



Town of Oakville
Planning and Development Council

MINUTES

Date: May 10, 2021
Time: 6:30 p.m.
Location: Virtual Meeting

Mayor and Council: Mayor Burton (In person)
Councillor Adams
Councillor Chisholm
Councillor Duddeck
Councillor Elgar
Councillor Gittings
Councillor Grant
Councillor Haslett-Theall
Councillor Knoll
Councillor Lishchyna (As of 6:36 p.m.)
Councillor Longo
Councillor O'Meara (As of 6:36 p.m.)
Councillor Parmar
Councillor Robertson
Councillor Sandhu

Staff: J. Clohec, Chief Administrative Officer
N. Garbe, Commissioner of Community Development (In person)
P. Fu, Commissioner of Community Infrastructure
D. Carr, Town Solicitor
J. Stephen, Director of Transportation and Engineering
G. Charles, Interim Director of Planning Services (In person)
J. Huctwith, Assistant Town Solicitor
D. Childs, Manager of Policy Planning and Heritage
H. Hecht, Manager of Planning Services, East District
C. McConnell, Manager of Planning Services, West District
K. Parker, Acting Manager Development Services,
K. Biggar, Senior Planner

K. Cockburn, Senior Planner
R. Thun, Senior Planner
B. Hassan, Planner
K. Livingstone, Planner
S. Schappert, Heritage Planner
B. Sunderland, Policy Planner
K. Patrick, Acting Town Clerk (In person)
J. Marcovecchio, Council and Committee Coordinator (In person)

The Town of Oakville Council met in regular session to consider planning matters on this 10th day of May, 2021 in the Council Chamber of the Oakville Municipal Building, 1225 Trafalgar Road, commencing at 6:30 p.m.

1. Regrets

There were no regrets.

2. Declarations of Pecuniary Interest

No declarations of pecuniary interest were declared.

3. Committee of the Whole

Moved by Councillor Duddeck
Seconded by Councillor Gittings

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

CARRIED

4. Consent Items(s)

4.1 Partial Assumption of Green Ginger Phase 1 Stage 2 20M-1175, By-Law 2021-026

Moved by Councillor Parmar

1. That the partial assumption of Registered Plan 20M-1175 be approved.
2. That By-law 2021-026 a by-law to assume completed public works within Plan 20M-1175 be passed.

3. That staff bring forward the required assumption by-law, without the need for a staff report for the Natural Heritage block (Block 35) within this subdivision once those obligations have been fulfilled.

CARRIED

4.2 2012 Halton Region Water and Wastewater Allocation Program File No.: 42.05.10

Moved by Councillor Parmar

That the Town of Oakville advise Halton Region of its consent to permit Mattamy Development Corporation to transfer servicing allocation to its Graydon Banning property (Town file Z.1324.05, 24T-15006).

CARRIED

4.3 Holding Provision Removal, 2430 Old Bronte Road, Z.1431.18, By-law 2021-071

Moved by Councillor Parmar

1. That the application (File No.: Z.1431.18) submitted by Brixen Developments (Old Bronte) Inc. to remove the “H1” holding provision from the lands known as 2430 Old Bronte Road, be approved; and,
2. That By-law 2021-071, a by-law to remove the “H1” holding provision from the lands municipally known as 2430 Old Bronte Road, from Zoning By-law 2014-014, as amended, be passed.

CARRIED

5. Confidential Consent Item(s)

5.1 LPAT Appeal – Oakville Developments (2010) Inc. – 550 Kerr Street – May 10, 2021

Moved by Councillor Parmar

That staff be authorized to proceed in the appeal filed by Oakville Developments (2010) Inc. (LPAT Case No. PL200333) in accordance with the report from the Legal Department dated May 4, 2021.

CARRIED

6. Public Hearing Item(s)

6.1 Public Meeting Report – Official Plan Amendment and Zoning By-law Amendment – 677 Burloak GP Inc. – File Nos. OPA.1635.10 and Z.1635.10 (May 10, 2021), 3538, 3540, 3542 and 3544 Wyecroft Road

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

- Glenn Wellings, Wellings Planning Consultants Inc., on behalf of the applicant, reviewed the planning applications as detailed in the staff report.

