



Town of Oakville
Planning and Development Council
MINUTES

Date: September 22, 2025
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
- P. Fu, Commissioner of Community Infrastructure
- M. Mizzi, Commissioner of Community Development
- D. Carr, Town Solicitor
- G. Charles, Director of Planning Services
- L. Rogers, Director, Transportation and Engineering
- J. Huctwith, Assistant Town Solicitor
- K. Biggar, Manager of Policy Planning and Heritage
- L. Musson, Manager of Planning Services, East District
- C. Tizzard, Manager of Urban Design
- K. Barakzai, Manager Transportation Planning
- K. Cockburn, Senior Planner
- C. Dodds, Policy Planner

A. Laven, Planner
P. Wiersma, Urban Designer
S. Hajsaleh, Planner
W. Short, Town Clerk
J. Radomirovic, Council and Committee Coordinator

Others: Wai Ying, Principal with The Planning Partnership
Peter Pantalone, Urban Strategies Inc
Andrew Toth, Urban Strategies Inc

The Town of Oakville Council met in regular session to consider planning matters on this 22 day of September, 2025 in the Council Chamber of the Oakville Municipal Building, 1225 Trafalgar Road, commencing at 6:30 p.m.

1. Regrets

There were no regrets for this meeting.

2. Declarations of Pecuniary Interest

No declarations of pecuniary interest were declared.

3. Confirmation of Minutes of the previous Planning and Development Council meeting(s)

3.1 Minutes of the Regular Session of the Planning and Development Session of Council, September 8, 2025

3.2 Minutes of the Confidential Session of Planning and Development Session of Council, September 8, 2025

Moved by Councillor Elgar
Seconded by Councillor Knoll

1. That the minutes of the Regular Session of Planning and Development Session of Council, September 8, 2025, be approved.
2. That the minutes of the Closed Session of Planning and Development Session of Council, September 8, 2025, be approved.

CARRIED

4. Advisory Committee Minutes

There were no Advisory Committee Minutes.

5. Consent Items(s)

5.1 Recommendation Report, Draft Plan of Condominium 24CDM-24009/1312 – 3071-3079 Trafalgar Road

Moved by Councillor Chisholm

Seconded by Councillor Xie

That the Director of Planning and Development be authorized to grant draft plan approval of the Draft Plan of Condominium (24CDM-24009/1312) submitted by MC Oakvillage CP Inc. and prepared by R-PE Surveying Ltd. dated July 24, 2024, and revised July 27, 2025, subject to the conditions contained in Appendix 'A' of the Planning and Development report dated September 9, 2025.

CARRIED

6. Confidential Consent Item(s)

6.1 Confidential - Transit Oriented Community (TOC) Update

Moved by Councillor Haslett-Theall

Seconded by Councillor Longo

That the confidential report from the Legal Department titled “Confidential – Transit Oriented Community (TOC) Update”, dated September 16, 2025, be received.

CARRIED

7. Public Hearing Item(s)

7.1 Public Meeting Report – Town-initiated Official Plan Amendment – Provincial Consistency Exercise (File No. 42.15.67)

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

Wanda Crichton, commented on the specific language, stated that projecting to 2051 is too far ahead. Wondered if the proposed level of density is justified. Pointed that the plan does not address sustainability and climate. Concerned about the funding and the timeline for the proposed high-level transit. Expressed concerns for the unnecessary

traffic, stress on families to transport kids to school. Suggested to look at European cities without skyscrapers or vertical warehousing, but they have a highly developed transit.

Moved by Councillor O'Meara

Seconded by Councillor Adams

1. That the staff report titled "Public Meeting Report – Town-initiated Official Plan Amendment – Provincial Consistency Exercise (File No. 42.15.67)", be received.
2. That comments from the public with respect to the draft town-initiated Official Plan Amendment (File No. 42.15.67) be received.
3. That staff consider such comments provided by Council:
 - Explore options to better define the word "significant" in the context of accommodating planned growth
 - In relation to item 14, Livable Oakville section 10, Sustainability - consider the addition of "and reduce", so the additional policy text reads "and prepare for and reduce the impacts of a changing climate"
 - Review the criteria outlined in item 24, proposed new Parkway Belt West section 19.1.4 in the context of protection for residential areas adjacent to Parkway Belt lands
 - Consider alternative land acknowledgement language specific to the Official Plan and explore approaches of other municipalities, including Toronto
 - Consider including Community Improvement Plan and Community Planning Permit System as tools for affordable housing in relation to item 33, section 27.6.10, Bronte GO MTSA

CARRIED

8. Discussion Item(s)

8.1 Bronte Village and Kerr Village Streetscape Studies

The following delegate(s) spoke:

Doug Sams representing Kerr Village BIA, Kylie Wilson representing Bronte BIA, Harry Shea, Heather Aris and Dan Carruthers.

RECESS

The meeting recessed from 9:27 p.m., and resumed at 9:40 p.m.

Moved by Councillor McNeice

Seconded by Councillor Chisholm

1. That the findings of the *Bronte Village Streetscape Study and Kerr Village Streetscape Study*, as detailed in the staff report dated September 9, 2025, be endorsed; and
2. That Budget Committee consider the future capital costs of the Bronte Village and Kerr Village Streetscape Studies through the 2026 budget process and identify street improvement priorities for the 10-year capital forecast, and,
3. That the Bronte Village and Kerr Village Streetscape Studies be implemented through the review and approval of planning and development applications within the Growth Areas, and through the detailed engineering design and construction of subject streets.
4. That staff consider such concept as may be appropriate from the Bronte waterfront study during the detailed design work for the streetscape elements of the Bronte Streetscape Plan.

CARRIED

8.2 Uptown Core Strategic Growth Area Review – Project Update, File No. 42.15.66

The following delegate(s) spoke:

Wanda Crichton

Moved by Councillor Knoll

Seconded by Councillor Nanda

That Item 8.2, Uptown Core Strategic Growth Area Review – Project Update, File No. 42.15.66, be referred back to staff for further consideration of the distribution of density, height and transitions throughout the strategic growth area, the original vision of the uptown core secondary plan, the viability of enhancing the office and retail elements, and additional clarification and collaboration with the Province on the

timing of delivery of bus rapid transit on Dundas Street and Trafalgar Road corridors to support the growth area.

CARRIED

9. Confidential Discussion Item(s)

There were no Confidential Discussion Items.

10. New Business

Councillor Haslett Theall congratulated to downtown BIA on the excellent work done at the Acorn Fest.

11. Requests for Reports

12. Consideration and Reading of By-laws

12.1 By-law 2025-153

A by-law to declare that certain land is not subject to part lot control (Part of Blocks 200, 202, 204 and 288, Plan 20M-1270 – Valery Homes Joshua Creek Inc.)

12.2 By-law 2025-154

A by-law to declare that certain land is not subject to part lot control (Block 225 and part of Blocks 234 and 235, Plan 20M-1270 – Valery Homes Joshua Creek Inc.)

12.3 By-law 2025-158

Moved by Councillor Gittings
Seconded by Councillor Elgar

That the by-law noted above, be passed.

CARRIED

The Mayor gave written approval of the by-law noted above that was passed during the meeting.

13. Adjournment

The Mayor adjourned the meeting at 10:02 p.m.

William Short, Town Clerk