trying to shoehorn in industrial and employment-related uses to an area that's not quite suited for it?</p> <p>He indicates it would provide a better live/work balance for the residents of Oakville. It would improve the residential/non-residential assessment relationship in Oakville. And it would enable Oakville to take advantage of spin-off activities of the proposed CN intermodal</p>
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	<p>terminal in South Milton.</p> <p>And lastly, Mr. Clayton indicates the designation of subject lands north of Highway 407 corridor on both sides of Bronte Road would make more effective use of the Town's land resources and allow other, less-desirable industrial business parklands to be designated for more appropriate business uses.</p> <p>Now, some of you might say that it won't be the first time. Regional OP#8 drew the boundary and that's all we can do. And I submit to you with the greatest of respect something I've heard from some individuals before. The problem of this thinking is this: If you do that, firstly, it simply ignores the recent events, the 407 and the new intersection at Highway #25 and the 407. It also ignores the announcement of the CN intermodal facility.</p> <p>Second point is what you're doing is you're forcing employment and industrial land uses on lands within the urban boundary that in our respectful submission are inappropriate for industrial employment uses and in fact are better suited for residential uses.</p> <p>Third reason is this approach ignores the reality that applications have been submitted to the Region that Oakville in fact could support.</p> <p>And fourthly, it ignores the reality that the Region is currently reviewing its plan and in fact will be looking for your input on such matters as should the boundary be changed?</p> <p>Now, with respect to a specific request tonight, any of you have Mr. Korsiak's letter of submission. It was in there that he had raised two specific matters and I think it's something that's certainly within the parameters of a political Council to do, firstly he suggested that the Town of Oakville identify the 407 Bronte Employment Land owners group lands as a special study area to be considered for inclusion in the Oakville urban boundary as potential employment lands.</p> <p>Secondly he suggested that Council direct staff to work</p>
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	<p>with the Bronte 407 Landowners Group to further the objective of providing additional high quality lands for the Town of Oakville.</p> <p>Those are the two specific matters I'd like to leave you with in terms of my submission.</p> <p>Now, in terms of where you are in your process, I could end my submission right here, simply take a few questions, maybe even a few missiles from a couple of Members of Council. But I want to go beyond this and I want to try and provide some helpful comments, based on my experience as to where you are in the process.</p> <p>In my observation your Council is fully involved in a process that has sparked considerably controversy amongst almost all the stakeholders in the municipality. That's with or without my clients being here at the podium and making their submissions know.</p> <p>A detailed review of the written submissions that have been submitted clearly indicate that there is considerable displeasure with the current document. And some of those written submissions are far more detailed, far more pointed and indicate a greater level of dissatisfaction with this document that what people are even speaking from at the microphone.</p> <p>Now, who's unhappy? The residents are unhappy. The landowners are not happy. The developers have concerns. And there are environmental concerns. There are a series of problems with this document that are floating around in the background for in my observation you're only seeing the tip of the issue in these meetings.</p> <p>At this point in time there are considerable differences of opinion that exist today that are represented in this Council Chamber that you've heard from. Assessing the situation today, there's little expectation based on the present document and the present process that the matter's going to end here.</p> <p>Now we understand that you're intending to send these comments back to staff. I would suggest though as</p>
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	<p>politicians there's alternatives that you could be considering and I don't have all the answers but some of you I think should be turning your minds to trying to develop a process here to try to work out some of the conflict and differences of opinion that have been represented around this Council Chamber.</p> <p>What this process, in my respectful submission now needs is a sense of creativity. Perhaps political creativity in terms of problem solving. There's a lack of consensus building and in my respectful submission there's considerable displeasure and disharmony with respect to this proposed Official Plan.</p> <p>It takes little imagination to foresee that Oakville is on the verge of an embroiled controversy, likely involving the Ontario Municipal Board, that can take years to resolve. And I urge you all to start thinking outside the box and approach this in terms of looking for solutions rather than simply telling stakeholders that they're wrong. Otherwise it's going to take us all a long time and a lot of money before we find out who really is right.</p> <p>Now dispute resolution at the Ontario Municipal Board happens sometimes but in my view it's not something that I think should be embraced by Municipal Council. It can be expensive for everyone and the problem is that the planning ultimately gets done by the Ontario Municipal Board, in terms of a solution that is locally bred.</p> <p>I suggest to Council that Council's challenge is to use creativity to try and work through the current state of displeasure as to where this Official Plan is headed. At this point, there seems to be very little satisfaction with what you have. You may even need someone to develop an alternative plan to what you've had so far.</p> <p>Now, how does the Bronte 407 application fit into the equation? The current application by my clients would certainly not solve all the problems you've got. But it does have one advantage in my view of providing the municipality with both high quality, well-located, well-serviced employment lands which the market will respond to. The interface between residential and employment</p>
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	<p>lands is extremely limited.</p> <p>But the application has the significant advantage that what it does is, is it brings into the forefront some solution for the coming struggle that exists on the south side of Burnhamthorpe and possibly other areas on Burnhamthorpe where the aspirations of the owners there are to proceed by way of residential and not industrial employment lands.</p> <p>What is needed now is certainly not for, and I don't want to get involved in the issue over the \$140,000, I mean it's certainly a contentious matter clearly that I've raised, but I don't think this is particularly the forum to debate that.</p> <p>I think what you need here is you need some leadership and creativity in trying to build consensus for the entire Official Plan, and that's not just dealing with my clients, it's dealing with the other very diverse views that you've heard in this Council Chamber.</p> <p>Otherwise, with or without the involvement of my clients, this dispute is just going to merely continue on for years. Those are my submissions. I thank you for listening, and I am prepared to answer questions.</p>
Mayor Ann Mulvale	Thank you. You've generated some questions starting with Councillor Elgar.
Councillor Allan Elgar	Thank you very much. <i>(Feedback from microphone)</i>
Mayor Ann Mulvale	Please use the other one, Councillor Elgar.
Councillor Allan Elgar	Yeah, I think maybe it might be a good idea. Barry, I heard you say 'outside the box' thinking. We seem to be pretty deep inside the box. Can you give me, like, is there anywhere where you can give me concrete evidence of 'outside the box' thinking in your, in your mind, and have any municipalities ever tried it? Has it ever worked anywhere?
Barry Horosko (Delegate)	Well, I want to give you an example, if I could. And I hate to give examples to one municipality about what happened somewhere else because every situation is very specific to the dynamics that exist in your municipality. So I'm not here to stand at the microphone and tell you, well it

	<p>worked this way in Toronto therefore do it in Oakville. My comments are not intended to be of that at all.</p> <p>I want to tell you though that in Official Plan Amendment #400, which was a 7,000-acre addition to the City of Vaughn, that there was no appeal to the Ontario Municipal Board. That plan resulted in hundreds of acres being designated for environmental preservation. It resulted in a whole series of densities. It was the long-term plan for the next 25 years for Vaughn.</p> <p>Now what happened there, there was a stakeholders series of meetings, there was a sub-committee that was set up by Council that tried to deal, and, basically, came back to Council with a recommendation. The landowners were represented. Major sacrifices I think were made all around the table and it resulted in a document at the end of the day that was blessed.</p> <p>Very similar issues to what you're dealing with here. I'm not going to tell you though that that's how you should proceed. I mean, you know, thinking outside the box, dealing with things not, I think as a matter of style, not telling people they're wrong, trying to work with it and trying to build some kind of consensus up.</p> <p>I'm not coming here bringing forward these views with the expectation - I don't think it's to be attacked. I think that people have got very legitimate concerns they've brought forward here. Somebody's got to sit back, if staff have already reviewed a number of comments that have come in, I don't think that there's anything that's conceptually very different than what submissions came in here eight or nine months ago. Staff are hamstrung by certain limitations that their profession and Regional OP#8's got for them.</p> <p>But I think Council, to my mind one option would be for Council to set up a working committee of Councillors to deal with some of the interest groups sitting around the table. I don't know if you've thought about that. That's just one idea.</p>
<i>Councillor Allan Elgar</i>	Just part two of another question. The land area in red.

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	How many acres is that, roughly?
<i>Barry Horosko (Delegate)</i>	I think they, I knew you were going to ask me that and I went to look it up, or this afternoon before I came out. I think it's around 350 acres. I can provide the exact acreage.
<i>Mayor Ann Mulvale</i>	Councillor Robinson.
<i>Councillor Ralph Robinson</i>	Thank you. I just am not able yet to follow these two maps. I think they're supposed to be one in the same but coming at it from a couple of different directions. Now this one that's bordered in red it's quite clear to me what the subject lands consist of. Everything inside the red.
<i>Barry Horosko (Delegate)</i>	Right. That's what the application...
<i>Councillor Ralph Robinson</i>	Tight to the 403.
<i>Barry Horosko (Delegate)</i>	Correct.
<i>Councillor Ralph Robinson</i>	407, I mean. Right? Now could you take this from me and draw on this map the exact same piece of land?
<i>Barry Horosko (Delegate)</i>	Yeah, if you'd like (laughs), if you'd like I'll...
<i>Councillor Ralph Robinson</i>	Well, I would like, yeah, because...
<i>Barry Horosko (Delegate)</i>	It actually, the first, the air photo that I've given you here does not show the entire landholding. That's the problem there...
<i>Councillor Ralph Robinson</i>	But you also have 40, you have, you've identified the 42 acre subject land, which is the same as this, is it not? This is 42 acres?
<i>Barry Horosko (Delegate)</i>	No. No it's not. What is shown in the red is about 350 acres.
<i>Councillor Ralph Robinson</i>	So that's the one at the top left-hand corner that Councillor Elgar asked you about just now.
<i>Barry Horosko (Delegate)</i>	Right. These two coincide entirely. The photo, the air photo was taken...
<i>Mayor Ann Mulvale</i>	Just a second. We'll get you a hand mike so everybody can hear. Do you have that ready, Rob? Could you switch it on?

