



Town of Oakville
Planning and Development Council
MINUTES

Date: June 12, 2023
Time: 6:30 p.m.
Location: Council Chamber

Mayor and Council:

- Mayor Burton
- Councillor Adams
- Councillor Chisholm
- Councillor Duddeck
- Councillor Elgar
- Councillor Gittings
- Councillor Grant
- Councillor Haslett-Theall
- Councillor Knoll
- Councillor Lishchyna
- Councillor Longo
- Councillor McNeice
- Councillor Nanda
- Councillor O'Meara
- Councillor Xie

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
- N. Chandra, Assistant Town Solicitor
- K. Biggar, Manager of Policy Planning and Heritage
- L. Musson, Manager of Planning Services, East District
- K. Parker, Manager of Development Services
- P. Barrette, Acting Manager of Planning Services, West District
- C. Van Sligtenhorst, Supervisor of Heritage Conservation
- T. Collingwood, Senior Planner
- R. Thun, Senior Planner

S. Schappert, Heritage Planner
B. Sunderland, Policy Planner
C. Westerhof, 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 12th day of June, 2023 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

Councillor Adams declared a pecuniary interest with respect to Item 6.2 - Public Meeting and Recommendation Report, Zoning By-law Amendment and Draft Plan of Subdivision, bclMC Realty Corp., File No.: Z.1333.01 and 24T-11001, By-law 2023-014, as a family member is employed at an adjacent site.

3. Committee of the Whole

Moved by Councillor Lishchyna
Seconded by Councillor Haslett-Theall

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

CARRIED

4. Consent Items(s)

4.1 24T-14002 – Shieldbay – Subdivision Assumption – By-law 2023-062

Moved by Councillor Knoll

1. That the assumption of remaining public works under Registered Plan 20M-1183 be approved.

2. That By-law 2023-062, a by-law to assume completed public works within Plan 20M-1183 or outside of Plan 20M-1183 that were required as a condition of draft approval, as they relate to Silver Maple Road, Eighth Line from Dundas Street to Wheat Boom Drive, Max Kahn Boulevard from Dundas Street to Silver Maple Road, and all street trees not previously assumed under By-law 2021-092 be passed.

CARRIED

4.2 Recommendation Report, Draft Plan of Condominium, MC Oakvillage Inc., 24CDM-22006/1312 - 335, 345 and 349 Wheatboom Drive

Moved by Councillor Knoll

That the Director of Planning Services be authorized to grant draft plan approval to the Draft Plan of Condominium (24CDM-22006/1312) submitted by MC Oakvillage Inc., prepared by R-PE Surveying Ltd., dated December 12, 2022, subject to the conditions contained in Appendix 'A' of the Planning Services report dated May 30, 2023.

CARRIED

5. Confidential Consent Item(s)

There were no confidential consent items.

6. Public Hearing Item(s)

6.1 Public Meeting Report, Official Plan Amendment & Zoning By-law Amendment, Amica Bronte Village Inc., File No.: OPA.1729.62; Z.1729.62 - 2370 Lakeshore Road West

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

- Robert Mark, in support of the proposed development which will provide additional housing for seniors with special needs and care, commercial space on street level, and walkable location for seniors but has concerns with shadowing and privacy of the residents in the surrounding townhouses who may be impacted by the development.

- Harry Shea, President-Corporate Secretary, Bronte Village Residents Association (BVRA), in support of the proposed amendments but has concerns as outlined in his submission filed.

Moved by Councillor McNeice

1. That comments from the public with respect to the proposed Official Plan Amendment and Zoning By-law Amendment submitted by Amica Bronte Village Inc. (File No.: OPA 1729.62; Z.1729.62), be received.
2. That analysis of the following matters of interest to Council be included as part of the recommendation report:
 - a. shadowing impacts/sunlight.
 - b. retail and commercial needs and breakdown.
 - c. urban design, streetscape, and main street character impacts.
 - d. parking considerations, including public and private availability, signage, regulations and adequacy of available parking.
 - e. site access.
 - f. compatibility with adjacent developments.
 - g. ground floor amenity area regulation compliance.
 - h. placement of utility locker.
 - i. interim open space support/community use.

