



Town of Oakville
Planning and Development Council

MINUTES

Date: June 7, 2022
Time: 6:30 p.m.
Location: Council Chamber

Mayor and Council: Mayor Burton
Councillor Adams
Councillor Chisholm
Councillor Duddeck
Councillor Elgar
Councillor Gittings
Councillor Haslett-Theall
Councillor Knoll
Councillor Lishchyna
Councillor Longo
Councillor O'Meara
Councillor Parmar
Councillor Robertson
Councillor Sandhu (Left 9:03 p.m.)

Regrets: Councillor Grant

Staff: J. Clohec, Chief Administrative Officer
N. Garbe, Commissioner of Community Development
P. Fu, Commissioner of Community Infrastructure
D. Carr, Town Solicitor
G. Charles, Director of Planning Services
J. Stephen, Director of Transportation and Engineering
N. Chandra, Assistant Town Solicitor
P. Cripps, Manager of Design and Construction (Special Projects)
C. McConnell, Manager of Planning Services, West District
L. Musson, Manager of Planning Services, East District
K. Parker, Manager of Development Services

P. Barrette, Acting Manager, Current Planning - West District
K. Biggar, Acting Manager of Policy Planning and Heritage
G. Abma, Senior Planner
K. Cockburn, Senior Planner
L. Gill-Woods, Senior Planner
C. Buckerfield, Planner
B. Hassan, Planner
S. Rizvi, Transportation Engineer
C. Van Sligtenhorst, Heritage Planner
K. Patrick, Acting Town Clerk
J. Marcovecchio, Council and Committee Coordinator

The Town of Oakville Council met in regular session to consider planning matters on this 7th day of June, 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

No declarations of pecuniary interest were declared.

3. Committee of the Whole

Moved by Councillor Knoll

Seconded by Councillor Longo

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

CARRIED

4. Consent Items(s)

4.1 North Oakville Driveway Extensions Report for Information

Moved by Councillor Gittings

That the report titled *North Oakville Driveway Extensions Report for Information* be received and staff report back in 2023 with any recommended changes to the Zoning By-law or process.

CARRIED

4.2 Assumption of Silwell Phase 8 – Portion of Taunton Road, By-law 2022-025 - Development Agreement with Silwell Development Limited (File: 24T-92005) approved by Council on September 16, 2013 (the "Development Agreement")

Moved by Councillor Gittings

1. That the assumption of Taunton Road between Oak Park Boulevard and Glenashton Drive, and the portions of remnant lands of Plan 20M-803, including road extensions of Roxton Road, Littlewood Drive, Georgian Drive and Gatwick Drive constructed under the Development Agreement, be approved.
2. That By-law 2022-025 a by-law to assume the completed public works described as Parts 1-5, 8,11,14,17 & 30-38 of Plan 20R-19677 (the "Plan"), and all other work external to the Plan completed under the Development Agreement, be passed.

CARRIED

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

7. Discussion Item(s)

7.3 Notice of intention to designate – Former Palermo Methodist Church Parsonage at 3017 Old Bronte Road

Moved by Councillor Gittings

That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for the Former Palermo Methodist Church Parsonage at 3017 Old Bronte Road.

CARRIED

7.4 Burloak Drive Grade Separation

Moved by Councillor Gittings

1. That the report titled Burloak Grade Separation Update dated May 31, 2022 from the Transportation and Engineering Department be received.
2. That the CAO and Town Solicitor be delegated the authority to execute agreements with Metrolinx based on the revised cost sharing agreement outlined in this report.
3. That a 12 month closure of Burloak Drive, from Wyecroft Road to Superior Court, to begin in mid-2026, be approved.

CARRIED

9. Advisory Committee Minutes

9.1 Heritage Oakville Advisory Committee Minutes - May 24, 2022

Moved by Councillor Gittings

That the following recommendation pertaining to Items 4.1, 4.2, and 4.3 of the Heritage Oakville Advisory Committee minutes from its meeting on May 24, 2022, be approved and the remainder of the minutes be received:

4.1 Heritage permit application HP022/22-42.20T 43 Trafalgar Road – Alterations to the existing house and construction of new garage addition

1. That Heritage Permit Application HP022/22-14-42.20T for alterations to the exterior of the existing house and the construction of a new addition to the garage at 43 Trafalgar Road, as attached in Appendix B to the report dated May 17, 2022 from Planning Services, be approved subject to the following:
 - a. That final details on the windows, doors and cladding material be submitted to Heritage Planning staff for final approval; and
2. That this heritage permit expire two years from the date of final approval by Council.

4.2 Heritage permit application HP020/22-42.20A – 207 Allan Street – Demolition of existing rear wing and construction of new rear additions

1. That Heritage Permit Application HP020/22-42.20A for the demolition of the existing rear wing and the construction of new rear additions at 207 Allan Street, as attached in Appendix B to the report dated May 17, 2022 from Planning Services, be approved subject to the following:
 - a. That final details on the windows, doors, wood cladding and brick material be submitted to Heritage Planning staff for final approval; and
2. That this heritage permit expire two years from the date of final approval by Council.

