



Town of Oakville
Planning and Development Council
MINUTES

Date: March 17, 2025
Time: 6:30 p.m.
Location: Council Chamber

Mayor and Council: Mayor Burton
Councillor Adams
Councillor Duddeck
Councillor Elgar
Councillor Gittings
Councillor Grant
Councillor Haslett-Theall
Councillor Knoll
Councillor Lishchyna
Councillor Longo
Councillor McNeice
Councillor Nanda
Councillor O'Meara (As of 6:57 p.m.)(Left at 8:35 p.m.)
Councillor Xie

Regrets: Councillor Chisholm

Staff: P. Damaso, Commissioner of Community Services
M. Mizzi, Commissioner of Community Development
D. Carr, Town Solicitor
G. Charles, Director of Planning Services
S. Inchasi, Director of Roads & Works Operations
R. Maynard, Assistant Town Solicitor
R. Kaminski, Director and Chief Building Official
R. Diec Stormes, Director Economic Development
P. Barrette, Manager of Planning Services, West District
K. Biggar, Manager of Policy Planning and Heritage
P. Cripps, Manager of Design & Construction (Special Projects)
L. Musson, Manager of Planning Services, East District

K. Parker, Manager of Development Services
C. Buckerfield, Senior Planner
D. McPhail, Planner
S. Schappert, Heritage Planner
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 17 day of March, 2025 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 Lishchyna
Seconded by Councillor Longo

That this meeting proceed into Committee of the Whole session.

CARRIED

4. Consent Items(s)

4.1 Recommendation Report, 24CDM-24011.1615 – 123 Maurice Drive, Draft Plan of Condominium, 123 Maurice Developments Ltd.

The following delegate(s) spoke:

Grace Cabal and Mebs Karim

Moved by Councillor Duddeck

That the Director of Planning and Development be authorized to grant draft plan approval to the Draft Plan of Condominium (24CDM-24011/165)

submitted by 123 Maurice Developments Ltd., and prepared by Krcmar Surveyors Ltd. dated February 27, 2024.

CARRIED

In accordance with Section 2(8) of the Procedure By-law, the items were considered out of order.

7. Discussion Item(s)

7.1 Old Oakville Heritage Conservation District By-law and Plan and Guidelines

The following delegate(s) spoke:

Jane Hawkrigg

Moved by Councillor Gittings

1. That By-law 2025-054, a by-law to amend By-law 1981-144, a by-law to designate an area of the Town as a Heritage Conservation District under Section 41(1) of the Ontario Heritage Act, to include Part IV properties at 8 Navy Street, 110-114 King Street and a Portion of 144 Front Street, be passed; and
2. That By-law 2025-063, a by-law to adopt the Old Oakville Heritage Conservation District Plan and Guidelines dated March 2025 under subsection 41.1 (2) of the Ontario Heritage Act, be passed.

CARRIED

5. Confidential Consent Item(s)

5.1 OLT Appeal Argo Trafalgar Corporation

Moved by Councillor Xie

1. That the confidential direction provided in the Legal report “OLT APPEAL ARGO TRAFALGAR CORPORATION)” dated March 11, 2025 be approved, and
2. That staff be authorized to attempt to settle the appeal in accordance with the Legal report to the satisfaction of the Director of Planning and Town Solicitor.

CARRIED

6. Public Hearing Item(s)

6.3 Public Meeting and Recommendation Report for Zoning By-law Amendment Application – 65, 71, 77, 83 & 89 Loyalist Trail, Tafia Development Corporation, File No.: Z.1215.04

Moved by Councillor Knoll

In accordance with Section 20.1 (1) of the Procedure By-law, the Rules of Procedure be waived, which requires every by-law shall be listed on the agenda by an identifying number, followed by a brief description of the intent of the by-law to allow Item 12.9– By-law 2025-080.

CARRIED

The following delegate(s) spoke:

Majed Abukhater hoping to bring to Oakville a specific type of basketball, high tech facility with cameras and sensors, looking at potentially 20 people employed at this facility with a mixture of high school students, coaches, young coaches, more seasoned coaches, staff for the facility referees, scorekeepers, and people that are in the tech space as well.