CARRIED

6.2 Public Meeting and Recommendation Report, Zoning By-law Amendment and Draft Plan of Subdivision, bcIMC Realty Corp., File No.: Z.1333.01 and 24T-11001, By-law 2023-014

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

- Tony Sandhu, adjacent property owner, in support of the proposed applications as outlined in his submission filed, and had previous concerns re: grid, road pattern, and landlocked, which have been resolved.
- Frances Borgeest, concern re: flooding.

Moved by Councillor Xie

1. That Zoning By-law Amendment (File Z.1333.01) and Draft Plan of Subdivision (File 24T-11001) applications submitted by bclMC Realty Corp. c/o QuadReal Property Group, be approved, as revised, on the basis that the Zoning By-law Amendment and Draft Plan of Subdivision are consistent with the Provincial Policy Statement, conform with all applicable provincial plans, the Halton Region Official Plan, the North Oakville West Secondary Plan, have regard for matters of Provincial interest, and represents good planning for the reasons outlined in the report from the Planning Services department dated May 30, 2023.
2. That By-law 2023-014, an amendment to Zoning By-law 2009-189, as amended, be passed.
3. That the Director of Planning Services be authorized to grant draft plan approval to the revised Draft Plan of Subdivision (24T-11001) prepared by WSP on behalf of bclMC Realty Corp. c/o QuadReal Property Group dated December 14, 2022, subject to the conditions contained in Appendix D of the staff report prepared by Planning Services Department dated May 30, 2023.
4. That once 24T-11001 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.
5. That the Subdivision Agreement be executed in accordance with By-law 2023-021.
6. 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.
7. That, in accordance with Section 34(17) of the *Planning Act*, no further notice is determined to be necessary.

CARRIED

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

7. Discussion Item(s)

7.1 Information Report – Warehousing and Distribution Industries Review (File No. 42.15.61)

Moved by Councillor Gittings

1. That this item be referred back to staff to seek additional research from other jurisdictions, identify options for definitions that recognize the difference between warehouses and distribution centres in terms of scale, operational impacts, and best practices in land use compatibility requirements for Q1 2024.
2. That this will allow staff to identify implications from the 2023 Provincial Planning Statement, and provide residents a greater opportunity to review and comment to Planning and Development Council.

For (12): Mayor Burton, Councillor Adams, Councillor Chisholm, Councillor Duddeck, Councillor Elgar, Councillor Gittings, Councillor Haslett-Theall, Councillor Longo, Councillor McNeice, Councillor Nanda, Councillor O'Meara, and Councillor Xie

Against (3): Councillor Grant, Councillor Knoll, and Councillor Lishchyna

CARRIED on a recorded vote (12 to 3)

7.2 Recommendation Report – Draft Plan of Subdivision (24T-21005/1530) – Part of Lot 30, Concession 2 (SDS), Bronte Green Corporation

Moved by Councillor Elgar

1. That Draft Plan of Subdivision application (File No. 24T-21005/1530), submitted by Bronte Green Corporation, 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 Livable Oakville Official Plan, has regard for matters of Provincial interest and Section 51(24) of the *Planning Act*, and represents good planning for the reasons outlined in the report from the Planning Services department dated May 30, 2023.
2. That the Director of Planning Services be authorized to grant draft plan approval to the Draft Plan of Subdivision (24T-21005/1530)

submitted by Bronte Green Corporation, prepared by J.D Barnes Limited, dated October 27, 2021, subject to the conditions contained in Appendix "A".

3. That once 24T-21005/1530 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 reflect that Council has fully considered all the written and oral submissions relating to this matter and that those comments have been appropriately addressed.

CARRIED

7.3 Ontario Heritage Act Alternative Notice Policy

Moved by Councillor Duddeck

That the *Ontario Heritage Act* Alternative Notice Policy be approved.

CARRIED

7.4 Notice of intention to designate – Multiple properties

Moved by Councillor Duddeck

That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for the following properties:

1. Lawrence and Mary Hager House at 2527 Dundas Street West;
and
2. Conder House at 159 Trafalgar Road.

CARRIED Unanimously

7.5 Notice of intention to demolish – 2108 Lakeshore Road East

Moved by Councillor Duddeck

1. That the property at 2108 Lakeshore Road East be removed from the Oakville Register of Properties of Cultural Heritage Value or Interest; and,
2. That, prior to demolition, the property owner allows for the salvage of materials from the house.

