



Town of Oakville
Planning and Development Council
MINUTES

Date: July 5, 2021
Time: 6:30 p.m.
Location: Virtual Meeting

Mayor and Council: Mayor Burton (In person)
Councillor Adams
Councillor Chisholm
Councillor Duddeck
Councillor Elgar
Councillor Gittings
Councillor Haslett-Theall
Councillor Knoll
Councillor Lishchyna
Councillor Longo
Councillor O'Meara
Councillor Parmar
Councillor Robertson
Councillor Sandhu

Regrets: Councillor Grant

Staff: J. Clohecyc, Chief Administrative Officer
N. Garbe, Commissioner of Community Development (In person)
D. Carr, Town Solicitor
G. Charles, Director of Planning Services (In person)
J. Stephen, Director of Transportation and Engineering
D. Perlin, Assistant Town Solicitor
D. Childs, Manager of Policy Planning and Heritage
P. Kelly, Manager of Development and Environmental Engineering
L. Musson, Acting Manager of Planning Services, East District
K. Biggar, Senior Planner

K. Cockburn, Senior Planner
T. Collingwood, Senior Planner
K. Livingstone, Planner
C. Van Sligtenhorst, Heritage Planner
K. Patrick, Acting Town Clerk (In person)
J. Marcovecchio, Council and Committee Coordinator (In person)

The Town of Oakville Council met in regular session to consider planning matters on this 5th day of July, 2021 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 O'Meara
Seconded by Councillor Knoll

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

CARRIED

4. Consent Items(s)

4.1 Assumption of Trinity United Church 3 Lot Subdivision 20M-1203 24T-16002, By-Law 2021-069

Moved by Councillor Duddeck

1. That the assumption of Registered Plan 20M-1203 be approved; and
2. That By-law 2021-069, a by-law to assume completed public works within Plan 20M-1203, be passed.

CARRIED

4.2 Partial Assumption of Monarch 5B Subdivision - By-law 2021-100

Moved by Councillor Duddeck

1. That the partial assumption of Registered Plan 20M-1052 be approved; and
2. That By-law 2021-100, a by-law to partially assume public works and streets within Plan 20M-1052, be approved.

CARRIED

4.3 Recommendation Report, Draft Plan of Condominium, BC Trafalgar Inc., 3200 William Coltson Avenue, 24CDM-21002/1312

Moved by Councillor Duddeck

That the Director of Planning Services be authorized to grant draft plan approval to the Draft Plan of Condominium (24CDM-21002/1312) submitted by BC Trafalgar Inc., prepared by R-PE Surveying Ltd., dated May 12, 2020, subject to the conditions contained in Appendix 'A' of the Planning Services report dated June 22, 2021.

CARRIED

5. Confidential Consent Item(s)

5.1 Melrose Business Park Phase 2-Site Plan Application-Ontario Land Tribunal Appeal

Moved by Councillor O'Meara

1. That the Town recommend to the Ontario Land Tribunal (OLT) that the proposed Site Plan for the Melrose Business Park Phase 2 at 3260 South Service Road West be conditionally approved by the Ontario Land Tribunal (OLT) subject to:
 - a. the imposition by the OLT of the requested Conditions of Approval set out in Appendices B and C to this Report;
 - b. any changes in the Site Plan required by the proposed Conditions of Approval attached as Appendices B and C to this Report; and
 - c. the proposed Conditions of Approval being met to the satisfaction of the Director of Planning Services.

2. That the Town Solicitor or designate and the Director of Planning Services or designate be authorized to negotiate a settlement of any contested Conditions of Approval if the Applicant is interested in doing so on the basis of the Town position as set out in this Report.

CARRIED

6. Public Hearing Item(s)

6.1 Public Meeting and Recommendation Report – Deferred Items from OPA 34, North West Area and Palermo Village – OPA 37 and OPA 38 – By-law 2021-096 and By-law 2021-097 – July 5, 2021

Moved by Councillor Parmar

1. That the report, "Public Meeting and Recommendation Report – Deferred Items from OPA 34, North West Area and Palermo Village – OPA 37 and OPA 38 – By-law 2021-096 and By-law 2021-097 – July 5, 2021," be received.
2. That By-law 2021-096, a by-law to adopt OPA 37 to further modify the Livable Oakville Plan, as amended by OPA 34, to establish area-specific parking and cultural heritage policies for the expanded Palermo Village growth area, be passed.
3. That the Regional Municipality of Halton be requested to either approve OPA 37 or incorporate the policies adopted through OPA 37 into OPA 34 by modification.
4. That Planning staff report back on potential official plan policy updates with respect to parking for the Palermo Village growth area upon completion of the town-wide Parking Strategy.
5. That By-law 2021-097, a by-law to repeal the 1984 Official Plan as it applies to the portion of the North Oakville West Secondary Plan Area adjacent to Bronte Road south of Highway 407, being the lands excluded from OPA 34 by deferral of Council, and adopt OPA 38 to incorporate new policies into the Livable Oakville Plan for that same area, be passed.
6. That the Regional Municipality of Halton be requested to either approve OPA 38 or incorporate the policies adopted through OPA 38 into OPA 34 by modification.

