

# Trafalgar Chartwell Resident Association – Annual General Meeting

May 8, 2024

Recorded via Zoom

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## Full Transcript:

### **Carolyn McMinn, President:**

Good evening, everyone. Thank you very much for joining us tonight. Before we begin, I would like to honor the land and territory on which we are gathered. These lands surrounding the Great Lakes are steeped in indigenous history. As we gather today on these treaty lands, we stand in solidarity with our indigenous brothers and sisters to honor and respect the four directions, lands, waters, plants, animals, and ancestors that walked before us. We acknowledge and thank the Mississaugas of the Credit First Nation for being stewards of this traditional territory.

Welcome, everyone, and thank you for joining us this evening, both online and in person. I'd also like to give a big shout-out to the IT department for getting us up and running—they worked magic about an hour ago. So, that was fantastic.

For those of you who don't know me, I'm Carolyn McMinn, and I'm the president of TCRA. Tonight, we have three guest speakers: Mayor Burton, Councillor Janet Haslett-Theall, and Dave Gittings. Thank you very much. I'd also like to introduce the members of our board: Doug McKirgan, Hugh Murray, Dan Woodoff, Doug Plant, Claire Merry beside me, and Paul Ambrose.

We have received the questions that you've submitted, and Claire will address them to the relevant speaker at the relevant time. We do have cards somewhere, so if anyone thinks of a question during the night and we have time to address it, we will very happily get the question answered. If not, we will post the answers on our website.

This is my fourth and final year as president. I'm moving with my family to Virginia Beach in July. Once again, I'm going south of the border. Once again, I would like to sincerely thank the other directors of the residents' association, both past and present, for their trust, their support, as well as for sharing their knowledge and their expertise. I've really enjoyed the role of president; I get to meet all sorts of interesting people. And I've learned an enormous amount not just about planning and development either. I'm invited to attend meetings with other community leaders.

As an organization, TCRA has the ability to advocate for our residents and to enhance the future direction of Oakville. The one thing that strikes me is that we're all working to make Oakville the best place to live in Canada, if not the world.

In terms of recent events, I would like to thank the Mayor and Councillors for listening to us regarding the proposed official plan amendment for Midtown. They have heard our concerns about the impact on everyone's lives of the potential heights and population densities that were being proposed in the preferred concept put forward by the consultants. A sincere thank you. At the planning and development meeting on April 22, a motion was put forward to overhaul the draft official plan amendment for Midtown, and it was very well received. As a result, there has been a change of direction for the future of Midtown, more in line with the livable local plan. Passionate residents and strength in numbers lead to what I refer to as democracy in action. There is clearly more than one way to meet provincial population growth mandates, both for Midtown and for Oakville more broadly.

The development of Midtown has been our main focus over the previous year, and it will continue to transform our neighborhood over the next 30 years. TCRA will continue to pay attention and influence outcomes as best as we can. So, during the year, we've also attended many public information meetings. We attended the Committee of the Whole meetings. We've been to planning and development meetings, and we've met with developers and town staff, and it's been a very, very busy year for us all.

As a board, we are representing our residents' members here. I think what we all want is responsible, intelligent, environmentally friendly development. We must intensify because paving over our farmland is not the solution for our housing needs. There is both a lack of supply as well as a lack of affordable supply of housing. This needs to be addressed at all levels of government. And removing so-called red tape barriers to issuing permits is irrelevant if developers can't or won't put shovels in the ground. So, there is both the supply chain and skilled labor shortages. And we're hoping that that will be addressed somehow, soon.

Moving forward, we're looking for some additional members and volunteers and directors for our residents' association. I'm going to stay on as a director until June 30, after which Doug McKirgan is going to become interim president. If you're interested, please come, and see any of us after the meeting or email us at [info@tcra.ca](mailto:info@tcra.ca). The pay is great. It's a voluntary position, and there's loads of overtime available. It can be intense, but it's incredibly rewarding to help shape the future of our community. Don't ask yourself why. Ask yourself why not? That's what I did when one of my neighbors, who's actually sitting in the audience, approached me about five or six years ago. You don't need any fancy qualifications. Aside from some basic computer literacy. You do need both the willingness and ability to command a few hours each week to work on things such as discussion and position papers, delegations to planning and development meetings, and attending public information meetings run by developers. Much of this is done by zoom, which I find very effective, although increasingly hybrid and in-person meetings are resuming. It's a really interesting way to volunteer in our community. We have a history of strong community engagement, and I look forward to

receiving your applications. We have already sent an email blast with the link to apply, and it can also be found on our website.

Right, the membership renewal competition winner will be drawn at the end of the meeting, and we're using the computerized hat version that we've done something similar previously. I'd now like to hand over to our Secretary and Treasurer, Paul Ambrose, to announce the results of the voting which took place online last week.

**Paul Ambrose, Treasurer:**

Members were asked to vote on a couple of resolutions on the board of directors. The first resolution was it was resolved that the minutes of the 2023 TCRA Annual General Meeting be accepted and approved. 59 members were eligible to vote; 46 actually voted. 41 approved, and five abstained, so the resolution is approved. Oh, sorry. Is that better? Shall I repeat myself for the second resolution?

So, the second for approval is resolved that Trafalgar Chartwell Residents Association, Inc. be exempted from the requirement of financial review until the 2025 Annual Meeting. This exemption, if we do not approve it, then the Ontario Not-for-Profit Corporations Act requires an audit or financial review, which would cost far more than we bring in in a year, so 46 members approved that, no abstentions. So that's approved. And then the last item for approval was the slate of directors, which includes in alphabetical order, Paul Ambrose, Claire Merry, Doug McKirgan, Carolyn McMann, Hugh Murray, Doug Plant. And again, this has been approved on the small ones all at once. So that concludes my section. You want to do the raffle for the...

