



Town of Oakville

Planning and Development Council

MINUTES

Date: September 11, 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. Clohecy, Chief Administrative Officer
- N. Sully, Commissioner of Corporate Services and Treasurer
- N. Garbe, Commissioner of Community Development
- P. Fu, Commissioner of Community Infrastructure
- D. Carr, Town Solicitor
- G. Charles, Director of Planning Services
- J. Huctwith, Assistant Town Solicitor
- P. Barrette, Manager of Planning Services, West District
- K. Biggar, Manager of Policy Planning and Heritage
- L. Musson, Manager of Planning Services, East District
- K. Parker, Manager of Development Services
- C. Van Sligtenhorst, Supervisor of Heritage Conservation
- R. Thun, Senior Planner

B. Hassan, Planner
S. Schappert, Heritage Planner
V. Tytaneck, Town Clerk
J. Warren, Council and Committee Coordinator
R. McKnight, Planner
M. Riaz, Planner

The Town of Oakville Council met in regular session to consider planning matters on this 11th day of September, 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 O'Meara declared an interest with respect to Item 6.2 - Public Meeting Report, Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision, 590 Argus Developments Inc., File Numbers OPA.1614.81, Z.1614.81, and 24T-23001/1614 - 590 Argus Road, as his wife's place of employment may be impacted by the development application.

3. Committee of the Whole

Moved by Councillor Haslett-Theall
Seconded by Councillor Nanda

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

CARRIED

4. Consent Items(s)

4.1 Recommendation Report – Removal of “H8” Holding Provision, 3010 Ernest Appelbe Boulevard, File No.: ZH 9/23, By-law 2023-103

Moved by Councillor Lishchyna

1. That the Zoning By-law Amendment application (File No.: ZH 9/23) submitted by Green Ginger Developments Inc. & Clear-Day Investments Limited, to remove the H8 Holding Provision from 3008 William Cutmore Boulevard be approved; and,
2. That By-law 2023-103, a by-law to remove the H8 Holding Provision from 3010 Ernest Appelbe Boulevard, from Zoning By-law 2009-189, as amended, be passed.

CARRIED

4.2 Recommendation Report, Draft Plan of Condominium, BC Trafalgar Inc., 3220 William Coltson Avenue, 24CDM-23002/1312

Moved by Councillor Lishchyna

That the Director of Planning Services be authorized to grant draft plan approval to the draft Plan of Condominium (24CDM-23002/1312) submitted by BC Trafalgar Inc., prepared by R-PE Surveying Ltd., dated July 7, 2023, subject to the conditions contained in Appendix 'A' of the Planning Services report dated August 29, 2023.

CARRIED

4.3 Notice of intention to designate – 255 Douglas Avenue

Moved by Councillor Lishchyna

That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for the Gracey Ivey House at 255 Douglas Avenue.

CARRIED

4.4 Notice of intention to designate – 359 Douglas Avenue

Moved by Councillor Lishchyna

That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for the Irving House at 359 Douglas Avenue.

CARRIED

4.5 Notice of intention to designate – 383 Douglas Avenue

Moved by Councillor Lishchyna

That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for the Peake House at 383 Douglas Avenue.

CARRIED

4.6 Notice of intention to designate – 3444 Trafalgar Road

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 Bentley Family Farmhouse at 3444 Trafalgar Road.

CARRIED

4.7 Notice of intention to designate – 307 Watson Avenue

Moved by Councillor Lishchyna

That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for the Stock House at 307 Watson Avenue.

CARRIED

4.8 Notice of intention to designate – 340 Watson Avenue

Moved by Councillor Lishchyna

That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for the Slater House at 340 Watson Avenue.

CARRIED

5. Confidential Consent Item(s)

5.1 Ontario Land Tribunal Appeal (OLT-23-000057) – Building Industry & Land Development Association appeal of OPA 53/329

Moved by Councillor Lishchyna

That staff be authorized to proceed in appeals filed by Building Industry & Land Development Association (OLT-23-000057/ OLT-23-000058) in accordance with the report from the Legal Department dated August 29, 2023.

