

**Creebank Developments Ltd.
Application to delete 2362 Upper Middle Road
from Parkway Belt West Plan (PBWP)**

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**Presentation to Town of Oakville
Planning and Development Council
October 24, 2005**

Presentation objectives

- Creebank and Town of Oakville staff analysis of PBWP objectives framed too narrowly
 - Parkway Belt policy created rich legacy for our generation
- 2362 Upper Middle Road analysis should be “scoped up” to consider
 - Existing neighbourhood preservation
 - Continuous north-south public/open corridor
 - Natural heritage protection
 - Strategy to cluster high-rise development in designated urban nodes
- Creebank development is inconsistent with
 - Provincial *Growth Plan* objectives
 - Halton and Oakville *official plan* objectives
- Making the right decision
 - A decision today for the long-term future
 - Private developer interest should not set land-use policy
 - Do not allow private developer interest to override Provincial, Regional and Town strategic direction – and citizen aspirations – for sustainable land use and development

Tyranny of incrementalism

- Time to stop “tyranny of incremental decision-making” – result is
 - Mediocre urban design and planning at best
 - Permanent damage to quality of natural heritage and neighbourhood character at worst
- Deletion from PBWP could be initial step to irreversibly transform 2362 Upper Middle Road and adjacent lands:
 - High-rise concrete slab structure – not state-of-art urban design
 - Massive surface parking lot – paving over 20% of property area
 - 100% out-of-context with surrounding neighbourhood character
 - 100% out-of-context with surrounding natural heritage
 - Un-quantified environmental impacts from squeezing up to 400 residents and their private cars 15 metres from sensitive ravine/watercourse “top of bank”

Oakville staff supports Creekbank application

- Both Creekbank and Town of Oakville staff provide identical, minimal explanations on how the proposed deletion is compatible with Parkway Belt objectives

<i>Creekbank Development Ltd. October 14, 2004</i>	<i>Town of Oakville Staff September 23, 2005</i>
<ul style="list-style-type: none">▪ “Table lands to both <i>[sic]</i> the east, west and south of the subject property have already been deleted from the PBWP”▪ “The table land portion of 2362 Upper Middle Road is a <u>remnant parcel</u> within the PBWP”	<ul style="list-style-type: none">▪ “The lands to the west, east and south of these lands have already been removed from the PBWP area”▪ “Removing these lands from the PBWP area is appropriate and consistent with the treatment of the adjacent lands, which have already removed <i>[sic]</i> from the Parkway Belt Plan”

Analytical depth missing from Oakville staff report

- Staff report takes a cursory yes/no checklist approach, based only on four PWBP goals

<i>PBWB goal</i>	<i>Staff analysis of 2362 Upper Middle Road</i>
Identification of urban areas	<ul style="list-style-type: none">▪ Is not an urban separator▪ Does not define the edge of municipalities
Integration of the system of urban areas	<ul style="list-style-type: none">▪ Is not a link between areas▪ Does not provide for a linear facility
Land reserve for future flexibility	<ul style="list-style-type: none">▪ Is not needed for provincial land reserve
Linked to open space framework	<ul style="list-style-type: none">▪ Does not perform open space function

Perils of “remnant” approach

- “Remnant” approach to 2362 Upper Middle Road – and framing PBWP impacts in such narrow terms – will limit scope for
 - Balanced, fair and fulsome policy and planning analysis
 - Citizen and community input
- Oakville staff track record: diminishing the importance of PBWP policy intent and amendment process
 - PBWP is “antiquated” and “shell of former self”
- From outset expressed pre-determined outcomes
 - Citizens could consider negotiating a “compromise” development proposal with Creekbank
 - Development could occur on east and west adjacent properties, even if 2362 Upper Middle Road remained in PBWP