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Barry Horosko (Delegate)	Can you hear me here?
Mayor Ann Mulvale	There's two switches, it's...
Barry Horosko (Delegate)	How's that?
Councillor Ralph Robinson	Fine.
Barry Horosko (Delegate)	Just to assist in answering your question, we, it's the best air photo I had. The photograph was taken from here and shot in that direction. So you're only, you're not getting the entire land holdings in that photo. You're getting, it's an oblique photograph taken here at a 45 degree oblique angle coming down that's picking this up. It's picking up the 16 Mile Creek in the background. You've got the sludge facility here, denoted by the (inaudible).
Councillor Ralph Robinson	Okay, where are those, where are the 42 acres of subject lands?
Barry Horosko (Delegate)	Well, there are a number of acres here. The problem is that's an older air photo. In fact, the title you should really be looking at is at the top. The 407 running (inaudible) but in fact this is an old photo that was taken for a previous purpose and what you've got is, is this one 42 acre parcel of land here and you've got another 250 acres that are located here so in fact it's, the label on there is a little bit, not misleading, but it's not as accurate as it could be. In fact what I would have like to have done is give you recent photographs taken in this direction here showing the 407 now that it's been built and constructed. We just haven't been up in a plane recently. That's the problem. That photo is dated by...
Councillor Ralph Robinson	But you'll probably get around to doing that eventually. Once you pay your \$140,000. <i>(Laughter)</i>
Barry Horosko (Delegate)	Yeah, we haven't resigned ourselves to the \$140,000 application fee just yet, Sir.
Councillor Ralph Robinson	Thank you. Thank you very much.
Mayor Ann Mulvale	Thank you Councillor Robinson.
Barry Horosko (Delegate)	I was hoping those photos would be helpful and maybe with a bit of explanation they have been.
Mayor Ann Mulvale	Councillor Tedd Smith.
Councillor Tedd Smith	Thank you your Worship. What's your understanding of

	the reason why those lands are presently being excluded from this process?
Barry Horosko (Delegate)	<p>Well, they're... My understanding, based on discussions with staff and also based on my own review of the documents is that the Regional Official Plan Amendment #8 boundary has been set and that it does not include these lands. That boundary goes up to 407. I think I've mentioned that in my presentation and I will readily acknowledge that.</p> <p>I think the link to this process is, in our view, as Council you should be looking to pick, in a long-term planning process, should be looking at the best possible lands that are out there. And I think I would be remiss if I didn't bring that message forward to you, that I don't think you should be ignoring lands that are out of the current urban boundary, particularly if they're better industrial lands than what you're currently considering to designate and as well that there was not a process, if there's a process that's out there, to bring those together with this process. And that process are the outstanding applications and the review at the Regional OP.</p>
Councillor Tedd Smith	Was is your understanding that, from the staff's point of you, this was to be a green belt separator section between the two municipalities?
Barry Horosko (Delegate)	<p>The use and role of the Parkway Belt West Plan lands I think has got to do a function. Largely, it was originally set up to serve as an infrastructure corridor and hence that's why you've got Highway 407 running through it and you've got the hydro corridor.</p> <p>What, and one of the reasons of bringing that photograph forward is to demonstrate to you that it's not performing any function right now as a green corridor separator, given the nature of the uses that are in there: The sludge facility, construction yards, offices in that area.</p>
Councillor Tedd Smith	So you're saying...
Barry Horosko (Delegate)	But I understand that it can perform a dual purpose also as a green separator, whether it's doing that or not. Look at the photos, go and view the area and see for yourself.

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<i>Councillor Tedd Smith</i>	Okay. So your submission ultimately then would be that we would rezone that to industrial lands and there would not be a green belt use or a separator use to it, other than an industrial use.
<i>Barry Horosko (Delegate)</i>	Right. That's the nature of the application that's been put in.
<i>Councillor Tedd Smith</i>	Thank you.
<i>Mayor Ann Mulvale</i>	Councillor Wright.
<i>Councillor Janice Wright</i>	Yes, thanks. I just wanted to clarify again. Are we talking about 42 acres or 350 acres?
<i>Barry Horosko (Delegate)</i>	No we're talking 350 acres.
<i>Councillor Janice Wright</i>	Three hundred and fifty acres.
<i>Barry Horosko (Delegate)</i>	That was an old photo. I wish I hadn't, I wish I had...
<i>Councillor Janice Wright</i>	I think you might, yeah. <i>(Laughs)</i> Okay.
<i>Barry Horosko (Delegate)</i>	I tried to do my best with the photos I had in my file.
<i>Councillor Janice Wright</i>	All right. Thanks. All right. Then I noticed there are a number of woodlots up there. Do you know the percentage of woodlots that represents the total 350 acres?
<i>Barry Horosko (Delegate)</i>	No I don't.
<i>Councillor Janice Wright</i>	Since you're in favor of long-term planning, what are your plans for those wood lots?
<i>Barry Horosko (Delegate)</i>	We haven't been asked that. The, I don't want to jump to an answer on that, but I think that there's every expectation in the world that there would be a request made from the municipality to preserve those woodlots. And standing here today, I'm not contesting that, that solution.
<i>Councillor Janice Wright</i>	Okay and you don't know the percentage that they make up of the total portion of land.
<i>Barry Horosko (Delegate)</i>	No. No I don't.
<i>Councillor Janice Wright</i>	Thank you.
<i>Mayor Ann Mulvale</i>	Councillor Flynn.
<i>Councillor Kevin Flynn</i>	Thank you. Presumably we're talking about the area that's bounded in red on this map here? Right. I noticed, I enjoyed the comments you had about how the

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	community's got to come together and we all play a part in this. I notice that if you were to play a part in this, you've got a lot of woodlots in your, on your property. Have you sort of given any thought to how they may be used in the spirit of what you've heard from the community to date?
Barry Horosko (Delegate)	I'll tell you this. My assumption is that if we're dealing with significant, or even close to significant woodlots that part of any planning process would require them to be preserved. That's our assumption. And issues of...
Councillor Kevin Flynn	And linked.
Barry Horosko (Delegate)	...issues of compensation and how you handle that I think winds up become a sub-text.
Councillor Kevin Flynn	Okay. Now immediately...
Barry Horosko (Delegate)	But I'm not assuming any of those woodlots would come down as a result of development approvals. And certainly, I don't want to stand here and start negotiating that with you.
Councillor Kevin Flynn	No, no. I just wanted, I enjoyed the comment you made. It was nice to hear that from a solicitor for a developer, basically saying it's...
Barry Horosko (Delegate)	I'm, sometimes I'm realistic. Not in everyone's view, but...
Councillor Kevin Flynn	No, no, I thought that was nice and I do appreciate it, I just, I just wanted to make sure it was all for real and what you've said actually is, is, (laughter) sounds like it is. Immediately to the west there's another neighbor, who seems to have an awful lot, awful lot of woodland there. Who is that?
Barry Horosko (Delegate)	Don't know.
Councillor Kevin Flynn	Don't know?
Barry Horosko (Delegate)	Don't know. I haven't talked to them.
Councillor Kevin Flynn	Is it in private ownership, public ownership?
Barry Horosko (Delegate)	Private. I think it is.
Councillor Kevin Flynn	Well I hope it's not a lumber company or something. (Laughter)

<p><i>Barry Horosko (Delegate)</i></p>	<p>Yeah. I think we're pretty, as a landowner's group, and I would be remiss to tell you that our landowner's group has, let's, I just want to say evolved.</p> <p>The application that is submitted actually includes lands that are larger than what we own and, for some reasons that I don't want to talk about right, I won't get into right now, but some of those wood, the woodlots that are on my client's property I can certainly speak to and I can make commitments with respect to them but certainly I'd like to have a commitment our application's going to be processed at the Town. Okay?</p> <p>And certainly, we're certainly willing to negotiate and make commitments in that regard. There's no hesitation. My clients aren't shy about that at all and they certainly understand the modern realities of environmental protection, preservation and, you know, functions of environmental features, corridors and all the rest and if it got to that, we're certainly prepared to address those and incorporate them into any plans for development of this property. We would take an environment first approach to these properties.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>Councillor Knoll.</p>
<p><i>Councillor Jeff Knoll</i></p>	<p>Hi Barry. Thank you. You referred in your presentation to three applications, obviously the one's at the Town, one to the Region and one with respect to the Parkway Belt. What is the status of the other two applications at this time?</p>
<p><i>Barry Horosko (Delegate)</i></p>	<p>Well firstly as a matter of practice, the Parkway Belt West plan, there's two planners at the Province and they basically defer back to the Town. So they would be looking for comments here. I mean, the office is, actually, it's a tiny little office that they sit in. I think it's 10 feet by 20 feet.</p> <p>The Region right now has not processed our plan. And I'm not sure why that is. I would expect, and I'm not sure what the communication has been between the Town and the Region, but I would expect that the Region are interested in the Town's comments on it.</p>

