

ELEVENTH Meeting - Special Session

The Town of Oakville Council met in special session to consider planning matters on this 22nd day of March, 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
 - 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):

- N. Garbe, Commissioner of Community Development
- P. Fu, Commissioner of Community Infrastructure
- J. Stephen, Director of Transportation and Engineering
- G. Charles, Interim Director of Planning Services
- K. Patrick, Acting Town Clerk
- J. Marcovecchio, Council and Committee Coordinator

Staff (via Videoconference):

- J. Clohecy, Chief Administrative Officer
- D. Carr, Town Solicitor
- J. Huctwith, Assistant Solicitor
- D. Childs, Manager of Policy Planning and Heritage
- M. Maguire, Manager of Transportation Strategy
- C. Tizzard, Manager of Urban Design
- G. Abma, Senior Planner
- K. Biggar, Senior Planner
- L. Gill Woods, Senior Planner
- C. Clapham, Sustainable Transportation Program Coordinator
- B. Sunderland, Planner

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 Adams

Seconded by Councillor Chisholm

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

CARRIED

AGENDA ITEM(S)

1. **Public Meeting Report - Town-initiated Official Plan Amendment - Midtown Oakville Urban Growth Centre (File No. 42.15.59)**
- **Report from Planning Services Department, March 9, 2021**

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

- Jayne Huddleston, Trafalgar Chartwell Residents Association (TCRA), in support of a vibrant pedestrian, cycling friendly and transit-supportive Midtown community, concerns regarding pedestrian access to and from Midtown via existing infrastructure, building height, maintaining the character of residential areas around town, tree canopy and open space, lack of information on schools, and what the density is expected to be by 2051; and filed a submission.
- Markus Herten, in support of promoting active transportation solutions for Midtown and improving the plan with a focus on connections to existing neighborhoods and between districts, including creative design solutions to provide dedicated north-south active transportation connections across existing barriers, innovative ways to deliver the active transportation infrastructure to meet current needs, and active transportation in planning for future growth to mitigate the impacts of congestion on existing neighborhoods; and filed submissions.

- Patrick McLoughlin, Fine Time Holdings Inc., opposed to the draft official plan amendment and various aspects of the Midtown plan, indicating concerns regarding building roads and the costs of infrastructure to be paid by developers, shaping the future for the town, livability, density targets, building heights, gateway to the town, linking from south to north for pedestrians and cyclists, green space, and design/impact of parking structures; and filed a submission.
- Dana Anderson, MHBC Planning, Urban Design & Landscape Architecture, on behalf of General Electric Canada Property Inc., in support of the vision that is being created by the proposed official plan amendment for Midtown, and the land use shift from office employment across the whole site to split between office and urban core, advising that the designations will effect the long term development of their client's lands, and the opportunity to increase building and office heights, and seeking clarification on how the polices would be applied; and filed submissions.
- Stephanie Fleming on behalf of Russell Cheeseman, Municipal Law Chambers, on behalf of Michael Hohnjec, opposed to the proposed official plan amendment, indicating concerns regarding disallowing the current use and preventing any future development of his property, asking that his property be excluded from the Natural Heritage designation; and filed a submission.
- Marcus Boekelman, Distrikt Developments, pleased with policies for urban growth and intensification, indicating concerns regarding height and densities, landowners cost sharing agreements, phasing is problematic, land value of road conveyance, parking structures, block plan development and growth plan, and planning rationale for roadway, asking evaluate on a site specific basis and assess heights on a merit basis for each of the districts.

Moved by Councillor Haslett-Theall

1. That the staff report titled "Public Meeting Report – Town-initiated Official Plan Amendment – Midtown Oakville Urban Growth Centre (File No. 42.15.59)", prepared by the Planning Services Department and dated March 9, 2021, be received.
2. That comments from Council and the public with respect to the draft town-initiated official plan amendment to implement the findings of the Midtown Oakville Growth Area Review (File No. 42.15.59) be received.

CARRIED

2. **Recommendation Report - Town-initiated Official Plan Amendment - The North West Area and Palermo Village, Excluding the Hospital District (File No. 42.24.23) - By-law 2021-043**
- Report from Planning Services Department, March 9, 2021

RECESS

The meeting recessed at 9:50 p.m. and reconvened at 9:56 p.m.

Moved by Councillor Sandhu

1. That the proposed town-initiated Official Plan Amendment Number 34 (OPA34) (North West Area and Palermo Village, Excluding the Hospital District, File 42.24.23) be adopted on the basis that it is consistent with the Provincial Policy Statement, conforms or does not conflict with applicable Provincial Plans, the Region of Halton Official Plan and the Livable Oakville Plan, has regard for matters of Provincial interest, and represents good planning for the reasons set out in the report from the Planning Services department save and except the following policies:
 - i. Items 7a. "Extending the Growth Area North to the 407 Corridor" and 7b. "Shifting the proposed NHS linkage North" be deferred and staff provide further information and research to Council for consideration;
 - ii. Section 22.4.2 be deferred and staff be directed to report back to Council with enhanced policies on cultural heritage; and
 - iii. Section 22.4.1(r) Parking be deferred and staff be directed to return the policy upon the completion of the Parking Strategy.
2. Staff to report back in June with an update on items i), ii) and iii).
3. That notice of Council's decision reflect that Council has fully considered all written and oral submissions relating to this matter and that those comments have been appropriately addressed.

