



**Town of Oakville**  
**Planning and Development Council**  
**MINUTES**

**Date:** May 6, 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
- 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. van der Heiden, Deputy Treasurer and Director of Finance
- M. Day, Manager - Development Financing & Investments
- D. Perlin, Assistant Town Solicitor
- K. Biggar, Manager of Policy Planning and Heritage
- K. Parker, Manager of Development Services
- B. Sunderland, Senior Planner
- S. Schappert, Heritage Planner

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

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

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**1. Regrets**

There are no regrets.

**2. Declarations of Pecuniary Interest**

Councillor McNeice declared a pecuniary interest with respect to Item 7.1 - 2024 Heritage Grant Program Recommendations as he applied for the program, for his primary residence which has a heritage designation under Part IV of the *Ontario Heritage Act*.

**3. Committee of the Whole**

Moved by Councillor Longo  
Seconded by Councillor McNeice

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)**

**5.1 Appeal to Ontario Land Tribunal - COA Minor Variance Decision - 510 Wellington Crescent**

Moved by Councillor Chisholm

1. That the appeal to the Ontario Land Tribunal (“OLT”) of the Committee of Adjustment (“COA”) Decision CAV A/152/2023, (“The Decision”), 510 Wellington Crescent, be confirmed.

2. That the Town Solicitor or his designate be authorized to pursue this appeal or withdraw this appeal in accordance with the position set out in Appendix D attached to this report dated April 30, 2024.
  
3. That in consultation with the Director of Planning Services or his designate, the Town Solicitor or his designate, be authorized to withdraw the appeal or negotiate a proposed settlement of the Appeal and execute Minutes of Settlement before or at the OLT Hearing in a manner that addresses the concerns identified in Appendix D attached to this report dated April 30, 2024.

CARRIED

## **5.2 Ontario Land Tribunal Appeal - 496 Chartwell Road**

Moved by Councillor Chisholm

1. That with respect to the Appeal to the Ontario Land Tribunal of the Committee of Adjustment Refusal Decision CAV A/084/2023 regarding 496 Chartwell Road, the Town Solicitor or designate be authorized to pursue any reductions in the variances requested and/or in the proposed urban design of the proposal as offered by the Owner/Applicant and the imposition of the Town's standard conditions should the OLT approve the Variance Request; and
  
2. That the Town not object to the Owner/Applicant's proposal in accordance with the Planning and Urban Design Staff position set out in Appendix D attached to this Report dated April 30, 2024.

CARRIED

## **6. Public Hearing Item(s)**

### **6.1 Public Meeting and Recommendation Report – Town-initiated Official Plan and Zoning By-law Amendments – Four Units As-of-Right and Sheridan College Housing Area (File No. 42.15.62 and 42.15.63) – May 6, 2024**

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

Matheus Da Saliva, presentation allow Oakville to develop organically. Referenced Copenhagen and that this By-law is necessary. In support of four as-of-right.

Derek Zapp, presentation alternatives, use what you have first, new ideas and funding. Four as-of-right will not be affordable. Does not support four as-of-right.

Dan Pastoric, presentation thanking Council for listening in opposition. Doesn't want to look like Mississauga or Brampton. There doesn't seem to be any public impact studies. Terms and conditions are unclear and the dollar figure cannot be found. Vote no to four as-of-right.

Eric Genier, in support of the Official Plan Amendment for four as-of-right. Right step for gentle density. Cases where four as-of-right have worked, for example New Zealand. The problems in Oakville are not unique this is a problem around North America.

Malcolm French, St. Simon's Anglican Church, supported the recommendation. A change is permissive and is not mandatory. Disappointed if this gets voted down.

Sanya Sohal, presentation four as-of-right would help with the housing crisis. Affordability and cost of living has become a huge challenge in the area. Dense housing is the future.

Carole McMahon, Council needs to consider aging in place. This would increase density slowly. Supporting provinces aging in place. Supports four as-of-right.

Ron Bell, presentation vote against four as-of-right and four storey apartment buildings. Alternative option is to build residential units above parking lot spaces at Sheridan College. Build residential on top of commercial buildings. Acquire and repurpose under-utilized hotels. Expand the use of co-op type housing. Vote against proposed amendments.

Alexander Mantadis, making a prepared statement on behalf of Ann Ferraro. Would like to enter into the record his submission of two petitions signed by College Park residents, Oakville residents and with some in the GTA, voicing their opposition to the proposed amendments. They have been informed by a spokesperson that enrollment is decreasing at Sheridan College. Decrease in enrollment equals decrease in housing.

Connor Zapp, supports four as-of-right and Sheridan college special policy. Approve this motion and improve affordability. For decades we have been in a state of unaffordability. Passing this will approve affordability.

Talia Gonzales, in favour of four as-of-right. Proper education to the public. Multiplexes will provide housing for all ages. This problem effects everyone from young to the older generations, all sides need housing.