**Carolyn McMinn, President:**

Yes, I was just getting excited. So why don't we? The moment we've all been waiting for, the winner of the membership. So, let's look at the computer where he's entered everyone's names into a hat. Everyone, that we need by, I think whatever the due date was directors are excluded. We can't win our membership fee back. So, he's currently spinning it can we see you can see that online. There we go. Oh...

**Paul Ambrose:**

Okay, first thing we'll do is shuffle the deck a couple of times.

**Carolyn McMinn:**

It's like an online casino.

**Paul Ambrose:**

And then spin. Well, there we go. The winner is Diane Lemieux.

**Carolyn McMinn:**

Congratulations, Diane. I'm not sure where you are. Fantastic. Thank you, Paul. That concludes the AGM although instead the winner will get a gift card for downtown Oakville to spend at the store. But I'd like to declare the meeting closed and without further ado, I would like to introduce a man that needs no introduction, Mayor Rob Burton. Thank you...

**Mayor Rob Burton:**

I remember a few minutes ago, we were sure I knew how to work this thing. Thank you, Carolyn. Thank you everybody for the attention that you give to town affairs. When I had the pleasure of leading the Joshua Creek Residents Association, we didn't know, we couldn't find any records of how old we were. We just knew that TCRA was older. So, we always looked to you guys as the founders of the movement without any real evidence but just you know, word of mouth and folklore if you will. So, the title is yours to claim. And I dare say the most active RA in my time as mayor. We have a lot of excitement ahead of us.

There are actually other things to do besides worry about Midtown and I'm hopeful that we will get to those things soon. I do look forward to June 3 to trying to resolve some kind of consensus view about what to do in Midtown. I am always guided by a historical sense of awareness about the province of Ontario. They like to have their way and when they think they're not having their way they always intervene. And so, the trick is to pitch our position in such a way, that we can stand it and they'll put up with it. If I can phrase it that way. Because as you know they are the masters of the universe. Cities are created and dissolved by whim of the legislature. I remember before Mike Harris there were 1,600 cities, municipalities in Ontario, and then one day there was 444. So, a little reminder that they are the boss.

I said Monday night that the federal government has decided to come to the housing party, and I wish they would come as a partner, but they seem to be coming as a boss. And their infrastructure. And before, I just there's a little setup for the infrastructure money, I need to say.....throughout this this housing crisis, as the as the province began more than two years ago to believe that it was planning approvals that needed to be sped up. I've been steadfast and telling the province that planning is not the problem. Infrastructure is the problem. And they have belatedly learned the truth of that and the federal government in their budget has announced \$5 billion for municipal infrastructure they spread across the country. Ontario usually gets around 40% of any federal money. That'll be about \$2 billion and the federal government just at the same time that the provincial government has decided that cutting development charges is a good way to slow down infrastructure and therefore they're reversing their approach to cutting DCs in Bill 185, that's live in the legislature and expected to pass by June. The federal government has now entered they've come to the party, and they've said it'd be a great idea. Unless the province of Ontario, cities, freeze their development charges for three years. No soup for you. No money from the from the infrastructure fund.

And there's \$12 billion of infrastructure that needs to be built to meet these housing targets over the next eight years or so, and none of that money is in development charges yet because with all the constant change that's been going on, we've been waiting for the last shoe to drop. And it's a very big deal to change your development charge study which has to be the foundation of a developer charges by law. You can't just waltz in and say, right, we're changing this number to that number to the other

number you got to you have to have all this proof that those are the right numbers. So, if you if you freeze our DCs for three years we can't add the 12 billion into the DCs and all we get as to well, 12 minus two is minus 10. And we're going to you know, we're in deep doo-doo in terms of building the infrastructure that we need to solve the housing crisis that the federal government created when they opened immigration without doing all of the foundational work that needs to be done to go along with it. And because I don't ever want to be taken for being anti-immigrant. I'm not speaking against immigration. We have an economic emergency in the structure of our population, and we need immigration and, but we've got to do it. We've got to do every part of it, including all of the support of it. And I believe that as the government continues to contemplate how public's opinion raise their voice, I think...

**[Inaudible recording]**

**Member of the audience is unmuted and speaking over Mayor Burton**

**Carolyn McMinn:**

Sorry, someone's speaking. Can I please remind anyone to.... I'm not sure if someone's on the phone.... Could everyone please mute themselves. Thank you.

**Mayor Rob Burton:**

I wasn't fussed because I couldn't quite hear them.

**Carolyn McMinn:**

Great, thank you. Thank you for shedding some light because we know that the provincial government is changing legislation. It seems like they roll something out and they roll it back and it's a bit like a fish flip-flopping and it makes it very hard for us as residents to work out what the heck is going on and what's coming next.

**Mayor Rob Burton:**

Thank you. I'll give you a tidbit on that. When it was first was introduced, I was part of a small group of mayors who were asked to give input and they said that this is a batch of changes. That's coming out of the housing affordability taskforce report from two and a half years ago. And, you know, there's a couple more batches yet to come and I said, would you please understand that every time you change things you cause nothing but chaos, and it takes us forever to rewrite all of our stuff to match up to you and you literally delay things every time you do this. You need to rip the band aid. Make up your mind once and for all. We need stability if you want housing. I regret to tell you that doesn't look like they listen to but anyway...

