



Town of Oakville

Special Planning and Development Council Minutes

Date: February 15, 2022

Time: 6:30 p.m.

Location: Virtual Meeting

Mayor and Council: Mayor Burton (In person)
Councillor Adams (Left at 6:45 p.m. and returned at 7:14 p.m.)
Councillor Chisholm
Councillor Duddeck
Councillor Elgar
Councillor Gittings
Councillor Grant
Councillor Haslett-Theall
Councillor Knoll (Left at 7:33 p.m. due to pecuniary interest and returned at 8:28 p.m.)
Councillor Lishchyna
Councillor Longo
Councillor O'Meara
Councillor Parmar (Left at 10:42 p.m. while in closed session)
Councillor Robertson

Regrets: Councillor Sandhu

Staff Present: J. Clohec, Chief Administrative Officer (In person)
N. Garbe, Commissioner of Community Development (In person)
N. Sully, Commissioner of Corporate Services and Treasurer (In person)
P. Fu, Commissioner of Community Infrastructure (In person)
D. Carr, Town Solicitor
G. Charles, Director of Planning Services (In person)
J. Stephen, Director of Transportation and Engineering
J. Huctwith, Assistant Town Solicitor (In person)
L. Musson, Manager of Planning Services, East District
L. Gill-Woods, Acting Manager of Policy Planning and Heritage
K. Parker, Acting Manager of Development Services

G. Abma, Senior Planner
P. Barrette, Senior Planner
T. Collingwood, Senior Planner
B. Hassan, Planner
K. Patrick, Acting Town Clerk (In person)
J. Marcovecchio, Council and Committee Coordinator (In person)

The Town of Oakville Council met in special session, via videoconference, to consider planning matters on this 15th day of February, 2022 in the Council Chamber of the Oakville Municipal Building, 1225 Trafalgar Road, commencing at 6:30 p.m.

1. Regrets

As noted above.

2. Declarations of Pecuniary Interest

Councillor Knoll declared a pecuniary interest with respect to Item 6.2 - Public Meeting Report, Official Plan Amendment, April Investments Ltd., 527079 Ontario Ltd., Trans County Development Corporation Ltd., and Oakville Developments (2010) Inc., 560-584, 550, 530 Kerr Street and 131, 171 Speers Road, File No. OPA. 1616.56, as he is the shareholder and director of two corporations which lease the entirety of the property at 171 Speers Road which is one of the properties listed and impacted by the subject proposal.

3. Committee of the Whole

Moved by Councillor Lishchyna
Seconded by Councillor Grant

That this meeting proceed into a Committee of the Whole session.

CARRIED

4. Consent Item(s)

4.1 Holding Provision Removal, 2477 Old Bronte Developments Inc., Z.1430.33 - By-law 2022-003

Moved by Councillor Knoll

1. That the application (File No.: Z.1430.33) submitted by 2477 Old Bronte Developments Inc., to remove the Holding Provision “H1” from the lands generally located at 2475 Old Bronte Road, be approved.
2. That By-law 2022-003, a By-law to remove the holding provision “H1” from Zoning By-law 2014-014, as amended, be passed.

CARRIED

4.2 Recommendation Report, Draft Plan of Condominium, MC Oakville GP Inc. (Minto Communities Canada), File No.: 24CDM-21007/1312 – 348 Wheat Boom Drive

- *Memorandum from Planning Services Department, February 9, 2022 (Distributed at meeting.)*

Moved by Councillor Knoll

That the Director of Planning Services be authorized to grant draft plan approval to the Draft Plan of Condominium (24CDM-21007/1312) submitted by MC Oakville GP Inc., and prepared by R-PE Surveying Ltd. dated November 9, 2021, subject to the conditions contained in Appendix A of the Planning Service Report dated February 1, 2022, as revised in accordance with the memo dated February 9, 2022.

CARRIED

9. Advisory Committee Minutes

In accordance with Section 2(8) of the Procedure By-law, the items were considered out of order.

9.1 Heritage Oakville Advisory Committee Minutes - January 25, 2022

Moved by Councillor Knoll

That the following recommendation pertaining to Item 4.2 of the Heritage Oakville Advisory Committee minutes from its meeting on January 25, 2022, be approved and the remainder of the minutes be received:

4.2 Heritage permit application HP001/22-42.20K Erchless Estate at 110-114 King Street – New benches

1. That Heritage Permit Application HP001/22-42.20K, as amended, for the installation of four new benches on the Erchless Estate grounds at 110-114 King Street, with design and material to be the same as the benches installed on Lakeshore Road in Downtown Oakville, as presented by staff at the meeting, be approved; and
2. That this heritage permit expire two years from the date of final approval by Council.

CARRIED

5. Confidential Consent Item(s)

There were no Confidential Consent Items.

6. Public Hearing Item(s)

6.1 Public Meeting Report, 70 Old Mill Road, 2317511 Ontario Inc., Official Plan and Zoning By-law Amendment, Z.1614.77

For the purposes of Planning Act requirements, the following person(s) made an oral submission:

Penny Headrick, Vice-President, Board of Directors, Joshua Creek Residents' Association (JCRA), expressed concerns with the proposed amendment as outlined in her submission filed.

Sandra Montgomery, Member, HCC 397 Board (60 Old Mill Road), in support of the proposed development in principle, indicating agreement verbally on matters communicated with all of the owners in Oakridge Heights Condominium, and that they want to proceed with finalizing the matters which have been before the board for a long time.

Jayne Huddleston, Board Member, Trafalgar Chartwell Residents' Association, (TCRA) opposed to the proposed amendment as outlined in her submission filed.

Robert Cruikshank, asking questions regarding the anticipated dates for resuming construction, completion of construction, and residential occupancy of the site.

