



**Town of Oakville**  
**Planning and Development Council**  
**MINUTES**

**Date:** July 10, 2023  
**Time:** 6:30 p.m.  
**Location:** Council Chamber

Mayor and Council: Mayor Burton  
Councillor Adams  
Councillor Chisholm  
Councillor Elgar  
Councillor Grant (Left at 8:45 p.m.)  
Councillor Haslett-Theall  
Councillor Knoll  
Councillor Lishchyna  
Councillor Longo  
Councillor McNeice  
Councillor Nanda  
Councillor O'Meara  
Councillor Xie

Regrets: Councillor Duddeck  
Councillor Gittings

Staff: J. Clohec, Chief Administrative Officer  
P. Fu, Commissioner of Community Infrastructure  
D. Carr, Town Solicitor  
J. Barry, Director of Municipal Enforcement Services  
G. Charles, Director of Planning Services  
J. Stephen, Director of Transportation and Engineering  
J. Huctwith, Assistant Town Solicitor  
D. Perlin, Assistant Town Solicitor  
M. Day, Manager of Development Financing and Investments  
C. Van Sligtenhorst, Supervisor of Heritage Conservation  
R. Thun, Senior Planner  
B. Sunderland, Policy Planner

C. Westerhof, Planner  
V. Tytaneck, Town Clerk  
J. Warren, Council and Committee Coordinator

**The Town of Oakville Council met in regular session to consider planning matters on this 10th day of July, 2023 in the Council Chamber of the Oakville Municipal Building, 1225 Trafalgar Road, commencing at 6:30 p.m.**

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**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 Lishchyna

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

CARRIED

**4. Consent Items(s)**

**4.1 Removal of Holding Provision - Jack Styrk and Diane Costa, 47 Nelson Street - ZH 03.23, By-law 2023-078**

Moved by Councillor Knoll

1. That the application (File No.: ZH 03.23) submitted by Jack Styrk and Diane Costa to remove the Holding Provision "H42" from the lands known as 47 Nelson Street, be approved.
2. That By-law 2023-078, a By-law to remove the Holding "H42" Provision from Zoning By-law 2014-014, as amended, from the lands known as 47 Nelson Street, be passed.

CARRIED

**4.2 24T-05012 – Preserve Phase 1 (Lower Fourth 1A) – SWM Pond Assumption – By-law 2023-096**

Moved by Councillor Knoll

That By-law 2023-096, a By-law to assume the Stormwater Management Pond (SWMP) Block 331 and transit infrastructure, within Registered Plan 20M-1139, be approved.

CARRIED

**4.3 24T-05013 – Preserve Phase 1 (Pendant 1A) – SWM Pond Assumption – By-law 2023-097**

Moved by Councillor Knoll

That By-law 2023-097, a By-law to assume the Stormwater Management Pond (SWMP) Block 75 and transit infrastructure, within Registered Plan 20M-1137, be approved.

CARRIED

**5. Confidential Consent Item(s)**

**5.1 Confidential – OLT Appeal - Bara Group (River Oak) Inc. - 2163 and 2169 Sixth Line (OPA1415.14 and Z.1415.14, OLT-23-000166) – July 10, 2023**

Moved by Councillor Knoll

That staff be authorized to oppose the appeals filed by Bara Group (River Oak) Inc. in relation to applications for Official Plan and Zoning By-law amendments applicable to 2163 and 2169 Sixth Line, in accordance with the confidential report from the Legal department dated June 27, 2023.

CARRIED

**6. Public Hearing Item(s)**

**6.1 Public Meeting Report, Official Plan Amendment & Zoning By-law Amendment, Enirox Dundas 3015 Inc., File No.: OPA.1331.01; Z.1331.01 - 3005, 3015 Dundas Street West**

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

- Renee Carlson, on behalf of residents at 3121, 3131, 3141, 3153, 3185, 3195 and 3221 Bronte Road, in support of the development due to its transit accessible location and many beautiful conservation areas in the vicinity.

