

Before we can even rewrite OPA 198, the following items must be addressed and completed:

1. A detailed hydrogeologic study of the whole development area, including the Trafalgar Moraine, must be completed.

This will determine the effect of development on Oakville's six major creeks, as well as groundwater recharge and discharge.

This will also better determine the optimal location of residential and employment lands.

In addition, we know that developers are studying the Moraine. Why isn't the Town? Is the Town going to depend on the developers' studies to determine the fate of the Trafalgar Moraine?

2. Oakville must have an Environmental Management Plan in place.

Resident involvement will be an integral part of developing a vision, benchmarks, timelines, funding options, and other considerations in our environmental management plan.

A local Environmental and Ecological Advisory Committee, drawn from interested local residents should be established.

An environmental planner who reports directly to Council should be hired.

Studies of air quality and water quality/quantity must be completed, which will include the potential impact of any new development. Measurable standards of quality/quantity must be established and maintained. Following the studies, the Town must pursue an aggressive air quality improvement program.

Monitoring of environmentally significant lands should proceed before, during, and after development.

The environmental management plan will include a procedure for deciding what should be "peer reviewed" and the criteria for that peer review.

Other communities in the GTA, such as Whitby, Ajax, Caledon, Sudbury, Ottawa, Hamilton-Wentworth region have an environmental management plan in place or are in the process of implementing one.

3. The 5-year review of the current Regional Official Plan must be finalized.

The revised Regional Plan must incorporate safeguards for tableland forests and other environmental features, with input provided by the Town, in consultation with its residents.

Oakville's Official Plan must conform to Halton's Regional Official Plan. Halton's Regional Official Plan is in the process of being reviewed now (and should be completed by the spring of 2002), and it is our understanding that the revised plan could incorporate more protection for environmental features.

4. A financial impact analysis that demonstrates that this growth is self-financing must be completed and shared with the public.

There must be a mandatory review and if necessary, a revision of the analysis before the commencement of each new phase of development.

5. Further information to support development in north Oakville is required.

Space and cost requirements must be established for infrastructure, including but not limited to additional power plants, hospitals, water treatment, recycling, and waste disposal facilities.

The true cost of potential environmental degradation must be determined.

There must be a mandatory review and if necessary, a revision of the requirements before the commencement of each phase of development.

6. An effective and efficient mass transit plan must be designed and funded by appropriate regional and provincial bodies

Let's remember the Metrus land where it says that no development can occur until the Rebecca Street Bridge is built and write into OPA 198 that no development approvals will be granted until an effective and efficient mass transit system is in place.

(No OMB appeals made on this Rebecca Street restriction)

7. The Town must reconcile the density numbers used in OPA 198 with historical density numbers that are reflective of the traditional character of Oakville.

For instance, according to the OEDA (Oakville Economic Development Alliance), Oakville currently has approximately 50 employees/hectare in the employment lands. Yet for north Oakville, HUSP calls for only 37 employees/hectare. This means that as far as OPA 198 is concerned, the Town will be less efficient in its land use than it is even today. The Town is doing the opposite of what it says it wants to do which is to attract high-tech industry. High-tech industry requires less land and increases the likelihood of developing a live-work situation.

For residential land, the opposite seems to be true. Developers are routinely granted variances in their densities allowing lower density developments than planned for. This was the case with the West Oak Trails development. If the market dictates lower densities, how does the Town realistically plan to achieve the HUSP projection which dictates that Oakville takes another 50 000 people?

8. The final location of CN Intermodal must be known because it will have a significant impact on the preservation of the urban separator in perpetuity, as required by HUSP and the location of industrial lands and road requirements.

A rewritten OPA 198 needs to include the following:

1. A clear and firm commitment to preserve the Natural Heritage System, including all linkages, as recommended by LGL in its North Oakville Natural Heritage Inventory and Analysis (1999).

The Natural Heritage System must be identified and mapped.

A determination must be made as to how the lands in the Natural Heritage System will be acquired/preserved and necessary financial commitments must be made.

Environmental assessment of the Buttonbush Swamp must be completed, by a consultant other than LGL.

In the Globe and Mail, the Oakville Economic Development Alliance called for a balanced approach to planning for north Oakville to include at least 1/3 open space. Oakvillegreen heartily supports this position because it will easily accommodate the 1250 acres of environmentally significant land plus the required linkages.

2. A specific intention to eliminate any potential need for a Burnhamthorpe Bridge.

As EEAC suggested, a community should be designed so that a bridge is not required.

The "do nothing" alternative of an environmental assessment is inadequate because if the community is not designed correctly, the "do nothing" alternative can be and will be reconsidered over time.

3. A clear strategy for attracting specific businesses that would allow for viable live/work situations.
4. A new designation for the protection of environmental features.
5. Commitment to exploring ways in which existing residential neighbourhoods in north Oakville can be appropriately integrated into the urban design for that area.

This applies to Burnhamthorpe in particular.

6. Appropriate phasing regulations for employment lands.

These regulations would ensure that appropriate vacant employment lands south of Dundas are utilized BEFORE development of new lands begins in north Oakville, thus preventing the phenomenon of "leapfrogging" and "employment sprawl." Employment land phasing is practiced in other GTA communities.

7. Clear and unconditional wording including, but not limited to the preservation of the Natural Heritage System, the Trafalgar Moraine, air pollution reduction and reduction of traffic congestion.

Summary:

Isn't the onus on the Town to prove to its residents that there will be no environmental degradation, the Natural Heritage System will be protected, we will have timely access to adequate health care, this development will not cost the taxpayers money, the creeks will not dry up, that we will be able to move and be able to breathe? If the Town wants us to buy into their plan, we need to see their work, not just assurances that everything will be fine. We are not willing to take this on trust. It is the Town's responsibility to prove to us that this plan will work.