



Town of Oakville

Special Council Minutes

Date: June 3, 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(left at 9:43 p.m.)
- Councillor Longo
- Councillor McNeice
- Councillor Nanda
- Councillor Xie

Regrets: Councillor O'Meara

Staff:

- J. Clohec, Chief Administrative Officer
- P. Fu, Commissioner of Community Infrastructure
- P. Damaso, Commissioner of Community Services
- D. Carr, Town Solicitor
- R. Kaminski, Acting Commissioner of Community Development
- G. Charles, Director of Planning Services
- N. Chandra, Assistant Town Solicitor
- J. Huctwith, Assistant Town Solicitor
- M. Day, Manager of Development Financing and Investments
- L. Musson, Manager of Planning Services, East District
- K. Parker, Manager of Development Services
- G. Abma, Senior Planner
- V. Tytaneck, Town Clerk
- N. Coric, Council and Committee Coordinator

J. Radomirovic, Council and Committee Coordinator

Others: Rob Howe, External Legal Counsel Goodmans LLP

The Town of Oakville Council met in special session this 3rd day of June, 2024 in the Council Chamber of the Oakville Municipal Building, 1225 Trafalgar Road, Oakville commencing at 6:30 p.m.

1. Regrets

As noted above.

2. Declarations of Pecuniary Interest

No declarations of pecuniary interest were declared.

3. Discussion Item(s)

3.1 Midtown Oakville Considerations

Moved by Councillor Chisholm

Seconded by Councillor Knoll

That staff be authorized to engage in discussions with Infrastructure Ontario regarding the Transit-Oriented Community Program for Oakville and report back.

CARRIED

The following delegates spoke to this item:

Matheus Da Silva, Geoffrey Belcher, Jonathan Sprawson, Kevin, Rjeousski, George Niblock Chartwell Maplegrove Residents Association, Doug Plant Trafalgar Chartwell Residents Association, Anita Mackey Oakville Lakeside Residents Association, Elizabeth Chalmers Joshua Creek Residents Association and Joint Residents Association on Midtown, Rick Snidal Ward Three RA's, James Goodfellow Chartwell Maplegrove Residents Association, Alicia Bedford Oakville Community Association, Terry Branch Oakville Community Association, Tom Dugard, Bernard Kruyne, Pierre Sauvageot.

BEYOND THE HOUR

Moved by Councillor Haslett-Theall

Seconded by Councillor Gittings

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

CARRIED

Moved by Councillor Elgar

Seconded by Councillor Knoll

CLOSED SESSION

That Council resolve into a closed meeting session for the purpose of litigation or potential litigation, including matters before administrative tribunals, affecting the municipality of local board; and advice that is subject to solicitor-client privilege, including communications necessary for that purpose, with respect to item 3.1 - Midtown Oakville Considerations.

CARRIED

RECESS

The meeting recessed at 10:37 p.m. and reconvened in closed session at 10:42 p.m.

Council resolved back into open session at 11:22 p.m.

Moved by Councillor Duddeck

Seconded by Councillor Knoll

1. That the report entitled "Midtown Oakville Considerations" be received for information.
2. That staff consider the following comments as provided by Council and the public, and report back on the plan for Midtown:
 - a. If population and density is lowered in Midtown, what are the implications to the rest of the Town (i.e. infrastructure), and how will that affect the town's finances?
 - b. Undertake market analysis to understand implications to population and job numbers, what are the trends, feasibility, anticipated growth, absorption rate, and how population correlates to employment.

- c. Consider varying building heights in the capped concept.
- d. Illustrate how the JBPEs distribute population and jobs across the municipality - compare Strategic Growth Areas to established areas - break down between the minimum population and the forecasted population.
- e. What would the minimum height and density be in order to achieve the benefits of using a Community Planning Permit System?
- f. With the TOC program, does it include multi-bedroom, rental opportunities, and can the province identify historical and current sales data relative to different demographics?
- g. Identify whether Bill 185 changes how municipalities can define what is "affordable" housing?
- h. What are the implications to delivering infrastructure and the cost if the population does not materialise as forecasted?
- i. What are the implications to trying to accelerate the town's review of the suitability of a CPPS?
- j. Ensure the public is aware of how Infrastructure Ontario's TOC process will be undertaken.
- k. Identify how jobs can be delivered, without relying on them only being within a mixed-use building (i.e. in a building's podium).
- l. Provide both a planning and a legal report on what may be approvable if the Province does not approve Midtown with a ceiling of 35,000 people and jobs.
- m. On Transportation:
 - i. what percentage of people living in midtown will be assumed to have a vehicle?
 - ii. how will parking be evaluated - based on minimums or maximums?
 - iii. what are the assumptions for demographics, and winter use, that will support active transportation and reduced vehicle use?
 - iv. is there analysis on the number of vehicle trips per person that also includes deliveries?

- v. what is analysis on the potential congestion on the QEW and arterials roads, adjacent municipalities?
- vi. detail the timing of proposed infrastructure improvements, including timing of local road construction.
- vii. has there been any analysis to support a north-south road parallel to Trafalgar on the west side of Midtown?
- n. Establish what investment in local transit is needed to achieve connectivity and frequency to support Midtown.
- o. Illustrate an option that includes height variations, including human-scale development.
- p. Include options to reduce the road widths, and ways to make active transportation viable.

CARRIED

4. Consideration and Reading of By-Laws

4.1 By-law 2024-099

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

Moved by Councillor Chisholm

Seconded by Councillor Xie

That the by-law noted above be passed.

CARRIED

5. Adjournment

The Mayor adjourned the meeting at 11:27 p.m.

Vicki Tytaneck, Town Clerk