Moved by Councillor Nanda

1. That comments from the public with respect to the proposed Official Plan Amendment and Zoning By-law Amendment submitted by Enirox Dundas 3015 Inc. (File No.: OPA 1331.01 & Z.1331.01), be received.
2. That analysis of the following matters of interest to Council be included as part of the recommendation report:
  - a. Parking
  - b. Retail/Commercial viability
  - c. Pedestrian connections
  - d. Schools & Community Infrastructure/Parks
  - e. Mix of units
  - f. Block Plan potential
  - g. Density
  - h. Municipal access
  - i. Traffic
  - j. Neighbourhood feedback
  - k. Inclusionary Zoning potential
  - l. Population projections
  - m. Wind Tunnel Effect
  - n. Building Height
  - o. Streetscape Plan consistency
  - p. Cultural Heritage.

CARRIED

**7. Discussion Item(s)**

**7.1 Housing Strategy and Action Plan including the Housing Accelerator Fund Application**

Moved by Councillor Elgar

1. That the Housing Strategy and Action Plan be received.
2. That the component of the Housing Strategy and Action Plan regarding the Housing Accelerator Fund and associated initiatives, be approved and not subject to change for the purpose of the Housing Accelerator Fund application.
3. That staff undertake a public engagement program on the Housing Strategy and Action Plan, report back to Council on what was heard, and refine the Housing Strategy and Action Plan, as necessary, in coordination with other ongoing provincial initiatives.
4. That should the town be successful in its Housing Accelerator Fund application, staff be authorized to execute a Housing Accelerator Fund Contribution Agreement with the Canadian Mortgage and Housing Corporation, to be executed in accordance with By-law 2013-057.
5. That staff initiate the necessary work programs required to complete the initiatives outlined for the Housing Accelerator Fund application, including undertaking a Housing Needs Assessment Report.

CARRIED

**7.2 Oakville Housing Strategy: Rental Housing Protection By-law 2023-102 and Demolition Control By-law 2023-101**

Moved by Councillor O'Meara

That this item be referred back to staff for further consultation with landlords and report back in September 2023.

LOST

Moved by Councillor McNeice

1. That the approach and criteria proposed for the Rental Housing Protection By-law as outlined in the report titled “Oakville Housing Strategy: Rental Housing Protection By-law and Demolition Control By-law” dated July 4, 2023 from the Legal Department be endorsed.
2. That the Rental Housing Protection By-law 2023-102 attached as Appendix A to this report and the Demolition Control By-law 2023-101 attached as Appendix B to this Report be passed.
3. That the Town Solicitor in consultation with the Commissioner of Community Development be directed to prepare all necessary documentation as outlined in this report and the attached by-laws in order to implement the attached by-laws and enable the implementation of the S99.1 Permit Application Process with conditions and agreements for the protection of the rental housing supply of Oakville and affected tenants.

For (10): Mayor Burton, Councillor Adams, Councillor Chisholm, Councillor Elgar, Councillor Haslett-Theall, Councillor Knoll, Councillor Longo, Councillor McNeice, Councillor Nanda, and Councillor Xie

Against (2): Councillor Lishchyna, and Councillor O'Meara

Absent (3): Councillor Duddeck, Councillor Gittings, and Councillor Grant

CARRIED on a recorded vote (10 to 2)

### **7.3 Notice of Intention to Demolish – 152 Chisholm Street**

Moved by Councillor Chisholm

That the property at 152 Chisholm Street be removed from the Oakville Register of Properties of Cultural Heritage Value or Interest.

CARRIED

### **7.4 Notice of intention to designate – Multiple properties**

Moved by Councillor O'Meara

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

1. Guess House at 329 Douglas Avenue;
2. Lunau House at 405 Galt Avenue;
3. Henry and Mary Post House at 3480 Ninth Line; and
4. Dr. John A. Johnstone House at 3048 Trafalgar Road.

CARRIED

**8. Confidential Discussion Item(s)**

There were no confidential discussion items.

