



Town of Oakville
Planning and Development Council
MINUTES

Date: August 14, 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 Lishchyna
Councillor Longo
Councillor McNeice
Councillor Nanda
Councillor O'Meara
Councillor Xie

Regrets: Councillor Knoll

Staff: J. Clohecyc, Chief Administrative Officer
N. Garbe, Commissioner of Community Development
P. Fu, Commissioner of Community Infrastructure
G. Charles, Director of Planning Services
J. Stephen, Director of Transportation and Engineering
J. Huctwith, Assistant Town Solicitor
K. Biggar, Manager of Policy Planning and Heritage
L. Musson, Manager of Planning Services, East District
P. Barrette, Acting Manager of Planning Services, West District
C. Van Sligtenhorst, Supervisor of Heritage Conservation
S. Burrell, Policy Planner
M. Riaz, Planner

S. Rizvi, Transportation Engineer
C. Westerhof, Planner
V. Tytaneck, Town Clerk
J. Marcovecchio, Council and Committee Coordinator

The Town of Oakville Council met in regular session to consider planning matters on this 14th day of August, 2023 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 McNeice

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

CARRIED

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

4. Consent Items(s)

4.1 Recommendation Report, Draft Plan of Condominium, 2713368 Ontario Inc. – 1927-1943 Ironoak Way, File No.: 24CDM-23003/1506 - 1927, 1931, 1935, 1939 and 1943 Ironoak Way

Moved by Councillor Gittings

That the Director of Planning Services be authorized to grant draft plan approval to the Draft Plan of Condominium (24CDM-23003/1506) submitted by Penalta Group Ltd., and prepared by D.B Searles dated March 26, 2021, subject to the conditions contained in Appendix 'A' of the Planning Services report dated August 1, 2023.

CARRIED

4.2 Request for Release of Subdivision Agreement – Block 21, Plan 20M-349 (Deer Run Avenue)

Moved by Councillor Gittings

That staff be authorized to negotiate and finalize the terms of release or amendment of provisions of the subdivision agreement registered against Block 21, Plan 20M-349 in accordance with the report from the Legal Department dated August 1, 2023.

CARRIED

4.3 Notice of intention to designate – 389 Lakeshore Road East

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 Ecclestone House at 389 Lakeshore Road East.

CARRIED

4.4 Notice of intention to designate – 330 Watson Avenue

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 Robertson House at 330 Watson Avenue.

CARRIED

4.6 Removal of “H1” Holding Provision, 2432-2452 Lakeshore Road West and 87-99 Bronte Road, File No.: Z.1729.60, By-law 2023-114 - 2432-2452 Lakeshore Road West and 87-99 Bronte Road

Memorandum from Planning Services, August 11, 2023

Moved by Councillor Gittings

That the Zoning By-law Amendment application (File No.: Z.1729.60) submitted by Weston Consulting on behalf of their client Bronte Lakeside Ltd. to remove the “H1” Holding Provision from 2432-2452 Lakeshore Road West and 87-99 Bronte Road, be referred back to staff until all conditions are met.

CARRIED

5. Confidential Consent Item(s)

5.1 Confidential – Request for release of Subdivision Agreement – Block 21, Plan 20M-349

Moved by Councillor Gittings

That information in the report from the Legal Department dated August 1, 2023, titled “Confidential – Request for release of Subdivision Agreement-Block 21, Plan 20M-349, be received.

CARRIED

4. Consent Items(s)

4.5 Notice of intention to designate – 356 Watson Avenue

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 Turner House at 356 Watson Avenue.

CARRIED

6. Public Hearing Item(s)

6.1 Public Meeting Report – Kaneff Group, File No. Z.1401.13 - 2350 and 2360 Bristol Circle

Moved by Councillor Adams

1. That comments from the public with respect to the proposed Zoning By-law Amendment submitted by Kaneff Group (File No.: Z.1401.13), be received.

2. That analysis of the following matters of interest to Council be included as part of the recommendation report:
 - a. outline the permitted uses and would a delivery station be permitted.
 - b. what are the traffic volumes anticipated for this site?
 - c. is the tenant known for the building?

CARRIED

7. Discussion Item(s)

7.1 Recommendation Report, Official Plan Amendment & Zoning By-law Amendment, Amica Bronte Village Inc., File No. OPA.1729.62; Z.1729.62, By-law 2023-070 and By-law 2023-071 - 2370 Lakeshore Road West

Moved by Councillor O'Meara

1. That the applications for an Official Plan amendment and Zoning By-law amendment submitted by Amica Bronte Village Inc., File No. OPA.1729.62; Z.1729.62, be approved on the basis that the application is consistent with the Provincial Policy Statement, conforms with all applicable Provincial plans, the Region of Halton Official 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 August 1, 2023.
2. That By-law 2023-070, an amendment to the Livable Oakville Official Plan, be passed.
3. That By-law 2023-071, an amendment to Zoning By-law 2014-014, be passed.
4. That notice of Council's decision reflect that Council has fully considered all the written and oral submissions relating to these matters 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

RECESS

The meeting recessed at 7:45 p.m. and reconvened at 7:51 p.m.