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<i>Councillor Jeff Knoll</i>	Is there a file number issued by either the Parkway Belt folks or the Region at this point?
<i>Barry Horosko (Delegate)</i>	There must be. We have, I mean, the planners are working on this with us. I'm not doing all the work on it, Mr. Knoll.
<i>Mayor Ann Mulvale</i>	Thank you very much. Councillor Sanderson.
<i>Councillor Jody Sanderson</i>	Mr. Horosko, I didn't hear what I think most of us wanted you to say, was, you would be donating the woodlots on behalf of your clients? (Laughter) Was that, I think we're waiting for that?
<i>Barry Horosko (Delegate)</i>	Was there some interest in that topic here tonight?
<i>Councillor Jody Sanderson</i>	It would give a measure of comfort probably to those of us...
<i>Barry Horosko (Delegate)</i>	I'll tell you this. I'd like to be able to say yes. I think at this point in time...
<i>Councillor Jody Sanderson</i>	But...(Laughter)
<i>Barry Horosko (Delegate)</i>	No. No. No, I think it deserves an explanation. I mean these applications have been filed with the Town and I there was a bit of dialogue back and forth with the Mayor and myself and others of your staff may have a different opinion on this but it's pretty hard for me to stand at the microphone and start making commitments to environmental preservation when our application hasn't even been accepted. And that's an application that's been in for six months. And it's obviously a bit of a dicey topic. I'd certainly like to be in a position to be able to say yes to you and I've reviewed it with my clients. I think I can get them to the position where they would say yes. I haven't heard that from them yet.
<i>Councillor Jody Sanderson</i>	Okay.
<i>Barry Horosko (Delegate)</i>	But, I think if you heard my answer to one of the previously Councillor's questions, we would certainly adopt the philosophy of environment first in any applications that were considered by Council. We haven't got there yet. It hasn't been very easy for us. Last time I appeared before this Council I was told where are your applications? So we filed them. We filed a filing fee of

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	\$4,000 and got a phone call a week later saying they're \$140,000. So that was a little, it hasn't been a very productive process.
<i>Councillor Jody Sanderson</i>	There's a whole whack of people out here with white shirts on and one of them promised me a shirt actually. But they're there because they want residential designation on Burnhamthorpe and I'm just wondering, have you talked to the Dunlops, or have you talked to the Daces, have you talked to your neighbors that are residential on Burnhamthorpe? With it just north of...
<i>Barry Horosko (Delegate)</i>	We had an ongoing dialogue. I thought the people that were here tonight actually were on Burnhamthorpe closer to Neyagawa Way, like on the east side of 16 Mile Creek.
<i>Councillor Jody Sanderson</i>	Yes.
<i>Barry Horosko (Delegate)</i>	And my understanding is that they want residential on their properties there.
<i>Councillor Jody Sanderson</i>	Yes.
<i>Barry Horosko (Delegate)</i>	And I don't think on both sides of Burnhamthorpe all the way. I think, I think you, my understanding is...
<i>Councillor Jody Sanderson</i>	Have you talked to the residents though about, that's what I'm asking, have you talked to them about that?
<i>Barry Horosko (Delegate)</i>	No, no. I'd like to. I think it would be an appropriate dialogue. Let's say we've started to. In fact, there has been some dialogue already. I don't know the full detail of it. I've had one casual discussion and it seems to me to be something that could solve a huge challenge that exists right now.
<i>Councillor Jody Sanderson</i>	Well I would feel more comfortable I guess if you had had the conversation beforehand because they're following the Regional process, they're following what our process was, was recognizing that that green belt exists, that that buffer exists between Milton and Oakville and that's to be agriculture and that's to be green. So I guess it would make, I would have a greater feeling of comfort knowing that you've talked to them and what direction they wanted to go.

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Barry Horosko (Delegate)	Okay.
Councillor Jody Sanderson	Certainly knowing how these folks feel about, you know, their half acres and acres and what they want to see.
Barry Horosko (Delegate)	Well, I'd welcome any of them to approach me after I have the benefit of sitting down and talking with me (laughs). I can be, I'll be recognized after this.
Councillor Jody Sanderson	Thank you your Worship.
Mayor Ann Mulvale	Thank you. Are there any further questions of Council of this delegation? Seeing not, you are excused Sir.
Barry Horosko (Delegate)	Okay, thank you.
Mayor Ann Mulvale	Thank you. Next delegation.
Phil Bouillon, Acting Clerk	The next delegation is Lisa Seiler.
Mayor Ann Mulvale	Welcome.
Lisa Seiler (Delegate)	<p>Hi. Thank you. Your Worship, Members of Council, my name is Lisa Seiler. I am speaking to you tonight as a private citizen. I have lived in Oakville for most of the time since 1982. Much of that time was in Glen Abbey. I now live near the south end of Third Line.</p> <p>I was recently given this T-shirt that I'm wearing. When I went to put it on a few days ago it struck me how appropriate it was to what we're discussing here. The T-shirt's in Spanish - don't try to read it. I'll translate.</p> <p>"Only when the last tree has died, the last stream has been poisoned and the last fish has been caught, will we understand that you can't eat money."</p> <p>The T-shirt came from Costa Rica. I find it scary to think that we in Oakville have the same issues as Third World countries. But we don't consider the issues as urgently. Why not?</p> <p>Because we have a huge lake of fresh water lapping at our doorstep. Because we have money to buy fresh produce from anywhere in the world anytime we want at our local grocery store. We have a country full of resources.</p> <p>Have you ever heard of an ecological footprint? It's the measure of how a person impacts that land. It includes space for housing, work, schooling, transportation,</p>

	<p>growing food, producing clothing, generating energy and space needed for the trees to clean the air of emissions we produce.</p> <p>In Canada, our ecological footprint is 4.3 hectares per person per year. The world average is 1.8 hectares per person per year. The earth only has 1.7 hectares per capita currently. And as the world's population grows, that number is shrinking.</p> <p>That is, worldwide we're already beyond the earth's carrying capacity. In other words, the earth's resources are dwindling now and will be used up if we maintain our patterns of consumption.</p> <p>Don't worry. I'm not here to tell you that the world is going to end. But you are making long-term decisions here. Our country is currently full of resources but other countries need and want those resources.</p> <p>It's your obligation to ensure that you don't squander the precious resources we have here in Oakville for short-term gain and leave us nothing for the future.</p> <p>I would like to point out a few recent examples of such squandering. In May of this year, the Oakville Community Center for Peace, Ecology and Human Rights led a nature walk to Bronte Burloak Woods on the Shell lands as part of the Oakville environmental awareness project.</p> <p>We saw huge beautiful forests, the likes of which I've never seen before: Old growth Carolinian forests here in Oakville. Our leader, a botanist with the Royal Botanical Gardens, called the upcoming clearing of that area, 'the worst thing to happen in Oakville in the past 20 years.'</p> <p>The area was once designated as environmentally sensitive. But somehow it lost its designation to make way for residential development. How did that happen? Is it going to happen again in North Oakville? You're proud to say that 25 per cent of that area was protected.</p> <p>Others at these meetings have said that only 13 per cent of Oakville is forested but with the destruction of significant</p>
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	<p>forested area in the Shell lands, I'm sure the percentage has dropped. Similarly, in North Oakville every tree taken down without one being replaced will drop that percentage further.</p> <p>In another example, the most beautiful Maple tree I've ever seen, standing proudly in a tiny clearing in the forest on Dorval Drive near the golf course, was bulldozed to make room for townhouses, turning the tables so that the remaining forest was the tiny part and not the clearing. That forest was original forest on land never before cleared, unlike most of this area, which has at one time or another been used for farming.</p> <p>On Third Line, a scruffy woodlot, which I know was home to a lot of wildlife and which gave me joy whenever I drove past, has now given way to yet another wayside fast food stopover.</p> <p>Oakville is beginning to look like every other town on the highway. Is that going to happen along the 407 too? Are you going to replace beautiful natural habitats with slabs of concrete and a continuous enticement to increase Oakville's air pollution from cars?</p> <p>Keep in mind that part of our ecological footprint includes trees needed to remove air pollution. The more air pollution we create, the more trees we need. Keeping trees by the highway makes sense from an environmental and an aesthetic point of view.</p> <p>Part of OPA 198 reads, and I quote, "The plan emphasizes the need for the Town of Oakville to provide commercial and cultural services to the maximum extent possible, and does so while minimizing pollution and minimizing traffic congestion." Doesn't a nice big park, or two or three, fit this description perfectly?</p> <p>I have another suggestion, which I'll come to in a roundabout way. Once upon a time I purchased a home backing onto a green belt in Glen Abbey. The trees the builder had left in our backyard had to come down, because they had been hit by construction equipment and their roots had been driven over too many times, then</p>
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	<p>covered with too much dirt. Opportunistic and invasive species started growing along the fence line, degrading the woodlot.</p> <p>I believe that the forested areas we would like to preserve in North Oakville should be treated with care. The concept of nestling a housing development into a forest means that trees are lost to clear the area, trees are lost in building the homes, and then trees and other wildlife are lost by new exposure to the elements.</p> <p>So how's this for an idea? Maybe there should be a policy in North Oakville to have no new houses backing onto forests. All forests could be protected by surrounding grasslands, then roads, then houses. The houses would have beautiful views. And the forests would have a chance to increase in size rather than decrease. Not only that, but naturalizing areas in this way means savings in maintenance costs.</p> <p>We need to reduce the resources we use. Doctor Pedro Pereyra warned you the other day that if too much of the land was covered with impervious surfaces, it would adversely affect the health of the waterways.</p> <p>Cleaning water for public use needs resources. Currently, chemicals such as aluminum sulphate and chlorine are added to clean our water. Chlorine contributes to acid rain and various health problems. Dirtier water means more chemicals need to be added.</p> <p>Oakville is thinking about moving to ozonization to clean the water. That requires electricity. Is it a good idea to commit the citizens of Oakville to paying increasing prices for resources such as electricity that are more and more in demand?</p> <p>Start at the other end. Keep the water as clean as possible going into the system. Give a wide berth around creeks and their sources. Keep away from the Trafalgar Moraine. Then fewer resources – chemical or electrical – will be needed to produce clean drinking water, which will result in cost savings for Oakville residents.</p>
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	<p>You've heard a lot of environmental figures quoted at these meetings. I believe that Dr. Pereyra said that we should try to keep the amount of impermeable surfaces below 10 per cent and that over 25 per cent meant doom for the waterways.</p> <p>I think Renee Sandelowsky quoted another source as recommending 10 to 15 per cent tree cover for downtowns, 25 per cent for industrial areas and 50 per cent for residential suburbs.</p> <p>The Carolinian Canada coalition advocates 30 per cent natural cover throughout Southwestern Ontario to allow Carolinian species to thrive, as you heard from Stephen Dankowich.</p> <p>All these sources say slightly different things from different viewpoints. Natural cover could include grasslands, marshes etc. Tree cover could have nothing to do with native species. Permeable surfaces include lawns.</p> <p>However, they all have one basic goal in common: To preserve as much green space as is necessary for a sustainable environment. If Canada's resources are dwindling without our help, should we commit to help use them up?</p> <p>When the last tree is cut down, when the last stream is poisoned, what are we going to eat? Our money?</p> <p>In summary, I'd like you to think about two things when re-drawing OPA 198. Firstly, does it increase or reduce our ecological footprint? Secondly, does it retain valuable resources for future generations or does it remove them forever?</p> <p>I'd like to add one thing. I hope that with all the input that you've received here and will continue to receive that at least some of you have your imaginations fired because Councillors and staff alike there's so much to think about and so many possibilities. I think it's great. Thank you for allowing me the opportunity tonight.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>Thank you for participating in our public hearing. Are</p>