Moved by Councillor Nanda

1. That the Zoning By-law Amendment application submitted by Tafia Development Corporation, File No.: Z.1215.04, be approved as revised to:
 - a. add Commercial Fitness Centre as a permitted use
 - b. remove Nightclub and Hotel from the list of permitted uses
 - c. add a maximum GFA cap of 49% for all commercial uses on the site, including commercial uses permitted in the LE zone; and
 - d. establish a parking rate of 1 parking space per 50 m² of leasable floor area
2. That By-law 2025-080, an amendment to Zoning By-law 2009-189, be passed.

3. That, in accordance with Section 34(17) of the Planning Act, no further notice is determined to be necessary as the changes are deemed to be minor in nature.
4. That the notice of Council's decision reflect that Council has fully considered all of the written and oral submissions relating to these matters and that those comments have been appropriately addressed.

For (14): Mayor Burton, Councillor Adams, 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

Absent (1): Councillor Chisholm

CARRIED (14 to 0)

6.1 Public Meeting Report – Plan of Subdivision and Zoning By-law Amendment, Argo Lions Valley Ltd., 1303 Dundas Street West, File No. 24T-25002/1323 and Z.1323.01

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

Stephanie Matveeva, Glen Schnarr & Associates Inc. presented proposed Plan of Subdivision and Zoning By-law Amendment on behalf of the applicant Argo Lions Valley Ltd.

Moved by Councillor Xie

1. That comments from the public with respect to the proposed Plan of Subdivision and Zoning By-law Amendment submitted by Argo Lions Valley Ltd. (File No.: 24T-25002/1323 and Z.1323.01), be received.
2. That staff consider such comments as may be provided by Council:
 - Review the provision of parking
 - Understanding what could be developed on the future development blocks
 - Review of snow storage

CARRIED

6.2 Public Meeting Report – Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment, Neatt (16 Mile Creek) Inc., 3056 Neyagawa Boulevard, File No. OPA 1321.02, Z.1321.02 and 24T-24006/1321

RECESS

The meeting recessed from 7:30 p.m., and resumed at 7:40 p.m.

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

Josh Neubauer, Urban Strategies Inc., presented Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment on behalf of the applicant Neatt (16 Mile Creek) Inc.

Anthony Spadaro, concerned about traffic congestion, safety, no existence of bicycle lines, no pedestrians sidewalks, and future affordable family housing, stated that without HOV lane on Dundas St W traffic congestion would be worst, strongly disagree with the proposal.

Danfer Yang, opposed to proposed high density condos, concerned about shortage of school, childcare and healthcare, expressed serious concerns regarding emergency waiting time, emphasizing that the proposed development will worsen the healthcare services.

Alex Yang, opposed to proposed development, expressed concerns for the height of the buildings, density, FSI.

Lexi Yang, concerned about overcrowded school with only three basketball nets, worried about playground area.

Barbara Ferrone disappointed and shocked with 6 times greater density proposal, strongly opposed to 28 stories towers, in support of mid-rise development.

Guibin Pan concerned about the safety of the roads, SWM ponds and Riverbank Way Pond that will be overburden with proposed density and high-rise towers, wondered how is going to be protected community from flooding and maintain the quality of water.

William Zhao, opposed to proposed amendments, expressed concerns about the lack of parking and transportation system to support such a significant increase in population.

Sean Dent urged the Town to protect community from excessive development, repeatedly submitting applications and far exceed established regulations, concerned about parking spaces, traffic flow and future gridlock in the area.

Mike Upwood worried about the fire truck's ability to serve the area with this type of development and delays due to the additional congestion in the neighborhood, expressed concerns about noise and pollution.

Duncan Galloway, OLRA, expressed concerns that increasingly high density will produce overcrowding, high cost, lack of facilities, traffic, stormwater and environmental degradation, health issues, suggested mid-rise buildings with maximum height of 4 to 6 story, green space, large apartment sizes for families.

Faiz Ansari concerned about the existing infrastructure, overcrowded schools and traffic congestion.

Amir Henry opposed to proposed amendments, concerned about the capacity of the community centers, schools, shopping centers and religious places.