7.2 Official Plan Review Update – August 14, 2023

Moved by Councillor O'Meara

That the information in the staff report dated August 1, 2023, titled, *Official Plan Review Update – August 14, 2023*, from the Planning Services Department be received.

CARRIED

7.3 Update Report - Halton Region, Joint Best Planning Estimates, August 14, 2023

Moved by Councillor Elgar

That the staff report titled “Update Report – Halton Region, Joint Best Planning Estimated, August 14, 2023” be deferred to Council on August 15, 2023.

CARRIED

8. Confidential Discussion Item(s)

There were no confidential discussion items.

9. Advisory Committee Minutes

9.1 Heritage Oakville Advisory Committee Minutes July 25, 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 July 25, 2023, be approved and the remainder of the minutes be received:

4.1 Heritage permit application HP025/23-42.20L 250 Lakeshore Road East – Rear addition

1. That Heritage Permit Application HP025/23-42.20L for the construction of a rear addition at 250 Lakeshore Road East, as attached in Appendix B to the report dated July 11, 2023 from Planning Services, be approved subject to the following:
 - a. That final details on the windows, door 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.

4.2 Heritage permit application HP024/23-42.20A 55 Allan Street – Construction of new additions and renovations to existing house

1. That Heritage Permit Application HP024/23-42.20A for the construction of new additions and renovations to the existing house at 55 Allan Street, as attached in Appendix B to the report dated July 11, 2023 from Planning Services, be approved subject to the following:
 - a. That the cladding of the new additions be wood material (with the exception of the garage façade);
 - b. That final details on the windows, shutters, doors, trim, cladding materials and paint colours be submitted to Heritage Planning staff for final approval;
 - c. That the dormers be redesigned to have proportions that are more in keeping with the existing house and that the final design be approved by staff;
 - d. That the trees in the front driveway circle be retained where possible; 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 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, 4.2, 4.3, 4.4, 4.5, and 4.6; Confidential Consent Item 5.1; Public Hearing Item 6.1; Discussion Items 7.1, 7.2, and 7.3, and Advisory Committee Minutes 9.1 as noted by the Clerk.

Moved by Councillor Chisholm

Seconded by Councillor Elgar

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 2023-070

A by-law to adopt an amendment to the Livable Oakville Plan, Official Plan Amendment Number 57 (Amica Bronte Village Inc., 2368-2380 Lakeshore Road West, File No.: OPA1729.62). (Re: Item 7.1)

12.2 By-law 2023-071

A by-law to amend the Town of Oakville Zoning By-law 2014-014, as amended, to permit a six storey mixed-use retirement home, for the lands described as 2368-2380 Lakeshore Road West (Amica Bronte Village Inc., 2368-2380 Lakeshore Road West, File No. OPA.1729.62; Z.1729.62). (Re: Item 7.1)

12.3 By-law 2023-098

A by-law to declare that certain land is not subject to part lot control (Blocks 1, 2, 3, 6, 7 and 8, Plan 20M-1256 – 404072 Ontario Limited).

12.4 By-law 2023-107

A by-law to declare that certain land is not subject to part lot control (Blocks 1, 2, 3, 5, 6 and 9, Plan 20M-1250, and Block 118, Plan 20M-1252 – Caivan (Parkview) Limited).

12.5 By-law 2023-108

A by-law to declare that certain land is not subject to part lot control (Blocks 116 and 117, Plan 20M-1252, and Block 10, Plan 20M-1250 – Caivan (Parkview) Limited).

12.6 By-law 2023-110

A by-law to designate the Conder House at 159 Trafalgar Road as a property of cultural heritage value or interest.

12.7 By-law 2023-111

A by-law to designate the Lawrence and Mary Hager House at 2527 Dundas Street West as a property of cultural heritage value or interest.

12.8 By-law 2023-114 (Not Passed)

A by-law to remove the “H1” Holding Provision from 2432-2452 Lakeshore Road West and 87-99 Bronte Road, File No. Z.1729.60. (Re: Item 4.6)

12.9 By-law 2023-115

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

The Mayor gave written approval of the by-law(s) noted above that were passed during the meeting, with the exception of By-law 2023-114 which did not pass.

13. Adjournment

The Mayor adjourned the meeting at 8:12 p.m.

Vicki Tytaneck, Town Clerk