Key supporting PWBP objectives overlooked

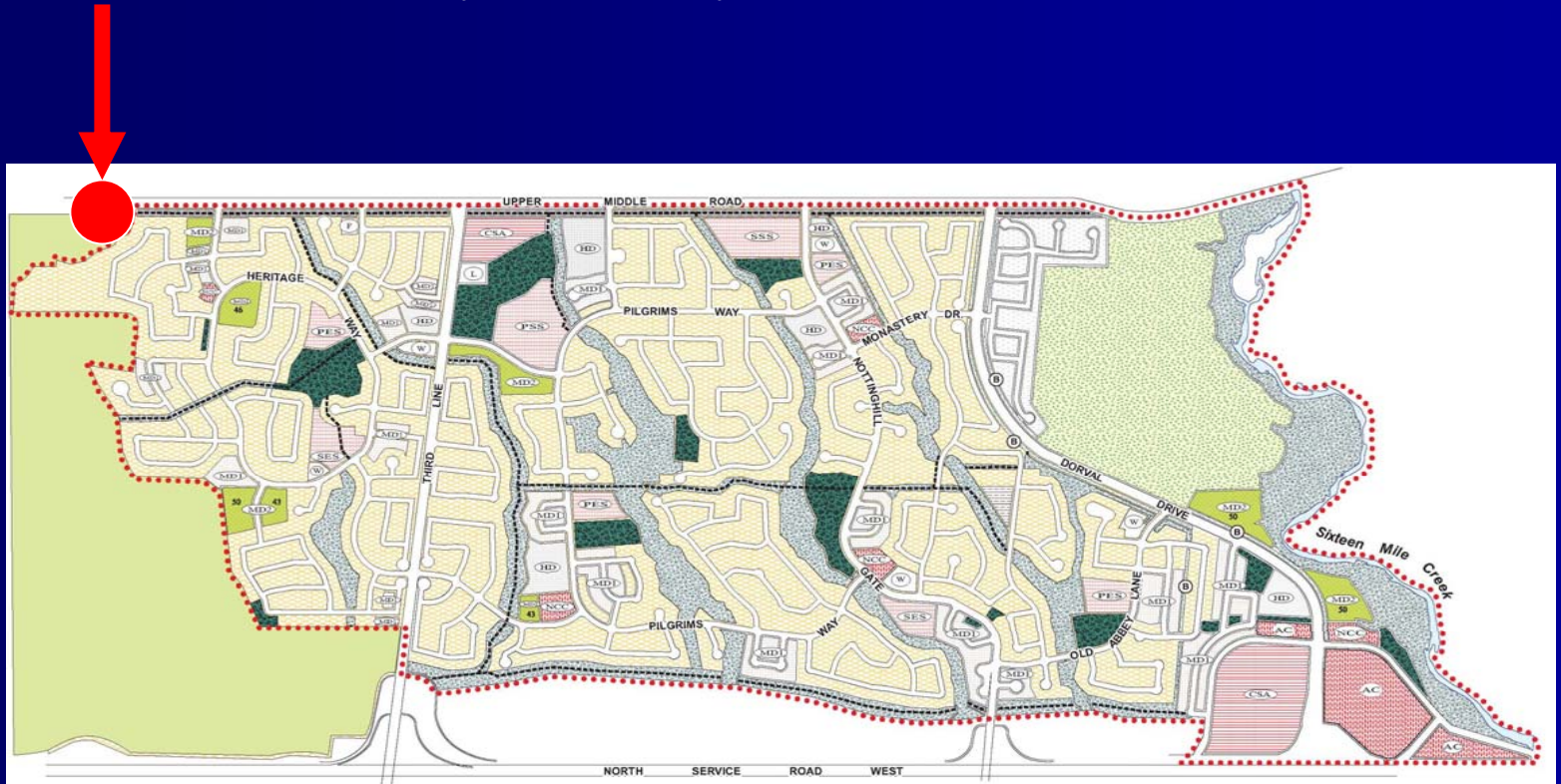
<i>PBWP Policy Intent</i>	<i>PWSB objectives not addressed in Oakville staff report</i>
Linked public open spaces	<ul style="list-style-type: none"> ▪ “Link existing and proposed public open space and recreation areas <u>into a network</u>” ▪ “Provide <u>a system of open space and recreational facilities</u> linked to each other, with nearby communities and with other recreational areas”
Urban connectors	<ul style="list-style-type: none"> ▪ “Provide residents with <u>a sense of community identification</u>” ▪ “Link urban areas with each other... without disrupting <u>community integrity and function</u>” ▪ “Define urban areas by means of clear <u>limits to urban physical development</u>” ▪ “Separate urban areas by providing <u>a break in the continuous urban land use</u>”
Sustainable development and environmental protection	<ul style="list-style-type: none"> ▪ Include natural features “which provide <u>physical, identifiable boundaries</u>” ▪ “Preserve <u>prominent natural features</u>”

