



Town of Oakville
Planning and Development Council
MINUTES

Date: November 13, 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. Sully, Commissioner of Corporate Services and Treasurer
- N. Garbe, Commissioner of Community Development
- C. Bell, Commissioner of Community Services
- D. Carr, Town Solicitor
- P. Boissonneault, Fire Chief
- G. Charles, Director of Planning Services
- C. Mark, Director of Parks and Open Space
- J. van der Heiden, Deputy Treasurer and Director of Finance
- S. Ashmore, Director of Human Resources
- P. Barrette, Manager of Planning Services, West District
- K. Biggar, Manager of Policy Planning and Heritage
- E. Chan, Manager of Transportation Planning

M. Day, Manager of Development Financing and Investments
K. Parker, Manager of Development Services
C. Van Sligtenhorst, Supervisor of Heritage Conservation
R. Thun, Senior Planner
S. Burrell, Policy Planner
R. McKnight, Planner
M. Riaz, Planner
C. Westerhof, Planner
A. Holland, Acting Town Clerk
J. Marcovecchio, Council and Committee Coordinator

Others: Town Staff:
N. Cabral, Manager of HR Advisory Services

The Town of Oakville Council met in regular session to consider planning matters on this 13th day of November, 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

No declarations of pecuniary interest were declared.

3. Committee of the Whole

Moved by Councillor Chisholm
Seconded by Councillor Gittings

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.

8. Confidential Discussion Item(s)

8.1 Confidential Labour Relations Report Update

WAIVING OF PROCEDURE BY-LAW

Moved by Councillor Grant

That in accordance with Section 8.3 of the Procedure By-law, the Rules of Procedure be waived, which requires a minimum of 48 hours public notice for agenda items prior to the meeting to allow Item 8.1 - Confidential Labour Relations Report Update (distributed under separate cover).

CARRIED

Moved by Councillor Knoll

That Council ratify the Memorandum of Agreement with CUPE Local 136 dated November 10, 2023, and that the agreement be executed in accordance with By-law 2023-057.

CARRIED

4. Consent Items(s)

4.1 Recommendation Report, Draft Plan of Condominium, 405 Dundas Street West, 3010 & 3020 Trailside Drive, 407 Dundas GP Inc. 24CDM-23005-1319

Moved by Councillor O'Meara

That the Director of Planning Services be authorized to grant draft plan approval to the Draft Plan of Condominium (24CDM-23005/1319) submitted by 407 Dundas GP Inc, and prepared by J.D. Barnes Ltd. dated May 8, 2023 (sheets 1, 2, & 3), and July 10, 2023 (sheets 4 & 5), subject to the conditions contained in Appendix A of the Planning Service Report dated October 31, 2023.

CARRIED

4.2 Notice of intention to designate – 401 Lakeshore Road East

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 Wardell House at 401 Lakeshore Road East.

CARRIED

4.3 24T-15001 – Charnwood Drive (Chisholm School) – Subdivision Assumption – By-law 2023-150

Moved by Councillor O'Meara

1. That the assumption of Registered Plan 20M-1210 be approved; and
2. That By-law 2023-150, a by-law to assume the completed public works within Registered Plan 20M-1210, be passed.

CARRIED

4.4 24T-12010 – Harvest Developments (New Horizon) – Subdivision Assumption – By-law 2023-152

Moved by Councillor O'Meara

1. That the assumption of Registered Plan 20M-1170 be approved; and
2. That By-law 2023-152, a by-law to assume the completed public works within Registered Plan 20M-1170 be passed.

CARRIED

4.5 Request for Exemption from Parkland Dedication for 265 Kerr Street and 1258 Rebecca Street (Halton Region)

Moved by Councillor O'Meara

That Halton Region's request to exempt 265 Kerr Street and 1258 Rebecca Street from parkland dedication, be approved for the reasons outlined in the report from the Planning Services Department dated October 31, 2023.

CARRIED

4.8 Notice of intention to designate – 361 Macdonald Road

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 Miller House at 361 Macdonald Road.

CARRIED

4.9 Notice of intention to designate – 265 Watson Avenue

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 Nightingale House at 265 Watson Avenue.

