

SECOND Meeting - Regular Session

The Town of Oakville Council met in regular session to consider planning matters on this 18th day of January, 2021 in the Council Chamber of the Oakville Municipal Building, 1225 Trafalgar Road, 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 (*Left at 8:00 p.m.*)
 - Jasvinder Sandhu

- Staff (in person):
- J. Clohecy, Chief Administrative Officer
 - N. Garbe, Commissioner of Community Development
 - J. Barry, Acting Commissioner
 - G. Charles, Senior Manager of Current Planning and Urban Design
 - K. Patrick, Acting Town Clerk
 - J. Marcovecchio, Council and Committee Coordinator

Staff (via Videoconference):

- D. Carr, Town Solicitor
- M. Simeoni, Director of Planning Services
- J. Stephen, Director of Engineering and Construction and Acting Director of Development Engineering
- H. Hecht, Manager of Current Planning – East District
- C. McConnell, Manager of Current Planning – West District
- P. Kelly, Manager of Development and Environmental Engineering
- L. Musson, Senior Planner, Current Planning – East District
- K. Cockburn, Planner
- B. Hassan, Planner
- S. Schappert, Heritage Planner
- S. Rizvi, 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.

Jane Clohecy, Chief Administrative Officer, introduced Neil Garbe, Commissioner Community Development and thanked Jim Barry, Acting Commissioner of Community Development for his work in moving the commission forward during the pandemic.

Declarations of Pecuniary Interest

No declarations of pecuniary interest were declared.

Committee of the Whole

Moved by Councillor Sandhu Seconded by Councillor Knoll

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

CARRIED

AGENDA ITEM(S)

1. **Holding Provision Removal, Southbound Developments (Oakville) Inc., Z.1729.58 - By-law 2021-010**

- **Report from Planning Services Department,
January 5, 2021**

Moved by Councillor Chisholm

1. That the application (File No.: Z.1729.58) submitted by Southbound Developments (Oakville) Inc., to remove the Holding Provision "H1" from the lands generally located at 2368-2380 Lakeshore Road West, be approved.
2. That By-law 2021-010, a by-law to remove the holding provision "H1" from the lands generally located at 2368-2380 Lakeshore Road West, be passed.

CARRIED

2. **Assumption of Dundas-Sixth Line phase 3 Subdivision
- 20M-1148 - By-law 2021-008**
- **Report from Development Engineering Department,
January 5, 2021**

Moved by Councillor Chisholm

1. That the assumption of Registered Plan 20M-1148 be approved.
2. That By-law 2021-008, a by-law to assume public works within Plan 20M-1148 be passed.

CARRIED

3. **Public Meeting Report - Draft Plan of Subdivision and Zoning
By-law Amendment - Capoak Inc. and Redoak G & A Inc.,
1019 and 1059 Dundas Street East, File No.: 24T-20009/1310
and Z.1310.16**
- **Report from Planning Services Department,
January 5, 2021**

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

- David Milano, Malone Given Parsons, on behalf of the applicant, reviewed the planning application as detailed in his presentation and the staff report; and filed a submission.

Moved by Councillor Adams

1. That the public meeting report, prepared by the Planning Services Department dated January 5, 2021, be received.
2. That comments from the public with respect to the Zoning By-law Amendment and Draft Plan of Subdivision by Capoak Inc. and Redoak G & A Inc. (File No.: 24T-20009/1310 and Z.1310.16) be received.
3. That analysis of the following matters of interest to Council be included as part of the recommendation report:
 - a) Confirm if it is appropriate that Grindstone Trail does not continue through the subdivision. Does this represent good planning?
 - b) The plan lacks a link between proposed Street L and J creating a disconnect between the streets. Should there be a connection in this location?

