



## Town of Oakville

### Special Planning and Development Council Minutes

**Date:** May 23, 2023  
**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 McNeice  
Councillor Nanda  
Councillor O'Meara  
Councillor Xie

Regrets: Councillor Lishchyna  
Councillor Longo

Staff Present: J. Clohec, Chief Administrative Officer  
N. Garbe, Commissioner of Community Development  
P. Fu, Commissioner of Community Infrastructure  
D. Carr, Town Solicitor  
G. Charles, Director of Planning Services  
J. Stephen, Director of Transportation and Engineering  
N. Chandra, Assistant Town Solicitor  
K. Biggar, Manager of Policy Planning and Heritage  
L. Musson, Manager of Planning Services, East District  
K. Parker, Manager of Development Services  
C. Tizzard, Manager of Urban Design  
G. Abma, Senior Planner  
K. Patrick, Acting Town Clerk  
J. Marcovecchio, Council and Committee Coordinator

**The Town of Oakville Council met in special session to consider planning matters on this 23rd day of May, 2023 in the Council Chamber of the Oakville Municipal Building, 1225 Trafalgar Road, commencing at 6:30 p.m.**

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**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 Knoll

Seconded by Councillor Chisholm

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

CARRIED

**4. Public Hearing Item(s)**

**4.1 Public Meeting Report – Town-initiated Official Plan Amendment – Midtown Oakville Urban Growth Centre (File No. 42.15.59) – May 23, 2023**

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

- Rick Snidal and Ted Haugen, We Love Oakville (WLO), in support of Midtown to be a vibrant new community, and concerns re: the proposed official plan amendment as outlined in their submission filed.
- Gordon Brennan, Oakville Community Association (OCA), opposed to the proposed official plan amendment as outlined in his submission and presentation filed.

- Santiago Lievano, concerns re: the proposed official plan amendment as outlined in his presentation filed.

**Point of Order**

Councillor Elgar raised a point of order regarding Members of Council not being permitted to ask questions of the delegate following each delegation. Mayor Burton decided to allow members to ask questions of the delegations.

- Elizabeth Chalmers, President, Joshua Creek Residents Association (JCRA), concerns re: the proposed official plan amendment as outlined in her presentation filed.
- Wayne Steffler, Interim Executive Director and Michelle McCollum, Vice Chair, Future Energy Oakville (FEO), in support of the Midtown Oakville Urban Growth Centre, advocating engagement and collaboration with the town, local businesses, community, and other stakeholders on the Midtown Plan and alignment with Community Energy Strategy (CES) as outlined in their presentation filed.
- Ben Sprawson, Design Quorum Inc., concerns re: the proposed official plan amendment as outlined in his presentation filed.
- Carolyn McMinn, President, Trafalgar Chartwell Residents Association (TCRA), wants Midtown to be developed and endorses the vision for a complete community in the proposed official plan amendment but has concerns as outlined in her presentation and submission filed.
- David Mallen, Director, Chartwell Maple Grove Residents Association (CMGRA), in support of development in Midtown, opportunity for redevelopment and densification but has concerns as outlined in his submission filed.
- George Niblock, Oakville Lakeside Residents Association (OLRA), in support of development in Midtown to be a complete community but has concerns re: floor space index, and population.
- Pamela Knight, President, Coronation Park Residents Association (CPRA) presentation, opposed to the proposed official plan amendment as outlined in her presentation filed.

## Special Planning and Development Council Minutes May 23, 2023

- Harry Shea, Bronte Village Residents Association (BVRA), concerns re: density, floor space index, transit corridors, and how the different elements of the Midtown plan will come together.
- Karen Brock, Oakvillegreen, in support of intensification and Oakville to grow, and concerns re: enormity to intensify, confusion on the numbers, green infrastructure, green space and trees, air quality and health and residents safety, surface water, and transit.
- Bill McCreery and Judy McCreery, concerns re: the variance in population and density estimates for the Midtown development as outlined in their submissions and presentation filed.
- Ken Miner, in support of growth across Oakville and in the Midtown core area but has concerns as outlined in his submission filed.
- Matt Stainton, concerns re: impact on building and costs due to delays in construction, affordability, statistics and numbers, servicing, number of storeys, future development, loss of parkland, height allows for green space, and density at transit hubs.
- Pierre Sauvageot, in support of Midtown Oakville being a self-sufficient community but has concerns as outlined in his presentation filed.
- Jock Macrae, is not opposed to Midtown Oakville but has concerns re: protecting planning in the rest of Oakville, density, flood control and watershed.
- Renee Carlson, concerns re: why adding so many people, density, impact on Old Oakville and growth throughout all of Oakville.

Moved by Councillor O'Meara

1. That the staff report titled "Public Meeting Report – Town-initiated Official Plan Amendment – Midtown Oakville Urban Growth Centre (File No. 42.15.59) – May 23, 2023" from the Planning Services Department 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.

Moved by Councillor Haslett-Theall

That the main motion moved by Councillor O'Meara be amended to add a third clause, as follows:

3. That the proposed Midtown draft OPA be reviewed by Committee of the Whole and staff, in accordance with section 5.6 of the Procedure By-law 2020-011, and that the committee undertakes to report on the Town-initiated Official Plan Amendment - Midtown Oakville Urban Growth Centre (File No. 42.15.59) that should include, but not limited to:
  - a. Comprehensive public consultations and information sharing and review by external subject matter experts on the proposed OPA including urban design, public realm, park space, community building, transportation plan and development density.
  - b. A review of best planning practices for Major Transit Station Areas (MTSA) across the Greater Toronto and Hamilton Area (GTHA) and any other relevant urban plan.
  - c. Options to embed in the OPA, mandatory climate change initiatives for the area.
  - d. A review of a potential comprehensive Community Master Plan for the entire midtown area to include phasing options.
  - e. A review and analysis of Midtown and our six growth nodes population forecasts to build out, including the methodology which will assist us in determining the achievement of the mandated Town population growth by 2051 and understanding future capacity and an impact assessment.
  - f. Consideration of the Parks, Recreation, Library Master Plan, and Transportation Master plans currently underway and the Parks Plan to be reviewed in Q4 and how these integral plans will support a vibrant livable Midtown.
  - g. An understanding of the required infrastructure timing and the Province, Metrolinx and stakeholder commitment.
  - h. Any other subjects committee members feel are relevant to make the best planning decisions possible for the future of Oakville and the most favourable precedent for future MTSA's.

- i. That the Committee of the Whole report back to Council no later than Q4 of 2023.

CARRIED Unanimously

The Mayor called the vote on the main motion moved by Councillor O'Meara, as amended.

CARRIED Unanimously

## **5. Rise and Report**

Moved by Councillor McNeice

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 4.1, as noted by the Clerk.

Moved by Councillor Haslett-Theall

Seconded by Councillor Xie

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

CARRIED

## **6. Consideration and Reading of By-Laws**

### **6.1 By-law 2023-068**

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

Moved by Councillor Grant

Seconded by Councillor Duddeck

That the by-law noted above be passed.

CARRIED

**7. Adjournment**

The Mayor adjourned the meeting at 10:21 p.m.

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Kathy Patrick, Acting Town Clerk