

## JCRA 2020 AGM – Additional Questions & Answers from Mayor and Councillors

### For the Mayor:

#### Question

Oakville has to take on new residents under provincial rules. No one wants more urban sprawl but we don't really want high condo towers everywhere, especially on our waterfront or downtown Oakville. How many people do you anticipate coming to Oakville and what kind of housing we will build?

#### Response

*There is a Provincially enacted Growth Plan. It attributes the following minimum growth to Halton/Oakville:*

*2021 620,000/221,000*

*2031 820,000/290,000*

*2. There is a process underway at the Region of Halton to apportion its assigned minimum growth among the four Halton municipalities (Burlington, Halton Hills, Milton, and Oakville). Up to now, Oakville has been running steady at 35% to 36% of Halton's population. In brackets below, I give what our population growth would be if that continues, but the official plan review now underway at the Town and the Region will determine these things:*

*2041 1,000,000/TBA (356,000)*

*2051 1,150,000/TBA (410,000)*

*3. The kind of housing we anticipate they will live in is a mix of the kinds of housing we already have. In Ward 3 we have every form of housing from highrise to estates. The proportion of these forms will be different perhaps if we look at the subdivisions north of Dundas there are relatively more stacked townhouses and highrises. If you look at Oak Park, built in the 90s, you can see as growth marched north of the QEW the amount of each housing type may have shifted, and I mention this to show this is a long established pattern.*

*4. The Livable Oakville Plan protects our stable established neighbourhoods by directing future growth to our major growth nodes: Midtown, Uptown, North Oakville, and Palermo. The Plan also allows small amounts of growth for economic vitality in our 3 minor growth areas: Downtown Oakville, Kerr Village, and Bronte Village.*

### Question

Residents are concerned about the traffic volume and flow on Cornwall Rd with the Amazon plant under consideration at the east end and a zoning request for 2 high condo towers at the west end. Either or both of these developments will potentially take up all of the capacity on Cornwall Rd. Are the traffic concerns included in the decision to approve these developments, and if they are approved, what will the Town do to handle all of this traffic to ensure travel time is reasonable along this arterial road? And there are currently 9 stoplights between Trafalgar and Ford. **(This question was comprehensively answered in the meeting)**

### Response

*The capacity of Cornwall is much greater than anything that we anticipate from the 2175 Cornwall warehouse and the tower applications at Whole Foods (or the rest of Midtown). Flow is maintained and speeding controlled with traffic lights.*

### Question

As the town is aware, there is an emergency egress issue with regard to South East Oakville. As such, I believe the town had planned to erect an overpass between Chartwell Rd. and 8th Line, to help alleviate the traffic congestion in the event of an evacuation.

Am I correct in assuming should the Town allow an additional 1000 or so vehicles per day into the area, that they are also proceeding with the overpass?

If not, then what is the Town's plan to ensure a safe passage, for those who may be "trapped" in South East Oakville, in the event of an emergency.

### Response

*There has never been an emergency egress plan identified as an issue for South East Oakville. There is no plan to put a bridge over the QEW between Chartwell and Eighth Line. The Transportation Master Plan was updated to consider the development of the Midtown. The only changes contemplated are within Midtown, and some works to the north of the QEW (and on the QEW). If the traffic study for the warehouse application identifies traffic improvements that are needed, such as turn lanes, the applicant would be donating the land and building such improvements.*

### Question

What is the impact from COVID on Town revenues and do you anticipate that property tax increases or service cuts or both will be needed?

## **Response**

*1. We have seen a total gap of \$18.4 million in our total local/regional spend of \$1,100 million. The Province has paid us for that. There are more funds available later this year for municipalities that identify and show further need.*

*2. We are working on our budgets for local/regional municipal services for 2021. I expect and am confident that we will continue to deliver the services we need without a tax increase greater than 2% which is the Bank of Canada mandated inflation rate target for the Canadian government.*

*3. I do expect we may make adjustments to balance services to address areas of greater and lesser need as a result of the pandemic.*

## **For Councillors:**

### **Question**

How does the town monitor and enforce property standards? There is a growing number of derelict properties, including rental ones where neither owner nor tenant takes care of the property in addition to vacant homes. And how can residents easily find information as to specific standards like lawns and garden beds, unraked leaves etc?

