



Chartwell-Maple Grove Residents Association
Residents helping Residents

September 22, 2020

VIA E-MAIL

To: Regional Chair Gary Carr, Halton Region
Mayor Rob Burton, Town of Oakville
Curt Benson, Director, Planning Services and Chief Planning Official,
Planning Services
Dan Tovey, Manager, Policy Planning, Planning Services

Reference: Regional Official Plan Review (ROPR)

Dear Sirs:

On behalf of the Chartwell - Maple Grove Residents Association (CMGRA) in Oakville, I would like to express our appreciation to Halton Region for the opportunity to review and provide feedback on the draft Regional Official Plan Review(ROPR), 5 year update, for the period 2020 -2051. The plan and supporting discussion papers clearly have been thoroughly and well prepared.

Briefly to recap:

1. The population of Halton is expected to double from 534,000 to 1 million during the time period of the plan. Residential development is expected to take place in Burlington and Oakville primarily through intensification, and in Milton and Halton Hills through greenfield development. Employment is expected to increase by 470,000 during this period.
2. Five discussion papers have been prepared by the Region: Climate change, Regional urban development, North Aldershot, Rural and agricultural development, and Natural Heritage.
3. Major urban growth areas are identified as downtown Burlington, Oakville midtown (around Go station) , and Milton downtown.

With respect to the ROPR, our elected representatives Mayor Burton and Regional Councillor Gittings have sponsored motions at Regional Council addressing the topics below. CMGRA supports the motions, (which we understand were passed by Regional Council.

1. Appropriate separation distances between incompatible land uses.
2. Determine appropriate criteria for employment lands conversion to maintain viability of remaining employment lands
3. Determine the adequacy of Parks and Open spaces in high density areas, considering COVID-19 experiences
4. The importance of mobility requirements in high density areas

In addition, we would like to offer the following comments and recommendations for your consideration.

1. Climate Change

CMGRA supports the initiatives that Halton Region has undertaken to date to address climate change and for providing the public with the opportunity to speak to this challenge through land use policies in the ROPR. As climate change and environmental sustainability will have an impact on the health, safety, and prosperity of our community, we would like to submit the following suggestions.

1.1. Future growth should not result in increased greenhouse gas emissions; rather, we should strive to become a net-zero carbon community by 2030 through a broad range of policies including those outlined in your Climate Change Discussion Paper and measures such as increasing tree canopy coverage, particularly in urban areas.

1.2. Future growth should be developed and managed within the carrying capacity of our region to support current and future generations. Clean air, safe drinking water, healthy soil, and the protection and preservation of biodiversity should be of paramount importance in future development.

1.3. It is also critical to establish a community resilient to climate change, pandemics, and other public emergencies. With respect for food security which has been highlighted by COVID-19, we would like to recommend that policies and programmes are designed to establish and support a sustainable food system. Such a system would incorporate a viable and prosperous agricultural community and urban initiatives including garden food production, and other forms of food production in public and private spaces. Designated Greenfield Areas, for example, could be potential sites for food production.

1.4. In the event of a public emergency, it will be important to ensure that infrastructure, processes, and programmes are in place to help residents in need of food and water, shelter, and other forms of support.

2. Impacts of COVID-19

2.1. Events such as COVID-19 pandemic and the social/health responses to it, including self-isolation, stay at home work, technology such as Zoom meetings, changes in vehicle usage, and trips, indicate that planning 30 years ahead is ambitious to say the least. Is there provision for reconsideration if it becomes clear that new directions are evolving which were not foreseen in this plan?

2.2. One of the more remarkable changes as a result of COVID-19 has been the significant increase in the usage of parks and recreational areas in Oakville. (This is evidenced by the issue of parking on local streets associated with large numbers of people visiting lakefront parks.) The issue of provision of sufficient greenspace, therefore, may need to be revisited.

3. Regional Traffic Management

Regional traffic management and regional public transit are not included in these discussion papers as they are a Provincial responsibility. As we are all aware, however, main traffic arteries and public transit were already heavily used and often congested during peak times previous to

COVID-19 and with the current population. This situation is likely to further deteriorate with the doubling of the region's population unless significant and timely improvements are made to both regional and local transportation systems .

4. Economic Impact of Planning Measures

None of these reports provides estimates of the cost for the significant public investment in facilities required to accommodate growth. Nor are there any cost/benefit comparisons offered to choose between competing options. Of course, both financing considerations (effect of growth financing on borrowing), development charges, as well as property tax implications for business and homeowners are key to managing growth and prosperity. Timely implementation of the plans can only occur if necessary financial resources are allocated.

We thank you for your consideration of our submission and welcome the opportunity to present or to discuss it with you should wish to do so.

Nancy Robertson
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cc: Ward 3 Regional and Town Councillor Gittings
Ward 3 Town Councillor Haslett-Theall
CMGRA Board of Directors