



Town of Oakville
Planning and Development Council
MINUTES

Date: April 22, 2024
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 (Acting Mayor)
- 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
- P. Fu, Commissioner of Community Infrastructure
- D. Carr, Town Solicitor
- G. Charles, Director of Planning Services
- J. Stephen, Director of Transportation and Engineering
- N. Chandra, Assistant Town Solicitor
- J. Huctwith, Assistant Town Solicitor
- K. Biggar, Manager of Policy Planning and Heritage
- L. Musson, Manager of Planning Services, East District
- S. von Kursell, Manager of Midtown Oakville Program
- G. Abma, Senior Planner

V. Tytaneck, Town Clerk
A. Holland, Acting Town Clerk
J. Warren, Council and Committee Coordinator
N. Coric, Council and Committee Coordinator

Others: External Legal Counsel: Rob Howe, Goodmans LLP

The Town of Oakville Council met in regular session to consider planning matters on this 22 day of April, 2024 in the Council Chamber of the Oakville Municipal Building, 1225 Trafalgar Road, commencing at 6:30 p.m.

1. Regrets

There are no regrets.

Statement from Mayor Burton:

April 22, 2024

This is a petition for Special Council meeting Monday June 3, 2024 at 6:30 pm with respect to receiving and clarifying important information we view as necessary to inform our decision on a proposed draft Official Plan Amendment. We acknowledge the importance of updating our policy framework for Midtown and view this additional Special meeting necessary to achieve a responsible liveable plan for Midtown and Oakville.

The agenda for the meeting is as follows:

1. Staff shall provide Council with a report on the net developable areas for each growth node in Oakville recognizing their classification, for Council to consider the distribution of our population over the next 30 years while remaining committed to achieving our Provincial population targets.
2. Staff shall provide a revised concept for Midtown for consideration with a population of 35,000 people and jobs. The revised concept shall be accompanied by a Land Use schedule to include an FSI for each precinct as well as maximum heights in each precinct for all buildings.
3. Staff shall provide a report on how they can incorporate the following needs in a Midtown OPA:
 - a. The provision of a mix of built forms including supporting low rise multi-unit, and mid-rise construction that is sustainable;

- b. A demonstrated commitment to Climate action with “shall’ language including but not limited to compliance with Green Development standards, environmental sustainability.
- c. Enabling language for Inclusionary Zoning in support of providing affordable housing within developments;
- d. Enabling language for the implementation of Community Permit Planning .
- e. A commitment to a phasing plan for local park, and ATMP concurrent with building occupancy;
- f. Early inclusion within the developments of daily living essentials including medical, groceries and daycares;
- g. That Buildings shall have a minimum 35 metre separation distance with specific height transitions between towers greater than 10 stories;
- h. A mix of ‘homes/units’ with a minimum requirement that 35% of the residential units for each building shall be 2 and 3 bedrooms;
- i. That the built out form for the 43 hectares, assuming maximum use of permissions by all builders, shall not exceed a projected population of 35,000 people and jobs;
- j. To incorporate urban design guidelines including child friendly regulations

Staff shall provide a report on the implications of Bill 185 on a revised Midtown Official Plan amendment.

Staff shall provide:

- 4. A Transportation/Mobility Report assessing the impacts of a reduced population compared to their traffic analysis of the proposed OPA and explain the potential phasing of transportation infrastructure
- 5. A Financial report estimating the cost of the hard and soft infrastructure and the estimated contribution each of the stakeholders would need to make.

Staff to address any additional questions or concerns of Council at that time.

(Note: Copy of Special Meeting Petition and statement for June 3, 2024 attached.)

2. Declarations of Pecuniary Interest

No declarations of pecuniary interest were declared.

3. Committee of the Whole

Moved by Councillor Longo
Seconded by Councillor Gittings

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

CARRIED

4. Consent Items(s)

There were no consent items.

5. Confidential Consent Item(s)

There were no confidential consent items.

6. Public Hearing Item(s)

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

Liz Galvin, Oakville Community Association, presentation attached.

Matheus Da Sliva, in support of Midtown Official Plan Amendment and disappointed with the negativity surrounding the tall buildings.

Terry Branch, Oakville Community Association, presentation advised that there is a lack of content in the Official Plan Amendment and is opposed to the Official Plan Amendment as presented .

Chris Bradbrook, presentation is based on using the voice of residents from public meetings that are provided in his slide deck. Not in support of Midtown Official Plan Amendment as presented and hopes other concepts are pursued.

Roger Mailhot, presentation he is waiting to make further comments. Concerns of density, size, green space and the impact of the charter on the Town. Suggestion is to work with the changes that are reasonable.

Jonathan Sprawson, Oakville Midtown Group, agrees with what the Mayor mentioned. Agrees this could be a good development however not in the way the Official Plan Amendment has been presented.

Martin Quarcoopome, Weston Consulting, representing his client at 177 Cross Avenue, prepared a position and concerns, however will have to come back and review the material. Reserving further comment on the draft Official Plan Amendment.

Jonabelle Ceremuga, Corbett Land Strategies Inc, representing her client at 349 Davis Road, presentation speaks to specific concerns that could significantly impact the development and feasibility of their clients land. Recommendations were provided to project team in the presentation.