**9. Advisory Committee Minutes**

**9.1 Heritage Oakville Advisory Committee Minutes June 27, 2023**

Moved by Councillor Chisholm

That the following recommendation pertaining to Items 4.1,4.2, 4.3, and 4.4 of the Heritage Oakville Advisory Committee minutes from its meeting on June 27, 2023, be approved and the remainder of the minutes be received:

**4.1 Heritage permit application HP021/23-42.20A 221 Allan Street – Rehabilitation of former Brantwood School**

1. That Heritage Permit Application HP021/23-42.20A for the rehabilitation of the former Brantwood School at 221 Allan Street, as attached in Appendix B to the report dated June 13, 2023 from Planning Services, be approved subject to the following:
  - a. That final details on the window, door, canopy, cladding, signage and plaque materials be submitted to Heritage Planning staff for final approval;
  - b. That final details on the paint removal process 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 HP017/23-42.20R 242 Reynolds Street – Rear addition and alterations to existing residence**

1. That Heritage Permit Application HP017/23-42.20R for the rear addition and alterations to the existing residence at 242 Reynolds Street, as attached in Appendix B to the report dated June 13, 2023 from Planning Services, be approved subject to the following:
  - a. That final details on the windows and doors be submitted to Heritage Planning staff for final approval;
2. That this heritage permit expire two years from the date of final approval by Council.

**4.3 Heritage permit application HP022/23-42.20F 194 Front Street – Demolition of existing house and construction of new one-storey house**

1. That Heritage Permit Application HP022/23-42.20F for the demolition of the existing house and the construction of a new one-storey house at 194 Front Street, as attached in Appendix B to the report dated June 13, 2023 from Planning Services, be approved subject to the following:
  - a. That final details on the window, door, porch, decking, roof and cladding materials 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.

**4.4 Heritage permit application HP20/23-42.20F 60 First Street – Construction of new two-storey house**

1. That Heritage Permit Application HP020/23-42.20F for the construction of a new two-storey house at 60 First Street, as attached in Appendix B to the report dated June 13, 2023 from Planning Services, be approved subject to the following:



- a. That final details on the window, door, roof and cladding materials 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.

CARRIED

**10. Rise and Report to Council**

Moved by Councillor Elgar

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, 4.3; Confidential Consent Item 5.1; Public Hearing Item 6.1; Discussion Items 7.1, 7.2, 7.3, 7.4 and Advisory Committee minutes 9.1 as noted by the Clerk.

Moved by Councillor Xie

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 2023-078**

A by-law to remove the Holding “H” Provision on lands described as 47 Nelson Street, Jack Styrac and Diane Costa, File No.: ZH 03.23. (Re: Item 4.1)

**12.2 By-law 2023-095**

A by-law to declare that certain land is not subject to part lot control (Blocks 169, 171, 172, 175 and 177, Plan 20M-1255 – Graydon Banning Ltd.).

**12.3 By-law 2023-096**

That By-law 2023-096, a By-law to assume the Stormwater Management Pond (SWMP) Block 331 and transit infrastructure, within Registered Plan 20M-1139. (Re: Item 4.2)

**12.4 By-law 2023-097**

A by-law 2023-097, a By-law to assume the Stormwater Management Pond (SWMP) Block 75 and transit infrastructure, within Registered Plan 20M-1137. (Re: Item 4.3)

**12.6 By-law 2023-101**

A by-law to regulate demolition control in the Town of Oakville. (Re: Item 7.2)

**12.7 By-law 2023-102**

A by-law to regulate the demolition and conversion of residential rental properties in the Town of Oakville. (Re: Item 7.2)

**12.5 By-law 2023-099**

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

Moved by Councillor Lishchyna

Seconded by Councillor Haslett-Theall

That the by-laws noted above be passed.

CARRIED

**13. Adjournment**

The Mayor adjourned the meeting at 9:20 p.m.

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Vicki Tytaneck, Town Clerk