



Town of Oakville
Planning and Development Council
MINUTES

Date: August 12, 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 (As of 7:04 p.m.)
Councillor Lishchyna
Councillor Longo
Councillor Nanda
Councillor O'Meara
Councillor Xie

Regrets: Councillor McNeice

Staff: J. Clohecyc, Chief Administrative Officer
P. Fu, Commissioner of Community Infrastructure
D. Carr, Town Solicitor
G. Charles, Director of Planning Services
N. Chandra, Assistant Town Solicitor
J. Huctwith, Assistant Town Solicitor
L. Musson, Manager of Planning Services, East District
C. Van Sligtenhorst, Supervisor of Heritage Conservation
K. Cockburn, Senior Planner
R. Thun, Senior Planner
M. Riaz, Planner
A. Holland, Acting Town Clerk

J. Warren, Council and Committee Coordinator
M. Day, Manager Development Financing & Investments
J. Radomirovic, Council and Committee Coordinator

The Town of Oakville Council met in regular session to consider planning matters on this 12th day of August, 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

No declarations of pecuniary interest were declared.

3. Committee of the Whole

Moved by Councillor Duddeck

Seconded by Councillor Elgar

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

CARRIED

4. Consent Items(s)

4.1 24T-16008 – Coronation – Partial Subdivision Assumption – By-law 2024-119

Moved by Councillor Duddeck

1. That the partial assumption of Registered Plan 20M-1218 be approved.
2. That By-law 2024-119, a By-law to partially assume the completed public works within Registered Plan 20M-1218, save and except Street Trees, be passed.

CARRIED

4.2 Recommendation Report, Draft Plan of Condominium, Fernbrook Crystal (UGAW) Inc., File No.: 24CDM-23008/1430, 2333 – 2343 Khalsa Gate

Moved by Councillor Duddeck

That the Director of Planning Services be authorized to grant draft plan approval to the Draft Plan of Condominium (24CDM-23008/1430) submitted by Fernbrook Crystal (UGAW) Inc., and prepared by KRCMAR dated June 21, 2023, subject to the conditions contained in Appendix A of the Planning Service Report dated July 30, 2024.

CARRIED

4.3 Notice of intention to designate – 135 Chisholm Street – August 12, 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 Crosbie House (South Half) at 135 Chisholm Street.

CARRIED

4.4 Notice of intention to designate – 137 Chisholm Street – August 12, 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 Crosbie House (North Half) at 137 Chisholm Street.

CARRIED

4.5 Notice of intention to designate – 506 Lakeshore Road East – August 12, 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 William H. Carson House at 506 Lakeshore Road East.

CARRIED

4.6 Notice of intention to designate – 1242 Bronte Road – August 12, 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 Woodlands at 1242 Bronte Road.

CARRIED

4.7 Notice of intention to designate – 3367 Dundas Street West – August 12, 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 Rivaz Family Farmhouse at 3367 Dundas Street West.

CARRIED

4.8 24T-13002 – Star Oak Phase 1 – Partial Subdivision Assumption – By-law 2024-116

Moved by Councillor Duddeck

1. That the partial assumption of Registered Plan 20M-1221 be approved.
2. That By-law 2024-116, a By-law to partially assume the completed public works within Registered Plan 20M-1221, save and except the Tree Pit Low Impact Development (LID) pilot, be passed.

CARRIED

5. Confidential Consent Item(s)

There were no confidential consent items.

6. Public Hearing Item(s)

6.1 Public Meeting Report, Zoning By-law Amendment, Mattamy (Joshua Creek) Limited – Bressa DUC, File No.: Z.1308.05

Catherine McEwan, Korsiak Urban Planning, presented on behalf of the applicant.

Rui Tan concerned about the restrictions for the building and impact on health and safety and what resources will support the community in terms of parkland, schools.

Rebecca Li asked how the Mattamy will create better environment for the current residents since more building are coming in the area, concerned about the park and open spaces for the additional residents also concerned about issues with noise, dust and vibration during the construction.

Edwin Salvador concerned for the construction traffic issue, noise, suggested to design park and open spaces before the buildings, questioning the construction timeline.

Jose Salvador concerns regarding the timeline of the housekeeping matters, suggested for the future notice to include a plain English version of the proposal.

Moved by Councillor Adams

1. That the comments from the public with respect to the proposed Zoning By-law Amendment submitted by Mattamy (Joshua Creek) Limited (File No.: Z.1308.05), be received.
2. That staff consider such comments as may be provided by Council and public:
 - a. Provide a detailed history of the approvals granted for the site.
 - b. Provide a clear explanation of Floor Space Index (FSI.)
 - c. Assess the impacts of:
 - i) removing FSI maximum; and,
 - ii) consolidating the lots, on the number of units or square footage that may be built.

