



Town of Oakville
Planning and Development Council
MINUTES

Date: March 4, 2024
Time: 6:30 p.m.
Location: Virtual Meeting

Mayor and Council: Councillor Adams
Councillor Chisholm
Councillor Duddeck
Councillor Elgar
Councillor Gittings, Acting Mayor
Councillor Grant
Councillor Haslett-Theall
Councillor Knoll
Councillor Lishchyna
Councillor Longo
Councillor McNeice
Councillor Nanda
Councillor O'Meara

Regrets: Mayor Burton
Councillor Xie

Staff: N. Sully, Acting Chief Administrative Officer
N. Garbe, Commissioner of Community Development
D. Carr, Town Solicitor
G. Charles, Director of Planning Services
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
K. Cockburn, Senior Planner
B. Sunderland, Senior Planner
S. Schappert, Heritage Planner

A. Holland, Acting Town Clerk
J. Marcovecchio, Council and Committee Coordinator

Others: M. Rubic, Senior Zoning Plans Examiner

The Town of Oakville Council met in regular session, via videoconference to consider planning matters on this 4th day of March, 2024 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

Councillor Adams declared a pecuniary interest with respect to Item 6.2 - Statutory Public Meeting – Town-initiated Official Plan and Zoning By-law Amendments – Four Dwelling Units Per Property and Sheridan College Housing Area (File No. 42.15.62 and 42.15.63), as he received correspondence prior to the meeting regarding the application, specifically Sheridan Housing College area to his street and excluding the block he lives on.

3. Committee of the Whole

Moved by Councillor Lishchyna
Seconded by Councillor Longo

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

CARRIED

4. Consent Items(s)

4.1 Notice of intention to designate – 2366 Carrington Place – March 4, 2024

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 Daymond House at 2366 Carrington Place.

CARRIED

4.2 Notice of intention to designate – 149 Dunn Street – March 4, 2024

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 Cedar Lodge at 149 Dunn Street.

CARRIED

4.3 Notice of intention to designate – 2038 Lakeshore Road East – March 4, 2024

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 MacKendrick House at 2038 Lakeshore Road East.

CARRIED

4.4 Notice of intention to designate – 115 Morrison Road – March 4, 2024

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 Graham House at 115 Morrison Road.

CARRIED

4.5 Recommendation Report, Draft Plan of Condominium, Biddington Homes Lakeshore Inc. – 95 Brookfield Road, File No.: 24CDM-23007/1716

Moved by Councillor Duddeck

That the Director of Planning Services be authorized to grant draft plan approval to the Draft Plan of Condominium (24CDM-23007/1716) submitted by Biddington Homes Lakeshore Inc., and prepared by J.H. Gelbloom Surveying Ltd., dated February 12, 2024, subject to the conditions contained in Appendix 'A' of the Planning Services report dated February 20, 2024.

CARRIED

5. Confidential Consent Item(s)

There were no confidential consent items.

6. Public Hearing Item(s)

6.1 Public Meeting & Recommendation Report, Draft Plan of Subdivision and Zoning By-law Amendment, MacDonald Rose Inc., 358 Reynolds Street - File Nos. 24T-23003/1613 and Z.1613.65

Moved by Councillor Haslett-Theall

1. That the Draft Plan of Subdivision and Zoning By-law Amendment applications by MacDonald Rose Inc. for 358 Reynolds Street (File Nos. 24T-23003/1613 and Z.1613.65) be refused as proposed;
2. That if the application is appealed to the Ontario Land Tribunal, town staff be authorized to negotiate and finalize a settlement of the appeal, if possible addressing the concerns outlined in this report affecting zoning regulations and development standards to the satisfaction of the Commissioner of Community Development and Town Solicitor or designates; and
3. That the notice of Council's decision reflect that Council has fully considered all of the written and oral submissions relating to these matters and that those comments have been appropriately addressed.

CARRIED

6.2 Statutory Public Meeting – Town-initiated Official Plan and Zoning By-law Amendments – Four Dwelling Units Per Property and Sheridan College Housing Area (File No. 42.15.62 and 42.15.63)

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

- Dennis Gasparotto, opposed to the proposed amendments as outlined in his presentation filed.
- Lynda Funk, requesting that her mother's property on the 6th Line be included in the proposed amendments, indicating that an

environmental impact study will be completed for their property as outlined in her submissions filed.

