

FIFTH Meeting - Special Session

The Town of Oakville Council met in special session to consider planning matters on this 27th day of January, 2021 in the Council Chamber of the Oakville Municipal Building, 1225 Trafalgar Road, Oakville, commencing at 6:30 p.m.

Present (in person): Mayor - Rob Burton

Present (via Videoconference):

- Councillors
- Tom Adams
 - Ray Chisholm (*Joined at 7:05 p.m.*) (*Left at 9:40 p.m.*)
 - Cathy Duddeck
 - Allan Elgar
 - Dave Gittings
 - Marc Grant
 - Janet Haslett-Theall
 - Jeff Knoll
 - Natalia Lishchyna
 - Peter Longo
 - Sean O'Meara
 - Pavan Parmar
 - Beth Robertson
 - Jasvinder Sandhu

Staff (in person):

- J. Clohecy, Chief Administrative Officer
- N. Garbe, Commissioner of Community Development
- J. Barry, Acting Commissioner
- J. Stephen, Director of Engineering and Construction and
Acting Director of Development Engineering
- J. Huctwith, Assistant Town Solicitor
- L. Musson, Senior Planner, Current Planning – East District
- K. Patrick, Acting Town Clerk
- J. Marcovecchio, Council and Committee Coordinator

Staff (via Videoconference):

- D. Carr, Town Solicitor
- M. Simeoni, Director of Planning Services
- R. Kaminski, Director of Building Services
- G. Charles, Senior Manager of Current Planning and Urban
Design
- H. Hecht, Manager of Current Planning – East District
- T. Lee, Manager of Zoning and Committee of Adjustment
- M. Maguire, Manager of Transportation Strategy
- A. Yousfani, Transportation Engineer

This meeting was held in compliance with the electronic participation provisions of the *Municipal Emergency Act, 2020* and the Town of Oakville Procedure By-law 2020-011, as amended.

Declarations of Pecuniary Interest

No declarations of pecuniary interest were declared.

Committee of the Whole

Moved by Councillor Duddeck Seconded by Councillor Lishchyna

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

CARRIED

AGENDA ITEM(S)

1. **LPAT Appeal - Site Plan Application filed on behalf of H&R Reit for Development of an Amazon Facility at 2175 Cornwall Road (LPAT File # PL200630)**
 - **Report from Legal Department and Planning Services Department, January 19, 2021**
 - **Confidential Supplemental Memorandum from Legal Department, January 27, 2021 (*Distributed at meeting.*)**

Moved by Councillor Haslett-Theall

That staff be authorized to include in the staff presentation a public statement clarifying the status of the MZO and the building on the property.

CARRIED

CLOSED SESSION

Moved by Councillor Knoll

That this Committee resolve into a closed meeting session for the purpose of dealing with a matter pertaining to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality, and receiving advice that is subject to solicitor-client privilege, including communications necessary for that purpose with respect to Item 1 – LPAT Appeal - Site Plan Application filed on behalf of H&R Reit for Development of an Amazon Facility at 2175 Cornwall Road (LPAT File # PL200630).

CARRIED

Committee resolved into closed session at 9:16 p.m.

Committee resolved back into open session at 11:20 p.m.

Moved by Councillor Gittings

1. That a settlement of the site plan application for the redevelopment of 2175 Cornwall Road, in accordance with the Offer to Settle dated January 14, 2021 be approved, subject to:
 - a) Changes or conditions to address the matters raised by planning staff in their report and presentation, including the gaps identified in the peer reviews, and avoiding any disruption of the Town's Active Transportation Master Plan Facilities in the area.
 - b) Changes to the settlement offered by the applicant in their presentation to include the eastern access being relocated to Cardiff Drive subject to a detailed analysis of implications to the site plan including such items as landscaping, noise, stormwater and an assessment of the benefits to traffic function.
 - c) Changes to the settlement offered by the applicant in their presentation to include a request to the Minister of Municipal Affairs and Housing to include a maximum floor area of 29,200 m² and a maximum number of parking spaces, both internal and external of 689 within the Minister's Zoning Order.
 - d) An agreement documenting the settlement being finalized to the satisfaction of the Commissioner of Community Development and the Town Solicitor or delegates.

2. Request staff to seek best efforts by the applicant to achieve the following:
 - a) implement the infrastructure to accommodate electric vehicles on site;
 - b) seek a prohibition on the utilization of drones on site;
 - c) that the internal traffic flow be designed to reduce the need for vehicles reversing, negating the need for back up alarms which will impact the residential community;
 - d) encourage the tenant to use Beryl Road to access Winston Churchill Boulevard as their northerly route rather than Ford Drive; and
 - e) encourage the tenant to avoid increased use of 'flex drivers' as a way of circumventing site limitations.
3. That staff be directed to bring forward a zoning by-law amendment for Council's consideration capping the building size at 29,200 m² and the number of parking spaces at 689.

CARRIED

RISE AND REPORT TO COUNCIL

Moved by Councillor Grant

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 Discussion Item 1, as noted by the Clerk.

Moved by Councillor Knoll

Seconded by Councillor Elgar

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

CARRIED

CONSIDERATION AND READING OF BY-LAWS

Moved by Councillor Lishchyna Seconded by Councillor Parmar

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

2021-035 A by-law to confirm the proceedings of a meeting of Council.

CARRIED

ADJOURNMENT

The Mayor adjourned the meeting 11:35 p.m.

KATHY PATRICK
ACTING TOWN CLERK