- d. Provide an overview of the proposed buildings, including an overview of the zoning regulations (e.g. setbacks to the buildings and heights).
- e. Suggest mitigation measures to address privacy concerns for the homes located to the north of the site.
- f. Address strategies to mitigate construction-related nuisances such as dust, noise, vibration, and construction traffic.
- g. Discuss traffic concerns particularly related to entry points at William Cutmore Boulevard and potential queuing issues at Dundas Street East.
- h. Evaluate whether additional access points are necessary for the site.
- i. Provide an overview of parks, schools and trails in the surrounding area.

CARRIED

7. Discussion Item(s)

There were no discussion items.

8. Confidential Discussion Item(s)

8.1 OLT Appeals – Site Plan applications for 560, 570, 580 and 772 Winston Churchill Boulevard

Neil Westoll, presented comments on behalf of Joshua Creek Residents Association, concerned that two warehouse development adjacent to an established neighborhood are able to operate 24/7 and without identifying traffic, noise and vibration measures. Suggested to provide full capacity utilization analysis of heavy transport trucks movement using ITE average rates, a higher background growth factor in the new traffic study, analysis and recommendations to mitigate adverse traffic, noise, vibration and air quality/emissions.

RECESS

The meeting recessed from 7:28 p.m., and resumed in closed session at 7:33 p. m.

Moved by Councillor Gittings

Item 8.1 That Council resolve into a closed meeting session for the purpose of litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board and advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Item 8.2 That Council resolve into a closed meeting session for the purpose of information explicitly supplied in confidence to the Municipality or Local Board of Canada, province or territory or Crown agency for the position, plan, procedure, criteria, or instruction to be applied to any negotiations carried or to be carried on behalf of municipality or local board, and advice that is subject to solicitor, client privilege, including communications necessary for that purpose.

CARRIED

Council resolved back into open session at 8:55 p.m.

Moved by Councillor Haslett-Theall

That staff be authorized to proceed in appeals of site plan applications related to 560, 570, 580 and 772 Winston Churchill Boulevard in accordance with the report from the Legal Department dated August 7, 2024.

CARRIED

8.2 Provincial Transit Oriented Community (TOC) Process

Moved by Councillor Gittings

That the Midtown Transit Oriented Community Update report, dated August 12, 2024 be received

CARRIED

9. Advisory Committee Minutes

There were no advisory committee minutes

10. Rise and Report to Council

Moved by Councillor Longo

That this committee rise and report.

CARRIED

Moved by Councillor Xie

Seconded by Councillor Chisholm

The 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, 4.5, 4.6, 5.7, 4.8, Public Hering Item 6.1 and Confidential Discussion Items 8.1 and 8.2

CARRIED

11. New Business

There was no new business.

12. Consideration and Reading of By-laws

12.1 By-law 2024-116

A by-law to partially assume the completed public works within Registered Plan 20M-1221, save and except the Tree Pit Low Impact Development (LID) pilot.(Re: Item 4.8)

12.2 By-law 2024-119

A by-law to partially assume the completed public works within Registered Plan 20M-1218, save and except Street Trees.(Re: Item 4.1)

12.3 By-law 2024-120

A by-law to declare that certain land is not subject to part lot control (Blocks 34, 35, 36 and 37, Plan 20M-1268 – Mattamy (Joshua Creek) Limited)

12.4 By-law 2024-121

A by-law to designate the Heeks Family Farmhouse at 115 Third Line as a property of cultural heritage value or interest.

12.5 By-law 2024-122

A by-law to designate Fairmonte at 129 Tavistock Square as a property of cultural heritage value or interest.

12.6 By-law 2024-123

A by-law to designate the Hobbs House at 399 Spruce Street as a property of cultural heritage value or interest.

12.7 By-law 2024-125

A by-law to declare that certain land is not subject to part lot control (Blocks 38, 39, 40, 41, 50, 51, Plan 20M-1268 – Mattamy (Joshua Creek) Limited)

12.8 By-law 2024-127

A by-law to declare that certain land is not subject to part lot control (Blocks 205, 206, 218, 219, 220, 259, 260, 261, 262, 263, 264, 265 and 266, Plan 20M-1270 – Primont (Joshua Creek) Inc.)

12.9 By-law 2024-126

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

Moved by Councillor Lishchyna
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 Mayor adjourned the meeting at 9:02 p.m.

Andrea Holland, Acting Town
Clerk