



Town of Oakville
Planning and Development Council
MINUTES

Date: July 11, 2022
Time: 6:30 p.m.
Location: Council Chamber

Mayor and Council: Mayor Burton
Councillor Adams
Councillor Chisholm
Councillor Elgar
Councillor Gittings
Councillor Grant
Councillor Haslett-Theall
Councillor Knoll
Councillor Lishchyna
Councillor Longo
Councillor O'Meara
Councillor Parmar
Councillor Robertson
Councillor Sandhu

Regrets: Councillor Duddeck

Staff: J. Clohec, Chief Administrative Officer
N. Garbe, Commissioner of Community Development
P. Fu, Commissioner of Community Infrastructure
G. Charles, Director of Planning Services
J. Huctwith, Assistant Town Solicitor
K. Biggar, Manager of Policy Planning and Heritage
C. McConnell, Manager of Planning Services, West District
L. Musson, Manager of Planning Services, East District
K. Parker, Manager of Development Services
P. Barrette, Senior Planner
K. Cockburn, Senior Planner
K. Patrick, Acting Town Clerk

J. Marcovecchio, Council and Committee Coordinator

Others:

Town Staff:

A. Khan, Transportation Engineer

The Town of Oakville Council met in regular session to consider planning matters on this 11th day of July, 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 Longo

Seconded by Councillor Grant

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

CARRIED

4. Consent Items(s)

4.1 Recommendation Report, Draft Plan of Condominium, 1290 Speers Road, Julievale Developments Limited, 24CDM-21005/1623

Moved by Councillor Adams

That the Director of Planning Services be authorized to grant draft plan approval to the draft plan of condominium (24CDM-21005/1623) submitted by Julievale Development Limited and prepared by Schaffer, Dzaldov Bennett Ltd., dated August 31, 2021, subject to the conditions contained in Appendix "A".

CARRIED

4.2 Implementation of Bill 109 – Amendments to Site Plan Control By-law 2019-114 (July 11, 2022) By-law 2022-093

Moved by Councillor Adams

That By-law 2022-093, a by-law to establish site plan control, delegate authority with respect to the approval of site plans within the Town of Oakville, repeal By-law 2019-114 and amend By-law 2021-077, be passed.

CARRIED

5. Confidential Consent Item(s)

There were no confidential consent items.

6. Public Hearing Item(s)

6.1 Public Meeting and Recommendation Report – Halton District School Board – Zoning By-law Amendment – File No.: Z.1309.06 – By-law 2022-024

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

- Frederick Thibeault, Halton District School Board, responded to questions regarding bicycle parking and a shelter for bicycle parking on the school site as part of the site plan process.

Moved by Councillor Adams

1. That Zoning By-law Amendment application (File No. Z.1309.06), submitted by the Halton District School Board, 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 June 28, 2022.

2. That By-law 2022-024, a by-law to Zoning By-law 2009-189, as amended, be passed.
3. That Council direct staff to ensure the site plan approval for the proposed development is designed in accordance with the urban design requirements in Appendix "A" of the report from the Planning Services Department dated November June 28, 2022.
4. That Council authorize, pursuant to subsection 45(1.4) of the *Planning Act*, submission of a minor variance application, within two years from the date By-law 2022-024 is enacted.
5. That staff be authorized to enter into servicing agreements necessary to implement any interim stormwater solution for the school site to the satisfaction of the Commissioner of Community Development and Town Solicitor or delegates.
6. That notice of Council's decision reflect that Council has fully considered all written and oral submissions relating to this matter and that those comments have been appropriately addressed.

CARRIED

6.2 Public Meeting & Recommendation Report, Official Plan Amendment and Zoning By-law Amendment, Greywood Developments, 2365-2377 Lakeshore Road West - File Nos. OPA1729.61 and Z.1729.61

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

- Brad Hallowell, opposed to the proposed amendments, and not opposed to the development or revitalization of Bronte as outlined in his submissions filed.
- Thomas Bloor opposed to the proposed amendments as outlined in his submission filed.
- Sachin Verma agrees with the comments and concerns made by his neighbours on the proposed development at this meeting, and opposed to the scale of development and impact.
- Jonathan McNeice agrees with the comments made by his neighbours at this meeting, and concerns re: gateway site, building height, aligning with the character of Bronte, parking and towing issues, and

aesthetics of a vibrant retail space that the community wants and retailers can use, opposed to the proposed amendments.

- Oz Kemal, MHBC Planning, Urban Design & Landscape Architecture, on behalf of applicant, reviewed the planning applications as detailed in his presentation and the staff report.
- Brad Mol agrees with the comments made by his neighbours at this meeting, and concerns re: parking on Sovereign Street and on the grass, traffic, building height, aligning with the character of Bronte, and shadowing on greenspace.

Moved by Councillor O'Meara

That the Official Plan Amendment and Zoning By-law Amendment applications by Greywood Developments, for 2365-2377 Lakeshore Road West (File Nos. OPA1729.61 and Z1729.61), be denied.