- Mike Marcolongo, Environmental Defence, in support of the proposed amendments, indicating that the existing proposal does not go far enough and requesting that the changes be adopted together with multiplex specific built form provisions that are not as restrictive for parking, height, depth, and rear yard permissions for projects that add two or three units to existing homes to meet housing needs, and concerns re: sprawl, protecting farmland and wildlife habitat, climate, and future livability of Oakville.
- Dan Pastoric, opposed to the proposed amendments as outlined in his presentation filed.
- Dorothy Dunlop, in support of the proposed amendments as outlined in her presentation filed.
- Vanda Albuquerque, questions on behalf of some residents living in the 800 metre special policy area, and concerns regarding the proposed amendments as outlined in her submission filed.
- Louise Brownlee, on behalf of Grand(m)others Act To Save The Planet (GASP), in support of four dwelling units as of right, and concerns re: urban sprawl, preserving nature for future generations, keeping schools open, boosting businesses, preserving canopy, food changing, and demographics changing in Oakville.
- Lyn Wiggins and Ameeta Menezes, concerns regarding the proposed amendments as outlined in their submission filed.
- Slavica Golijanin, opposed to the proposed amendments, and concerns re: diversity of the area, walking distance and commuting, building low-cost housing, healthcare and schools, portables in schools, residents loosing and being forced out of their homes, and expanding the town without pushing current residents out.
- Ron Bell, in support of four dwelling units as of right to increase density and provide more housing opportunity for all with conditions and opposed to four storey buildings in special policy area as outlined in his presentation filed.

- Eric Genier, in support of the proposed amendments as outlined in his presentation filed.
- Adam Mills, in support of the proposed amendments as outlined in his presentation filed.
- Russell Gunner, Club Physio Plus, concerns regarding the proposed amendments as outlined in his submission and presentation filed.
- Geoffrey Belcher, in support of the proposed amendments, and concerns re: lack of housing supply and affordability, and housing and not parking is a problem.
- Andrei Adam, in support of the proposed amendments, and concerns re: affordability, saving for a down payment, locked out of market, housing prices, population growth, housing demand, barriers to supply homes and construction, and housing crisis.
- Linda Huxted, opposed to the proposed amendments, and concerns re: affordable housing for college students, changes to neighbourhood, parking, garbage pickup, cost of utilities, noise, number of people in a unit, managing and taking care of a unit, affordability, how is this helping new families coming to Oakville, why in her neighborhood, and Sheridan College providing housing on their property.
- Martin Radikov, in support of the proposed amendments, and getting people in neighbourhoods, density, and providing more affordable housing.
- Jeeven Basra, in support of the proposed amendments and increasing housing for Sheridan College community, and concerns re: students struggle trying to find housing, housing for students and not just housing in general, density, allocating student housing and not general population, density, services, housing shortage, rental cap on units, commuting town, parking isn't as big a problem, young professionals aren't moving to Oakville, and attracting younger generation to town.
- Ann Ferraro, opposed to the proposed amendments as outlined in her submissions filed, and filed petitions on behalf of residents in the neighbourhood in opposition to the proposal.

- Derek Zapp, opposed to the proposed amendments as outlined in his submission filed.

Moved by Councillor Duddeck

That this meeting proceed beyond the hour of 10:30 p.m.

CARRIED

Moved by Councillor Chisholm

1. That comments from the public with respect to the proposed town-initiated Official Plan Amendments and Zoning By-law Amendments (File No. 42.15.62 and 42.15.63), be received.
2. That analysis of the following matters of interest to Council be included as part of the recommendation report:
 - a. clarify the role of the Private Tree By-law and applicability.
 - b. clarify how designated heritage buildings and heritage districts are considered.
 - c. clarify how density in the Official Plan is different than units required to be achieved for the purpose of the Housing Accelerator Fund (HAF) program, and the number of persons living in a unit.
 - d. clarify between lodging houses (lodging units) and additional dwelling units.
 - e. provide a jurisdictional scan on the up-take of 4 units per property as-of-right in other municipalities.
 - f. clarify how parking will work.
 - g. clarify how infrastructure and servicing capacity is considered.
 - h. clarify if the federal and provincial governments are developing their own lands for housing, if any.
 - i. determine if the province will be advancing 4 units per property as-of-right.
 - j. clarify how HAF monies are allocated, and on what requirements.