**Carolyn McMinn:**

Thank you know, so appreciate your words, Mayor Burton. I'd like to introduce our Councillor's Janet and Dave. Claire has a list of questions that some people have sent in. Some possibly regional questions. Some are possibly town questions, and some might even be you know more, for Mayor Burton who might be able to shed some insights. But I do know one thing that and I'll just I'll start with this....one thing that I'm

on, a WhatsApp group, it's the southeast Oakville Crimewatch app. And there seems to be a lot of consternation at the moment about the level of break-in & enters and one thing that, it's been, it's been a fair amount of discussion about immigration as part of that. And I just thought, what, what should be set out upfront is the fact that criminality as a percentage of the population is kind of static.

Say it's 1%, it's not, but say it was 1%. It doesn't matter if you've got 3 million people that steal 1%. If you've got 10 million. What's happened is that the more the population increases, the more the number of actual criminals increases. And there is a lot of consternation around that. And people are feeling that maybe we need more prisons or more police or more, something, to help counter this. So uh, Dave or Janet, who wants to?

**Councillor Gittings:**

What was that show when we were kids, that high schools would go on TV and race for the buzzer.? "Go reach for the top!" There we go! Great question. Now Janet and I were on a call today with senior command staff with HRPS and at a residents' association meeting we had a couple of months ago at Maple Grove United Church, we had them come out and it's complex. It's international gangs. It's a court system that frustrates a number of our.....today we heard about a group from Quebec that were arrested, and they didn't really want them back. So, does HRPS take them back. You know, the judicial system. The number of judges and magistrates slowing this system down and some poor behaviors by residents we heard of a number of break ins that recently occurred and none of the doors were locked, so that they know it wasn't organized because of the items that were stolen. Likely teenagers. We were reassured that what we're going through in Oakville is being felt throughout all municipalities you know, we may be a touch above some months. We may be a touch below others, but it's a common concern and a common complaint. After a rather late council meeting, I was driving home and I picked up a little friend on Cornwall and a black and white cruiser, and I happen to drive a relatively popular car to be stolen. And he followed me home and I got out. I guess I said I live here he said I know that now I just checked and so, so they are out there. It's not just black and white cruisers that you see its unmarked cruisers and they're doing the best that they can.

**Councillor Haslett-Theall:**

The only addition I'd make to Dave's comments just so they have created an organized crime unit and all the restructuring that the Halton Regional Police is doing. It is focused on the auto theft side. But in conversations with them, sometimes people may say, well, they're just not doing enough. But when you think about what their call to duty and serve is it's to solve crimes. It's to catch them and so they're just as eager to resolve the break and enters as we would like them to be. And when these "opportunists" so that was the phrase, they use today occur they do the follow ups and try to figure which was one of the examples today and the ones that are really troubling to all of us. I take great, great confidence that they are patrolling both visible and plain clothed. They're the amount the

speed in which they are getting to properties is evidence of that. And some people asked about the heatmap about whether or not you know they really allocate resources based on the amount of crime that might be occurring. They absolutely do. And they're looking at it and watching the trends quite closely. And you may recall that the region approved a fairly large increase for the police this year, and we anticipate another very large increase. And so, there's 50 officers being hired. This year. There'll be more next year, and it is trying to increase the amount of frontline support while also allowing them to have the specialized teams that deal with organized crimes and criminal investigations etc. We do have a police force that we should be proud of, and they do rise to a level that many others do see.

**Mayor Rob Burton:**

Carolyn. If I may, I'd like to say something.

**Carolyn McMinn:**

Differently, okay, Mayor Burton would like to say something. Is it working?

**Mayor Rob Burton:**

Hallelujah! The hardest thing for people to understand that there's three problems at the federal level that have to be solved before we're going to get any real improvement at the ground level. Those three things are the federal government has an unbelievable backlog of vacant judge positions. And so criminal cases are being dismissed because it takes too long to bring them to trial. And this is, this is intolerable. It's like a Get Out of Jail Free card accepting never even go to jail. It's like get out of court free card.

The second thing is, the federal government has containers leaving through our ports the way other countries do, and claiming that, you know, it will slow down the ports too much. And the other countries that do monitor their shipping containers actually have faster throughput in their ports. But we've been accepting. We've been handed excuses that don't even make any sense when you go look around the world at what's possible with technology.

And the third thing at the federal level and this is a federal thing is we have a catch and release system. For criminals in our country, we believe in and rehabilitation to a degree that has car thieves and their and their and especially when they exploit underage kids to be their agents. They're literally back on the street within a week when they're caught.

So, you've got to take that message to whoever will ask for your vote. We must fix those three things. We will always have this leaky system where the more we I mean we just didn't create we just gave the police the biggest increase in in 20 years. And we're going to do it again next year. And the number of officers we're hiring is the maximum that we can put through the Police College. So that's why you know, we're going to we're going to ramp up but in in a staircase way rather than all at once way because there's limits to how much you can do. So, what do you do in the meantime, in addition to catching and, you know, solving crime, catching criminals and solving crime. The police put a lot of effort into prevention. And they have a very good crew will happily come to a meeting if

they haven't already and give you very good tips about how to make it hard to break into your home. If you're being chased by a bear, you don't have to outrun the bear. Just got to outrun somebody else in the pack. And you know what they teach you is make your house harder to break into. And they're in a hurry, and if it's hard to get into yours, they'll go try another one. If everybody's hard to break into, maybe they'll move on to another area of the province. As my colleague mentioned, when a break in happens and the end the investigation reveals that the doors were unlocked. This is a problem of this is a problem on our side. So those are the things I wanted to add prevention and pay attention to this in the federal election. Because we're not going to get systematic change until we demand.

**Councillor Haslett-Theall:**

If you'll indulge me, so I take from Mayor Burton's points, but I would also like to add that the provincial government is responsible for the judges at the provincial level, which are the justice of the pieces that are to comply with Bail regulations. And in some instances, they are not complying with Bail regulations. The police actually, this morning spent a fair amount of time reiterating to us how important it is that they have all the documentation ready to make their argument at a bail hearing to convince the justice of the peace about the decision. So, it is we, are at a bit of the mercy of the quality of the justice of the peace, we are at the mercy of legislation that perhaps is not as rigorous in terms of unarmed because the federal government did institute some bail reform changes for armed events at our ....

