

FORTY-SECOND Meeting - Regular Session

The Town of Oakville Council met in regular session to consider Planning matters on this 12th day of December 2005 in the Council Chambers of the Oakville Municipal Building, 1225 Trafalgar Road, Oakville commencing at 7:30 p.m.

Present: Mayor - Ann Mulvale

Councillors

- Tom Adams
- Keith Bird – arrived at 7:38 p.m.
- Cathy Duddeck
- Allan Elgar
- Marc Grant
- Jeff Knoll
- Mike Lansdown
- Fred Oliver
- Ralph Robinson
- Renee Sandelowsky
- Chris Stoate – arrived at 7:38 p.m.
- Janice Wright

Staff

- M. J. Chechalk, CAO/Town Manager
- D. Cash, Commissioner, Planning & Development
- D. Lunardo, Commissioner, Community Services
- J. Huctwith, Assistant Town Solicitor
- P. Cheatley, Director, Planning Services
- J. Kwast, Director, Development Services
- C. McConnell, Manager of Current Planning, Urban Design
- A. Ramsay, Manager of Long Range Planning
- L. Musson, Senior Planner, Current Planning
- L. Gill-Woods, Planner
- D. Capper, Planner
- S. Galloway, Senior Urban Designer
- H. Hecht, Development Co-ordinator
- V. Tytaneck, Assistant Town Clerk
- C. Tino, Committee Assistant

Declarations of Pecuniary Interest

There were no declarations of pecuniary interest.

Committee of the Whole

Moved by Councillor Duddeck

Seconded by Councillor Knoll

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

CARRIED

AGENDA ITEMS

1. Assumption of Subdivision Plans 20M-700 (Phase 2), 20M-716 (Phase 3), 20M-742(Phase 4)-Matam Holdings – By-law 2005-201, 2005-202,2005-205;
File 24T-95018B, SD-441.2/3/4

- Report from Development Services, November 24,

Moved by Councillor Sandelowsky

1. That the assumption of Registered Plans 20M-700 and 20M-716 and 20M-742 be approved.
2. That By-law 2005-201, a by-law to assume the works and streets within Plan 20M-700 be approved.
3. That By-law 2005-202, a by-law to assume the works and streets within Plan 20M-742 be approved.
4. That By-law 2005-205, a by-law to assume the works and streets within Plan 20M-716 be approved.
5. That security in the amount of \$113,500 be retained by the Town to ensure the completion of outstanding works as identified in the Development Services report dated November 24, 2005.

CARRIED

2. Lakeshore Village Bronte Inc. Phase 2-Zoning Amendment Application –
File Z.1729.55 – By-law 2005-196

- Report from Planning Services Department, November 15, 2005

Moved by Councillor Lansdown

That the Zoning By-law Amendment application (Z.1729.55) submitted by Lakeshore Village Bronte Inc. be approved and that By-law 2005-196 be passed.

CARRIED

3. Lakeshore Village Phase II Inc. – Zoning Amendment Z.1615.42-
By-law 2005-181

(a) - Report from Planning Services Department, November 14, 2005

Moved by Councillor Oliver

1. That Zoning Amendment application (Z.1615.42) by Lakeshore Village Phase II Inc. be approved; and
2. That the Zoning By-law to effect the approval not be passed until such time as the disposition of the lands described as Part of Lots 7 and 8, Block 65, Plan 1 has been addressed.
- 3 That upon confirmation from the Legal Department of the satisfactory acquisition and consolidation of the property referred to in Recommendation 2 (above), the Clerk be requested to bring forward Zoning By-law for approval.

CARRIED

(b) Declaration of Surplus and Sale of Lands – Part of Lots 7 and 8, Block 65, Plan 1, being part of PIN 24820-0021

- Report from Realty Services/Legal Department, November 3, 2005

Moved by Councillor Oliver

1. That the lands described as Part of Lots 7 and 8, Block 65, Plan 1, being part of PIN 24820-0021, be declared surplus to the needs of the Town of Oakville; and
2. That the Legal Department be directed to give notice to the public of the proposed disposition of said lands in compliance with the *Municipal Act* and By-law 1995-71.

CARRIED

4. Bronte Quadrangle, (Cityzen/Birchgrove Estates) Z.1729.52 Official Plan and Zoning By-law Amendments

- Report from the Planning Services Department, November 28, 2005

Beyond the Hour

Moved by Councillor Duddeck

That this meeting proceed beyond the hour of 11:00 p.m. but no later than 11:30 p.m.

CARRIED

Moved by Councillor Robinson

That the continuation of the public hearing regarding Item 4 – Bronte Quadrangle, be referred to the January 9th, 2006 Planning and Development Council meeting and that further public notice not be required.

CARRIED

Clerk's Note: The Mayor authorized that the meeting of January 9, 2006 commence at 6:30 p.m. in accordance with Section 2.2(2) of the Procedure By-law.