- k. clarify the timing of the approval of the town's HAF application by CMHC.
- l. clarify what other municipal by-laws there are to regulate impacts from such as noise, property standards, parking, etc.
- m. clarify the census data and person-per-unit in Oakville, including the number of people that could occupy dwelling units.
- n. clarify who is eligible for renting units in the Sheridan College Housing Area.
- o. clarify if the town can control rent prices.
- p. clarify if the town intends to expropriate and develop lands in the Sheridan College Housing Area
- q. clarify the Federal Minister of Housing's statement regarding student housing and the use of single-family homes for families in the Sheridan College Housing Area.
- r. clarify what is "as-of-right" means.
- s. clarify if there is active development proposed on the Rabba plaza site.
- t. clarify if there are unit size caps on additional dwelling units proposed in the by-law.

For (11): Councillor Chisholm, Councillor Duddeck, Councillor Gittings, Councillor Grant, Councillor Haslett-Theall, Councillor Knoll, Councillor Lishchyna, Councillor Longo, Councillor McNeice, Councillor Nanda, and Councillor O'Meara

Against (1): Councillor Elgar

Conflict (1): Councillor Adams

Absent (2): Mayor Burton, and Councillor Xie

CARRIED on a recorded vote (11 to 1)

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

7. Discussion Item(s)

7.1 Notice of Intention to Demolish – 530 Carson Lane

Moved by Councillor McNeice

1. That the property at 530 Carson Lane be removed from the Oakville Register of Properties of Cultural Heritage Value or Interest; and,
2. That, prior to demolition, the property owners allow for the salvage of materials from the house.

CARRIED

8. Confidential Discussion Item(s)

There were no confidential discussion items.

9. Advisory Committee Minutes

9.1 Heritage Oakville Advisory Committee Minutes February 27, 2024

Moved by Councillor Knoll

That the following recommendation pertaining to Item 4.1 of the Heritage Oakville Advisory Committee minutes from its meeting on February 27, 2024 be approved and the remainder of the minutes be received:

4.1 Heritage permit application HP005/24-42.20R 27 Reynolds Street – construction of a new second storey rear addition and ground floor staircase

1. That Heritage Permit Application HP005/24-42.20R for the construction of a new second storey rear addition with ground floor staircase at 27 Reynolds Street, as attached in Appendix B to the report dated February 13, 2024 from Planning Services, be approved subject to the following:
 - a. That final details on the windows, doors, trim, cladding materials and paint colours 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.

CARRIED

10. Rise and Report to Council

Moved by Councillor Elgar

That this committee rise and report.

CARRIED

The Acting 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, and 4.5; Public Hearing Items 6.1, and 6.2; Discussion Item 7.1; and Advisory Committee Minutes 9.1 as noted by the Clerk.

Moved by Councillor Longo

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)

Councillor Haslett-Theall recognized women in celebration of International Women's Week Day, and the community events that will be hosted to celebrate this special occasion.

Councillor Nanda announced that she was hosting her Second Annual International Women's Day on Wednesday, March 6, 2024 at 6:30 p.m. at the Oakville Town Hall.

12. Consideration and Reading of By-laws

12.1 By-law 2024-005, as revised

Memorandum from Planning Services February 29, 2024

A by-law to designate the Miller House at 361 Macdonald Road as a property of cultural heritage value or interest, as revised.

12.2 By-law 2024-035

A by-law to declare that certain land is not subject to part lot control (Blocks 2, 8, 9, 10 and 11, Plan 20M-1258 – Martillac Estates Inc.).

12.3 By-law 2024-036

A by-law to declare that certain land is not subject to part lot control (Blocks 149 to 161, 166, 167, 173, 174, 181, Plan 20M-1255 – Graydon Banning Ltd.).

12.4 By-law 2024-043

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

Moved by Councillor Knoll

Seconded by Councillor Adams

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

CARRIED

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

13. Adjournment

The Acting Mayor adjourned the meeting at 11:04 p.m.

Andrea Holland, Acting Town
Clerk