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

Absent (1): Councillor Duddeck

Carried Unanimously on a recorded vote (14 to 0)

6.3 Public Meeting and Recommendation Report, Temporary Use By-law Extension, Acclaim Health and Community Care Services, File Z.1628.32, By-law 2022-088

Moved by Councillor O'Meara

1. That the Temporary Use By-law Extension application (File Z.1628.32) submitted by Acclaim Health and Community Care Services to permit the lands to be used as a dementia care centre for a period of three years, until July 11, 2025, be approved.
2. That By-law 2022-088 be passed.
3. That notice of Council's decision reflects that Council has fully considered all written and oral submissions relating to this matter and that those comments have been appropriately addressed.
4. That, in accordance with Section 34(17) of the *Planning Act*, no further notice is determined to be necessary.

5. That staff be directed to draft a modification to OPA 41, in consultation with Halton Region, for an exception policy to apply to 2250 Speers Road to permit the existing dementia care centre, and request that Halton Region add this modification to OPA 41 as part of their review.

CARRIED

6.4 Public Meeting and Recommendation Report – Town-initiated Official Plan Amendment – Bill 109, More Homes for Everyone Act, 2022 – Pre-Consultations and Complete Applications for Site Plan (File No. 42.24.25) – June 21, 2022 – By-laws 2022-074 and 2022-075

Moved by Councillor Elgar

1. That the report titled “Public Meeting and Recommendation Report – Town-initiated Official Plan Amendment – Bill 109, *More Homes for Everyone Act, 2022* – Pre-Consultations and Complete Applications for Site Plan (File No. 42.24.25) – June 28, 2022”, be received.
2. That the proposed town-initiated Official Plan Amendments in response to Bill 109, *More Homes for Everyone Act, 2022* be approved.
3. That By-law 2022-074, a by-law to adopt OPA 47, be passed.
4. That By-law 2022-075, a by-law to adopt OPA 328, be passed.
5. That the notice of Council’s decision reflect that Council has fully considered all written and oral submissions relating to this matter and that those comments have been appropriately addressed.

CARRIED Unanimously

7. Discussion Item(s)

7.1 Midtown Implementation Project Delivery

Moved by Councillor Haslett-Theall

1. That the report Midtown Implementation Project Delivery dated July 5, 2022, be received.
2. That staff proceed with the project delivery model as outlined in this report.

3. That a capital project be created for Midtown Implementation in the amount of \$2.5 million to be funded from Growth Studies development charges (\$1.25 million) and capital reserve (\$1.25 million).

CARRIED Unanimously

8. Confidential Discussion Item(s)

There were no confidential discussion items.

9. Advisory Committee Minutes

9.1 Heritage Oakville Advisory Committee Minutes - June 28, 2022

Moved by Councillor Gittings

That the following recommendation pertaining to Item 4.1 of the Heritage Oakville Advisory Committee minutes from its meeting on June 28, 2022, be approved and the remainder of the minutes be received:

4.1 Heritage Permit Application HP025/22-42.20A 87 Allan Street – Demolition of existing sunroom and construction of new sunroom addition and new garage addition

1. That Heritage Permit Application HP025/22-42.20A for the demolition of the existing sunroom and the construction of a new sunroom addition and a new garage addition at 87 Allan Street, as attached in Appendix B to the report dated June 21, 2022 from Planning Services, be approved subject to the following:
 - a. That final details on the windows, doors and cladding materials be submitted to Heritage Planning staff for final approval; and
 - b. That any historic materials removed be made available for salvage; and
2. That this heritage permit expire two years from the date of final approval by Council.

CARRIED

10. Rise and Report to Council

Moved by Councillor Knoll

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, 6.2, 6.3, and 6.4, Discussion Item 7.1, and Advisory Committee Minutes 9.1, as noted by the Clerk.

Moved by Councillor Lishchyna

Seconded by Councillor Elgar

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

CARRIED

11. New Business

There was no new business.

12. Consideration and Reading of By-laws

12.1 By-law 2022-024

A by-law to amend the North Oakville Zoning By-law 2009-189, as amended, for an amendment to permit the development of a public elementary school (Halton District School Board - File: Z.1309.06). (Re: Item 6.1)

12.2 By-law 2022-074

A by-law to adopt an amendment to the Livable Oakville Plan in response to Bill 109, More Homes for Everyone Act, 2022 - Official Plan Amendment Number 47 (File No. 42.24.25). (Re: Item 6.4)

12.3 By-law 2022-075

A by-law to adopt an amendment to the 1984 Oakville Official Plan in response to Bill 109, More Homes for Everyone Act, 2022, Official Plan Amendment Number 328 (File No. 42.24.25). (Re: Item 6.4)

12.4 By-law 2022-088

A by-law to authorize a temporary use of land on lands described as Part Lot 28, Concession 3, SDS (Acclaim Health and Community Care Services File No.: Z.1628.32). (Re: Item 6.3)

12.5 By-law 2022-091

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

12.6 By-law 2022-093

A by-law to establish site plan control, delegate authority with respect to the approval of site plans within the Town of Oakville, repeal By-law 2019-114 and amend By-law 2021-077. (Re: Item 4.2)

Moved by Councillor Chisholm

Seconded by Councillor Sandhu

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

CARRIED

13. Adjournment

The Mayor adjourned the meeting at 8:30 p.m.

Kathy Patrick, Acting Town Clerk