



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

**Date:** January 20, 2025  
**Time:** 6:30 p.m.  
**Location:** Council Chamber

Mayor and Council: Mayor Burton  
Councillor Adams  
Councillor Chisholm  
Councillor Elgar  
Councillor Gittings  
Councillor Grant  
Councillor Haslett-Theall  
Councillor Knoll  
Councillor Lishchyna  
Councillor Longo  
Councillor McNeice  
Councillor Nanda  
Councillor O'Meara  
Councillor Xie

Regrets: Councillor Duddeck

Staff: J. Clohec, Chief Administrative Officer  
P. Fu, Commissioner of Community Infrastructure  
M. Mizzi, Commissioner of Community Development  
D. Carr, Town Solicitor  
G. Charles, Director of Planning Services  
J. Huctwith, Assistant Town Solicitor  
K. Biggar, Manager of Policy Planning and Heritage  
S. Campbell, Director Municipal Enforcement Services  
S. von Kursell, Manager of Midtown Oakville Program  
B. Hassan, Senior Planner  
D. McPhail, Planner  
R. Kaminski, Director and Chief Building Official

A. Holland, Acting Town Clerk  
J. Radomirovic, Council and Committee Coordinator  
L. Harris, Council and Committee Coordinator

**The Town of Oakville Council met in regular session to consider planning matters on this 20th day of January, 2025 in the Council Chamber of the Oakville Municipal Building, 1225 Trafalgar Road, commencing at 6:30 p.m.**

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**1. Regrets**

As noted above.

**2. Declarations of Pecuniary Interest**

Councillor Adams declared a pecuniary interest with respect to confidential item 8.1 - Confidential OLT Appeals – Palermo (January 2025), as he has a family member who is employed by the company mentioned in the confidential report.

**3. Committee of the Whole**

Moved by Councillor Longo  
Seconded by Councillor Lishchyna

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

CARRIED

**4. Consent Items(s)**

**4.1 Notice of amendment to By-law 2021-136 – St. John’s United Church at 262 Randall Street (January 7, 2025)**

Moved by Councillor Gittings

That notice be issued under subsection 30.1(3) of the *Ontario Heritage Act* to the owners of 262 Randall Street of the proposed amendments under subsection 30.1(2) of the *Ontario Heritage Act* to By-law 2021-136.

CARRIED

**5. Confidential Consent Item(s)**

There were no confidential consent items.

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

**6.1 Public Meeting Report – Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision, 3275 Trafalgar Limited Partnership., File Nos.: OPA 1312.12, Z.1312.12, and 24T-24004/1312**

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

Paul Demczak, Principal, Batory Planning and Management, presented the proposed Official Plan Application on behalf of the applicant New Horizon Development Group & Wyatt development group.

Moved by Councillor Xie

1. That the comments from the public with respect to the proposed Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision applications submitted by 3275 Trafalgar Limited Partnership, File Nos.: OPA 1312.12, Z.1312.12, and 24T-24004/1312, be received.
2. That the analysis of the following matters of interest to Council be included as part of the recommendation report:
  - Identification of any properties that may experience a significant amount of shadow, resulting from the proposed development
  - Confirm that the Natural Heritage System has been delineated appropriately and that the lands are zoned NHS.
  - Consider carbon and lifecycle assessment as potential climate change mitigation.
  - Confirm the amount of commercial space on the ground floor and whether institutional uses could be incorporated into the development.
  - Explore opportunities for at-grade parking for the live/work units.
  - Assess operational issues related to below-grade visitor parking and access to commercial uses.
  - Evaluate the provision of loading facilities for the proposed commercial uses and identify measures to mitigate noise.

- Identify the number of people and jobs per hectare associated with the development.
- Calculate the Floor Space Index (FSI) and compare the proposed development to other developments in the vicinity.

CARRIED

## **6.2 Proposed Midtown Oakville and Community Planning Permit System Official Plan Amendment**

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

Harry Shea, BVRA, satisfied with CPPS related to Bronte development, expressed four concerns in regard to CPPS for midtown, implementation, sustainability, green standards, quality of life. Suggested that elements like infrastructure and building efficiencies be required within the Official Plan. He would support green construction, green roofs, district energy, infrastructure, building.

Duncan Galloway, wondering why the population growth is not indicated correctly in OP, concerned about OLT decisions that produces less housing at higher cost. Concerned for the high cost of houses, tall towers that is the most expensive form to build and creates an environmental disaster. Suggested to build the houses that are quick to sell, quick to build, affordable and more sustainable.

Pamela Knight, Coronation Park Residents Association, suggested to pay attention to experts who advises us. Expressed concerns regarding the building sizes, go transit, buses, traffic delays and lack of capability. Suggested an additional crossing over the QEW to extending Cross Avenue to Royal Windsor, Drive and a new on and off ramps at more than one location on the QEW. Significant concerned for the transportation plan, flood risk and lack of recreational facilities, schools, shopping centre and medical services.