- c) How will the non-residential units in the activity node be encouraged so as to create a more active street environment?
- d) This plan removes one access to Dundas Street that is shown in the Master Plan. Provide a rationale for this.
- e) Provide a trail plan that will be developed in the NHS and describe how the NHS will be protected.
- f) Explore what material can be used in the construction phase that will limit climate change impacts.

CARRIED

4. **Public Meeting Report, Zoning By-law Amendment, Halton District School Board, 1039 Dundas Street West, File No.: Z.1321.01**

- **Report from Planning Services Department, January 5, 2021**

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

- Natalie Hickey, Strategy 4 Inc., on behalf of the applicant, reviewed the planning application as detailed in her presentation and the staff report; and filed a submission. Fred Thibeault, Halton District School Board, responded to questions only.
- Julia Sjaarda, Gowling WLG and Andrew Fata, Urbantech Consulting, on behalf of the McGowan family, 3056 Neyagawa Boulevard, re: concerns regarding servicing connections, in support of the applicant zoning by-law amendment and associated town-initiated official plan amendment, and the school board and zoning proceeding.
- Aleks Djurdjevic, on behalf of St. Peter and Paul Serbian Orthodox Church Board, re: concerns regarding the church property landlocked based on the concepts that have been provided, and asking for coordination of the proposal and to be included in discussions.

Moved by Councillor Sandhu

1. That the public meeting report prepared by the Planning Services Department dated January 5, 2021, be received.
2. That comments from the public with respect to the proposed Zoning By-law Amendment submitted by Halton District School Board (File No.: Z.1321.01), be received.

3. That analysis of the following matters of interest to Council be included as part of the recommendation report:
 - a) What approach will the School Board take to use energy efficient materials to reduce climate change impacts?
 - b) Has an analysis on the adequacy of the number of bicycle and car parking spaces been undertaken? Staff are to provide a detailed review of parking issues associated with this proposal.
 - c) Confirm whether or not the field will be lit.
 - d) Review the zoning of abutting lands and report back on any holding provisions that are in place.
 - e) Provide an analysis of the applicability of section 41(1.1) of the *Planning Act*.
 - f) Confirm the ratio of expected students who will walk versus those who will be bused.
 - g) Provide an analysis of active transportation infrastructure in the area.
 - h) Review servicing issues with both the subject lands and abutting lands.
 - i) Consider what will the impacts be if a “staggered school bus drop” off does not occur.

CARRIED

5. **Public Meeting Report, Town-initiated Official Plan Amendment, North Oakville Secondary School Location West of Neyagawa Boulevard, 1039 Dundas Street West and 3056 Neyagawa Boulevard, File No.: 42.12I.16**
 - **Report from Planning Services Department, January 5, 2021**

Moved by Councillor Grant

1. That the public meeting report prepared by the Planning Services Department dated January 5, 2021, be received.
2. That comments from the public with respect to the proposed Town-initiated Official Plan Amendment (File No.: 42.12I.16), be received.

CARRIED

6. **Public Meeting and Recommendation Report - Zoning By-law Amendment - EMGO (North Oakville I) Ltd. - Phase 2, 3369 Sixth Line, File No.: Z.1315.10, By-law 2021-004**
- **Report from Planning Services Department, January 5, 2021**

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

- Catherine McEwan, Korsiak Urban Planning, on behalf of the applicant, played a video of the proposal, and reviewed the planning application as detailed in her presentation and the staff report; and filed a submission.

Moved by Councillor Chisholm

1. That Zoning By-law Amendment application submitted by EMGO (North Oakville I) Ltd. (File No. Z.1315.10), be approved on the basis that the application is consistent with the Provincial Policy Statement, conforms or does not conflict with all applicable Provincial plans, conforms with the Region of Halton Official Plan and North Oakville East Secondary Plan, has regard for matters of Provincial interest, and represents good planning for the reasons outlined in the report from the Planning Services department dated January 5, 2021.
2. That By-law 2021-004 an amendment to Zoning By-law 2009-189, be passed.
3. That notice of Council's decision reflect that Council has fully considered all the written and oral submissions relating to this matter and that those comments have been appropriately addressed.
4. That, in accordance with Section 34(17) of the *Planning Act*, no further notice is determined to be necessary.