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	there questions? Councillor Elgar.
<i>Councillor Allan Elgar</i>	Lisa, you mention ecological footprint. And I just wonder how much reading you've done on it and if, if we keep going at the rate we are going around the world, how many centuries will we last?
<i>Lisa Seiler (Delegate)</i>	Thank you for question. That, I've heard about it from other sources, but it's in the brand new grade nine geography curriculum, developed by Mike Harris' government. <i>(Laughter)</i> . What my daughter learned was that we could have doom and gloom in 50 years at the rate we're going.
<i>Councillor Allan Elgar</i>	Thank you.
<i>Lisa Seiler (Delegate)</i>	You're welcome.
<i>Mayor Ann Mulvale</i>	Any further questions? Thank you very much. The next speaker.
<i>Phil Bouillon, Acting Clerk</i>	The next speaker is Brian Emo.
<i>Brian Emo (Delegate)</i>	Is this the right height?
<i>Mayor Ann Mulvale</i>	You're doing good.
<i>Brian Emo (Delegate)</i>	<p>Madam Mayor, Councillors, my name's Brian Emo and I'm President of Lakeside Residents' Association. Probably about as far as you can get from the lands north of Dundas and still be in Oakville. Our association represents the residents east of the creek over the Chartwell and south of Lakeshore Road. But we are inevitably interested in all aspects of life in Oakville and especially the future development of the Town.</p> <p>Well, I'm late to your deliberations here I've been following the discussions and presentations of the last few weeks pretty closely. In particular, I've been impressed by the depth and breadth of interest shown by our residents and their suggestions to you.</p> <p>Rob Burton in his presentation to you mentioned Lakeside's support for the issues he raised. And I'm here tonight to confirm that support.</p> <p>Also, we support the positions of Oakville Green presented by Michael Lansdown and others. Also, the suggestion by Wendy Burton and Francoise Morrisette</p>

	<p>that an environmental strategic plan be incorporated in Oakville's Official Plan.</p> <p>And also, tonight I was very interested in the vision statements by Vicky, forgotten her last name, Zeldin in her presentation about planning. And I think she really did put her finger on the most important issues surrounding this whole Official Plan Amendment and we don't seem to have pulled together a real vision for this new development in Oakville, which is going to be so much of Oakville over the next 15 or 20 years, that everybody buys into and agrees with.</p> <p>In the staff report and many other papers, much is made of Council's interest in the quality of life and preserving the environment and minimizing pollution. With the input you have received on this amendment proposal, it is clear that residents are asking you to do more than be interested: They want your clear commitment to conservation, reasonable development - but not development of any kind for development's sake - and your commitment to improving our environment. This commitment should be clearly stated in the Official Plan.</p> <p>If the plan is to guide and govern all development, it must be very clear and definite in its wording, it seems to me. It will have to show clearly Council's intention and be defensible. There are many instances in the proposed amendment where it would seem wise to tighten up the wording and make it less wooly.</p> <p>Another concern we have in our association is the commitment to 55,000 more residents in the residential areas north of Dundas. What will the density and type of development be to accommodate that many people?</p> <p>Before you proceed to adopt this Official Plan Amendment, could we have some detail from planning staff as to how the area could be built out at that scale, how it would compare with other parts of Oakville and other municipalities? How much traffic and pollution will these 55,000 people add? Will this be a style of community we would like to see in Oakville?</p>
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	<p>A couple of other speakers this evening have touched on the fact that we've got into fairly high density in a few developments in recent years and they haven't really worked out very well. You maybe need to get 'outside the box' a bit as somebody else mentioned a few minutes ago and have a new look at what a high-density residential area should look like.</p> <p>Another concern we have is cost – cost to the existing residents. We have Halton Region's estimate of 40 – 50 per cent tax increases over the next few years to existing residents to finance infrastructure, infrastructure development mainly I understand for employment development, but I may be wrong on that. This increase or estimate may even be understated.</p> <p>What financial impact analysis can Town staff provide to improve our understanding of our exposure to this? If significant development cost is to be borne by existing ratepayers for employment or residential development, then perhaps referendums to approve them are required or maybe investigation of alternate means of financing. Or no development at all. Can the Official Plan be amended to protect existing residents from such costs in some manner?</p> <p>The target for employment development of 35,000 positions seems optimistic. We would ask how it compares with the achievement of the last 10 or 15 years. Another question we would have is should the plan be specific about the type of employment development sought? For instance, offices versus chemical processing plants, light manufacturing versus power generation, food processing versus warehousing distribution for example, the hospitality industry.</p> <p>Talking about employment development, I was really very interested in the presentation by Barry Horosko and I don't want to get involved in the application fee end of it. But when I looked at the maps that have come out about the plans for the area north of Dundas, and as a person who in another life spent a fair amount of time looking for industrial property in western Mississauga and part of Halton, I couldn't for the life of me understand why the</p>
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	<p>industrial lands proposal was on the south side of 407 only and left with this very peculiar green belt on the north side of 407.</p> <p>I learned why because from Barry's presentation because first of all I guess the most recent Halton Region plan says that's the way it's going to be, or something like that.</p> <p>And the other thing was in my mind and puzzling about this, is it seemed much more natural to place your employment land in that area where it would be probably better road access possibilities. And to use your, put your green belt, if you're going to have one, on the south side just north of the residential lands but south of the 407.</p> <p>And having driven up through the Bronte Road 407 interchange area a few times to play golf in the last few weeks, I agree with him but that really looks like it already is a budding industrial land area and I'd heartily recommend that we go back to the drawing board and reconsider that aspect of the Official Plan Amendment, as far as the employment lands are concerned.</p> <p>Another reason I felt strange about that was it seemed to me that there was an awful lot of pressure on the acreage south of 407 if we were trying to get these 55,000 people and the 35,000 jobs all in the area south of 407 and not making use of quite a considerable parcel of land in any manner north of the 407. And I think that is the point that really should be researched in some depth before you finalize the OPA that you want to pass.</p> <p>The significant development cost – maybe I've already done this. Yeah. Our target for employment development of 35,000 positions seems optimistic - I've done that. I got to the end. And it is the end.</p> <p>If Oakville continues to be a preferred place to live, employment investment will be attractive here. In considering this OPA, something that's so important to our Town's future, please put the emphasis on making Oakville a preferred place to live. The jobs will undoubtedly follow. Thank you.</p>
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<i>Mayor Ann Mulvale</i>	Thank you Brian. Any questions of the delegation? Councillor Wright.
<i>Councillor Janice Wright</i>	Thank you for that. You suggested the green belt be south of the 407?
<i>Brian Emo (Delegate)</i>	Well, when I looked at the maps, as I say, having in another life having looked for industrial property, it seemed to me the land north of 407 and especially near Bronte and the other main north-south roads, probably represented very good potential sites. And I think the point was made that quality sites is what you're really after these days. It's not just any old site...
<i>Councillor Janice Wright</i>	Right.
<i>Brian Emo (Delegate)</i>	...But quality sites are important. That's what all the west, the northwest end of Mississauga, the Orlando development and all that, that's gone ahead because that's a super quality site and so has the, what's the other area around there in Mills and 403, 407?
<i>Councillor Janice Wright</i>	So you would forego the green belt between Oakville and Milton?
<i>Brian Emo (Delegate)</i>	What I wondered why was we wouldn't have a little bit of green belt down the south side of 407 between the residential area. But in fact, I can see this green belt north of 407, but who could access it? The 407 is the barrier. There's two or three crossings of 407 and that's it. So I'd rather see industrial lands, some industrial land north of 407 and some, they've taken the map down but, that, what's the land called Dundas and Bronte Road?
<i>Mayor Ann Mulvale</i>	Palermo side?
<i>Brian Emo (Delegate)</i>	...407 and west industrial area so what a previous speaker was talking about, was one just immediately north of...
<i>Councillor Janice Wright</i>	Okay. So I'm just saying that you would forego then the barrier between Oakville and Milton as a green belt. You'd have an industrial belt.
<i>Brian Emo (Delegate)</i>	Make the barrier the employment lands.
<i>Councillor Janice Wright</i>	Pardon?