CARRIED

4.6 Bill 131, Transportation for the Future Act, 2023 and Bill 134, Affordable Homes and Good Jobs Act, 2023

Moved by Councillor O'Meara

1. That the staff report titled Bill 131, *Transportation for the Future Act, 2023* and Bill 134, *Affordable Homes and Good Jobs Act, 2023* from the Planning Services Department be received.
2. That staff comments included in the report titled Bill 131, *Transportation for the Future Act, 2023* and Bill 134, *Affordable Homes and Good Jobs Act, 2023* and submitted to the Environmental Registry of Ontario (ERO) through Appendix A to this report with respect to ERO posting #019-7669 related to Bill 134, be endorsed by Council, and that the additional comments from Council be included in the town's response to advocate for expanding the scope of the proposed legislation and proposed "Station Contribution Fee" to apply to expansion/enhancement of existing and not just new GO transit stations.
3. That the report titled Bill 131, *Transportation for the Future Act, 2023* and Bill 134, *Affordable Homes and Good Jobs Act, 2023* be forwarded by the Town Clerk to the Minister of Transportation, Minister of Municipal Affairs and Housing, Halton Area MPPs, Halton Region, the City of Burlington, the Town of Halton Hills, the

Town of Milton, Conservation Halton and Credit Valley
Conservation.

CARRIED

**4.7 Update Report – Site Plan Application, 2262 Lakeshore Facility Inc.,
77 East Street**

Moved by Councillor O'Meara

That the report regarding the Site Plan application related to 77 East
Street, File No.: SP.1728.064/01 dated October 31, 2023 from Planning
Services, be received.

CARRIED

5. Confidential Consent Item(s)

**5.1 Confidential – OLT Appeal – Bara Group (River Oak) Inc. – 2163 and
2169 Sixth Line (Nov. 13, 2023)**

*Under Section 2(10) of the Procedure By-law 2020-011, this item has
been postponed to a future meeting.*

6. Public Hearing Item(s)

**6.1 Official Plan Amendment and Zoning By-law Amendment, Format
Lakeshore Inc., File Numbers OPA.1715.25 and Z.1715.25 - 42
Lakeshore Road West**

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

- Mark Majewski has concerns regarding the proposed amendments as outlined in his submission filed, the proposal does not reflect the character and value of the community and town.
- Gerald Weiner, concerns re: number of storeys, traffic, park access, road safety, small streets, finding a balance living in the area and proposed development, and size and place of the building.
- Manlio Marescotti advising of a petition in the neighbourhood and issues with traffic, density, and height, indicating that the residents

are not opposed to the proposed development but the scale of changes in the proposed amendment in terms of the number of storeys and houses, questions on rental rates and unit sizes, parking and traffic concerns, and not opposed to the development but it's scale and number of storeys.

Moved by Councillor Chisholm

1. That comments from the public with respect to the proposed Official Plan Amendment and Zoning By-law Amendment applications submitted by Format Lakeshore Inc., (File No.: OPA.1715.25 and Z.1715.25), be received.
2. That analysis of the following matters of interest to Council be included as part of the recommendation report:
 - a. report back on concerns pertaining to the road network.
 - b. explore the possibility for additional amenity space.
 - c. provide an overview of the size/type of units – residential and non-residential.
 - d. report back on considerations for alternative energy sources.
 - e. analyze above ground and below ground parking provided.
 - f. provide further details on the 'Button Hook'.
 - g. evaluate the inclusion of affordable housing into the proposal.
 - h. analyze the parking rates proposed,
 - i. explore opportunities for sustainable development.
 - j. evaluate whether the height and FSI proposed is appropriate for the subject lands.

CARRIED

RECESS

The meeting recessed at 7:31 p.m. and reconvened at 7:36 p.m.

7. Discussion Item(s)

7.1 Consideration of Objection to Notice of Intention to Designate – Peake House at 383 Douglas Avenue – By-law 2023-155

Moved by Councillor Duddeck

1. That the notice of intention to designate the Peake House at 383 Douglas Avenue under Section 29, Part IV of the *Ontario Heritage Act* be maintained despite the notice of objection received from the property owner; and,
2. That By-law 2023-155 to designate the Peake House at 383 Douglas Avenue as a property of cultural heritage value or interest, attached as Appendix “B”, be passed.

CARRIED

7.3 Consideration of Objection to Notice of Intention to Designate – Turner House at 356 Watson Avenue – By-law 2023-129

Moved by Councillor Duddeck

That By-law 2023-129 to designate the Turner House at 356 Watson Avenue as a property of cultural heritage value or interest, be referred to staff to amend the wording of the by-law to increase the precision of the reference to the fenestration at the rear of the property.

CARRIED

7.2 Consideration of Objection to Notice of Intention to Designate – Bentley Family Farmhouse at 3444 Trafalgar Road – By-law 2023-154

Moved by Councillor Duddeck

1. That the notice of intention to designate the Bentley Family Farmhouse at 3444 Trafalgar Road under Section 29, Part IV of the *Ontario Heritage Act* be maintained despite the notice of objection received from the property owner; and,
2. That By-law 2023-154 to designate the Bentley Family Farmhouse at 3444 Trafalgar Road as a property of cultural heritage value or interest, attached as Appendix “B”, be passed.