7. That Planning staff proactively examine listed (not designated) heritage properties within Palermo Village and, should a property meet the criteria for designation under the Ontario Heritage Act, recommend to Council that notice be given to designate the property.
8. That the notice of Council's decision reflects that Council has fully considered all of the written and oral submissions relating to this matter and that those comments have been appropriately addressed.

CARRIED

7. Discussion Item(s)

7.1 Recommendation Report - Official Plan Amendment, Zoning By-law Amendment, 2507 Dundas Storage GP Corporation, 2507 Dundas Street West, File No. OPA.1330.01, Z.1330.01

- Memorandum from Planning Services Department, June 30, 2021 (*Distributed at meeting.*)

Moved by Councillor Parmar

That this item no longer be considered, given the application has been withdrawn by MHBC Planning, on behalf of the owner 2507 Dundas Storage GP Corporation, in a letter to the Town dated June 29, 2021.

CARRIED

8. Confidential Discussion Item(s)

8.1 Ontario Land Tribunal Appeal-Proposed OPA & ZBA For 358 Reynolds

Moved by Councillor Gittings

1. That the Town recommend to the Ontario Land Tribunal (OLT) that the proposed OPA & ZBA Applications for the redevelopment of the subject lands at 358 Reynolds as presently presented be refused on the basis that the proposal is not in conformity with the Livable Oakville Official Plan.
2. That the Town indicate to the OLT that the Town is supportive of intensification on the subject lands beyond that which is presently permitted as-of-right provided that the proposed intensification demonstrates compliance with the Livable Oakville Official Plan by

better integrating and making more compatible any development proposal with the surrounding residential land uses through enhanced design features that are consistent with the Town's Urban Design guidelines and the Trafalgar Road HCD which are elaborated upon in this Report.

3. That the Town Solicitor or designate and the Director of Planning Services or designate be authorized to negotiate a settlement of the Appeal if the Applicant is interested in doing so on the basis of the Town position as set out in this Report.

CARRIED

9. Advisory Committee Minutes

9.1 Heritage Oakville Advisory Committee Minutes - June 15, 2021

Moved by Councillor Gittings

That the following recommendation pertaining to Item 4.1 of the Heritage Oakville Advisory Committee minutes from its meeting on June 15, 2021, be approved and the remainder of the minutes be received:

4.1 Heritage permit application HP014/21/42.20F – Demolition of existing wings and construction of new additions – 176 Front Street – REVISED

1. That Heritage Permit Application HP014/21-42.20F for the demolition of existing wings and the construction of new additions at 176 Front Street, as attached in the revised drawings in Appendix C to the report dated June 8, 2021 from Planning Services, be approved subject to the following:
 - a. That final details on new windows, doors, cladding, cornice and permeable driveway materials be submitted to Heritage Planning staff for final approval; and
 - b. That a white-washed tumbled brick finished with white mortar joints is used on the new additions on both sides of the property.
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 Lishchyna

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, and 4.3, Confidential Consent Item 5.1, Public Hearing Item 6.1, Discussion Item 7.1, Confidential Discussion Item 8.1, and Advisory Committee Minutes Item 9.1, as noted by the Clerk.

Moved by Councillor Longo

Seconded by Councillor Knoll

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

CARRIED

11. New Business

There was no New Business.

12. Consideration and Reading of By-laws

12.1 By-law 2021-069

A by-law to partially assume Registered Plan 20M-1203. (Re: Item 4.1)

12.2 By-law 2021-072

A by-law to amend By-law 1991-219, being a by-law to designate 78 Allan Street as a property of historical significance, to amend the by-law to make it consistent with the requirements of the Ontario Heritage Act.

12.3 By-law 2021-073

A by-law to amend By-law 2018-104, being a by-law to designate the Glassco House at 338 Spruce Street as a property of cultural heritage

value or interest, to amend the municipal address to 340 Spruce Street and the legal description.

12.4 By-law 2021-096

A by-law to further modify the text of the Livable Oakville Plan, as amended by Official Plan Amendment Number 34, to establish area-specific parking and cultural heritage policies for the expanded Palermo Village growth area. (Re: Item 6.1)

12.5 By-law 2021-097

A by-law to repeal the 1984 Oakville Official Plan as it applies to the portion of the North Oakville West Secondary Plan Area adjacent to Bronte Road south of Highway 407, being the lands excluded from OPA 34 by deferral of Council, and amend the Livable Oakville Plan to incorporate new policies for that same area. (Re: Item 6.1)

12.6 By-law 2021-100

A by-law to partially assume Registered Plan 20M-1052. (Re: Item 4.2)

12.7 By-law 2021-107

A by-law to declare that certain land is not subject to part lot control (Blocks 173, 174, 175 and 176, Plan 20M-1212 – 404072 Ontario Limited).

12.8 By-law 2021-109

A by-law to declare that certain land is not subject to part lot control (Blocks 453, 454, 455, 456, 457, 459 and 460, Plan 20M-1223 – Glenbrook Estates Inc.).

12.9 By-law 2021-112

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

Moved by Councillor Robertson
Seconded by Councillor Sandhu

That the by-laws noted above be passed.

CARRIED

13. Adjournment

The Mayor adjourned the meeting at 6:52 p.m.

Kathy Patrick, Acting Town Clerk