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Brian Emo (Delegate)	Make the barrier the employment lands.
Councillor Janice Wright	Right. Okay. Thank you.
Mayor Ann Mulvale	Councillor Sanderson.
Councillor Jody Sanderson	Thank you your Worship. Brian, I was curious about some of these ideas that you thought on density and when you're talking about looking – first of all, do you agree with that number, do you think it's too high or you'd rather not see it come here?
Brian Emo (Delegate)	The reason I raised it is I don't know what is good density and what isn't. And I can't relate to 55,000 people to the area. How much area do we have to put aside for roads, parks and everything else? So that's why I feel that it would help all of us if planning could give us a fairly brief report showing, saying well if you want to know what the density would look like, look at Glen Abbey, it will be the same as Glen Abbey. I don't know whether it will or not but I don't think it will.
Councillor Jody Sanderson	What do you think it will look like?
Brian Emo (Delegate)	I beg your pardon?
Councillor Jody Sanderson	You don't think it will look like that. What do you think it will look like?
Brian Emo (Delegate)	I think it will look very densely crowded.
Councillor Jody Sanderson	Okay. Well I, the reason I ask you that is because I know – sorry?
Brian Emo (Delegate)	Small lots with a minimum amount of public space available, parking problems, traffic problems, all kinds. Now maybe I'm wrong, but...
Councillor Jody Sanderson	So would you prefer to see...
Mayor Ann Mulvale	Brian, sorry, I need you to speak closer to the mike. I understand you're being courteous to Councillor Robinson but we're not picking, or Councillor Sanderson, but we're not necessarily picking you all up.
Brian Emo (Delegate)	Okay. Sorry about that.
Councillor Jody Sanderson	So would you prefer lower densities on larger lot sizes, is that what you would prefer?

<i>Brian Emo (Delegate)</i>	<p>Yes, though I think first of all I'd like to see what, how, what kind of housing set up you could have to get 55,000 people into the available land in a general way and how that compares with other communities that we're used to. It might be fine.</p> <p>I just don't know and I haven't seen anything that tells me, that makes me comfortable with it. I'm sort of suspiciously uncomfortable.</p>
<i>Councillor Jody Sanderson</i>	<p>Well you made a good guess because I think Glen Abbey's going to eventually be about 50,000 when it's built out totally so you made a good correlation there.</p> <p>I guess I'm just trying to think on one hand we know that there's 100,000 people coming in the GTA so I'm just saying if there's, if we're expecting 55,000 of them, how do we house them, if – it's just trying to balance those...</p>
<i>Brian Emo (Delegate)</i>	<p>That's my concern: How do we house these additional 55,000 people?</p>
<i>Councillor Jody Sanderson</i>	<p>But if we don't have high-density housing and we have them spread out, how do we - and I see you're grappling with the same kind of things – what's the best...?</p>
<i>Brian Emo (Delegate)</i>	<p>No, what I'm saying is that maybe we won't accept the density that's required for 55,000 so we'll lower our sights to 40,000. But if we put in the Official Plan that it's going to be 55,000, then we're going to have a tough time defending lower density if we don't like it. But we should decide whether we like it before we put it in the Official Plan.</p>
<i>Councillor Jody Sanderson</i>	<p>Uh-huh. One resident talked about, well if we have 35,000 for employment north of #5, well, what if we only need to build for 25,000 and put 10,000 south of the QEW. Do you think we could do that as far as densities go? We say 55,000 but could we maybe change, I don't know, infill policies or, putting in you know basement suites and dispersing that through South Oakville? Would that be amenable to you?</p>
<i>Brian Emo (Delegate)</i>	<p>Um, I'm a little mixed up. I thought the suggestion of</p>

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	10,000 – was it 10,000 jobs – south of, in South Oakville or was it 10,000 more people? I forgot. I thought it was jobs. But maybe...
<i>Councillor Jody Sanderson</i>	Yes, she was. And I'm just saying, what could we apply of that to the residential - would that be - thinking that there's going to be that many that come?
<i>Brian Emo (Delegate)</i>	Yeah. Or we could go to Montreal duplexes, which will solve your problem and give you lots of rental property too, which is not a bad solution.
<i>Councillor Jody Sanderson</i>	Yeah. And are you favoring that? I'm not familiar with that, that's all. I don't know what that...
<i>Brian Emo (Delegate)</i>	...If you had to get high density and you wanted to have a good cross-section of property – reasonably priced rental property for people starting off in life and so forth – yes, looking at the Montreal style of duplex house is a very sensible way to go.
<i>Councillor Jody Sanderson</i>	Okay. Thank you.
<i>Mayor Ann Mulvale</i>	Anything further? Thank you very much.
<i>Brian Emo (Delegate)</i>	Thank you.
<i>Mayor Ann Mulvale</i>	Appreciate you being here. Next speaker.
<i>Phil Bouillon, Acting Clerk</i>	The next speaker is Violet Amandillo. (Pause) Followed by Gordon Knowlton.
<i>Gordon Knowlton (Delegate)</i>	<p>Mayor Mulvale, Council Members, fellow residents of Oakville: Those of us buy homes to grow and flourish in the community and then there are others who buy to profit. The homeowners didn't think we were gambling.</p> <p>My name is Gordon Knowlton. I've lived at 38 Burnhamthorpe Road with my wife Laura for 15 years.</p> <p>Everyone who has addressed this Council has had an agenda, some much clearer than others. I think it's time that Council woke up and realized any responsible Oakville resident who educates themselves on this plan is against it.</p> <p>When you destroy woodlots such as the ones north of Highway #5 you will never get them back. Never mind categorizing woodlots, they should be off limits.</p>

	<p>It is, excuse me, it's about time developers worked around nature instead of taking the easy way out as we've all seen them by going in and removing everything in their path, flattening the surface until it has no character and building the same three or four homes row on row.</p> <p>Or, the nightmare those of us on Burnhamthorpe Road face, the potential of factories, or should I say the more politically correct way of saying it, employment lands.</p> <p>I heard in some towns and cities in order to attract large corporations they have to give tax and other concessions but residents get no such treatment. All we get is higher taxes and we realize that if our properties are deemed residential our taxes will go up. And from what I am told, quite a bit. But that doesn't matter. I feel the way my neighbors do. I don't want to move.</p> <p>We the residents of Burnhamthorpe Road have suggested an alternative plan and, with the intermodal facility being located on Highway 25, the lands in that area are more suited for employment lands.</p> <p>As far as an east-west link to the heritage trail system, it wouldn't take a rocket scientist to figure it out. All you have to do is walk the wooded areas north of Highway 5. The gaps between them are not large enough and linking them up would not be difficult.</p> <p>Over the past couple of weeks we've heard from people of all walks of life and their concerns. And many Oakville residents feel that the key issues need to be resolved before this thing goes any further and not hollow reassurances. We need facts and figures on points such as financial impact, peer review and perhaps a referendum and an environmental impact assessment on OPA 198.</p> <p>Also in future development, we should make sure that there's a large enough set-back so shade trees can be planted or the Oak in Oakville will be a thing of the past.</p> <p>I would like to ask who pays for the infrastructure and what percentage do developers pay?</p>
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	<p>And when it comes time, yes the landfills and water treatment plants can accommodate the increased development that brings more people, cars and factories, garbage and pollution.</p> <p>But you don't have facilities to clean air. That's what nature's for. That's what the trees do. That's their job. Think about it, care about it. Thank you.</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>Thank you Sir. If you'd just wait a moment. Are there any questions? Councillor Knoll, could you assist that lady maybe with some water. Have we got a water glass there that we can, we'll do that for you. Are there any questions of the delegation? Thank you very much Sir.</p> <p>Now, I understand that we have two further speakers who are second-time speakers. This is a public hearing. Before we hear from second-time speakers, I'm required to poll the audience to ascertain if there are any speakers who are not listed who are first-time speakers who wish to address Council at this time.</p>
<p><i>Audience Member</i></p>	<p>Your Worship, may I address Council?</p>
<p><i>Mayor Ann Mulvale</i></p>	<p>Yes, you may. Come forward Sir. If you'd read your name into the record and we'd be pleased to hear from you Archie.</p>
<p><i>Archie McCallum (Delegate)</i></p>	<p>My name is McCallum, Archie McCallum and I've been a resident in Oakville for the past - oh it's getting 25 years. I'd also like to note that I am a practicing engineer, almost retired now, and I've been practicing for the last 50 years.</p> <p>I was very interested in all these meetings, but especially a point arose at the last meeting when Dr. Farrow very clearly gave us some information on this moraine. What interested me most was the fact that Councillor Flynn at that time felt it was necessary to ask the question, 'where can I get information on this moraine?' He asked the question relating to maps and was given a very clear answer.</p> <p>I phoned Councillor Flynn the next morning and said to him I was pleased, one of the few Councillors that I've</p>