CARRIED

7.4 Parks Plan 2031 and draft Parkland Dedication By-law

Moved by Councillor Adams

That staff engage in consultation regarding the Town's *Parks Plan 2031* (updated) and draft Parkland Dedication By-law as set out in the report from the Planning Services Department, Parks & Open Space Department and Finance Department, dated October 31, 2023, and report back with a final by-law.

CARRIED

7.5 Recommendation Report, Official Plan Amendment, Bronte River LP., File No.: OPA.1531.05, By-law 2023-145 – 1300, 1316, 1326, 1342 and 1350 Bronte Road

Moved by Councillor Elgar

1. That the application for an Official Plan amendment submitted by Bronte River LP., File No.: OPA.1531.05, 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 November 7, 2023.
2. That By-law 2023-145, an amendment to the Livable Oakville Official Plan, be passed.
3. 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.

CARRIED

7.6 Halton Region Simultaneous Notification Endorsement for Submission to the Solicitor General

WAIVING OF PROCEDURE BY-LAW

Moved by Councillor Duddeck

That in accordance with Section 8.3 of the Procedure By-law, the Rules of Procedure be waived, which requires a minimum of 48 hours public notice for agenda items prior to the meeting to allow Item 7.6 - Halton Region Simultaneous Notification Endorsement for Submission to the Solicitor General.

CARRIED

Moved by Councillor Haslett-Theall

That Council endorse the Fire Chief's submission to the Ministry of the Solicitor General, to expedite the simultaneous notification initiative for the Fire Department in the Town of Oakville, and Halton Region Fire Departments.

For (15): 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, and Councillor Xie

Carried Unanimously on a recorded vote (15 to 0)

9. Advisory Committee Minutes

9.1 Heritage Oakville Advisory Committee Minutes October 24, 2023

Moved by Councillor Gittings

That the following recommendation pertaining to Item 4.2 of the Heritage Oakville Advisory Committee minutes from its meeting on October 24, 2023, be approved and the remainder of the minutes be received:

4.2 Notice of Intention to Designate – 3175 Lakeshore Road West

That this item be deferred to the November 28, 2023 Heritage Oakville Advisory Committee meeting at the request of the property owner.

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, and 4.9; Public Hearing Item 6.1; Discussion Items 7.1, 7.2, 7.3, 7.4, 7.5, and 7.6; and Advisory Committee Minutes 9.1 as noted by the Clerk.

Moved by Councillor Chisholm

Seconded by Councillor Lishchyna

That the report and recommendations of the Committee of the Whole be approved.

CARRIED

11. New Business

(Emergency, Congratulatory or Condolence)

Councillor Lishchyna advised of the Oakville Santa Claus Parade on Saturday, November 18, 2023.

12. Consideration and Reading of By-laws

12.1 By-law 2023-129 (Not Passed. Referred back to staff under Item 7.3.)

A by-law to designate the Turner House at 356 Watson Avenue as a property of cultural heritage value or interest. (Re: Item 7.3)

12.2 By-law 2023-147

A by-law to designate the Irving House at 359 Douglas Avenue as a property of cultural heritage value or interest.

12.3 By-law 2023-149

A by-law to designate the Slater House at 340 Watson Avenue as a property of cultural heritage value or interest.

12.4 By-law 2023-150

A by-law to assume the completed public works within Registered Plan 20M-1210. (Re: Item 4.3)

12.5 By-law 2023-152

A by-law to assume the completed public works within Registered Plan 20M-1170. (Re: Item 4.4)

12.6 By-law 2023-154

A by-law to designate the Bentley Family Farmhouse at 3444 Trafalgar Road as a property of cultural heritage value or interest. (Re: Item 7.2)

12.7 By-law 2023-155

A by-law to designate the Peake House at 383 Douglas Avenue as a property of cultural heritage value or interest. (Re: Item 7.1)

12.8 By-law 2023-145

A by-law to adopt an amendment to the Livable Oakville Plan, Official Plan Amendment Number 61 (Bronte River LP., 1300, 1316, 1326, 1342 and 1350) Bronte Road. (Re: Item 7.5)

12.9 By-law 2023-146

A by-law to designate the Grace Ivey House at 255 Douglas Avenue as a property of cultural heritage value or interest.

12.10 By-law 2023-148

A by-law to designate the Stock House at 307 Watson Avenue as a property of cultural heritage value or interest.

12.11 By-law 2023-158

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

Moved by Councillor Elgar

Seconded by Councillor McNeice

That the by-law(s) noted above, with the exception of By-law 2023-129, be passed.

CARRIED

The Mayor gave written approval of the by-law(s) noted above that were passed during the meeting.

13. Adjournment

The Mayor adjourned the meeting at 9:07 p.m.

Andrea Holland, Acting Town
Clerk