CARRIED

6. Public Hearing Item(s)

6.1 Public Meeting Report and Recommendation Report, Official Plan and Zoning By-law Amendment, 1463291 Ontario Inc. (Dunpar Developments Inc.) / Lisa and Taylor Rogers, 1020 - 1042 Sixth Line, File No. OPA.1516.03 and Z.1516.03

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

David Long, on behalf of neighbourhood residents, in support of the staff recommendation. Suggests the development is not in character with the neighbourhood.

Jess Gill, not in favour of the proposal, suggests the development is not in character with the neighborhood.

Gordon Brennan, on behalf of Oakville Community Association, against the development, shared concerns about flooding in the area.

Mohammad Zaidi, supports recommendation to refuse the application.

Eric Nummelin, does not support the development, suggests it's not in character with the neighbourhood.

Steve Konkle, against the development, suggested that the area should be low density developments to keep in character with the neighbourhood.

Moved by Councillor Knoll

1. That the proposed Official Plan Amendment and Zoning By-law Amendment application submitted by 1463291 Ontario Inc. (Dunpar Developments Inc.)/Lisa and Taylor Rogers, File No.: OPA.1516.03

and Z.1516.03 and detailed within the August 29, 2023 Planning and Development/Council report from Planning Services, be refused.

2. That notice of Council's decision reflects that Council has fully considered all the written and oral submissions relating to this matter.

CARRIED

6.2 Public Meeting Report, Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision, 590 Argus Developments Inc., File Numbers OPA.1614.81, Z.1614.81, and 24T-23001/1614 - 590 Argus Road

RECESS

The meeting recessed at 7:35 p.m. and reconvened at 7:45 p.m.

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

Gordon Brennan, on behalf of Oakville Community Association, against the application, addressed concerns with flooding and traffic.

Pierre Sauvageot, concerns regarding trees, modeling heights and how the development will affect the midtown development plan.

Michael Breen, concerns regarding the reputation, resources and funding of the development company.

Geoffrey Blcher, in favour of the development as it will bring people closer to the train, and the space would make for a good location for a community.

Moved by Councillor Gittings

1. That comments from the public with respect to the proposed Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision applications submitted by 590 Argus Developments Inc., (File No.: OPA.1614.81, Z. 1614.81, and 24T-23001/1614), be received.
2. That analysis of the following matters of interest to Council be included as part of the recommendation report:

- a. Evaluate parking for the proposed development to ensure adequate parking is provided.
- b. Report on increased percentage of two and three bedroom units and larger unit sizes for families and seniors.
- c. Evaluate whether the proposed percentage of green space will be adequate for the number of people occupying the proposed residential units.
- d. Evaluate the cumulative impacts of shadowing on subject property as well as on adjacent and surrounding properties.
- e. Report on the reduction in floorplate size to 750 m² and increase in separation distance between towers to 30m.
- f. Report on the incorporation of District Energy and other energy efficient technologies.

CARRIED

(Councillor O'Meara having declared an interest did not vote.)

6.3 Public Meeting Report, Official Plan Amendment and Zoning By-law Amendment, 1539059 Ontario Inc., File Numbers OPA.1612.15 and Z.1612.15 - 349 Davis Road

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

Terry Branch, Oakville Community Association, against the development, concerns with traffic, affordable housing and the impacts of Bill 23.

George Niblock, on behalf of Oakville Lakeside Residents Association, concerned about the high level of FSI, and the height of the development, does not support additional height for parking.

Liz Galvin, not in support of the development, concerned about affordable housing and that all of the new developments will lead to overwhelming the hospital.

Michael Johnson, not in support of the development, concerns about the height and that it may be inaccessible for the Fire Department.

Moved by Councillor Duddeck

1. That comments from the public with respect to the proposed Official Plan Amendment and Zoning By-law Amendment applications submitted by 1539059 Ontario Inc., (File No.: OPA.1612.15 and Z.1612.15), be received.
2. That analysis of the following matters of interest to Council be included as part of the recommendation report:

Report back on concerns pertaining to the road network, including further details on the 'button hook'.