CARRIED

7.6 2023 Heritage Grant Program Recommendations

Moved by Councillor Duddeck

That the 2023 funding allotment as attached in 'Appendix A - Recommended Grant Projects and Maximum Approved Amounts' to the report titled 2023 Heritage Grant Program Recommendations dated May 30, 2023, be approved.

CARRIED

7.7 Cultural Heritage Landscape Conservation Plan Policy - By-law 2023-085

Moved by Councillor Duddeck

1. That By-law 2023-085, a by-law to repeal By-law 2018-019, 'a by-law to govern cultural heritage landscape conservation plans within the Town of Oakville and to delegate certain powers to designated officials', be passed; and
2. That the Conservation Plans for Cultural Heritage Landscapes Policy be endorsed.

CARRIED

8. Confidential Discussion Item(s)

There were no confidential discussion items.

9. Advisory Committee Minutes

9.1 Heritage Oakville Advisory Committee Minutes - May 30, 2023

Moved by Councillor Gittings

That the following recommendation pertaining to Items 4.1 and 4.2 of the Heritage Oakville Advisory Committee minutes from its meeting on May 30, 2023, be approved and the remainder of the minutes be received:

4.1 Heritage Permit Application HP013/23-42.20T 344 Trafalgar Road – New windows and front door and alterations to exterior

1. That Heritage Permit Application HP013/23-42.20T for new windows and front door and alterations to the exterior of the house at 344 Trafalgar Road, as attached in Appendix B to the report dated May 16, 2023 from Planning Services, be approved subject to the following:
 - a. That final details on the new windows, door, cedar shingle cladding, stone cladding, trim and roofing material be submitted to 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 HP011/23-42.20S 69 Second Street – Demolition of existing garage and portions of the house, construction of a new addition and restoration of the house

1. That Heritage Permit Application HP011/23-42.20S for the demolition of the existing garage and portions of the house, the construction of a new two-storey addition and restoration of the house at 69 Second Street, as attached in Appendix B to the report dated May 16, 2023 from Planning Services, be approved subject to the following:
 - a. That minor changes be made to ensure that there are no blank windowless walls on the new addition; and
 - b. That final details on the windows, doors and cladding materials be submitted to staff for final approval; and
2. That this heritage permit expire two years from the date of final approval by Council.

CARRIED Unanimously

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, 7.6, and 7.7; and Advisory Committee minutes 9.1 as noted by the Clerk.

Moved by Councillor Xie

Seconded by Councillor Grant

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 2023-014

A by-law to amend the North Oakville Zoning By-law 2009-189 to permit the use of lands described as 3269 and 3271 Dundas Street West (bcIMC Realty Corporation c/o QuadReal Property Group, Z.1333.01, 24T-11001). (Re: Item 6.2)

12.2 By-law 2023-055

A by-law to declare that certain land is not subject to part lot control (Blocks 104, 105, 106, 107, 108, 109 and 110, Plan 20M-1253 – Mattamy (Joshua Creek) Limited).

12.3 By-law 2023-062

A by-law to assume completed public works within Plan 20M-1183 or outside of Plan 20M-1183 that were required as a condition of draft approval, as they relate to Silver Maple Road, Eighth Line from Dundas Street to Wheat Boom Drive, Max Kahn Boulevard from Dundas Street to Silver Maple Road, and all street trees not previously assumed under By-law 2021-092. (Re: Item 4.1)

12.4 By-law 2023-085

A by-law to repeal By-law 2018-019, 'A by-law to govern cultural heritage landscape conservation plans within the Town of Oakville and to delegate certain powers to designated officials'. (Re: Item 7.7)

12.5 By-law 2023-088

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

Moved by Councillor McNeice
Seconded by Councillor Elgar

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

CARRIED

13. Adjournment

The Mayor adjourned the meeting at 9:03 p.m.

Kathy Patrick, Acting Town Clerk