	<p>heard asking the question how do I get more information, help me. So I'm trying to help him.</p> <p>I didn't point of fact go to the library with a very minor degree of success. But, it's important to recognize that the LGL report, as part of that report, contains therein an ESA report, which is dated March 1993.</p> <p>And that report has got some, oh probably 15, 16, 17 pages of biography. And one of these is a hydro geological study dated August 1977 for the Halton Region. And it covers the area we've been discussing.</p> <p>By reference, I have no idea how much use staff or anyone has made of that because it's a lot of research is necessary to go back into this.</p> <p>But what I would point out then your Worship is that this study clearly identifies the fact that as they know it, and I will quote from the study, "This area is highly sensitive to activities concerning landfill or subdivisions."</p> <p>We have talked here about the watersheds. Again, and I talked already to one of your confreres from the conservation, and the watershed is nowhere like what it's been discussed at these meetings.</p> <p>It's clearly defined in here, and how the water flows. In point of fact I would say that in accordance with Map 5-7, and again Madam I am not, I'm a pure simple civil engineer, the water flow there from this area goes down to our area in Southeast Oakville. It does not go into the creek. The creek cuts off the water.</p> <p>So there is a major problem, I see it, and relating this audience to the fact that we don't understand the hydrology of that particular area. Or if the staff do understand it, it sure hasn't been communicated to me. LGL do not discuss it to that level of detail.</p> <p>I would strongly recommend Madam that this whole Council get hold of this. Now, unfortunately there's a problem. There is one copy in our own library. There is one copy up at Halton. And it does not have attached to it</p>
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	<p>the necessary Appendix B. So it's not complete.</p> <p>I can't tell you - and I think Dr. Farrow mentioned the moraine - we can't discuss the moraine. Because it's a till moraine, but there are no cross-sections here to describe the extent of a detailed formation.</p> <p>What I'm saying tonight, and that's why I asked to speak Madam, is I think this should become a document of reference for Council.</p> <p>And I know, and I'm certain there are more documents concerning that water table and the water in there. And the fact that, may I say, the ignorance of Council in relation to this moraine is something which should be considered. Their education I don't know. I'm sure the professional engineers in the community would be delighted to help Madam if it's necessary to dig out the information. That's all I have to say. <i>(Applause)</i></p>
<i>Mayor Ann Mulvale</i>	<p>We thank you for your presentation. Archie we have some questions. Sorry. No, no. That's fine. I'm not sure who was first. Councillor Wright.</p>
<i>Councillor Janice Wright</i>	<p>Hi. Thank you for that. I actually have a copy right, right here.</p>
<i>Archie McCallum (Delegate)</i>	<p>That's the LGL report. That's not the report you know.</p>
<i>Councillor Janice Wright</i>	<p>So it's not the report...</p>
<i>Archie McCallum (Delegate)</i>	<p>This report is a 1977 report.</p>
<i>Mayor Ann Mulvale</i>	<p>Nineteen seventy-seven.</p>
<i>Archie McCallum (Delegate)</i>	<p>Nineteen seventy-seven.</p>
<i>Councillor Janice Wright</i>	<p>Okay. All right. Thank you. I just wanted to know, to clarify that – my understanding is the Hemson Report and the LGL are studying different quantities, different land. I mean, it's the same, but one is larger than the other.</p>
<i>Archie McCallum (Delegate)</i>	<p>The lands, I wouldn't, I wouldn't like to discuss that in that detail because I don't know exactly. To be engineer, unless you're sure what you're talking about, say naught. And I say naught to that.</p>

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	But I will say that this report, and this report covers under ESA 10, not ESA 16 as you probably know, and areas P and Q, the areas being discussed at this meeting in relation to proposed development north of the Dundas Highway.
<i>Councillor Janice Wright</i>	Oh okay. Well then my other concern was that we're talking about the Trafalgar Moraine. My understanding from a previous speaker that we're actually only two per cent of the moraine falls within the study area.
<i>Archie McCallum (Delegate)</i>	I would take that speaker's word at its correctness. I can't answer that because I don't know the details. But I do know that the moraine is as shown here and I would suspect comes with all due respect that you don't even know what the moraine is.
<i>Councillor Janice Wright</i>	Well actually I have read this so I do have a fairly good understanding and I have a... never mind.
<i>Archie McCallum (Delegate)</i>	Having said that I'm saying that it happens to be till, that moraine. It doesn't happen to an (inaudible). It's not gravel, it's till.
<i>Councillor Janice Wright</i>	I understand that. And it's also not in the study area.
<i>Archie McCallum (Delegate)</i>	It is in the study area.
<i>Councillor Janice Wright</i>	Two per cent.
<i>Archie McCallum (Delegate)</i>	<p>The reason - I don't know about the two per cent - the reason I say it's in the study area is that the east-west passage of the eastern portion of the Oakville Creek cuts off, and I refer to this document Maps 5-7, cuts off the water flow to the south part of the creek.</p> <p>All surface water and there are no, there are no wells there in the overburden, there are only wells in the rock, but all the surface water there flows south. It doesn't flow into the creek. It gets to the creek below the bridge at, if there's any water running now, it gets to the creek below the bridge at Lakeshore.</p>
<i>Councillor Janice Wright</i>	So you're suggesting that we should be dealing with the Trafalgar Moraine simultaneously?
<i>Archie McCallum</i>	I'm suggesting that before you do anything that you have

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<i>(Delegate)</i>	<p>this study, either by your own staff or if the expertise is not there by a hydrologist or the people who did these studies - I don't know where they area now – but what I am suggesting Madam is that there is a serious professional study done of that moraine before you make a further move.</p> <p>Because I'm hearing major conflicts on what exactly is there, exists there, in relation to what this document tells me. And that's the only document I have. There may be others, and I'm sure there are others.</p>
<i>Councillor Janice Wright</i>	Thanks for your input.
<i>Mayor Ann Mulvale</i>	Councillor Sanderson.
<i>Councillor Jody Sanderson</i>	Thanks Archie. Now who wrote that? That's a Regional report?
<i>Archie McCallum (Delegate)</i>	That was done by Ecologistics Limited. And it was written on behalf of the Halton Region and it is dated 1977, August the 24 th . It was done under the direction of E.R. Kressman, Senior Environmental Planner, and Mr. Terry Minnell was, at that time obviously, the representative Oakville on the committee that accepted this report.
<i>Councillor Jody Sanderson</i>	Thank you.
<i>Mayor Ann Mulvale</i>	<p>Thank you. It was actually I think - building on that - Archie you might recall the landfill debate? There was a lot of work done on that. These people on Burnhamthorpe remember it well?</p> <p>Because one of the candidate sites was in that immediate area and the people always said you'll find it's a surcharge as well as a watershed and subsequently that land was dropped from consideration quite early once they got the hydrogeology studies.</p>
<i>Archie McCallum (Delegate)</i>	This document, this document under ESA 10, study areas P and Q, notes, "This is a high, highly sensitive to landfill activity."
<i>Mayor Ann Mulvale</i>	Yep. Well that's part of what their submission was and we had to weight it out through the process but ultimately that material and others took that landfill site, candidate site

	out very early.
Archie McCallum (Delegate)	The other thing which I would study from is the fact that wells existed at that time. All these water tables were developed from sounding in wells and I presume these wells have been capped and still exist so that you have at least 24 years of reference to check any changes in the water table. Now, I can only presume they still exist. But maybe staff more than I do about that.
Mayor Ann Mulvale	Thank you. Thank you. Councillor Flynn, did you have a question?
Councillor Kevin Flynn	Yeah. Just I, I just want to confirm what Archie said and to thank him for the work he's done so far. I did return your call today, but I didn't get you at home I got your wife. The sequence of events that I've been told is the normal way of doing things - I'm not saying I support that way - but is that the watershed studies come a bit later in the process. And what you're saying from what you've learned to date is that you think they should be upfront and center.
Archie McCallum (Delegate)	I mean I don't honestly see Councillor Flynn how you can leave the watershed studies to the end of any process. I've been involved in - you'll hear the 'boos' in five minutes - in building pulp and paper mills for the last 50 years. And watershed studies are...
Councillor Kevin Flynn	<i>(Laughs)</i> Duck.
Archie McCallum (Delegate)	...upfront and center at all times. So I would suggest strongly Sir that you do never, you never agree to leave these types of studies until the end of the process.
Councillor Kevin Flynn	Thank you.
Archie McCallum (Delegate)	They may negate the whole process. <i>(Applause)</i> .
Councillor Kevin Flynn	Thank you.
Mayor Ann Mulvale	Any – I'm trying to help people get in training for this hearing that everybody tells me we're going to and if you do that you'll be in big trouble. So I'm just trying to help you, honest.

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	Are there any further questions of this delegation? Councillor Elgar.
<i>Councillor Allan Elgar</i>	Could I get your e-mail address and I could send you the map that I have from the hydrogeologist?
<i>Archie McCallum (Delegate)</i>	Yes, indeed.
<i>Councillor Allan Elgar</i>	Thank you.
<i>Archie McCallum (Delegate)</i>	You've actually got it on the Oakville Green. But I can give it to you after, yeah.
<i>Mayor Ann Mulvale</i>	Okay. So you're listed in that. No problem. So you can just go through that reference. You're normally our 'techie' on that sort of stuff, Councillor. (Laughter) Anything further? Thank you very much.
<i>Archie McCallum (Delegate)</i>	My pleasure.
<i>Mayor Ann Mulvale</i>	Appreciate it. Again, any speakers who are first time, who have not addressed this public hearing on OP198 who wish to speak at this time? Any first time speakers? Seeing not and with everybody's indulgence, I intend to restrict now to this listed second time speakers that we have. Just so we have an understanding. So I'll call for a final time. Any first time speakers who have not yet addressed Council at this public hearing on Official Plan Amendment 198? Seeing no such expression of interest, Mr. Clerk, I'm restricting now to the second time speakers who are listed. If you would please call forward.
<i>Phil Bouillon, Acting Clerk</i>	First listed delegation is David Bazar.
<i>David Bazar (Delegate)</i>	Hello again, Madam Mayor and Members of Council and members of the audience. You may remember I was the first speaker, way back when. Should I sign in again for tonight or...
<i>Mayor Ann Mulvale</i>	I don't think that's necessary Sir and you know that you, under the terms of the procedural bylaw, you're restricted