CARRIED on a recorded vote,
Council voting as follows:

Recorded Vote

Yeas

Councillor O'Meara
Councillor Robertson
Councillor Chisholm
Councillor Gittings
Councillor Haslett-Theall
Mayor Burton
Councillor Knoll
Councillor Grant
Councillor Lishchyna
Councillor Parmar
Councillor Sandhu

Nays

Councillor Duddeck
Councillor Elgar
Councillor Longo
Councillor Adams

3. **Regional Official Plan Review - Growth Concepts Discussion Paper - Integrated Growth Management Strategy**
- **Report from Planning Services Department, March 9, 2021**

BEYOND THE HOUR

Moved by Councillor Knoll

That this meeting proceed beyond the hour of 10:30 p.m.

CARRIED

Moved by Mayor Burton

1. That the Report Titled Regional Official Plan Review – Growth Concepts Discussion Paper – Integrated Growth Management Strategy dated March 9, 2021, be received.
2. That, in addition to the comments in the staff report, the following resolution be forwarded to Halton Region as the Town's position:

WHEREAS Phase 2 of Halton's Regional Official Plan Review is underway and involves research, technical analysis and community engagement around key themes; and

WHEREAS the key theme of growth management is focused on directing required population and employment growth to achieve conformity with the province's 2019, Growth Plan, as amended; and

WHEREAS population and employment growth in Halton Region already is planned to 2031 as a result of the last Regional Official Plan Review from 2009; and

WHEREAS the 2019 Growth Plan, as amended, now requires Halton to plan for an additional 20 years from 2031 to 2051 to accommodate a total population of 1.1 million and total jobs of 500,000; and

WHEREAS Halton is exploring issues and opportunities related to growth management through the Integrated Growth Management Strategy; and

WHEREAS as part of the Integrated Growth Management Strategy Halton has released a series of reports, the latest of which is the Growth Concepts Discussion Paper; and

WHEREAS the Growth Concepts Discussion Paper profiles four Growth Concepts based on 'Local Plans and Priorities' as well as an evaluation of the four Growth Concepts and their supporting technical analysis work; and

WHEREAS Halton Region Council has expressed strong concern about loss of agriculture land and negative impacts that growth beyond the existing settlement area boundary will have on future food security; and

WHEREAS the COVID-19 pandemic has increased awareness of the loss of security our society suffers when we allow ourselves to become dependent on other countries for essentials; and

WHEREAS the technical analysis associated with Concept 3 of the Growth Concepts Discussion Paper has demonstrated that all population growth and a considerable proportion of employment growth to 2051 could be accommodated within the existing settlement area boundary; and

WHEREAS a greater proportion of employment growth can be accommodated in the existing settlement area boundary if Mixed Use is used to model land use for employment; and

WHEREAS a Climate Emergency was declared in 2019 by all local municipalities in Halton (Burlington, Halton Hills, Milton, and Oakville) and the Region of Halton; and

WHEREAS accommodating growth through 2051 within the existing settlement area boundary is a positive way to respond to the Climate Emergency;

BE IT THEREFORE RESOLVED Halton Region be requested to develop and add to the public consultation work an analysis that builds on Concept 3 and proposes to accommodate growth to 2051 based on no expansion at all of the existing Halton settlement area boundary and creation of a new permanent Food Belt/Agriculture Preserve; and

BE IT FURTHER RESOLVED Halton Region be requested to provide an assessment of the relative impact on green house gas emissions that would reasonably be expected to be associated with each of the Growth Concepts; and

BE IT FURTHER RESOLVED Halton Region communicate this resolution to the public, other municipalities, organizations of municipalities, Halton MPPs and MPs, and interested government ministries.

3. That the report titled Regional Official Plan Review – *Growth Concepts Discussion Paper – Integrated Growth Management Strategy* dated March 9, 2021, be forwarded for information to Halton Region, the City of Burlington, the Town of Halton Hills, the Town of Milton, Credit Valley Conservation, Grand River Conservation Authority and Conservation Halton.

CARRIED UNANIMOUSLY

4. **Regional Official Plan Review - Draft Regional Plan Amendment 48 - An Amendment to Define a Regional Structure**

- **Report from Planning Services Department, March 9, 2021**

Moved by Councillor Knoll

1. That the report titled Regional Official Plan Review - *Draft Regional Plan Amendment 48 - An Amendment to Define a Regional Structure* dated March 9, 2021, be received.
2. That the report titled *Regional Official Plan Review - Draft Regional Plan Amendment 48 - An Amendment to Define a Regional Structure* dated March 9, 2021, be submitted to Halton Region as part of the statutory process for ROPA 48 and the Regional Official Plan Review.

3. That the report titled *Regional Official Plan Review - Draft Regional Plan Amendment 48 - An Amendment to Define a Regional Structure* dated March 9, 2021, be forwarded for information to the City of Burlington, the Town of Halton Hills, the Town of Milton, Credit Valley Conservation, Grand River Conservation Authority and Conservation Halton.

CARRIED

RISE AND REPORT TO COUNCIL

Moved by Councillor Longo

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 Public Hearing Item 1, and Discussion Items 2, 3, and 4, as noted by the Clerk.

Moved by Councillor Lishchyna

Seconded by Councillor Grant

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

CARRIED

CONSIDERATION AND READING OF BY-LAWS

Moved by Councillor Chisholm

Seconded by Councillor Longo

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

2021-054 A by-law to confirm the proceedings of a meeting of Council.

CARRIED

ADJOURNMENT

The Mayor adjourned the meeting at 11:01 p.m.

KATHY PATRICK
ACTING TOWN CLERK