- a. Explore the possibility for additional amenity space.
- b. Provide an overview of the size/type of units – residential and non-residential.
- c. Report back on considerations for alternative energy sources.
- d. Analyze above ground and below ground parking provided.
- e. Evaluate the inclusion of affordable housing into the proposal.
- f. Analyze the parking rates proposed.
- g. Explore opportunities for sustainable development.
- h. Evaluate whether the height and FSI proposed is appropriate for the subject lands.

CARRIED

7. Discussion Item(s)

7.1 Consideration of Objection to Notice of Intention to Designate – Dr. John A. Johnstone House at 3048 Trafalgar Road - By-law 2023-122

Moved by Councillor Duddeck

That this item be deferred until the October 16, 2023 Planning and Development Council meeting.

CARRIED

7.2 Repeal of Designation By-law 1994-175 - 141 Bronte Road

Moved by Councillor Gittings

That By-law 1994-175, a by-law to designate 141 Bronte Road as a property of historical and architectural value and interest, be repealed.

CARRIED

8. Confidential Discussion Item(s)

There were no confidential discussion items.

9. Advisory Committee Minutes

9.1 Heritage Oakville Advisory Committee Minutes August 29, 2023

Moved by Councillor Duddeck

That the minutes of the Heritage Oakville Advisory Committee meeting of August 29, 2023, be received.

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, 4.6, 4.7, 4.8, Confidential Consent Item 5.1, Public Hearing Items 6.1, 6.2, 6.3, Discussion Items 7.1, 7.2 and Advisory Committee Minutes 9.1.

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

Councillor Knoll announced 5,000 people attended the Oak Park Fall Fair, and that \$54,000 was raised for the Oak Park Neighbourhood Centre, and thanked the public and Council for their support.

Councillor Knoll announced that a community survey has gone out to help frame the 2024 Strategic Plan for the Halton Regional Police Service and encouraged residents to provide feedback and input.

Mayor Burton offered congratulations to the Oak Park Neighbourhood for running the longest standing festival in the Town.

Councillor Chisholm offered congratulations to the Kerr Street BIA on a successfully run children's festival.

12. Consideration and Reading of By-laws

12.1 By-law 2023-103

A by-law to remove the H8 Holding Provision from 3010 Ernest Appelbe Boulevard, Green Ginger Developments Inc. & Clear-Day Investments Limited File No.: ZH 9/23. (Re: Item 4.1)

12.2 By-law 2023-116

A by-law to declare that certain land is not subject to part lot control (Parts 7, 8 and 9, Plan 20R-17876 – 2406 Old Brompton Way).

12.3 By-law 2023-117

A by-law to declare that certain land is not subject to part lot control (Blocks 176, 178 and 180, Plan 20M-1255 – Graydon Banning Ltd.).

12.4 By-law 2023-119

A by-law to designate the Guess House at 329 Douglas Avenue as a property of cultural heritage value or interest.

12.5 By-law 2023-120

A by-law to designate the Lunau House at 405 Galt Avenue as a property of cultural heritage value or interest.

12.6 By-law 2023-121

A by-law to designate the Henry and Mary Post House at 3480 Ninth Line as a property of cultural heritage value or interest.

12.7 By-law 2023-122

A by-law to designate the Dr. John A. Johnstone House at 3048 Trafalgar Road as a property of cultural heritage value or interest. (Re: Item 7.1)

(Not passed.)

12.8 By-law 2023-124

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

12.9 By-law 2023-125

A by-law to repeal By-law 1994-175 - A by-law to designate 141 Bronte Road as a property of historical and architectural value and interest. (Re: Item 7.2)

Moved by Councillor Elgar

Seconded by Councillor Longo

That the by-laws noted above, with the exception of 2023-122, be passed.

CARRIED

The Mayor gave written approval of the by-law(s) noted above that were passed during the meeting with the exception of By-law 2023-122, which did not pass.

13. Adjournment

The Mayor adjourned the meeting at 9:30 p.m.

Vicki Tytaneck, Town Clerk