**[Audio Recording cut-out]**

**Councillor Haslett-Theall:** Continues We think about what we can do, if you haven't seen the video that Dave and I invested in, it came directly to us just by the way, we actually did the Halton police and we actually take them on YouTube. The video is still available. It's for all of you that may not have made it and it does exactly what Mayor Burton said. The police, we decided we might as well take advantage of taping them so you can watch it if you do not have the link, we'll send it to you and our areas, one of the ones that has had a high use of the alumni of in the police force, they've gone to people's houses they found it very helpful in terms of as mayor Burton said the deterrence part what can you do within your home to perhaps make your home safer? And so together I think we can make some progress.

**Carolyn McMinn:**

Great, thanks Janet. MPP Crawford unfortunately couldn't join us tonight. He's a Queen's Park. But if you'd like to address the other questions you've got, and whoever would like to answer some of them, as I said, might be more regional, town and some, might not be.

**Claire Merry: (TCRA Member):**

Okay, thank you, Carolyn. Thank you, Mayor Burton, Haslett-Theall and Gitting's for being here. We have quite a few questions, so bear with me. The first set of questions is from Ken Minor. Addressed to you Mayor Burton.



His first question is a key vision you have campaigned on and dedicated yourself to, as our mayor has been your livable Oakville vision. Over the last few years balancing provincial growth projections slash requirements alongside a livable Oakville vision has been challenging to say the least.

**[Audio Recording Cut Out]**

10,000 jobs and residence to 20,000 to 30,000 50,000 and long term even 80,000. During your time as Mayor, you have demonstrated enormous political acumen in navigating these challenges in the face of a provincial juggernaut. Over the last year, a committee of the whole chaired by Councillor Duddeck heard presented options from town staff and urban planners and took public developer and other stakeholders feedback on these development plans for Midtown. I think it is fair to say that there was overwhelming support across resident demographics that developing Midtown is required. As well, there was consistent feedback around the concern that the proposed building types and densities will not deliver on a livable Oakville vision recently and very much in the 11th hour you accepted and signed...

**[Audio Recording Cut Out]**

To develop, sorry to develop Midtown. Can you help us understand what you see as the dynamics at play in navigating the development of oak filament Midtown in a way that can deliver on a livable Oakville vision... That's actually your only question. So don't worry ...

**Mayor Rob Burton:**

I'm struggling with how to make the answer shorter than the question. There's a tension in the community between trying to understand what is the minimum required by the province and what is the amount that we're likely to see come? Which is to say what will the market bring to our door.

We have a desire to believe that we can say it's a glass and there's a full mark. And when we decide what the full mark is. We'll hold it to that. I believe that's sort of one side of the vision.

And the other side is, that the planning regime and Ontario Express expects us to be ready to meet what the market will bring and if you are a student of OMB, (Ontario Municipal Board) decisions before the Ontario land tribunal. The Ontario Land Tribunal is the OMB under a new name. And its decisions start with a letterhead that says "the Ontario Municipal Board constituted as the Ontario Land Tribunal has decided" so we can all still call it the OMB and not the OLT. [Audio Recording Cut Out] To heed what it looks like the need of people the need of people for houses. And into this mix, we have a new factor kind of a wild card and that's Bill 185. But one of the things that bill 185 does, confusingly, is it abolishes the 2005-2006 Growth Plan that set up the urban growth centers, Midtown being ours. And it sets up, in its in its text, new language that

nobody really understands yet and they haven't passed it yet. And arguments are going on right now about whether it's, you know, what the wording should be.

I decided that I would sign on because it's better to pass something, and it goes to the province for approval. And, and if the province doesn't like it, they have the power to modify it and they did that with R.O.P.A 49 at the region, and we'll find out.

So, it seems to me that the shortest path through to getting this resolved is to, for us to say what we're willing to put up with and to send it off to the province and then, just see. Rather than trying to guess what they want. So, I think I've answered the implicit question in Ken's question, which was why I signed on and I've also answered, I think, what's going to happen.

There's a fairly important, I mean, people ought to read the whole thing. We define what livability is and one of the crucial things and green space and parks and all of the facilities that we need are part of our definition of livability. I call it "keeping up with growth". But another part of livability in our livable local plan, which was unanimously adopted and every RA in town came that night and enthused about it. We had decided that we were going to conserve the character of our stable established neighborhood streets where we live by directing growth and intensification to Midtown, to growth nodes and we've strengthened that language over the years since..... we passed that in 2007. And it was approved by the province in 2009. And can we strengthen that language with amendments to reinforce our urban structure, which is growth nodes and, and transit corridors, being Trafalgar and Dundas. And that's the geography that we decided that we would direct growth to, in order to in order to conserve the character of the stable established neighborhood streets where we live, because we knew, back then, when we did the Official Plan, that growth is eternal, and you're not allowed to say no. So, we decided that we would say 'where' since we couldn't say 'no'. And now we are embarked in a community debate about how high is too high and whatever we will choose when it's reached, the population will still come, and it will spill somewhere. And we don't want it as sprawl. Or at least, we were unanimous when sprawl was the question at the region, which is where that was decided. We may have changed our minds. I received an email today from a resident of saying in England after the World War Two, there was a housing shortage and we solved it with new towns. They literally went out in the English countryside and created dozens of new towns. And then as soon as they've done that, they did a second wave of them. And so that was in the late 40s. And then in the early 50s, was yet another wave of new towns, and that would be that would be sprawl. And we may yet get there. Because we're not the only town reacting in horror to the idea of anything tall. So, I hope that I hope that helps. I saw some nods. Like maybe you understood me...