Parkway Belt a product of visionary thinking

- *Design for Development: The Toronto-Centred Region (1970)* and precursor to *Parkway Belt West Plan (1978)*
 - “A multi-purpose system which would incorporate many kinds of transportation, pipelines and electrical power lines, water and sewer lines... with open space added”
 - “It would reduce the number of separate swaths cutting through future urban communities”
 - “Defined open space would provide trails joining intersecting ravines and abutting parks, a buffer against traffic noise, room for selected low-density public facilities, and respite from the frustrations caused by continuous urbanization”

Need for wider analytical lens (1)

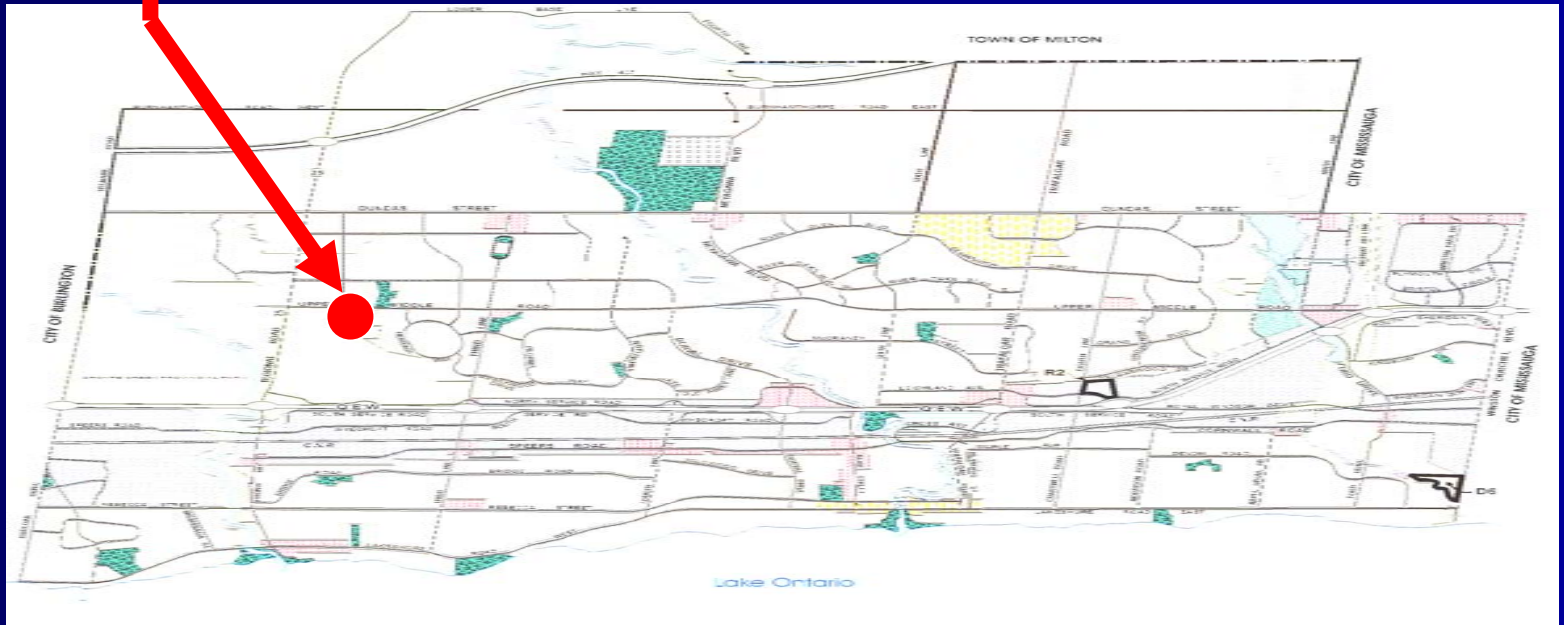
2362 Upper Middle Road is not a remnant parcel in the northwest quadrant of Glen Abbey Community



Need for wider analytical lens (2)

It is situated in the bigger Oakville context, with impacts on

- Glen Abbey Community
- West Oak Trails Community
- Palermo West
Community/ Parkway Belt boundary