5. South Oakville Servicing – 2005 Allocation Program-Update

- Report from the Planning Services Department, November 24, 2005

Moved by Councillor Wright

That the assignment of servicing allocations recommended to the Region of Halton on September 26, 2005 be revised as follows:

(a) for immediate release

Iroquois Ridge North

- 3 SDE units to Gurmit Kahlon for 3 proposed detached units at 2439 Eighth Line, subject to Zoning By-law amendment and Consent approval by December 31, 2006

(continued)

Item 5 - South Oakville Servicing – 2005 Allocation Program-Update - continued

Uptown Core

- 255 SDE units (reduced from 268 SDE units) to Silwell Developments Ltd. for Draft Plan 24T-92005
- 83 SDE units to Pinevale Estates Inc. for proposed subdivision 24T-03003, subject to draft approval by December 31, 2006

West Oak Trails

- 13 SDE units to Bronte Community Developments Corp. for 17 proposed townhouses at 2265 Bronte Road, subject to Zoning By-Law Amendment and draft plan of Condominium approval by December 31, 2006
- 36 SDE units (Reduced From 48 SDE units) to Basingstoke Enterprises Ltd. for Draft Plan 24T-04005

Palermo Village Centre

- 45 SDE units (reduced from 119 SDE units) to AMC Real Estate Mgmt. Corp. for Draft Plan 24T-04002

b) for release in 2007/2008 (2nd release)

Iroquois Ridge North

- 17 SDE units to 887718 Ontario Ltd. for Draft Plan 24T-99011, Phase IV

Uptown Core

- 495 SDE Units (increased from 482 SDE units) to Silwell Developments Ltd. for Draft Plan 24T-92005
- 364 SDE Units (reduced from 447 SDE Units) to Pinevale Estates Inc. for proposed subdivision 24T-03003, subject to draft approval by December 31, 2006

West Oak Trails

- 26 SDE units to Dawn Victoria Homes for 35 Proposed Townhouses at 2066 Dundas Street West, and the property immediately to the west, subject to Zoning By-Law Amendment and Draft Plan of Condominium approval by December 31, 2007

Palermo Village Centre

- 11 SDE units to Fox Farm Developments Inc. for Draft Plan 24T-04007
- 0 SDE units (reduced from 11 SDE units) to Simonetti, et al.

CARRIED

IN-CAMERA

Moved by Councillor Knoll

That Committee resolve into a closed meeting session for the purpose of receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED

Committee resolved in-camera at 10:56 p.m.

Committee resolved out of camera at 11:15 p.m.

**C-1 Bronte Quadrangle-Land Disposition and Other Legal Issues
- Report from the Legal Department, November 30, 2005**

Moved by Councillor Adams

That this item be referred to the Planning and Development Council Meeting of January 9th, 2006.

CARRIED

**C-2 Nuba Heights-Ontario Municipal Board Hearing
- Report from the Legal Department, November 18, 2005**

Moved by Councillor Wright

That staff be authorized to attend the Ontario Municipal Board hearing in opposition to the appeals of Nuba Heights Investments Ltd. and Cavu Enterprises with respect to applications for a zoning by-law amendment and site plan approval for lands composed of Part Lot 6, Concession 2, SDS (Ontario Municipal Board File numbers Z040133 and M040112-Case Number PL04107); and

That Staff be authorized to consent to any settlement of this matter that represents good planning in the opinion of the Director of Planning Services, or the Manager of Current Planning as his delegate.

CARRIED

**C-3 Service Allocation – Former Public Works Site
- Report from the Legal Department, November 28, 2005**

Moved by Councillor Oliver

1. That the report dated November 28, 2005 from the Legal Department be received.
2. That the Regional Municipality of Halton be requested to allocate 241 SDE (Single Detached Equivalent) units to the properties known as 2320 and 2274 Trafalgar Road.
3. That the Treasurer be authorized to provide interim financing from the appropriate reserve for the servicing allocation of 241 SDE units for 2320 and 2274 Trafalgar Road pending the disposition of this property.

CARRIED

**C-4 OMB Hearing – Rowhedge Construction Limited
- Report from the Legal Department, November 17, 2005**

Moved by Councillor Duddeck

That the report dated November 17, 2005 from the Legal Department be received.

CARRIED

RISE AND REPORT TO COUNCIL

Moved by Councillor Wright

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 various items as noted by the Clerk.

Moved by Councillor Duddeck

Seconded by Councillor Grant

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

CARRIED

ADVISORY COMMITTEE MINUTES

6. Bronte District Advisory Committee (November 17, 2005)

Moved by Councillor Lansdown

Seconded by Councillor Robinson

That the minutes of the Bronte District Advisory Committee meeting of November 17, 2005, be received.

CARRIED

CONSIDERATION AND READING OF BY-LAWS

Moved by Councillor Elgar

Seconded by Councillor Knoll

That this be authority to give first, second, third and final reading to the following by-laws:

2005-196 A by-law to amend the Town of Oakville's Comprehensive Zoning By-law 1984-63, as amended to rezone the lands described as Lots 31-36, Plan M-8 to permit 31 multiple attached units. (Lakeshore Village Bronte Inc. Phase 1 and 2.)

2005-201 A by-law to assume Registered Plan 20M-700

2005-202 A by-law to assume Registered Plan 20M-742

2005-205 A by-law to assume Registered Plan 20M-716

2005-212 A by-law to confirm proceedings of a meeting of Council.

CARRIED

ADJOURNMENT

Moved by Councillor Wright

Seconded by Councillor Elgar

That this meeting now adjourn.

CARRIED

The meeting adjourned at 11:25 p.m.

ANN MULVALE
MAYOR

VICKI TYTANECK
ASSISTANT CLERK