Moved by Councillor O'Meara

1. That the public meeting report, prepared by the Planning Services Department dated April 27, 2021, be received.
2. That comments from the public with respect to the Official Plan Amendment and Zoning By-law Amendment by 677 Burloak GP Inc. File Nos. OPA.1635.10 and Z.1635.10, be received.
3. That analysis of the following matters of interest to Council be included as part of the recommendation report:
 - a. the number of jobs per hectare relating to warehouse use;
 - b. provide a clear description about what a warehouse is; and
 - c. investigate lands to the south of the railroad tracks and provide greater context and what opportunities there are available for future development.

CARRIED

6.2 Public Meeting Report, Zoning By-law Amendment and Draft Plan of Subdivision, Star Oak Developments Limited, 90 Burnhamthorpe Road West, File No. Z.1316.10, 24T-21002/1316

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

- David Faye, David Faye & Associates and Bill Tam, KLM Planning Partners Inc., on behalf of the applicant. David Faye responded to questions only.

Moved by Councillor Parmar

1. That the public meeting report, prepared by the Planning Services Department dated April 27, 2021, be received.
2. That comments from the public with respect to the Zoning By-law Amendment and Draft Plan of Subdivision by Star Oak Development Limited, File No.: Z.1316.10, 24T-21002/1316, be received.
3. That analysis of the following matters of interest to Council be included as part of the recommendation report:
 - a. how to ensure the long-term integrity of the NHS; and
 - b. look for opportunities to enhance green building options, and other measures for sustainable community design.

CARRIED

6.3 Public Meeting Report – Town-initiated Official Plan Amendment – Bronte GO Major Transit Station Area (File No. 42.15.58) – May 10, 2021

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

- Jim Levac, Glen Schnarr & Associates Inc. (GSAI), on behalf of multiple landowners within and just outside of the Bronte GO Major Transit Station Area (MTSA) along the south side of Speers Road west of the Bronte GO Station, in support of the study and the previous option 1 scheme which proposed midrise heights of 5 to 12 storeys on the lands, reviewed the proposed official plan amendment as detailed in their presentation, indicating concerns regarding land use density, height, and phasing schedules in the final area specific plan; and filed a submission.
- Emma West, Bousfields Inc., on behalf of Acclaim Health and Community Care Services, owner of 2250 Speers Road, generally in support of the direction that the process is taking, indicating concerns regarding the approach, height, density, and location of future roads; and filed a submission.
- Leo Longo, Aird & Berlis LLP, on behalf of Rodenbury Investments Group, owner of 2189 Speers Road, indicating that their site is well located and situated to permit higher densities to service their client and the public; and filed a submission.

- Scott DeStephanis, re: questions regarding what are the residential and commercial uses planned for the Third Line District, and whether the existing businesses can stay in the area; and filed a submission.
- Corbin Crawford, in agreement with the concerns raised by Scott DeStephanis regarding mixed uses and Jim Levac regarding a linear line for medium and low density housing; and filed a submission.
- Mikhail Golichenko, in agreement with the comments made by Corbin Crawford, indicating concerns regarding green space, mature trees, and streets.

Moved by Councillor O'Meara

1. That the staff report titled “Public Meeting Report – Town-initiated Official Plan Amendment – Bronte GO Major Transit Station Area (File No. 42.15.58) – May 10, 2021”, be received.
2. That comments from the public with respect to the draft town-initiated Official Plan Amendment (File No. 42.15.58) be received.
3. That analysis of the following matters of interest to Council be included as part of the recommendation report:
 - a. making the best use of these lands in terms of employment opportunities;
 - b. Is 60/40 the correct ratio, or would another ratio be better to achieve our goals?
 - c. Will we be able to estimate the affordable housing yield created through the inclusionary Zoning policy, including identifying potential housing unit type?
 - d. Is the Sajecki Plan consistent with Council’s objectives relative to planning for climate change resiliency, and protecting greenspace, etc.?
 - e. confirm moving of the station to the south side of the track as part of recommendation report;
 - f. explore other opportunities for identifying or shaping height, such as angular planes;
 - g. clarify the 800 metre radius; and
 - h. report back on the town's abilities to enforce regulations.

CARRIED

6.4 Public Meeting 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, 40, 64, 86 Burnhamthorpe Road East

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

- Catherine McEwan, Korsiak Urban Planning, on behalf of the applicant, responded to questions only.