**Claire Merry: (TCRA Member)**

Thank you, Mayor Burton, and this next question also from Ken Minor, is for Councillor's Janet Haslett-Theall and David Gittings. Ken writes, you have been proactive and diligent in informing the residents of ward three of many issues that affect us and

especially Oakville, Midtown. Thank you for your work you're doing on our behalf. Recently, you took the extraordinary step of crafting a petition that, if successful, will change the ultimate design of Oakville, Midtown. This petition was signed by many but not all Councillors, and you were successful in having the petition signed by Mayor Burton. Can you please let us know what led you to take this extraordinary step and what you expect will be the outcome?

**Councillor Haslett-Theall:**

Okay. Well, first of all, I want to say thank you for how you form the question. And I also want to thank TCRA and the other RAs because they have done yeoman's work. This is not you know, Ward 3 Councillors and several other Councillors efforts. This is a united, hard work, voluminous amount of reading, thought-provoking conversations, etc. So, I think that we spent the last year in good faith listening and trying to understand and get to a better place through the Committee of the Whole and we didn't get there. And we turned back last year's O.P.A. I strongly believe that the number of the population number would have been over 100,000. I ran those numbers numerous times with multiple people who are very good at math. And it's a bridge too far. So, we had hoped that the Committee of the Whole would get us to a better place. And we did make some progress. I mean, if you look at the green space, it is far greater than it was, and this last design talks about 12 hectares. When you look at heights came down, not to the degree that everybody a large number of people talk to, but they came down. So, we did make some progress, but it wasn't still enough.

And we are also very conscious as Councillors that we need a new O.P.A. Through all of this, you quickly learn that our current official plan has a bit of a problem in it. And that is that there is a phrase about height, and it is not crystal clear to everyone what that height limit is. And so, putting a cap on height, whatever that number will be, its an important part of getting a new OPA and framing out how we will build Midtown. And so, we knew we couldn't support the OPA as drafted this latest version. We knew that we had tried in multiple ways with multiple people to have them understand we see a fundamental difference between 103 hectares and 43. And we see that the scale and intensity is far greater than I think most people would have appreciated when they read the phrase a minimum 200 people and jobs per hectare in Midtown.

So, what do you do?

Well, the only real alternative we had was a petition for another special meeting. But we learned a bit of a lesson through the Committee of the Whole that we needed to be more directive and prescriptive. Without taking away or taking on the role of being a planner, because we are not planners, nor are we engineers, etc. We rely on their expertise, but we also know they need to rely on and listen to the community. So, the petition allows us, if we have eight Councillors to call that meeting. And of course, we wanted to form that in a way that reflected what we heard from the community. Important things like the population needs to come down is too much in a small space. It's a wall of towers, we need that to be adjusted. So, the distance between buildings,

the number of two and three bedrooms, the importance of climate change and green standards. Some of the language in the OPA, just talk, and the delegations actually spoke to this quite a bit. They talked about encourage or provide, but there wasn't a lot of 'shall' and so we wanted to put some emphasis on what we feel are more important elements when you build the community out. So, the petition was the way to do it. We had to figure out, well, what levers do we pull and through all of the discussions.

Whether it was with town staff yourselves, the mayor and others, population was at the core of it. If you can bring the population to something that is acceptable to the province and demonstrates our commitment to growth because we must grow. We don't have a choice. Then how do we do that and what's a reasonable approach to it? So, we landed at a number that eight people would sign on to and with some particulars around those elements. I would say that I would have liked to have had that solution come from the planners and consultants earlier. I'm hoping that, and Mayor Burton actually used a great phrase the night we put it forward. "This new direction sparks some creativity." That's my that's the hope that's the goal that we're going to see an alternative that perhaps is much more in line with where we want to go and what the community feels positive about. Embracing. We shall see. And I'm glad that we have other counselors who decided to sign on and the mayor. We don't know what it will look like on May 23. But what we do know is that it was a hard reset. It was a number that made people go 'whoa', like 35,000 population. That's full, though maybe not all full, but full, at 35,000. We'll get some feedback from the planners. We'll get feedback from the consultants, and we'll have a chance again to talk about that and then have the OPA actually rewritten and hopefully we can get to an OPA we can sign on to by August or September, is the goal. It is important to have an OPA that's updated if we do not, we are at the whim or greater whim of those who have a larger appetite for higher buildings and more density. And I would like to say that we intentionally didn't say what the height maximums would be or the FSI because built form needs to, you need to give the urban designer something to work with to make it a community that's manageable, and we also have to respect that the property owners already know that their land could be 10 storeys to 20 storeys, with bonusing in the current plan. So we can't take away that from them. We have to work around that to build a livable community with green space and services around it. So, a long-winded answer, but the intent was to a reset and, and to spark people to be more creative on behalf of the community and to build something that's really about Oakville. Not necessarily another community.

**Councillor Gittings:**

Yeah, we've covered this one. We want it to be a successful community. We want it to be a community we want the developers to be successful. We want it to be a place where we, can retire to. We have to move away from almost exclusively one-bedroom units that are going to be purchased by investors and rented out to students. We need two-bedroom units, and we need three-bedroom units. We need green space. We need businesses there. We need jobs there. You know we have to have a certain number of jobs. So we aren't, you know a number of people said you know you're trying to stop growth. Not at all! We want to be successful where we would want to live...anyway.

**Sally (TCRA Member)**

Thank you. Okay, so this question comes from Jim Savage, for our entire panel. Hello, can we have an update on the Brantwood school development? Nothing has happened on the property for over a year and the building is looking decrepit. Is the development at risk of proceeding?