### **Response**

*Our Enforcement Services respond to complaints and conduct investigations related to by-law offences, and issue warnings and penalties for by-law violations when needed with an emphasis on educating residents and foster a safe, welcoming community in their interactions.*

*These complaints are made by residents through the "Report a Problem" section of the Town website, or calling Service Oakville or your Councillors. Bylaw enforcement was expanded in 2019 to include after hours service which includes issues such as noise, objects blocking the road, traffic signal issues, dangerous trees or fallen branches, parking enforcement and more. To reach after hours, call Service Oakville and the call will be directed to our After Hours service and an officer will be notified.*

*As time permits an officer may identify an issue while travelling to investigate a filed complaint and identify a bylaw concern and take steps to resolve it as well. Bylaw has had a key role in proactively seeking compliance to safety protocols during COVID and proactive monitoring of compliance is far less likely to happen given the demands of Covid.*

*An Officer's first step is to investigate and educate the resident on the bylaw, including what and why they need to comply. The resident is given a deadline to comply. For property standards the minimum time to comply with an order is 19 days (5 days for service and 14 days to comply) This time frame may be extended to a reasonable compliance period depending on the complexity, volume and expense of the work required. Subsequent infractions normally result in work orders, and remedial action. In some situations, the Town will step in and have a contractor complete the work; charging the resident for the service with an administrative penalty. Continued failure to comply will result in taking the resident to court. To learn the finer details, check out the Property and Lot Management bylaw 2017-008 which you can find on the website under Residents/Bylaw Enforcement /Frequently requested bylaws.  
[https://assets.oakville.ca/blis/search/pages/results.aspx?k=\(Title%3A2017-007%20OR%20Title%3A2017-008%20OR%20Amends%3A2017-007%20OR%20Amends%3A2017-008\)%20AND%20\(RefinableString01%3AApproved%20OR%20RefinableString01%3AAmended\)](https://assets.oakville.ca/blis/search/pages/results.aspx?k=(Title%3A2017-007%20OR%20Title%3A2017-008%20OR%20Amends%3A2017-007%20OR%20Amends%3A2017-008)%20AND%20(RefinableString01%3AApproved%20OR%20RefinableString01%3AAmended))*

*Council did spend considerable time in 2019 evaluating how we can effectively ensure vacant properties were maintained. The final decision was to use the Property and Lot standards bylaw with an increasing escalation of fines to encourage the absentee owner to take care of the property or bluntly; to hire someone to do it rather than pay all of these fines.*

*Bylaws are reviewed every few years and Town staff are reviewing the Property and Lot Maintenance bylaw and will be bringing a report to Council in 2021. One of the challenges this bylaw faces is what is a reasonable objective enforceable standard. For example we know grass cannot exceed 8 inches but what is acceptable and enforceable in terms of garden or weeds. If you have suggestions please contact Councillor Gittings or myself.*

### **Question**

Are there any plans to improve Lakeshore Rd in Ward 3 to make it more pedestrian and bike friendly, including bike lanes and more pedestrian crosswalks. There are many more people walking and biking along Lakeshore. Also, to burying the hydro lines to protect them from tree branches and protect the tree canopy.

### **Response**

*As part of our Active Transportation Master Plan, a paved path will be installed on the South side of Lakeshore.*

*The first phase, First Street to Morrison Road will be completed in 2021, the second phase, Morrison to Ford Drive will be completed in 2022, providing connection with Ford Drive. Cyclists will be able to have better access to the road / paved trail on Ford. Once the Provincial MOT*

*completes the Ford/QEW interchange, they will provide connectivity to Upper Middle Road and access to the Regional on-road cycle lanes heading North.*

*A pedestrian crossover has been approved for Lakeshore at Maple Grove Drive, timing for installation to be confirmed.*

*In terms of burying hydro lines to protect the tree canopy. Retrofitting hydro lines below ground is a major, incredible costly project. The burying of the lines would involve either deep trenching or underground directional boring – both methods are hazardous to tree roots.*

*Tree limbs and branches are trimmed back within 3 meters of power lines following the legally required standards required by the Ontario Electrical Safety Authority.*