Geoffrey Belcher, presentation supports gentle density. Housing is out of reach in Oakville. People are more concerned about aesthetics then building. People are talking about affordability without talking about increasing supply.

Vera Feric-Buys, does not agree that a quad would be more affordable. Empty parking lots that were referenced are more appropriate to build housing on. Be transparent and live with diversity, however sometimes diversity does not work.

Prionnsia Murphy, allowing fourplex's in the future is something to look at however it is not required now. It is not going to be affordable housing. Concerns with family neighborhood aspects. Would like to know if St. Simon's Church land is being made available for this. People live in high rise buildings out of necessity, not out of desire.

Stephen Johnson - the average rental home does not have room for a family. Increase in traffic, in residential areas, restricting parking. Concerns regarding on-street parking. It does not guarantee affordable housing.

Malcolm French, St Simon's Church, in the early stages of conversations with the Bishop Advisory Committee on buildings, and about responsibilities of redeveloping a piece of property to provide some sort of housing.

*Mayor Burton transferred the chair to Councillor Grant.*

*Councillor Grant transferred the chair to Mayor Burton.*

Moved by Mayor Burton

1. That comments from the public with respect to the town-initiated Official Plan Amendments and Zoning By-law Amendments (File No. 42.15.62 and 42.15.63), be received.

2. That Official Plan Amendment By-laws 2024-051 and 2024-052 as provided as Appendices A and B provided in report Public Meeting and Recommendation Report – Town-initiated Official Plan and Zoning By-law Amendments – Four Units As-of-Right and Sheridan College Housing Area (File No. 42.15.62 and 42.15.63), dated April 23, 2024, be passed;
3. That Zoning By-law Amendments 2024-053, 2024-054, 2024-055 and 2024-056, as provided as Appendices C, D, E and F, provided in report Public Meeting and Recommendation Report – Town-initiated Official Plan and Zoning By-law Amendments – Four Units As-of-Right and Sheridan College Housing Area (File No. 42.15.62 and 42.15.63), dated April 23, 2024, be refused.
4. Staff be directed to create a Sheridan College Housing Taskforce with the objective to enable, advance, and accommodate the development of residential uses, including student housing, on the Sheridan College campus; and
5. Staff be directed to create a work program, in alignment with ongoing HAF initiatives, to bring forward any necessary recommendations, including programs, Official Plan and/or Zoning By-law Amendments, to achieve the findings of the Sheridan College Housing Taskforce to expedite the delivery of student housing on the Sheridan Campus.

Chair Grant separated clause 3 as requested by Councillor O'Meara.

Moved by Mayor Burton

3. That Zoning By-law Amendments 2024-053, 2024-054, 2024-055 and 2024-056, as provided as Appendices C, D, E and F, provided in report Public Meeting and Recommendation Report – Town-initiated Official Plan and Zoning By-law Amendments – Four Units As-of-Right and Sheridan College Housing Area (File No. 42.15.62 and 42.15.63), dated April 23, 2024, be refused.

For (14): 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, and Councillor Xie

Against (1): Councillor O'Meara

CARRIED (14 to 1)

Chair Grant called the vote on the remaining clauses 1, 2, 4 and 5.

Moved by Mayor Burton

1. That comments from the public with respect to the town-initiated Official Plan Amendments and Zoning By-law Amendments (File No. 42.15.62 and 42.15.63), be received.
2. That Official Plan Amendment By-laws 2024-051 and 2024-052 as provided as Appendices A and B provided in report Public Meeting and Recommendation Report – Town-initiated Official Plan and Zoning By-law Amendments Four Units As-of-Right and Sheridan College Housing Area (File No. 42.15.62 and 42.15.63), dated April 23, 2024, be passed;
4. Staff be directed to create a Sheridan College Housing Taskforce with the objective to enable, advance, and accommodate the development of residential uses, including student housing, on the Sheridan College campus; and
5. Staff be directed to create a work program, in alignment with ongoing HAF initiatives, to bring forward any necessary recommendations, including programs, Official Plan and/or Zoning By-law Amendments, to achieve the findings of the Sheridan College Housing Taskforce to expedite the delivery of student housing on the Sheridan Campus.