Moved by Councillor Haslett-Theall

1. That the public meeting report prepared by the Planning Services Department dated February 1, 2022, be received.
2. That comments from the public with respect to the proposed Official Plan and Zoning By-law Amendment applications submitted by 2317511 Ontario Inc. (File No.: Z.1614.77), be received.
3. That analysis of the following matters of interest to Council be included as part of the recommendation report:
 - a. provide clarity on the density calculation over the entirety of the site.
 - b. consider options to increase mix of unit sizes/types.
 - c. in reviewing the transportation study, consider the future development potential of the adjacent Metrolinx parking lot, as well as better understand future growth rates and how that could affect the road network.

CARRIED

6.2 Public Meeting Report, Official Plan Amendment, April Investments Ltd., 527079 Ontario Ltd., Trans County Development Corporation Ltd., and Oakville Developments (2010) Inc., 560-584, 550, 530 Kerr Street and 131, 171 Speers Road, File No. OPA. 1616.56

For the purposes of Planning Act requirements, the following person(s) made an oral submission:

Nicole LeBlanc, Vice President, West River Resident's Association (WRRRA), expressed concerns with the proposed amendment as outlined in her submission filed.

Lee Koren, Member, HCC 46 Board (20 Speers Road), re: concerns regarding traffic and making a left hand turn on Speers Road, and condos and increased growth in the area.

Moved by Councillor Chisholm

1. That the public meeting report, prepared by the Planning Services Department dated February 1, 2022, be received.

2. That comments from the public with respect to the Official Plan Amendment application by April Investments Ltd., 527079 Ontario Ltd., Trans County Development Corporation Ltd., and Oakville Developments (2010) Inc., File No.: OPA. 1616.56, be received.
3. That analysis of the following matters of interest to Council be included as part of the recommendation report:
 - a. consider the park location to ensure accessibility to the public.
 - b. consider the overall distribution of building height across the development site.
 - c. mix and distribution of land uses (park, retail, and commercial).
 - d. how the phasing and future development will occur.
 - e. impact on the proposal if Metrolinx does not complete the Kerr Street grade-separation.

CARRIED

(Councillor Knoll having declared a pecuniary interest on this item, did not vote.)

7. Discussion Item(s)

7.1 Oakville Urban Mobility and Transportation Strategy

Moved by Councillor Haslett-Theall

1. That the report entitled Oakville Urban Mobility and Transportation Strategy dated February 1, 2022 from the Planning Services and Transportation and Engineering departments be received.
2. That Council refer the report back to staff to conduct public consultation on this complex and significant strategy, and then report back to Council for further discussion prior to endorsing.

For (14): Mayor Burton, Councillor Adams, Councillor Chisholm, Councillor Duddeck, Councillor Elgar, Councillor Gittings, Councillor Grant, Councillor Haslett-Theall, Councillor Knoll, Councillor Lishchyna, Councillor Longo, Councillor O'Meara, Councillor Parmar, and Councillor Robertson

Absent (1): Councillor Sandhu

CARRIED unanimously on a recorded vote (14 to 0)

WAIVING OF PROCEDURE BY-LAW

Moved by Councillor Elgar

That, in accordance with Section 2(2) of the Procedure By-law, the rules of procedure established in Section 5.5 (1) be waived to allow for an item of new business relating to labour relations, to be added to the agenda this evening.

CARRIED

CLOSED SESSION

Moved by Councillor Knoll

That Council resolve into a closed meeting session for the purpose of litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board and, advice that is subject to solicitor-client privilege, including communications necessary for that purpose, with respect to Item 8.1 - OLT Appeal – 315 Glenashton Drive – February 15, 2022, and for labour relations or employee negotiations relating to an item of new business - Confidential Labour Relations Update: Unifor Notice to Strike.

CARRIED

RECESS

The meeting recessed at 9:36 p.m.

Council resolved into closed session at 9:43 p.m.

Council resolved back into open session at 11:16 p.m.

8. Confidential Discussion Item(s)

8.1 OLT Appeal – 315 Glenashton Drive – February 15, 2022

The Clerk read the motion that was passed in closed session, as follows:

"That Council authorize staff to proceed in matters related to the appeal to the passing of By-law 2021-154 (315 Glenashton Drive) in accordance with the recommendations of the report from the Legal Department dated February 8, 2022."

New Business Item

Confidential Labour Relations Update: Unifor Notice to Strike

A motion was passed in closed session.

10. Rise and Report

Moved by Councillor Longo

That this committee rise and report.

CARRIED

The Mayor arose and reported that the Committee of the Whole has met and has made recommendations on Consent Items 4.1 and 4.2, Public Hearing Items 6.1 and 6.2, Discussion Item 7.1, Confidential Discussion Item 8.1, Advisory Committee Minutes Item 9.1, and a New Business Item regarding Confidential Labour Relations Update: Unifor Notice to Strike, as noted by the Clerk.

Moved by Councillor Gittings

Seconded by Councillor O'Meara

That the report and recommendations of the Committee of the Whole be approved.

CARRIED

11. Consideration and Reading of By-Laws

11.1 By-law 2022-003

A by-law to remove the Holding “H” Provision on lands described as Part of Lot 30, Concession 1, SDS (2477 Old Bronte Developments Inc., File No. Z.1430.33). (Re: Item 4.1)

11.2 By-law 2022-015

A by-law to declare that certain land is not subject to part lot control (Block 9, Plan 20M-1211 – MC Oakvillage GP Inc.).

11.3 By-law 2022-018

A by-law to confirm the proceedings of a special meeting of Council.

Moved by Councillor Chisholm

Seconded by Councillor Lishchyna

That the by-law(s) noted above be passed.

CARRIED

12. Adjournment

The Mayor adjourned the meeting at 11:19 p.m.

Kathy Patrick, Acting Town Clerk