



Dave Gittings

Town of Oakville
Town Councillor, Ward 3

Keeping you informed. . .



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Oakville-Trafalgar Memorial Hospital (OTMH) Lands Study

The town is producing a redevelopment plan for the existing hospital lands through the OTMH Lands Study that provides an opportunity to work with the community to find the most appropriate concept.

The OTMH Lands Study is a requirement of the [Livable Oakville Plan](#). It will result in changes to the town's zoning by-law to enable redevelopment of the OTMH lands in keeping with the policies of the Livable Oakville Plan.

Study area and context

The study area focuses on the OTMH property (south side of MacDonald Road, between Reynolds Street and Allan Street) that includes the existing hospital buildings, the old Oakville Trafalgar High School building, and the Wyndham Manor Long Term Care Centre. A severance will be required to create a separate parcel for Wyndham Manor, leaving an area of about 5.38 hectares (13.3 acres) to be studied for redevelopment.



The OTMH Lands Study will be incorporated into the larger South Central Land Use Study, which will review a number of other potential redevelopment sites in south central Oakville (e.g. school sites, arena, Midtown) and make recommendations about their future use, including recreation uses. That study is recommended by the draft [Parks, Recreation and Library Facilities Master Plan](#) (Nov. 2011), which says that the establishment of a minor community centre (approx. 20-30,000 sq. ft.) in south central Oakville should be explored.

Policy directions

The policies of the approved [Livable Oakville Plan](#) identify the OTMH lands as a potential residential redevelopment area with low and medium density housing forms (detached and semi-detached dwellings, townhouses, and low-rise apartments) at an overall density of 29 units per site hectare. Community uses may also be permitted. Any redevelopment would be subject to the requirements of the Plan, most notably the compatibility criteria for residential development in s. 11.1.9, which are intended to maintain and protect the existing neighbourhood character.



Design options

Community input received during the June 2010 visioning workshop and 2011 stakeholder interviews was strongly in favour of residential redevelopment on the OTMH lands within the parameters established by the Livable Oakville Plan.

Four draft land use/design options were presented at the March 1, 2012 design options workshop (Workshop 2). Two (1a & 1b) focus on residential redevelopment. The other options (2a & 2b) also propose a potential location for a minor community centre. The South Central Land Use Study (SCLUS) will review a number of candidate sites in south central Oakville and make recommendations about their future use, including the location of the minor community centre. If the OTMH area is identified as the preferred location for the minor community centre, the feedback provided on the design options (2a & 2b) will be considered in the final recommendations

of the SCLUS.

Full details, including a summary of the information presented at the March 1st design options workshop, are available at - [More Info . . . Click Here](#) .



Ward Boundary Review

An Oakville ward boundary review is currently underway as we plan for the 2014 municipal election. Oakville's existing wards vary significantly in population and number of electors. Projected growth, particularly in north Oakville, will further increase these discrepancies. A ward boundary review is both timely and important to local democracy in Oakville.

On February 21, 2012, Council reviewed an interim report and provided the feedback, included below to the consultant, to enable a thorough analysis of options to take place prior to the consultant's final report submission to Council on May 7, 2012.

Council direction - February 21, 2012

Council determined that three of the guiding principles of the review be prioritized in the following order: one, effective representation; two, the protection of communities of interest and neighbourhoods; and three, consideration of physical features as natural boundaries.

Council confirmed that a 25 per cent variance would be acceptable to the optimal population size among the wards and directed that Sixteen Mile Creek and Trafalgar Road be recognized as ward boundaries, where possible. Council also resolved not to restrict options for determining the boundary between northern and southern wards, to maintain flexibility and ensure communities of interest are preserved.

Having established these directions, Council requested that a number of map options, presented in the report, be further analyzed as follows:

- [Option 1](#) to be revised to introduce Trafalgar road as the boundary between Wards 5 and 6 and to recognize and maintain the borders of the River Oaks community.
- [Option 2](#) and [Option 4](#) to be revised to establish the Sixteen Mile Creek as the boundary in Wards 2 and 5 and to relocate the northern boundary of Ward 1 from Upper Middle road to the Q.E.W., where applicable.



Based upon the council approved terms of reference, the review is to have regard for:

- The overriding principle of effective representation
- The protection of communities of interest and neighbourhoods
- Consideration of representation by population
- Consideration of present and future population trends
- Consideration of physical features as natural boundaries

Next steps

Opportunities for further input will be available at Town Hall Public Information Sessions on Thurs., March 22, 2012, and Tue., March 27, 2012, at 7 p.m.

Current ward system

Oakville's current six ward system has been in place since 1990. Two councillors are elected in each ward, one local, and one who serves on both town and regional councils. A history of ward boundary reviews is available in the May 25, 2011 report from the Clerk's department.

Full details are available at - [More Info . . . Click Here](#) .



Midtown Oakville

Metrolinx recently held an open house at Town Hall to present their vision and plans for this growth area and development of a mobility hub. The first step in this process is the parking garage currently under construction on the northwest corner of Cornwall and Speers Road. The Town has undertaken a number of studies and initiatives to transform it into a vibrant mixed use urban centre combining residential, employment and retail development. The full presentation is located at - [More Info . . . Click Here](#) .

Region of Halton Waste Collection

I receive a number of calls from residents regarding what waste is to be placed at the curb on what day, when is yard waste picked up, and what items may be recycled, etc. While Halton Region delivered their *2012 Waste Management Guide & Collection Calendar* earlier this year, the calendars for AREA 6 (North of Royal Windsor) and AREA 5 (South of Royal Windsor) can be found at - [More Info . . . Click Here](#).



Building Issues

I regularly receive questions regarding a number of 'building' issues in our area.

Many people have expressed concern over the state of the building at Allan Street and Lakeshore Road where construction is stalled. Under the Building Code Act, a permit may be revoked if work has been suspended for more than one year. The Town's Building Services Department has no authority, under the Ontario Building Code Act, to compel the builder to complete the project within any set time. Our Property Standards personnel check this site on an ongoing basis to ensure that the site is secure.

A recently erected sign on the Cornwall/Chartwell property may answer rumours that residents have asked about. While I do not have the details of this proposed development, based on the sign, it appears that Longo's will be a tenant at this location.



Allan Street, Lakeshore Road East



Cornwall Road, Chartwell Road

Oakville's Community Spirit Awards

Nominations are open for Oakville's Community Spirit Awards awarded annually to individuals, groups, organizations, or businesses in recognition of their positive contribution to the life and

spirit of our neighbourhoods and town. Nominations will be accepted until **Friday, April 12, 2012** .
For [More Info . . . Click Here](#).

If you have any questions, or would like further details, please email dgittings@oakville.ca or feel free to call me 905.844.5513. I look forward to speaking with you.

Best Regards,

A handwritten signature in black ink that reads "Dave".

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