Jane Hawkrigg, presentation included the vision of the Town's strategic plan, guiding principles, and strategic priorities. In support of the new direction of midtown concepts forthcoming to the special meeting in June.

Emma West, Bousfield, representing clients at FTC holdings Oakville Cooperation and shops of Oakville South property owners at 485 Trafalgar Road, 271-361 Cornwall Road and 461-499 Cornwall Road, also known as old Oakville marketplace and shops of Oakville south located south east of midtown. Supportive of the plan being proposed subject to changes. These properties are a part of retail hub - does not allow for alternation this is something that they want to discuss. Matters are outlined in the letter attached.

Graham Barrett SGL Planning Design, representing clients Oak-Lane Park Investments at 570 Trafalgar Road, with tonight's information this may not be timely but does foresee similar policy coming back with a draft Official Plan Amendment.

Matthew Steeves, Design Quorum Incorporated, presentation working with Mr. Sprawson. The announcement made by Mayor Burton supports his presentation and provided alternative solutions to the proposed Official Plan Amendment on the agenda.

Harry Shea, Bronte Village Residents Association, presentation pleased to hear about the new direction. Agrees and hopes staff amend Official Plan Amendment.

Carolyn McMinn, Trafalgar Chartwell Residents Association, presentation midtown Official Plan Amendment must include maximum FSI not just heights. Draft Official Plan Amendment Section 20.8.5.

Jim Goodfellow, presentation, Official Plan Amendment must be centered around the targets. Goals and objectives need to be revisited.

Rick Snidal, Chartwell Maple Grove Residents Association, serious concerns about traffic and finances. Happy to hear the news from the Mayor.

Duncan Galloway, Oakville Lakeside Residents Association, presentation trying to find balance of defensible or liveable.

Anya Dunning, presentation environment, sustainability, affordability, and the community permit system. Please amend the Official Plan Amendment to consider this.

Elizabeth Chalmers, Joshua creeks association advised that density and things are not being answered. Amend the Official Plan Amendment as presented.

Claire Merry, presentation Official Plan Amendment is not ready for approval and is opposed to midtown Official Plan Amendment as listed on the agenda.

Alica Bedford Oakville Community Association, presentation comments about the Official Plan Amendment there are some issues to consider high density, infrastructure. It is important to speak about optimization and maximize. Official Plan Amendment opens the door to maximize development.

Geoffrey Belcher, presentation in support of Midtown and destiny.

David Harris, any destiny like this would be unfortunate for Oakville. Not in support.

Heddy Wright, Oakville Community Association, presentation in support of the new direction as stated by Mayor Burton tonight.

6.1 Public Meeting Report – Town-initiated Official Plan Amendment – Midtown Oakville Urban Growth Centre (File No. 42.15.59) – April 22, 2024

Moved by Mayor Burton

1. That the staff report titled “Public Meeting Report – Town-initiated Official Plan Amendment – Midtown Oakville Urban Growth Centre (File No. 42.15.59) – April 22, 2024” from the Planning Services Department be received.
2. That comments from Council and the public with respect to the draft Town-initiated Official Plan Amendment to implement the findings of the Midtown Oakville Growth Area Review (File No. 42.15.59) be received.

3. That the analysis of the following matters of interest to Council be included as part of the recommendation report:
4. There is a desire for a complete community, and density to ensure viability;
5. There is a desire for a complete community, and density to ensure viability;
6. There is a desire for a walkable, urban environment that includes sufficient; density - consider the Copenhagen model to achieve this;
7. Concerns regarding the planned population, density and height of buildings leading to insufficient amount of greenspace and adversely affecting the character of the area;
8. Concerns regarding the transportation network and capacity;
9. There is a desire to ensure that financial pressures on the tax base related to Midtown be mitigated to the greatest extent possible; and
10. Need further clarification around how matters such as:
 - how a landowners group will function,
 - phased redevelopment of sites,
 - ratio of non-residential uses,
 - delivery of supporting community amenities (i.e. schools, community centres),
 - implementation tools (i.e. zoning, financial, green development standards, area design plans),
 - terminology,
 - climate change resiliency

CARRIED

7. Discussion Item(s)

There were no discussion items.

8. Confidential Discussion Item(s)

There were no confidential discussion items.

9. Advisory Committee Minutes

There were no advisory committee minutes.

10. Rise and Report to Council

Moved by Councillor Duddeck

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 Discussion Item 6.1.

Moved by Councillor Elgar

Seconded by Councillor Knoll

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

CARRIED

11. New Business

Councillor Haslett- Theall congratulated the Joshua Creek Residents Association on their 50th anniversary.

Councillor Elgar - Thanked Councillor Haslett- Theall and Councillor Gittings for their public engagement with midtown.

12. Consideration and Reading of By-laws

12.1 By-law 2024-067

A by-law to declare that certain land is not subject to part lot control (Block 207, Plan 20M-1255, and Blocks 3, 4, 13, 16, 32, Plan 20M-1258 – Martillac Estates Inc.).

12.2 By-law 2024-070

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

Moved by Councillor Longo

Seconded by Councillor Gittings

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 10:13 p.m.

Andrea Holland, Acting Town
Clerk