	<p>to new information. I actually still have my notes from your first presentation so please proceed.</p>
<p><i>David Bazar (Delegate)</i></p>	<p>Well thank you very much for reminding me of that and I believe that I will be restricting myself to new information and it's basically information answering I think a question that was asked at the time. And it relates specifically to the comparison of the areas that are currently designated in the proposed amendment as residential on the lands west of Neyagawa along Burnhamthorpe, on the south side of Burnhamthorpe from Neyagawa to the creek.</p> <p>And one of my comments was that I was concerned that this area was relatively small as compared to the Clearview area and that Council has previously expressed concern over Clearview as has staff, in terms of its size and the way that it's cut off from the rest of the community.</p> <p>And in looking at my maps, I had noted that this area also is relatively cut off from the rest of the community by employment lands in the current proposed designation to the north and to the east and major arterials and then with parkland on the south and then on the west by the creek itself. So it becomes very isolated.</p> <p>And what I didn't have was the actual areas of land that were either gross or net developable in that particular area, or the area of Clearview and staff graciously provided me with that information. And I'm able to give you that today.</p> <p>And so, what I've come up with to the best of my ability is that in the documentation that staff provided I believe it shows 350 acres of land in Clearview. What did it say here? In '76, let's see now. Three hundred and fifty acres of land. Housing in '96 was 7,465 persons. And that works out to, in hectacres, I calculated that at 2.4 hectacres – acres per hectacre - about 145 hectacres give or take. And that was without my calculator so we'll see how that went.</p> <p>So I looked at the land on the south side of Burnhamthorpe west of Neyagawa and it comes out to</p>

	<p>about 83 hectares.</p> <p>And I'm not going to bore you with statistics. I was going to sit down and say it's 40 per cent less, or 50 per cent, but it's quite a bit less than the size of Clearview. And I think that illustrates my concern.</p> <p>The land on the north side of Burnhamthorpe in that same quadrant west of Neyagawa is about 130 hectares. So it's almost, the north side of Neyagawa. And that's excluding the Management Board's secretariat lands. I believe if you include those lands - and I don't have the hectares for that because they extend so long they're not broken down separately - that area just on the north side exceeds the size of Clearview itself, whereas the south side is only a fraction.</p> <p>And I wanted to say that I've even included in there the Transportation Ministry lands and I'm not sure exactly what is going to happen to that since it's owned by the province.</p> <p>I also noted from the presentations tonight that we had - I just want to make sure I've got here, I'm sorry I was wrong about this. It's 130 hectares. Okay, I'm sorry. The Clearview community's 130 hectares, not 145. It's clearly in this document here.</p> <p>What I was talking about, the 350, the 350 acres or 145 hectares is the land that Mr. Horosko was talking about on the west side of the creek. And in my presentation I asked you to consider those lands for development and seeing if there's some way we can include them and I understand the restraints of the Regional Plan Amendment.</p> <p>Because the, and the reason I ask that is that the 145 hectares of land that Mr. Horosko was asking you to consider for employment use exceeds the area that I'm asking you to take out of the employment area and put into the residential designation. So it allows you to transfer all of those lands over there.</p> <p>And those are my comments for tonight.</p>
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<i>Mayor Ann Mulvale</i>	Thank you. Any questions of Mr. Bazar? Thank you. Councillor Sanderson.
<i>Councillor Jody Sanderson</i>	Just basically David you're saying just transfer. Switch them. Is that what you're suggesting? That it would be more than made up if we took the lands that are currently in the buffer. Is that right?
<i>David Bazar (Delegate)</i>	That's correct.
<i>Councillor Jody Sanderson</i>	Okay.
<i>Mayor Ann Mulvale</i>	Councillor Wright.
<i>Councillor Janice Wright</i>	Thanks David. Can you, that land you're talking about - I'm a little confused with the hectares and the acres and stuff like that - is that without the woodlots that I see there?
<i>David Bazar (Delegate)</i>	<p>Actually that makes it even more interesting because in Clearview effectively you've got your 130 hectares of land that's actually being used. I want to look in the document here, I've got, let's see now. The Clearview community is the smallest in Oakville and it describes it here as having 130 hectares of developable land.</p> <p>Now, when I tell you that there's 83 hectares on the south side of Burnhamthorpe in that area to the west of Neyagawa, that's gross. That's not developable land, that's the gross land. I would expect that the developable land would be less. And it could be, if you include woodlots, quote a bit less.</p> <p>Now Clearview does have some woodlots but I expect from this document that that is not included in the 130 hectares of developable land.</p> <p>Now on the north side of Burnhamthorpe there are woodlots that we fully expect some of, or all of which will be saved and will be excluded from the developable land. As there are lands in the areas that Mr. Horosko was talking about where there are woodlots there, some or all of which may want to be saved.</p> <p>And again, it's going to depend, I suspect, also on the relative qualities of those woodlots, as was described in</p>

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	the LGL Report. And I haven't compared the relative qualities of the woodlots on the north side of Burnhamthorpe to those in the area west of the creek.
<i>Councillor Janice Wright</i>	Okay well presuming that we would like to protect all of the woodlots.
<i>David Bazar (Delegate)</i>	Yes.
<i>Councillor Janice Wright</i>	And we're talking south of the 407 here, right?
<i>David Bazar (Delegate)</i>	Yes.
<i>Councillor Janice Wright</i>	What would the developable area be?
<i>David Bazar (Delegate)</i>	In which area are we speaking of?
<i>Councillor Janice Wright</i>	In the area you're speaking about.
<i>David Bazar (Delegate)</i>	On the north side of Burnhamthorpe?
<i>Councillor Janice Wright</i>	Well, combined. I think you're combining the two and comparing them to Clearview.
<i>David Bazar (Delegate)</i>	<p>Combined. The north side, let's see now, if I were to do a guess. What did I come up with here? If we don't include the woodlots, geez on the south side – it's pretty hard because I'm looking at the south side and a lot of those lots are entirely woodlot.</p> <p>Mr. Bowen's property for example is entirely practically a woodlot and Nabetta King's property is substantially a woodlot. You'd end up, for example on King's property I think out of four hectares you might end up with maybe a third of a hectare of land to build on if you left the entire woodlot.</p> <p>On my property, on the north, I've got, if I translate it to acres, I've got maybe 13 acres of open land and about 12 acres of woodlot. So yet Sylvia, if I look at Sylvia's land most of it is open. She's got some woodlot, maybe about 15 or 20 per cent.</p> <p>So, it looks to me though from the map, I'm just looking at an aerial map here, that if you combine the lands on the north and the south side of Burnhamthorpe and still retain all the woodlots that you'll have more net developable land than you would have, than you have currently in Clearview by a wide margin.</p>
<i>Councillor Janice Wright</i>	So you think combined without the woodlots we're still more than 130 hectares, which is what is in Clearview.

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<i>David Bazar (Delegate)</i>	Yes. Yes. And of course Clearview does have a woodlot in addition.
<i>Councillor Janice Wright</i>	In addition but we're not talking about it.
<i>David Bazar (Delegate)</i>	Yeah, right.
<i>Councillor Janice Wright</i>	Okay. Thank you.
<i>Mayor Ann Mulvale</i>	Thank you. Any further speakers? Thank you very much.
<i>David Bazar (Delegate)</i>	Thank you.
<i>Mayor Ann Mulvale</i>	The next speaker.
<i>Phil Bouillon, Acting Clerk</i>	The next speaker is Russell Kemp.
<i>Russell Kemp (Delegate)</i>	<p>Your Worship, Councillors, Staff, Ladies and Gentlemen. My last presentation on June the 26th focused on the need to establish upfront quantitative, measurable targets for saving our natural heritage. If you can't measure it, you can't manage it.</p> <p>Tonight, respectfully, I would like to focus on the need to prioritize.</p> <p>At my last presentation, Councillor Wright posed the question of how did I propose to handle the planned population increase. Implicit in my response was the notion that not all of the growth should or could be accommodated.</p> <p>And so I believe it comes down to the point where we must take a stand in the interest of those who currently live here. To do that, we must prioritize. We are beyond the point where the decision making will be simply another exercise in the so-called political art of compromise, i.e. satisfy all parties somewhat.</p> <p>You must understand that we face serious problems and need to choose a direction that will not exacerbate those problems. You will need to prioritize among conflicting alternatives.</p> <p>I think at first we need to clearly understand, squarely face the facts and make no mistake about it: We are in the midst of an environmental crisis in this land and in this community.</p> <p>As we all know, our current quality of life has degraded.</p>