4.3 Heritage permit application HP021/22-42.20K 312 King Street – Replacement of one-storey wing and alterations to the existing house

1. That Heritage Permit Application HP021/22-42.20K for the replacement of a one-storey wing and alterations to the existing house, as attached in Appendix B to the report dated May 17, 2022 from Planning Services, be approved subject to the following:
 - a. That final details on the windows, doors and cladding material be submitted to Heritage Planning staff for final approval;
 - b. That materials, such as the wood windows to be removed, be made available for salvage; 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, Draft Plan of Subdivision, Menkes Lakeshore Woods Inc., 193 Nautical Boulevard (Block 220 20M-0840), File No. 24T-22003/1733

Moved by Councillor O'Meara

1. That the public meeting report prepared by the Planning Services Department dated May 24, 2022, be received.
2. That comments from the public with respect to the proposed draft plan of subdivision submitted by Menkes Lakeshore Woods Inc. (File No.: 24T-22003/1733), be received.
3. That analysis of the following matters of interest to Council be included as part of the recommendation report:
 - a. that staff review the landscaping plan in Shell Park, and the interface between the future rear yards and the town park.

CARRIED

6.2 Public Meeting Report – Town-initiated Official Plan Amendment – Midtown Oakville Urban Growth Centre (File No. 42.15.59) – June 7, 2022

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

- Rick Snidal, Treasurer, We Love Oakville (WLO), in support of the Midtown development and accommodating provincially mandated growth projections for Halton Region with no settlement boundary expansion as outlined in his submission filed.
- Jette James, Trafalgar Chartwell Residents' Association (TCRA), pleased to see that the goals and objectives related to a complete community are part of the Midtown Oakville official plan amendment, opposed to the revised height restriction to facilitate the intensification of Midtown Oakville as outlined in her submission filed.
- Jonabelle Ceremuga, Corbett Land Strategies (CLS), on behalf of 1539059 Ontario Inc., owner of the lands 349 Davis Road, providing comments on the Draft Midtown Oakville Growth Official Plan Amendment related to areas of interest including Cross Avenue realignment and the proposed land use designations, in support of the

proposed Midtown Oakville and draft official plan amendment, indicating their requests as outlined in her submissions filed.

- Russell Cheeseman, Municipal Law Chambers, on behalf of Michael Hohnjec, owner of the lands 564 Lyons Lane, opposed to the draft official plan amendment as outlined in his submission filed.
- Giouzelin Mutlu, O'Connor MacLeod Hanna LLP, on behalf of 526874 Ontario Inc. o/a Carpet Warehouse, owner of the lands 222 Cross Avenue and 238 Cross Avenue, re: concerns regarding the impact of the proposed transportation network and transit supported uses in the area, land use designations of the subject properties and surrounding areas will affect long term viability of current land use, increased noise traffic, elimination of parking, and narrowing road widening.
- Ken Miner in support of the approach taken to Midtown Oakville, asking questions on final design of buildings, setbacks and open areas, and building height as outlined in his submission filed.
- David Mallen, Director, Chartwell Maple Grove Residents Association (CMGRA), in support of the redevelopment of Midtown as a strategic and urban growth area, a major transit station area, developed as a complete community, and a new and different part of our town as outlined in his submission filed.

Moved by Councillor Haslett-Theall

1. That the staff report titled “Public Meeting Report – Town-initiated Official Plan Amendment – Midtown Oakville Urban Growth Centre (File No. 42.15.59) – June 7, 2022” from the Planning Services Department be received.
2. That comments from Council and the public with respect to the draft town-initiated official plan amendment to implement the findings of the Midtown Oakville Growth Area Review (File No. 42.15.59) be received.
3. That analysis of the following matters of interest to Council be included as part of the recommendation report:
 - a. clarify the alignment of the active transportation links.
 - b. re-examine the maximum height allowance of 255 metre.
 - c. provide examples of Privately Owned Public Spaces (POPS).

- d. consider how we will be providing opportunities for schools in the Midtown area.
- e. ensure that design of promenades are walkable, usable, and safe.
- f. review the proposed environmental policies.
- g. look at design requirements for healthy living, whether through the Official Plan policy or augmenting our Livable by Design manual.
- h. further explore the appropriate amount of parks space for the forecasted population.
- i. identify how and if the community gardens will remain.
- j. further refinement to the shadowing and micro-climate policies.
- k. provide a response on community services and how those will be addressed in Midtown.
- l. provide a response on Fire/EMS considerations.
- m. provide some Best Practice examples relating to parking.