**Councillor Gittings:**

Great question. We issue permits. We don't. We aren't able to issue a timeline when they have to be completed by and so I haven't heard have any concerns with the project. They've done a fair amount of initial work. I don't know where they are. Happy to see if our planning staff have heard anything. I doubt it's nothing on our side. That's holding them up. Put it that way.

**Claire Merry: (TCRA Member)** Thank you very much. Okay, next question is from Jennifer Morgan. I'm becoming increasingly concerned about traffic safety in our neighbourhood. We see speeding vehicles on Douglas Avenue almost every day. Is the town aware of this issue? And are there any plans for traffic calming measures? Would the addition of speed bumps be helpful? Thank you.

**Councillor Gittings:**

Traffic Calming is a prescribed process. You can reach out to the Mayor or Councillor Janet or myself. We regularly have measurements taken little strips across the road and they measure the speed and the number of vehicles and it's a prescribed formula that is followed to implement traffic calming. You saw, fairly recently in the past year or so, on Allen Street. You know you've seen them ask and it will involve a little bit of legwork to go door to door and get the percentage required to start the process. You'd be surprised at how many people don't want traffic calming on your street. So, issues online, reach out to one of us, and we'll we can help start the process.

**[Audio Recording Cuts Out]**  
**Resident asks an inaudible question.**

**Councillor Haslett-Theall:**

We can have a conversation with transportation and engineering. Normally the folks on the street are the ones who will raise the question of whether or not they want a sidewalk or not. And we want it on the other side. But we can follow up with any if it's been investigated. In the past. I will note that on Douglas the speed survey was done two years ago, just under two years ago. So, there is a waiting period to renew a second set of speed surveys. I have had a Dave and I raised options around, there's a pilot they want to have where you put planters down the middle of a road. I think Douglas is primed for that. It's a very wide road and if you put if you narrow the road, we all know that that does help and some beautiful planters down the middle, but we are

not the only Ward that has an interest in options to slow down the neighborhood. And but that is one thing that I'm hopeful for on Douglas...

**Claire Merry: (TCRA Member)**

So, I think we're going to take another question from the audience here.

**[Audio Recording Cuts Out]**

**Resident asks an inaudible question.**

**Councillor Haslett-Theall:**

From an engineering perspective, I'm not an engineer so I can double check for you though.

**Resident asks an inaudible question.**

**Councillor Haslett-Theall:**

I would speak because Douglas is at a 40-kilometer an hour Street. Thank you, sir. Yes, yes. So.

**Resident asks an inaudible question.**

**Councillor Haslett-Theall:**

I wish I had that authority, sir.

**Resident asks an inaudible question.**

**Councillor Haslett-Theall:**

I can assure you he doesn't either.

**Claire Merry:**

Next question here, comes from Kate Pointer, actually, she has a few questions here.

Question #1. I was near Vaughan the other day for work and detoured through the highway 7 corridor where some of the large buildings are located, which has been brought up from town planners as what Midtown might look like or similar. I parked and looked up and it doesn't even come close to the resemblance of Oakville and our community. That area is also very industrial, which is different than that location in Oakville. I have attached a couple of pictures. And I would ask the group to think of how this will change Oakville forever. I believe development is needed and growth as well. But I can't understand why these large towers would be the right direction. I think until you are standing in front of the building at ground level, looking up, you don't understand the impact. I would like to ask if the town planners and community have can have a meeting in Vaughan and for all of us to stand there and imagine if that is the future of our community here in Oakville.

**Mayor Rob Burton:**

*[delayed response from audio being muted]*

It gives you more time to think. I've been there, I've looked at the buildings, I don't I don't need to go again. Look the I think I said it well before. We're going to pass a resolution or rather, we're going to we're going to try to achieve as close to a consensus as we can on what it is by way of population and height that we're, that is Oakville and then it's going to go to the province for approval. And their power is to, and the way they do it is they don't modify it. So, we'll find out what we have to do because they'll tell us and we're going to tell them what we want. So that's I mean in a nutshell. The path forward is we're going to tell them what we want and then they're going to tell us what works. Well, what's going to happen. And I don't think it can be made simpler than that...

**Carolyn McMin:**

Thank you sorry, we're just trying to make sure we don't double up on any additional questions, because we could be here till midnight, and I don't think everyone wants to be here till midnight. So, I was just adjusting to Claire. We've got about two maybe three more questions, what I'm saying is, if we're limited to two or three more questions and the ones that don't get addressed, we'll put on our website and we'll get the answers. Okay, yeah, we just we don't want to be here till 10 o'clock...

**Councillor Haslett-Theall:**

There we go. I should say that I did take a trip to Vaughan, and I took a camera and I took my daughter who has her Master's of architecture and in just over two weeks and we stood there and we did exactly what the resident asked. And we looked at the numerous amount of signs, which Heather, you'll be pleased they have signs that say please pick up after your dog and they are every 25 feet and it is a community that has experienced exponential growth and has had challenges and you can always learn from others. And that's the hope.

**Claire Merry:**

Okay, we have a question from the audience. It's from John. He asks, if we do not meet the provincial housing population targets? What sort of penalties could be bestowed on us, if any?

**Mayor Rob Burton:**

*[delayed response from audio being muted]*

You know it's very good, it does make you think before you get to talk.

There are no penalties. There is no planning jail. What happens is the province rewrites your plan for you and says, here's what you were supposed to do. And then that's your that's your plan. And that's happened all over the province. It's a well-established thing. I mean, the there was a perceived difficulty that the planners and consultants weren't listening to the people, but I would phrase it a little differently.