	<p>Just look around us. The air we breathe, polluted and stinking, water, soil, atmosphere, temperature, noise, extremes in wind and rain and snow, extinctions in the natural world – all occurring not just elsewhere but in various degrees within this community we call home, Oakville.</p> <p>Why then in the world would we want to consciously take actions that would, without question, cause further environmental degradation? We must act responsibly for ourselves and for our children.</p> <p>While it is not a very charitable statement to make, sometimes charity has to begin at home. Otherwise the caregiver sometimes becomes sicker than the patient, particularly when the care giving is of such a proportion that it overwhelms the caregiver's capacity to absorb the load.</p> <p>The ability to say no at the appropriate time is sometimes critical to our personal survival. To never say no is to invite self-destruction. This basic rule of life also applies to a community.</p> <p>Ideally then, we should say no to the re-classification of the land from agriculture to urban. I believe this is an option Council should seriously pursue. However, I am not optimistic about this Council's commitment to such a radical but positive action.</p> <p>There is, however, a second pro-active course of action to consider. That is, let us say no to absorbing the full brunt of the growth targets of our senior levels of government. OPA 198 as currently drafted accedes to the full growth target. It clearly favors all-out development, housing and employment to satisfy the demand.</p> <p>We have to stop using the same old, time worn rules of thumb, which have led us to our present predicaments. We need to view this as not simply another large development project to accommodate more people, more houses, more jobs, more tax base and paying only lip service to the environment.</p>
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	<p>We must now think creatively regarding our final piece of natural land. Let's accept the fact that the term 'sustainable development' is an oxymoron and say no to this insidious urban sprawl paradigm. Consider this challenge as an opportunity. Let's have a vision, a dream. We need to shift our stance from being controlled to being in control.</p> <p>Why not then commit, as our first priority, to establishing a significant northern green space to preserve for Oakville our beautiful fields and trees and creeks and wildlife that now exists in tangible and natural form. We don't have to build it. It is already there.</p> <p>It will not only aid and contribute to maintaining the health of our environment, but would preserve a natural asset for our descendants. And more importantly, would not foul their future environment. We need to view this as our last chance opportunity to do it right.</p> <p>So our first priority should be the creation of an exceptional green space on the lands north of Dundas, setting aside whatever part of the present terrain that is required to preserve our wildlife and plants. We need to ensure that our few remaining green spaces are connected in a legitimate way, because that is what is required in order to sustain a wildlife population with refuge, migration routes and diversity.</p> <p>And while we're at it, let us reach beyond protecting what is technically described as 'environmentally significant lands' and let's also provide sufficient public lands so that we can experience the natural beauty and the tranquility of simple, open spaces.</p> <p>This approach will be the only way to achieve some measure of balance. Otherwise, the current version of OPA 198, which awards development the first priority will piecemeal the natural spaces to death. Once we have first ensured adequate provision for green spaces, our secondary goal would be then to look to the remaining land for housing and employment.</p> <p>In conclusion, please change the focus of OPA 198 from</p>
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	<p>simply getting the job done, i.e. accommodating growth for growth's sake to establishing as a first priority that the citizens of Oakville retain in significant and even enhanced form their last remaining natural asset. Aim for an improvement in our quality of life, not a degradation. For that, you will be thanked not only by our current citizens but also by future generations.</p> <p>With your permission, I would like now to take two minutes to inject just a touch of culture into the deliberations on North Oakville. I wish to read a short poem written some 30 years ago by an American outdoorsman and conservationist.</p> <p>In the poem, the author portrays a young boy in the future commenting on his environment. Listen closely to the words of the young boy in the poem as he laments the loss of his green spaces. Written some 30 years ago, but uncannily how some of the boy's words describe some elements of Oakville's current environment and some of the green space issues we are grappling with today. It is entitled 'A Sigh in the Wind' by B.H. Fisher.</p> <p>From an empty rise on the barren ground The sob of a boy and his wailing hound Could be heard in the breezes soft and clear Through a wilderness left from yesteryear 'Twas a saddened sigh of a future child In a futile quest for the woods and the wild Then a tear drop fell as he gazed up high And in barely a whisper asked us why Why is the green foliage no longer here What caused all the flowers to disappear Who soured the meadows so that they reek Why is the topsoil so barren and bleak Why are the rivers so murky and cold Why are the lakeshores fermented with mold Why does the sunshine seem musty and dark Where is the call of the loon and the lark You who were living when time was benign Selfishly castrated that which was mine Never a thought to the waters and sod Never a thought to the boundaries of God Good conservation could not fill your need</p>
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	<p>Reckless abandon was part of your creed Pestilence, fire, pollution and gore Were plagues that you lived with, brought on by war This was to be a great land of the free Home of the brave, to be passed on to me This was my heritage, proud and divine Look good, and see what was actually mine Thus ever so softly the sobs passed on The breeze in the wilderness now was gone All that remains for both you and for me Is our steadfast pledge that this will not be</p> <p>Thank you.</p>
Mayor Ann Mulvale	<p>Thank you Sir. Questions of the delegation? Councillor Wright.</p>
Councillor Janice Wright	<p>Thank you Russell. I guess what I'm grappling with here is the fact that my understanding is that the land north of Dundas is already designated urban. And that's something that we as a municipality have no, we have no say about. That's already been done. So, it's a pipe dream to think that it's agricultural. Is that not your understanding?</p>
Russell Kemp (Delegate)	<p>That's not my understanding. I don't think anything is forever. And I realize that half of this Council sat on the Regional Council when this plan, this dictate occurred. So, to take refuge in the fact that it's being imposed on us from on high, I think is ducking the issue.</p> <p>I don't believe anything is fixed in stone. I believe that if it's the will of these people in this Town of Oakville that this could be modified. And I hear that the Region is now in the process of changing their plan. Well, maybe they're going to change it for the better for us.</p>
Councillor Janice Wright	<p>Okay. Well, let's hope they are.</p>
Russell Kemp (Delegate)	<p>You know, somewhere along the line we have to say no to some of this stuff, in whatever form that takes.</p>
Councillor Janice Wright	<p>Okay. Just one more question. Is it your understanding that while these lands and woodlots are in private ownership that they are preserved, that there is some preservation put on these woodlots?</p>

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	Because my understanding is that while they're in private ownership, there's no protection for them. They could be cut down tomorrow. What's your understanding of that?
<i>Russell Kemp (Delegate)</i>	From what I've heard here tonight, yes I understand that could be, yes.
<i>Councillor Janice Wright</i>	Okay. Thank you.
<i>Mayor Ann Mulvale</i>	Any further questions? Seeing not, we thank you for your presentation tonight, Sir. Ladies and Gentlemen, that concludes the delegations tonight. As I indicated to you, the procedure from where we go and I read it into the record. Sorry. Mr. Burton.
<i>Rob Burton (Delegate)</i>	Is it permissible to ask a question?
<i>Mayor Ann Mulvale</i>	With Council's indulgence it is. If it's a question. You are, you had more than an hour and 20 minutes last time, so if you have a question or something supplementary, come forward. It's better than shouting. Use the microphone.
<i>Rob Burton (Delegate)</i>	Could the Town be so good as to provide any information that we could have as to what kind of a Cutting Bylaw the Town may have with respect to woodlots?
<i>Mayor Ann Mulvale</i>	Tree cutting. You know that we're working on a bylaw for on private property. We've passed the first part. We can certainly make that available and we can update you on the status of where we're going with the second component.
<i>Rob Burton (Delegate)</i>	I just wanted to be able to confirm what I thought I just heard to the effect that people could cut down a woodlot completely tomorrow without any let or check. And if that's true I'd like to know that. And if we don't, if that means we don't have a Cutting Bylaw...
<i>Mayor Ann Mulvale</i>	We have, we have part of a bylaw and we took some baby steps. Now I don't know if Mr. Gates can update. I don't think, I think it's someone in his department, but we can give you an initial response and we'll certainly send you a further response. Mr. Gates, could you assist the Chair?

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<i>Douglas Gates, Town Solicitor</i>	With respect, you're correct. We passed one bylaw relating to I think it's highways. But the private property one is coming forward I think this Fall. There also is a Regional bylaw that relates to woodlots as well and we'll make sure Mr. Burton gets that information.
<i>Mayor Ann Mulvale</i>	Thank you. We put the Regional one in after a very unfortunate situation when someone who was not granted permission to subdivide. He then went out with a chainsaw and cut on the basis – there's a condition that people can cut for their own need and then it becomes an issue of interpretation as to what that need might be. But in that case, we lost a whole bunch.
<i>Rob Burton (Delegate)</i>	Well it was, it was in, I was recalling that incident, which I heard here last year when I heard Councillor Wright put a suggestion forward that there was no barrier to such behavior.
<i>Mayor Ann Mulvale</i>	I think the point of the issue is that we don't have as much control as if for instance with the ORC lands that they've now, the 300 acres? We feel much more confident of having control.
<i>Rob Burton (Delegate)</i>	But the need has been recognized.
<i>Mayor Ann Mulvale</i>	My answer to you is, as Mr. Gates has said, we will send you the material. The reports are public. We're pleased to do that.
<i>Rob Burton (Delegate)</i>	I appreciate any clarity that can be brought to it.
<i>Mayor Ann Mulvale</i>	Be pleased to do that. Okay. Now, to the members of the audience who were here at the beginning, they'll know that I read into the record how we'll proceed from here. I'm pleased to say there are copies of that at the back. And essentially I'm looking for a motion to recess this meeting until Monday September the 10 th .
<i>Councillor Ralph Robinson</i>	So moved.

<p><i>Mayor Ann Mulvale</i></p>	<p>Thank you Councillor Robinson. At that point in time, we will continue to hear – this is a public hearing - and for people who wonder about the Chairing of this, I am governed by the Planning Act, which is why I poll and when I'm very precise on the language at the beginning and the conclusion of each meeting. Because my fundamental role and responsibility is to ensure that this public meeting is appropriately conducted under the terms of the Planning Act.</p> <p>And so we have a motion on the floor to Councillor Robinson, which would recess this meeting to resume on Monday, September the 10th in this Council Chamber.</p> <p>We will continue to contact two people at least that we have been unable to contact for this meeting to advise them of that opportunity.</p> <p>In addition, any new time frames will be properly advertised and we will be proceeding on this basis.</p> <p>So a motion to recess until September the 10th, moved by Councillor Robinson, all in favor please signify. That carried unanimously.</p> <p>Motion to adjourn the meeting, well we've just recessed it, don't have to do that, don't have to do that. See you on the 10th of September.</p>
<p><i>Meeting is adjourned.</i></p>	