Jim Goodfellow and George Niblock, We love Oakville, supports the OP. The principle of comprehensive planning for all of Midtown should not be compromised. Suggested to contemplate density in OP, make serious investments in the livability amenities for Midtown and explain the concept clearly.

Sara Gregory, Bousfield, represents the clients FCHD Holdings, Inc. and shops of Oakville, South, Inc.(483 Trafalgar Rd, 271-361 and 461-399 Cornwall Road). Happy to see that previous comments were addressed. Expressed concerns for the maximum height of 10 storeys, incapability to respond to some of the changing tenant needs and the expectation for 12% gross floor area for new development within the Cornwall precinct.

Marion Richardson, JCRA, supports the CPPS, concerned about density, heights, parking, and funding for parks, schools, amenities, and the infrastructure necessary to ensure midtown develops into a vibrant, livable community. Suggested the implementation of the FSI and heights in the midtown OP. Opposed to proposed 11 towers ranging from 49 to 56 storeys. JCRA supports the proposed community planning system and master cost.

Moved by Councillor Chisholm

1. That comments from the public with respect to the proposed Town-initiated Official Plan Amendment for Midtown Oakville and enabling policies for the Community Planning Permit System (Appendix A) be received.
2. That staff consider such comments as may be provided by Council.
3. That the Town Clerk provide a copy of this staff report to the Ministry of Municipal Affairs and Housing, Central Municipal Services Office, Planning Branch for information.
4. That staff receive comments and report back on the following matters:
  - Clarify sustainable development matters that can be mandated and those that can be encouraged or incentivized, including consideration of whole building life-cycle assessments as they relate to embodied carbon.
  - Describe what will constitute the planned 12 hectares of parkland in Midtown.
  - Explain why finalization of the transportation master plan is proposed to follow the adoption of the official plan amendment.
  - Explain why the development of Midtown is anticipated to occur over 60 years based on the proposed permitted maximum densities.

- Explain how the official plan policies and schedules, inform the development of bonusing provisions within the forthcoming community planning permit by-law.
- Confirm that holding provisions may be applied to development where there is a need to do so.
- Explain how affordable, special needs and rental housing are to be provided within Midtown.
- Explain how landowner agreement policies of the OPA are intended to be implemented.

CARRIED

**7. Discussion Item(s)**

There were no discussion items.

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

**8.1 Confidential OLT Appeals – Palermo (January 2025)**

Moved by Councillor McNeice

That staff be authorized to proceed in accordance with appeals filed by Palermo Village Corporation, 819655 Ontario Limited, and Enirox (3015) Inc. in accordance with the report from the Legal Department dated January 7, 2025.

CARRIED

*(Councillor Adams having declared a pecuniary interest on this item, did not vote.)*

**9. Advisory Committee Minutes**

**9.1 Heritage Oakville Advisory Committee Minutes December 17, 2024**

Moved by Councillor Gittings

That the following recommendations pertaining to Item 4.1 and Item 4.2 of the Heritage Oakville Advisory Committee minutes from its meeting on December 17, 2024, be approved and the remainder of the minutes be received:

**4.1 Heritage Permit Application HP026/24-42.40T – 179 Trafalgar Road – Reconstruction of Replica Bandstand**

1. That Heritage Permit Application HP026/24-42.20T for the reconstruction of the replica bandstand in George’s Square at 179 Trafalgar Road, as attached in Appendix B to the report dated December 3, 2024, from Planning Services, be approved; and
2. That this heritage permit expires two years from the date of final approval by Council.

**4.2 Heritage permit application HP027/24-42.20L – 1118 Lakeshore Road East – Deconstruction and reconstruction of sunroom wing (December 17, 2024)**

1. That Heritage Permit Application HP027/24-42.20L for the deconstruction and reconstruction of the sunroom wing at 1118 Lakeshore Road East, as attached in Appendix B to the report dated December 3, 2024, from Planning Services, be approved subject to the following:
  - a. That the c.1866 portion of the building, including its existing wood windows, remain and not be removed or replaced;
  - b. That final details on the windows and doors be submitted to Heritage Planning staff for final approval;
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 Elgar

That this committee rise and report.

CARRIED

Moved by Councillor Knoll

Seconded by Councillor Chisholm

The Mayor arose and reported that the Committee of the Whole has met and has made recommendations on Consent Item 4.1, Public Hearing Items 6.1 and 6.2, Confidential Discussion Item 8.1, Advisory Committee Item 9.1.

CARRIED

**11. New Business**

(Emergency, Congratulatory or Condolence)

There was no new business.

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

**12.1 By-law 2025-011**

A by-law to declare that certain land is not subject to part lot control (Blocks 10, 11, 12 and 13, Plan 20M-1279 – Fernbrook Homes (Seven Oaks 2021) Ltd.)

**12.2 By law 2025-015**

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

Moved by Councillor Longo

Seconded by Councillor Grant

That the by-laws noted above, be passed.

CARRIED

**13. Adjournment**

The Mayor adjourned the meeting at 9:41p.m.

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Andrea Holland, Acting Town  
Clerk