The planners and the consultants heard us very well, but they were trying to say, well, look, if you look at what we see the province doing and saying in their written material, it's going to have to be more like this than like that. And so, you know, I give them a

pass. It's, it's not like they, you know, in the normal course of events, they want to write a plan for us that they can defend. And if we write a plan that can't be defended by professionals based on good planning, and then, you know, they're reluctant to get into that. That's an uncomfortable spot for them to be in.

If Bill 185 passes, and I'm pretty sure it will, the only, a very unique set of circumstances will ensue. That has never existed before. Up to now. When we pass an amendment, it's appealable. And if 185 and its present shape and form and the new PPS 2024 which is a companion all get passed, Midtown's Official Plan will not be appealable after the minister modifies or approves it or approves it or modifies it, for five years. So, the only test we have to pass this time is, what the ministry will say. So, if things have clarified and they've simplified, and all we have to do is figure out what our pitch is and then we'll see what they say...

**Claire Merry:**

If it's okay by you. We have questions from two other people and then we can cut my questions and you can answer them later.

So, first question is from Alison and Christa. We are concerned about the volume of traffic at the intersections of Trafalgar/Cornwell and Trafalgar/Cross. The traffic is particularly bad now when GO trains are on. Has a traffic study been done as to how the Midtown area can possibly absorb more cars?

She then comments we're also concerned about the safety of pedestrians at Trafalgar/Cornwall intersection, regardless of the time of day cars turning North onto Trafalgar from the West side of Cornwall, are oblivious to pedestrians as they tried to turn left onto your fog or North trying to squeeze past before the lights turn red and often once it has turned red. Walking to and from the GO Station is not safe at that intersection. So, the question was, has a traffic study been done as to how the Midtown area can possibly absorb more cars?

**Mayor Rob Burton:**

Janet, do you want to answer it? Dave?

**Councillor Gittings:**

Just a second. There we go. In terms of crossing, it's a regional intersection, the staff can always look at the timing of the lights for crossing. Depending on the number that comes to, regardless of the number that eventually comes to Midtown. There are a series of bridges and crossovers, and even a pedestrian path as the mayor often points out, sitting in the middle of the guardrail there between now and Oakville place to help the pedestrians. There are plans to enhance and add to the infrastructure. One of the items that the mayor didn't mention is that with the new plans, parking minimums are also on the block in terms of in normal times, you might look at one and a half vehicles per unit. We have to figure out where to park those people. Maybe if they're correct, people won't have cars there and it won't add to it. I don't share that optimism though. But they're yes, there's a mature transportation plan. That will certainly add to the area.



**Mayor Rob Burton:** The other thing I'd add is yes, the transportation design studies have been done actually, several times and a transportation master plan is the duty of the town to deal with growth. It's an ongoing Living Project. So, every few years, ideally every five years, we revise our master plans for everything, and transportation is obviously key. So, everybody's aware of it and resources are focused on it. At the end of the day, there are a lot of assumptions, alive at the if you want to go read. I mean if you want to. If you haven't read the housing affordability task force report from two or three years ago, you owe it to yourself to read it. Because the first thing you should do is you should look and see who was on it and you're going to notice no, we're not on it. That's number one. And the next thing you're going to notice is that they're all sort of theoretical people. And if you read the recommendations, the next thing you're going to notice is there's a whole bunch of woke assumptions in these recommendations, like we should discourage people from having cars and the best way to do that is to reduce the amount of parking and so on. So, these are the live religion of the province right now when it comes to planning and the province announced when it got this task force report, two and a half years ago, I mean, don't hold me to the exact number of is, this a steady stream of stuff from the province but this is the one that started it. They promised that they would enact every one of these recommendations in several batches. I think we're up to I think Bill one a five is number three and earlier I mentioned telling him would you please get it over? You know, you're paralyzing the municipal sector and holding up all the housing and trying to make happen by your piecemeal approach to this spread out over the years. Like we need stability. We're going to see if they hurt us, but it was too late in the process of 185 to go add more to it. But maybe we can be so lucky as to have one final goal and soon so that we can actually do some work."

**Claire Merry:**

Thank you very much. Okay, and our last submitted question. This one comes from Sally. Sally writes, Hi and thank you for your service to TCRA. I have a broad question on development timelines. Are there any recent timelines by project stages for Fernbrook, 36 houses and 358 Reynolds 11 townhouses?

**Councillor Haslett-Theall:**

So, we all have seen what's happening on the hospital lands and sadly the amount of trees that got impacted, but, so Fernbrook is on its way. They've obviously got shovels in the ground, they're doing the underground work now. So, I think that answers that one. It's their intent to get moving. They will not only prepare for the single family but for the townhouses, for the new road that will come off McDonald. So that's in progress. The there is an appeal that is in progress for on McDonald, and it's still not quite resolved yet. And so, forgive me what was the third one?

**Claire Merry:**

No problem. It was 358 Reynolds, 11 townhouses.

**Councillor Janet Haslett-Theall:**

So that is the one that is under appeal.

**Claire Merry:**

Okay

**Councillor Gittings:**

Sorry. One more. The other question that we've had a lot of comments on your questions on is the former Grace Lutheran. The 4 units on Spruce, the 3 on Reynolds and Janet, I heard back from staff today, there was a desire for a meeting, and we happen to have an evening free, so I'm throwing out May 15 is the date I'll be following that up with everybody we have on our list and the TCRA board are on that as well. So that's just to bring everybody up to date because that'll be coming through the planning and development. So, watch your mailboxes for that one.