Moved by Councillor Sandhu

1. That the public meeting report prepared by the Planning Services Department dated April 27, 2021, be received.
2. That comments from the public with respect to the proposed draft plan of subdivision and zoning by-law amendment submitted by Crosstrail Estates Inc., Trafalgar Road (Oakville) Developments Limited & TWKD Developments Inc. (File Nos.: 24T-21001/1315 and Z.1315.11), be received.
3. That analysis of the following matters of interest to Council be included as part of the recommendation report:
 - a. report back on the timing of Sixth Line and Burnhamthorpe Road construction and timing of parkland delivery;
 - b. identify the timing of school construction in the area, and detail how new development will affect school capacity;
 - c. identify if the use of private condominium roads in this development is appropriate, along with pedestrian facilities and measuring parking options for private versus public streets; and
 - d. evaluate if a holding provision is appropriate to allow the timing of development to be coordinated with construction of transportation facilities adjacent.

CARRIED

6.5 Public Meeting and Recommendation Report - Town-initiated Omnibus Zoning By-law Amendment to Zoning By-law 2014-014 (File

42.25.20) - All lands south of Dundas Street and north of Highway 407 - By-law 2021-068

Moved by Councillor O'Meara

1. That By-law 2021-068, a by-law to make housekeeping, technical and other modifications to Zoning By-law 2014-014, as amended (Omnibus Zoning By-law Amendment, File 42.25.20), be passed.
2. That notice of Council's decision reflect that no comments were received from the public or, if comments are received, that they have been appropriately addressed.
3. That in accordance with Section 34(17) of the *Planning Act*, no further notice be required.

CARRIED

7. Discussion Item(s)

7.1 Heritage Grant Program 2021

Moved by Councillor Duddeck

1. That the 2021 funding allotment as attached in 'Appendix A - Recommended Grant Projects and Maximum Approved Amounts' to the report titled Heritage Grant Program 2021 dated April 27, 2021, be endorsed.
2. That the Oakville Heritage Grant Program for 2022 be increased to \$120,000.00 and this request be forwarded to 2022 Budget Committee for consideration.

CARRIED

7.2 Regional Official Plan Review – Integrated Growth Management Strategy and Draft Regional Official Plan Amendment 48 – May 10, 2021

BEYOND THE HOUR

Moved by Councillor Gittings

That this meeting proceed beyond the hour of 10:30 p.m.

CARRIED

Moved by Councillor Parmar

1. That the report titled *Regional Official Plan Review – Integrated Growth Management Strategy and Draft Regional Official Plan Amendment 48 – May 10, 2021*, be received.
2. That the report titled *Regional Official Plan Review – Integrated Growth Management Strategy and Draft Regional Official Plan Amendment 48 – May 10, 2021*, be submitted to Halton Region as part of the statutory process for ROPA 48 and the Regional Official Plan Review.
3. That the report titled *Regional Official Plan Review – Integrated Growth Management Strategy and Draft Regional Official Plan Amendment 48 – May 10, 2021*, be forwarded for information to the City of Burlington, the Town of Halton Hills, the Town of Milton, Credit Valley Conservation, Grand River Conservation Authority and Conservation Halton.

CARRIED

8. Confidential Discussion Item(s)

There were no Confidential Discussion Items listed for this agenda.

9. Advisory Committee Minutes

9.1 Heritage Oakville Advisory Committee Minutes - April 20, 2021

Moved by Councillor Gittings

That the minutes of the Heritage Oakville Advisory Committee meeting of April 20, 2021, be received.

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, 4.2, and 4.3, Confidential Consent Item 5.1, Public Hearing Items 6.1, 6.2, 6.3, 6.4, and 6.5, Discussion Items 7.1 and 7.2, and Advisory Committee Minutes Item 9.1, as noted by the Clerk.

Moved by Councillor Elgar
Seconded by Councillor Lishchyna

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 2021-026

A by-law to partially assume Registered Plan 20M-1175. (Re: Item 4.1)

12.2 By-law 2021-068

A by-law to amend Town of Oakville Zoning By-law 2014-014 to make a number of housekeeping, technical and other modifications affecting various Zones. (Town-initiated Omnibus Zoning By-law Amendment, File No. 42.25.20). (Re: Item 6.5)

12.3 By-law 2021-071

A by-law to remove the Holding Provision on the lands municipally known as 2430 Old Bronte Road, File No. Z.1431.18. (Re: Item 4.3)

12.4 By-law 2021-079

A by-law to amend by-law 2013-093 and to designate the properties at 474 Lakeshore Road East, 88 Park Avenue, and 86 Park Avenue as properties of cultural heritage value or interest.

12.5 By-law 2021-076

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

Moved by Councillor Longo

Seconded by Councillor Parmar

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

CARRIED

13. Adjournment

The Mayor adjourned the meeting at 10:35 p.m.

Kathy Patrick, Acting Town Clerk