CARRIED

7. **Notice of intention to demolish - 110 Chisholm Street**
- **Report from Planning Services Department, January 5, 2021**

Moved by Councillor Duddeck

1. That the property at 110 Chisholm Street be removed from the Oakville Register of Properties of Cultural Heritage Value or Interest; and,

2. That, prior to demolition, the property owners allow for the salvage of historic materials from the house.

CARRIED

8. **Gairloch Gardens - Cultural Heritage Landscape Heritage Designation By-law 2021-006 and Conservation Plan**
- **Report from Planning Services Department,
January 5, 2021**

Moved by Councillor Gittings

1. That By-law 2021-006, a by-law to designate the cultural heritage landscape of Gairloch Gardens as a property of cultural heritage value or interest, be passed; and,
2. That the draft cultural heritage landscape conservation plan for Gairloch Gardens, as attached in Appendix B to the report dated January 5, 2021, be approved.

CARRIED

9. **Amendment of By-law 2013-093 - 474 Lakeshore Road East et al**
- **Report from Planning Services Department,
January 5, 2021**

Moved by Councillor Gittings

That notice of intention to amend heritage designation By-law 2013-093 be issued.

CARRIED

10. Heritage Oakville Advisory Committee (December 15, 2020)

Moved by Councillor Gittings

4a. Heritage Permit Application HP038/20-42.20P - Addition to Existing Residence - 88 Park Avenue

- Report from Planning Services Department, December 9, 2020

1. That Heritage Permit Application HP038/20-42.20P for additions to the existing residence at 88 Park Avenue as attached in Appendix B to the report dated December 9, 2020 from Planning Services, be approved subject to the following:
 - a) That final details on the new doors, windows, siding and colours be submitted to Heritage Planning staff for final approval before installation; and
2. That this heritage permit expire two years from the date of final approval by Council.

CARRIED

RISE AND REPORT TO COUNCIL

Moved by Councillor Knoll

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 Items 1 and 2, Public Hearing Items 3, 4, 5, and 6, Discussion Items 7, 8 and 9, and Advisory Committee Minutes Items 10, as noted by the Clerk.

Moved by Councillor Elgar

Seconded by Councillor Longo

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 O'Meara

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

- 2021-004 A by-law to amend the North Oakville Zoning By-law 2009-189, as amended, to permit the use of lands described as Part of Lot 15, Concession 1, North of Dundas Street (EMGO (North Oakville I) Ltd.) (Z.1315.10). (Re: Item 6)
- 2021-005 A by-law to declare that certain land is not subject to part lot control (Part of Blocks 381 and 382, Plan 20M-1183 – Foxcotte Village Estates Inc.).
- 2021-006 A by-law to designate the cultural heritage landscape of the Gairloch Gardens as property of cultural heritage value or interest. (Re: Item 8)
- 2021-008 A by-law to assume Registered Plan 20M-1148. (Re: Item 2)
- 2021-009 A by-law to declare that certain land is not subject to part lot control (Lot 454, Plan 20M-1160 – Pendent Developments Limited).
- 2021-010 A by-law to remove the Holding “H” Provision on lands described as Lots 27, 28, 29 and 30, Plan M-8 (Southbound Developments (Oakville) Inc., File No. Z.1729.58). (Re: Item 1)
- 2021-013 A by-law to declare that certain land is not subject to part lot control (Blocks 170 and 182, Plan 20M-1212 – 404072 Ontario Limited).
- 2021-015 A by-law to confirm the proceedings of a meeting of Council.

CARRIED

ADJOURNMENT

The Mayor adjourned the meeting at 8:57 p.m.

KATHY PATRICK
ACTING TOWN CLERK