CARRIED

**Motion as Carried**

1. That comments from the public with respect to the town-initiated Official Plan Amendments and Zoning By-law Amendments (File No. 42.15.62 and 42.15.63), be received.
2. That Official Plan Amendment By-laws 2024-051 and 2024-052 as provided as Appendices A and B provided in report Public Meeting and Recommendation Report – Town-initiated Official Plan and Zoning By-law Amendments – Four Units As-of-Right and Sheridan College Housing Area (File No. 42.15.62 and 42.15.63), dated April 23, 2024, be passed;

3. That Zoning By-law Amendments 2024-053, 2024-054, 2024-055 and 2024-056, as provided as Appendices C, D, E and F, provided in report Public Meeting and Recommendation Report – Town-initiated Official Plan and Zoning By-law Amendments – Four Units As-of-Right and Sheridan College Housing Area (File No. 42.15.62 and 42.15.63), dated April 23, 2024, be refused.
4. Staff be directed to create a Sheridan College Housing Taskforce with the objective to enable, advance, and accommodate the development of residential uses, including student housing, on the Sheridan College campus; and
5. Staff be directed to create a work program, in alignment with ongoing HAF initiatives, to bring forward any necessary recommendations, including programs, Official Plan and/or Zoning By-law Amendments, to achieve the findings of the Sheridan College Housing Taskforce to expedite the delivery of student housing on the Sheridan Campus.

**7. Discussion Item(s)**

**7.1 2024 Heritage Grant Program Recommendations**

**BEYOND THE HOUR**

Moved by Councillor Adams

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

CARRIED

Moved by Councillor Gittings

That the 2024 funding allotment as attached in 'Appendix A - Recommended Grant Projects and Maximum Approved Amounts' to the report titled 2024 Heritage Grant Program Recommendations dated April 23, 2024, be approved.

CARRIED

*Councillor McNeice having declared a pecuniary interest on this item, did not vote.*



**7.2 Bill 185, Cutting Red Tape to Build More Homes Act, 2024, and Proposed Provincial Planning Statement, 2024**

Moved by Councillor Chisholm

1. That the staff comments included in the report "*Bill 185, Cutting Red Tape to Build More Homes Act, 2024* and Proposed Provincial Planning Statement, 2024" dated April 23, 2024, be submitted to the Environmental Registry of Ontario (ERO), per their respective ERO postings.
2. That the report titled "*Bill 185, Cutting Red Tape to Build More Homes Act, 2024* and Proposed Provincial Planning Statement, 2024" dated April 23, 2024, be forwarded by the Town Clerk to the 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

**8. Confidential Discussion Item(s)**

**8.1 Confidential – Ontario Land Tribunal Appeal (OLT-24-000192) Format Lakeshore Inc.**

Moved by Councillor Duddeck

1. That staff be authorized to proceed in opposition to the appeal to the Ontario Land Tribunal filed by Format Lakeshore Inc. in respect of an application for a Zoning By-law amendment applicable to 42 Lakeshore Road West (OLT-24-000192), in accordance with the recommendations of the confidential report from the Legal Department dated April 23, 2024.
2. That the Town Solicitor and Chief Administrative Officer or designates be authorized to negotiate a settlement of the appeal if the applicant is interested in doing so in accordance with the recommendations of the confidential report from the Legal Department dated April 23, 2024.

CARRIED

**9. Advisory Committee Minutes**

**9.1 Heritage Oakville Advisory Committee Minutes April 23, 2024**

Moved by Councillor Gittings

That the following Committee minutes from its meeting on April 23, 2024 minutes be received.

CARRIED

**10. Rise and Report to Council**

Moved by Councillor Xie

That this committee rise and report.

CARRIED

Moved by Councillor Lishchyna

Seconded by Councillor Longo

The Mayor arose and reported that Committee of the Whole has met and has made recommendations on Confidential Consent Items 5.1, 5.2, Public Meeting Item 6.1, Discussion Items 7.1, 7.2, Confidential Discussion Item 8.1 and Advisory Committee Item 9.1.

CARRIED

**11. New Business**

Councillor Knoll is reminding everyone to save the date for Ribfest that will be taking place June 21 - 23, 2024 at Sheridan College.

**12. Consideration and Reading of By-laws**

**12.1 By-law 2024-051**

A by-law to adopt an amendment to the Livable Oakville Plan, Official Plan Amendment Number 65 (Housing Minister Request - HAF - Additional Dwelling Units No. 42.15.62) (Re: Item 6.1)

**12.2 By-law 2024-052**

A by-law to adopt an amendment to the 1984 Oakville Official Plan as it applies to the North Oakville East Secondary Plan, Official Plan Amendment Number 330 (Housing Minister Request - HAF - Additional Dwelling Units File No. 42.15.62) (Re: Item 6.1)

**12.7 By-law 2024-069**

A by-law to declare that certain land is not subject to part lot control (Blocks 25, 26, 27, 29, 31, 33, Plan 20M-1268 – Mattamy (Joshua Creek) Limited)

**12.8 By-law 2024-078**

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

Moved by Councillor Grant  
Seconded by Councillor Elgar

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

CARRIED

*The Mayor gave written approval of the by-law(s) 2024 -051, 2024 -052, 2024-069, 2024-078 that were passed during the meeting.*

**13. Adjournment**

The Mayor adjourned the meeting at 10:08 p.m.

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Andrea Holland, Acting Town  
Clerk