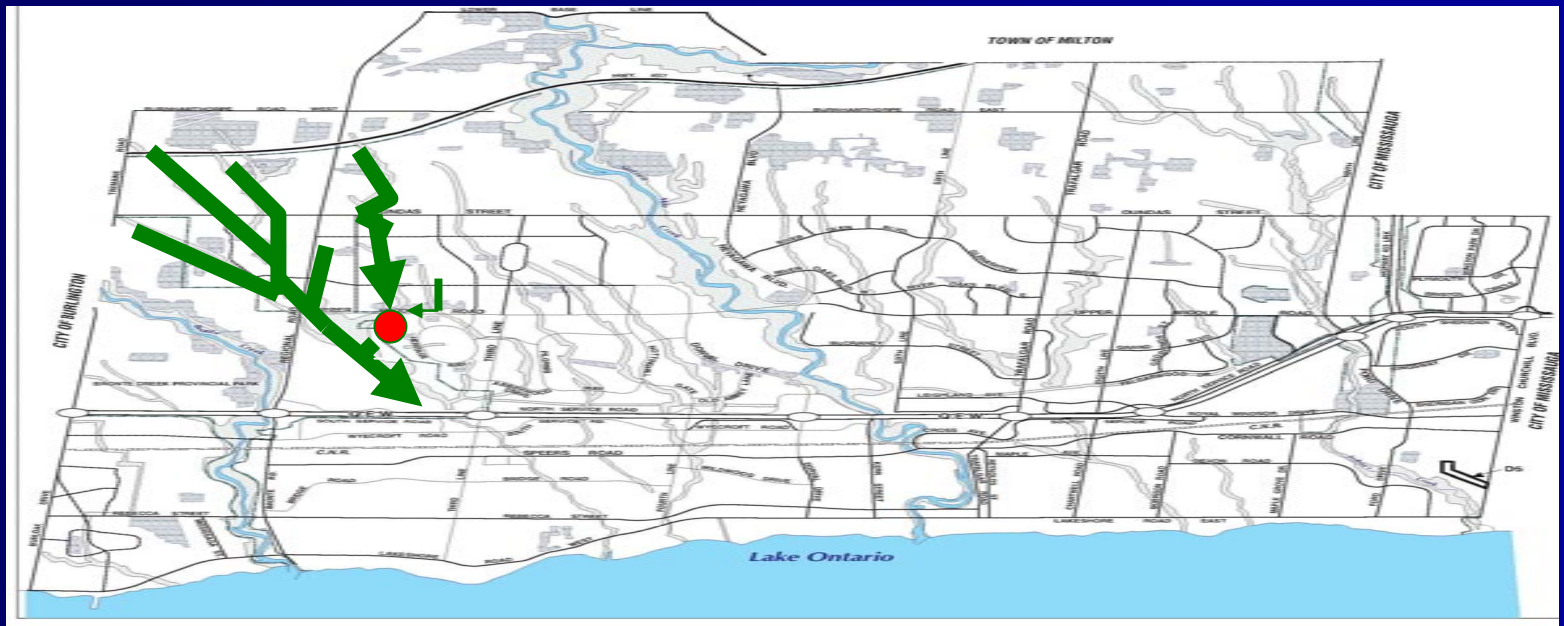
Need for wider analytical lens (3)