Moved by Councillor Nanda

1. That comments from the public with respect to the proposed Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment submitted by Neatt (16 Mile Creek) Inc., (File No.: 24T-24006/1321, OP.1321.02 and Z.1321.02), be received.
2. That staff consider such comments as may be provided by Council:
 - Evaluation of unit mix and affordability
 - Square footage of each unit
 - Evaluation of appropriate heights in the context of the existing policy and surrounding development
 - Review of local policy driving this application
 - Incorporating context of corner property

- Increase in potential impacts in comparison to a high school site as previously proposed
- Evaluation of FSI in comparison to other sites in Oakville such as Midtown
- Understand residential population based on the net area of the site which includes an understanding of units per ha and people per ha
- Evaluation of approximate community benefit
- Review of size of park facility
- Evaluate distance to parks at 16 Mile Sports Complex
- Comments from the school board including capacity of schools
- Review impact on other community resources such as health care facilities and community centre
- Opportunity for childcare centres and other community resources including religious centres
- Review of cycling facilities and pedestrian and cycling safety
- Review of transportation impact study and proposed parking including any cost associated with an additional turning lane
- Evaluation of congestion and potential impact on emergency vehicles
- Site circulation including delivery drop offs
- Review of stormwater management including ultimate capacity of Stormwater Management on adjacent properties
- Evaluation of noise
- Privacy and overlook concerns
- Construction plans discussion

CARRIED

8. Confidential Discussion Item(s)

There were no confidential discussion items.

9. Advisory Committee Minutes

There were no Advisory Committee Minutes.

10. Rise and Report to Council

Moved by Councillor Elgar

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 Item 4.1, Confidential Consent Item 5.1, Public Hearing Items 6.1, 6.2 and 6.3, and Discussion Item 7.1.

Moved by Councillor Longo

Seconded by Councillor McNeice

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

CARRIED

11. New Business

(Emergency, Congratulatory or Condolence)

12. Consideration and Reading of By-laws

That the following by-law(s) be passed:

12.1 By-law 2025-054

A by-law to amend By-law 1981-144, a by-law to designate an area of the Town as a Heritage Conservation District under Section 41(1) of the Ontario Heritage Act, to include Part IV properties at 8 Navy Street, 110-114 King Street and a Portion of 144 Front Street. **(Item 7.1)**

12.2 By-law 2025-055

A by-law to declare that certain land is not subject to part lot control (Block 124, Plan 20M-1272, Lots 26, 27, 28 and Blocks 32, 33, 34, Plan 20M-1281 – Tinor Development (BT) Corp.)

12.3 By-law 2025-060

A by-law to repeal By-law 1985-101, a by-law to declare that certain land is not subject to part lot control (Block 3, 4 and 5, Plan 20M=246)

12.4 By-law 2025-061

A by-law to amend By-law 2021-136, being a by-law to designate St. John's United Church at 262 Randall Street as a property of cultural heritage value or interest.

12.5 By-law 2025-063

A By-law to adopt the Old Oakville Heritage Conservation District Plan and Guidelines dated March 2025 under subsection 41.1 (2) of the Ontario Heritage Act. **(Item 7.1)**

12.6 By-law 2025-067

A by-law to declare that certain land is not subject to part lot control (Block 123, Plan 20M-1272, and Blocks 22, 23, 24, 25, 30 and 31, Plan 20M-1281 – Haven-Oak Homes Phase 5 Inc.)

12.7 By-law 2025-068

A by-law to declare that certain land is not subject to part lot control Blocks 271, 276 and 281, plan 20M-1288 – Mattamy (Joshua Creek) Limited)

12.8 By-law 2025-069

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

12.9 By-law 2025-080

A by-law to amend the North Oakville Zoning By-law 2009-189, as amended, to permit the use of lands described as 65, 71, 77, 83 and 89 Loyalist Trail (Tafia Development Corporation, File No. Z.1215.04)

Moved by Councillor Lishchyna
Seconded by Councillor Grant

That the by-laws noted above, be passed.

CARRIED

13. Adjournment

The Mayor adjourned the meeting at 9:44 p.m.

Andrea Holland, Acting Town
Clerk