CARRIED

7. Discussion Item(s)

7.1 Recommendation Report - Draft Plan of Subdivision and Zoning By-law Amendment by Crosstrail Estates Inc., Trafalgar Road (Oakville) Developments Limited & TWKD Developments Inc. – File Nos. 24T-21001/1315 and Z.1315.11, By-law 2022-029 – Updated from Plan

Moved by Councillor Parmar

1. That Draft Plan of Subdivision application and Zoning By-law Amendment application (File Nos. 24T-21001/1315 and Z.1315.11), submitted by Crosstrail Estates Inc., Trafalgar Road (Oakville) Developments Limited, and TWKD Developments Inc., be approved on the basis that the applications are consistent with the Provincial Policy Statement, conform or do not conflict with all applicable Provincial plans, conform with the Region of Halton Official Plan and the North Oakville East Secondary Plan, has regard for matters of Provincial interest, and represents good planning for the reasons outlined in the report from the Planning Services Department dated March 22, 2022

attached as Appendix “C” and the current report from the Planning Services Department dated May 24, 2022.

2. That By-law 2022-029 an amendment to Zoning By-law 2009-189, be passed as revised.
3. That the Director of Planning Services be authorized to grant draft plan approval to the Draft Plan of Subdivision (24T-21001/1315) submitted by Crosstrail Estates Inc., Trafalgar Road (Oakville) Developments Limited, and TWKD Developments Inc., prepared by J.D Barnes Limited, dated February 4, 2022, subject to the revised conditions contained in Appendix “B”.
4. That notice of Council’s decision reflect that Council has fully considered all the written and oral submissions relating to this matter and that those comments have been appropriately addressed.
5. That, in accordance with Section 34(17) of the *Planning Act*, no further notice is determined to be necessary.

CARRIED

7.2 Recommendation Report, Draft Plan of Subdivision, 404072 Ontario Limited (Mattamy Homes), Block 263, 20M-1212, File No.: 24T-22001/1314

Moved by Councillor Sandhu

1. That the Draft Plan of Subdivision application (File No.: 24T-22001/1314) submitted by 404072 Ontario Limited (Mattamy Homes), be approved on the basis that the application is consistent with the Provincial Policy Statement, conforms or does not conflict with all applicable Provincial plans, conforms with the Region of Halton Official Plan and the North Oakville East Secondary Plan, has regard for matters of Provincial interest, and represents good planning for the reasons outlined in the report from the Planning Services Department dated May 24, 2022.
2. That the Director of Planning Services be authorized to grant draft plan approval to the Draft Plan of Subdivision (24T-22001/1314) submitted by 404072 Ontario Limited (Mattamy Homes) prepared by Korsiak Urban Planning dated January 13, 2022, subject to the conditions contained in Appendix A.

3. That once Plan 24T-22001/1314 has been draft approved by the Director of Planning Services, the Town enter into a Subdivision Agreement to the satisfaction of the CAO and Town Solicitor, or designates.
4. That the Subdivision Agreement be executed in accordance with By-law 2013-057.
5. That notice of Council's decision reflects that Council has fully considered all the written and oral submissions relating to this matter and that those comments have been appropriately addressed.

CARRIED

7.5 Kerr Street Grade Separation Update

Moved by Councillor Duddeck

That the report titled Kerr Street Grade Separation Update dated May 24, 2022, from the Transportation and Engineering Department, be received.

CARRIED

7.6 Schlegel Villages Inc., Request for Support of an Amended Minister's Zoning Order, Part of Lot 27, Concession 1, NDS, Designated as Parts 3 and 5 on Reference Plan 20R-20782

Moved by Councillor Elgar

1. That Schlegel Villages Inc.'s request to support an amended Minister's Zoning Order for Part of Lot 27, Concession 1, NDS, Designated as Parts 3 and 5 on Reference Plan 20R-20782 be received.
2. That Council support an amended Minister's Zoning Order, as requested by Schlegel Villages Inc., for two new long term care facilities together with two retirement homes, 250 staff housing units, and accessory land uses.
3. That Staff be directed to work with Schlegel Villages Inc. to implement the Minister's Zoning Order through future *Planning Act* applications, including Site Plan Approval as generally described in the report dated May 24, 2022 from Planning Services.

CARRIED

8. Confidential Discussion Item(s)

There were no confidential discussion items.

10. Rise and Report to Council

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 Items 7.1, 7.2, 7.3, 7.4, 7.5 and 7.6, and Advisory Committee Minutes Item 9.1 as noted by the Clerk.

Moved by Councillor Chisholm

Seconded by Councillor Knoll

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

CARRIED

11. New Business

(Emergency, Congratulatory or Condolence)

There was no new business.

12. Consideration and Reading of By-laws

12.1 By-law 2022-029

A by-law to amend the North Oakville Zoning By-law 2009-189, as amended, to permit the use of lands described as Part of Lot 15, Concession 1, North of Dundas Street (Crosstrail Estates Inc., Trafalgar Road (Oakville) Developments Limited, TWKD Developments Inc.) – Z.1315.11. (Re: Item 7.1)

12.2 By-law 2022-072

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

12.3 By-law 2022-025

A by-law to assume Taunton Road between Oak Park Boulevard and Glenashton Drive. (Re: Item 4.2)

Moved by Councillor Elgar

Seconded by Councillor Lishchyna

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

CARRIED

13. Adjournment

The Mayor adjourned the meeting at 9:23 p.m.

Kathy Patrick, Acting Town Clerk