It is pivotal to a linked north-south open space corridor

Following the 14-Mile Creek watercourse and valley lands

Creating an urban separator, integral to a healthy community

Providing an essential break in continuous east-west urbanization



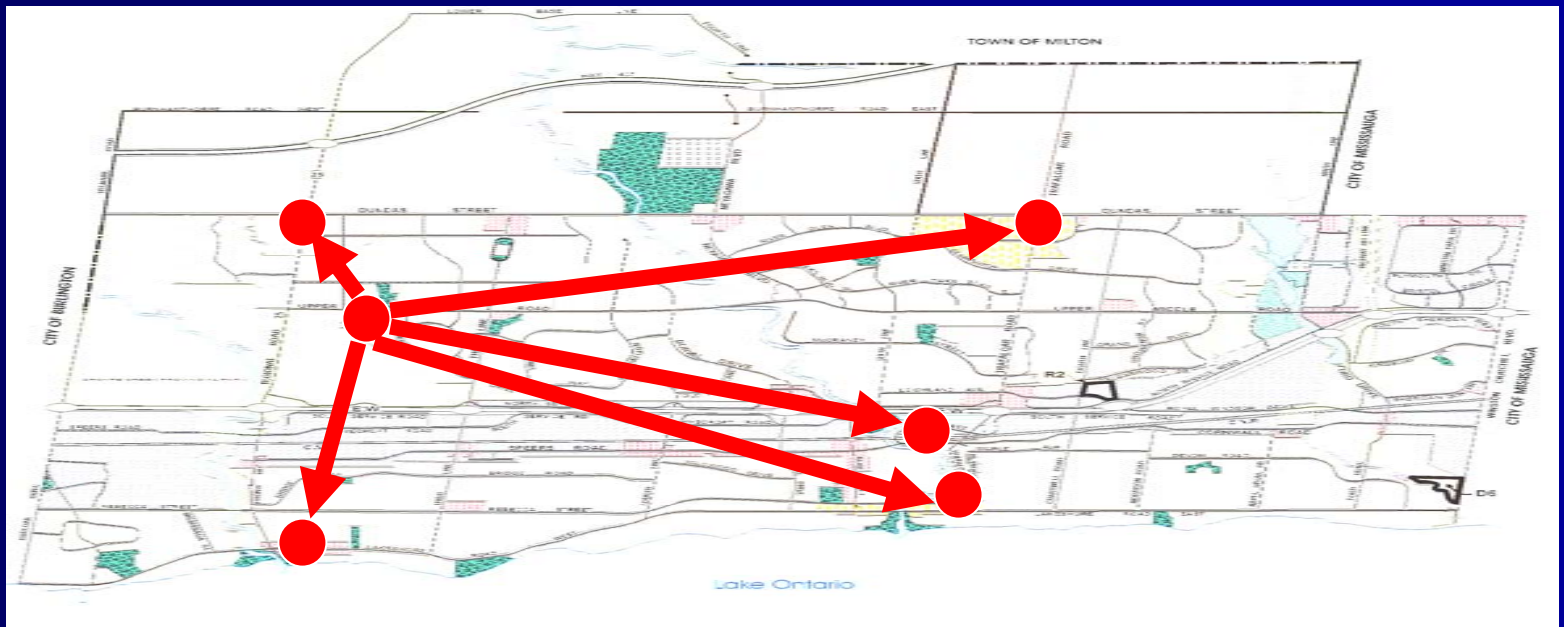
Need for wider analytical lens (4)

High density development should be part of directed growth policy

Directed to urban nodes

Sustained by higher-order transit

Characterized by adjacent commercial/residential mixed land uses



Creebank is inconsistent with *Growth Plan*

- Provincial *Growth Plan* sets out “vibrant, compact, efficient urban form through urban growth centres (UGC’s) and intensification corridors”
 - UGC’s “act as, or have the potential to become, regional focal points that draw people and businesses because of the housing and employment opportunities they provide within a livable, pedestrian-friendly environment”
 - Intensification corridors “will accommodate significant growth in areas that are or will be well-served by transit”
- *Growth Plan* identifies only one UGC and three “higher-order” transit corridors
 - Oakville Midtown Core UGC
 - Existing GO Lakeshore West corridor
 - Future Highway 403 and 407 transit corridors

Creebank is inconsistent with *Halton Plan*

- “Buffered” high-rise nine-storey apartment slab at 2322-2362 Upper Middle Road will not:
 - Be consistent with Halton Regional Plan objectives for “urban nodes”
 - Provide “an urban form that is complementary to existing developed areas”
 - Promote “live-work relationships”
 - Be “environmentally more sustainable”
 - Be “an urban design that favours pedestrian traffic and public transit over the automobile”
- Halton Regional Plan defines five urban nodes in Oakville
 - Oakville Central Business District
 - Oakville Midtown Core (GO Station)
 - Oakville Uptown Business Core (Dundas and Trafalgar)
 - Bronte Community
 - Palermo Village Centre (Dundas and Bronte)

Creebank is inconsistent with *Oakville Plan*

- Oakville Council must ask: How will Creebank development fit with key principles of Town of Oakville official plan?
 - “To protect the natural environment and to promote a visual appearance in the built environment in sympathy with the natural landscape”
 - “To preserve the character of Oakville’s family of existing and new communities”
 - “To encourage land use development practices which result in... sustainable and environmentally sound land use settlement patterns”
 - “To implement an ecosystem approach to planning and development which minimizes the disruption to natural resources...”

Conclusions and recommendations

- Stop the tyranny of incrementalism
 - Council's decision on 2362 Upper Middle Road should be considered in 30-year-plus timeline impacts
- Think strategically, consistent with the visionary architects of
 - Parkway Belt, *Growth Plan* and *Places to Grow*
 - Halton and Oakville official plans
- Not only a northwest Glen Abbey neighbourhood impact – also at stake
 - West Oak Trails and Palermo West community impacts
 - Linked north-south open space/urban separator
 - Endangered red dace fish species
- **Retain 2362 Upper Middle Road in the PBWP**
 - Premature to consider PBWB deletion without
 - A sustainable long-term planning vision for 14-Mile Creek table lands
 - Integration with broader Provincial, Regional and Town policy objectives