**Mayor Rob Burton:**

I hope I can say this without being accused of being frivolous. I actually have a serious point buried in this humorous anecdote. I built a house on Chancery, about 30 years ago. It took forever to plan and to organize and get a general contractor who then turned out to be slower than molasses. And I mean, it took more than two years to build that house down on Chancery. I'm still very proud of it. It's very pretty. And when we moved to the condo on Marlborough Court that we recently did, my wife ran that renovation, and she completely rebuilt it new from the inside out. And it's a pretty large condo. And it took her six weeks. So, it just depends, I guess, on who's doing the building, but takes a long time. Subdivisions famously take five to seven years to complete, which is one of the reasons that I've never bought a new house in a subdivision even though there's a huge financial payoff for buying a house, and you know, to be first in into a new subdivision I just wasn't willing to put up with the dust and the nails. In the road and the unfinished nature of the subdivision for five to seven years. But other people are willing to put up with that. Some of them, come to Oakville. Take that, you know say Okay, I'm going to put up with it and the next thing I do is call me and they demand that I forced the builder to finish tomorrow. And I'm look, if only if I could, anyway, so some of what we're dealing with in Sally's question has to do with just how hard it is to build especially in an environment in which there's gigantic labour shortages. And I don't know, what my general contractor's excuse was 30 years ago.

**Claire Merry:**

That's all the questions that were submitted, online too. So, thank you very much. Oh, yes, Janet. Go ahead.

**Councillor Haslett-Theall:**

If you don't mind, but can I just give three quick updates really quick? So, we thought people would ask about the Downtown Cultural Hub. So, we did a little bit of digging just to make sure we knew where we're at. The library is first up, so most of you will know that it's the library is going to be moved to the post office. There is an RFP out that's about to be awarded, I believe, next month, which will take the elements of the post office and turn it in to a great central library for us. And in terms of timing, you know what, it's, it's going to take time. But the executive director of the library has assured

me, she'll be connecting with the RAs, she actually has your email. It went through to her because Carolyn's leaving, I figured I should give her yours. So, they are going to connect with residents' association, there's going to be lots of public opportunity to look at the architecture once it's in progress. And we're talking about a one plus year, just trying to get to a point where then they will start to figure out the build, so I thought you'd want to know that.

We also wanted to just share that, anybody who's worried about Centennial square, the library stays in place until the new library is ready. That work on the Downtown Cultural Hub in terms of the Performing Arts Center and changes to Busby Park, and how that all is going to work. You got lots of time. We're not seeing anything on that for a couple of years though, there will be some updates that we can share as we go along.

I've had some folks ask about parking supply downtown, if you can, walk to Downtown. We found homes for all the folks who had permits in the downtown parking garage. But the reality is we're an amazing success story thanks to the BIA and the town's investment in the streetscape. And so, we have more people visiting, we hope to encourage them to take transit or to use as the folks that visited from transit outside the app in downtown to get to downtown. If you're in Ward 3, you can get a bus at your driveway to take you to the downtown. And then take you back and simple as that. And there's room on the bus for your bags because we want you to shop. So, if you don't know about the apps, the app we're pleased to connect you and encourage you to use it.

And Dave, can I do the old OT first? Yes? Okay, so that yeah, we're still we're still there. So municipal Development Corp. does have a couple of heritage developers that they're in conversation with. We don't know where that will land, but it is helpful that they are in, they've connected with folks who have a heritage specialty. And we hope that that translates into a deal, and something will happen on that property. The seniors land that is beside looks like the big parking lot really, that remains a challenge folks that are interested in it or not accepting four heights which would be the limits currently. So, it is not high on the priority of moving it because there's no appetite at this point for it, but we're hopeful that the old OT, maybe, just maybe in 24 we'll see some progress.

### **Councillor Gittings:**

I've got questions from people regarding Wallace Park. They've moved very quickly it was in the winter wasn't great for making ice. I tried. I tried. But the Wallace Park is moving incredibly quickly because of the mild winter they had, and a number of people are wanting to know if it's going to be ready this coming winter. Possibly, it's not planned for that it's planning for next year depends on the availability of the parts and the equipment and the chillers. And all of that.

Second point, Heather. If you're trying to portray that cute little guy who's that guy as a guard dog. I don't think he'll be successful but I have been fostered a number, I hope he's successful as a guide dog, and Carolyn got to tell you we can we can always count on to JCRA for you to show be involved to keep Janet and I up to date, to hold our various body parts to the fire and then demand answers and I just wanted to say you're

going to be missed. You've got awfully big shoes to fill. But nothing we enjoy more as Ward Councillors than our residents' associations shoot the lights out. And for that, we thank you.

**Mayor Rob Burton:**

I have no fear that there are other big feet able to fill big issues and TCRA. You guys invented to game, so you know, there's no doubt about your future. I want to say a quick word about Carolyn. Quite apart, well in an effort to try to show her how much I've appreciated her. I'm from Virginia Beach. I wish her well. I know that they're Virginia Beach is the Oakville of the Tidewater area, and you will be right at home, and you will be made to feel at home. Virginians pride themselves on being friendly and courteous and you've been down there you should have.... I mean if I was wrong you to contradicted me by now. And so, you're going to be you're going to be fine. You're going to have such a good time. I just pray that you won't forget us and from time to time you'll let us hear from you. And I'd like to know your progress down there because I think you are going to have fun.

**Carolyn McMinn, President:**

I'm sure I will have fun. We try and have fun everywhere we go, and I'd like to say thank you all for your kind words. And thank you for always being available to take our questions because believe me these guys get lots of questions. And I do remember we've had some fairly late-night conversations at some point. So yeah, the Mayor and Councillors do definitely work very, very hard for us.

So, if we have missed any questions, we will post the questions and the answers on the website in the next couple of days. But goodnight. Thank you very much, everyone. I've really enjoyed being president and please think seriously about joining our board because we are you know, we're a group of volunteers and we're very passionate about our community because we do have one of the best communities in the world. So, thank you very much.