

## REVISED AGENDA

Date: Tuesday, October 15, 2024  
Time: 6:30 p.m.  
Location: Council Chamber

Town Hall is open to the public and live streaming video is available on <https://www.oakville.ca/town-hall/mayor-council-administration/agendas-meetings/live-stream> or at the town's YouTube channel at <https://www.youtube.com/user/TownofOakvilleTV>. Information regarding written submissions and requests to delegate can be found at <https://www.oakville.ca/town-hall/mayor-council-administration/agendas-meetings/delegations-presentations>.

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### Pages

1. Regrets
2. Declarations of Pecuniary Interest
3. Committee of the Whole
4. Consent Items(s)

- 4.1 Recommendation Report, Draft Plan of Condominium, Mattamy (Joshua Creek) Limited, File No.: 24CDM-24006/1308 – 1415 Dundas Street East and 3006 William Cutmore Boulevard

6 - 17

Recommendation:

That the Director of Planning and Development be authorized to grant draft plan approval to the Draft Plan of Condominium (24CDM-24006/1308) submitted by Mattamy (Joshua Creek) Limited, and prepared by R-PE Surveying Ltd. dated September 12, 2024, subject to the conditions contained in Appendix A of the Planning and Development Report dated October 1, 2024.

**4.2 Recommendation Report, Draft Plan of Condominium, 2848327 Ontario Limited, File No.: 24CDM-24008/1713 – 78, 80 and 82 Trafalgar Road**

18 - 28

**Recommendation:**

That the Director of Planning and Development be authorized to grant draft plan approval to the Draft Plan of Condominium (24CDM-24008/1713) submitted by 2848327 Ontario Limited, and prepared by J.H. Gelbloom Surveying Limited. dated 2024, subject to the conditions contained in Appendix A of the Planning and Development Report dated October 1, 2024.

**5. Confidential Consent Item(s)**

*Item 5.1 see confidential agenda.*

**5.1 Appeal To Ontario Land Tribunal Of Committee of Adjustment Decision CAV A/092/2024 Respecting 147 Elmwood Road, Oakville**

**\*6. Public Hearing Item(s)**

Memo from Planning and Development Department has been added to Item 6.1.

**\*6.1 Public Meeting Report - Official Plan Amendment and Zoning By-law Amendment, Garden Residences Corporation, 105-159 Garden Drive, File No. OPA 1617.47 and Z.1617.47**

29 - 85

**Recommendation:**

1. That comments from the public with respect to the proposed Official Plan Amendment and Zoning By-law Amendment submitted by Garden Residences Corporation (File No.: OPA 1617.47 and Z.1617.47), be received.
2. That staff consider such comments as may be provided by Council.

**\*6.2 Public Meeting and Recommendation Report - Town initiated Official Plan Amendments to preserve the Town's protected employment areas per subsections 1(1.1) and (1.2) of the Planning Act (file No. 52.57.03)**

86 - 158

Recommendation:

1. That comments from the public with respect to the town-initiated official plan amendments (File No. 52.57.03) be received.
2. That Council approve the proposed town-initiated official plan amendments to preserve the town's protected employment areas per subsections 1 (1.1) and (1.2) of the *Planning Act* (File No. 52.57.03).
3. That By-law 2024-143, a by-law to adopt OPA 68 to the Livable Oakville Plan, be passed.
4. That By-law 2024-144, a by-law to adopt OPA 332 to the North Oakville East Secondary Plan (1984 Oakville Official Plan), be passed.
5. That By-law 2024-145, a by-law to adopt OPA 333 to the North Oakville West Secondary Plan (1984 Oakville Official Plan), be passed.
6. 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.

**7. Discussion Item(s)**

**7.1 Housing Strategy and Action Plan including Housing Updates**

159 - 258

Recommendation:

1. That the Housing Strategy and Action Plan be approved.
2. That the Rental Housing Demolition or Conversion Protection Guidelines be endorsed.

**8. Confidential Discussion Item(s)**

*Item 8.1 see confidential addendum to be distributed.*

**8.1 Confidential Legal TOC Update**

**9. Advisory Committee Minutes**

There are no Advisory Committee Minutes .

**10. Rise and Report to Council**

## **11. New Business**

(Emergency, Congratulatory or Condolence)

## **12. Consideration and Reading of By-laws**

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

### **12.1 By-law 2024-143**

A by-law to adopt an amendment to the Livable Oakville Plan, Official Plan Amendment Number 68 (Employment Areas Transition - Preserving the Town's Protected Employment Areas per Subsections 1 (1.1) and (1.2) of the *Planning Act*, File No. 52.57.03) (Re: Item 6.2)

### **12.2 By-law 2024-144**

A by-law to adopt an amendment to the 1984 Oakville Official Plan as it applies to the North Oakville East Secondary Plan, Official Plan Amendment Number 332 (Employment Areas Transition - Preserving the Town's Protected Employment Areas per Subsections 1 (1.1) and (1.2) of the *Planning Act*, File No. 52.57.03) (Re: Item 6.2)

### **12.3 By-law 2024-145**

A by-law to adopt an amendment to the 1984 Oakville Official Plan as it applies to the North Oakville West Secondary Plan, Official Plan Amendment Number 333 (Employment Areas Transition - Preserving the Town's Protected Employment Areas per Subsections 1 (1.1) and (1.2) of the *Planning Act*, File No. 52.57.03)(Re: Item 6.2)

### **12.4 By-law 2024-146**

259 - 260

A by-law to declare that certain land is not subject to part lot control (Blocks 1, 8, 9, 11, 12 and 18, Plan 20M-1275 – Redoak G & A Inc.)

### **12.5 By-law 2024-149**

261 - 265

A by-law to designate the Crosbie House (south half) at 135 Chisholm Street as a property of cultural heritage value or interest.

### **12.6 By-law 2024-150**

266 - 270

A by-law to designate the Crosbie House (north half) at 137 Chisholm Street as a property of cultural heritage value or interest.



**12.7 By-law 2024-151** 271 - 275

A by-law to designate the William H. Carson House at 506 Lakeshore Road East as a property of cultural heritage value or interest.

**12.8 By-law 2024-152** 276 - 281

A by-law to designate The Woodlands at 1242 Bronte Road as a property of cultural heritage value or interest.

**12.9 By-law 2024-153** 282 - 286

A by-law to designate the Rivaz Family Farmhouse at 3367 Dundas Street West as a property of cultural heritage value or interest.

**12.10 By-law 2024-154** 287 - 288

A by-law to declare that certain land is not subject to part lot control (Block 1, Plan 20M-1280 – 2667711 Ontario Inc.)

**12.11 By-law 2024-155** 289 - 289

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

**13. Adjournment**

## REPORT

### Planning and Development Council

Meeting Date: October 15, 2024

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**FROM:** Planning and Development Department

**DATE:** October 1, 2024

**SUBJECT:** Recommendation Report, Draft Plan of Condominium, Mattamy (Joshua Creek) Limited, File No.: 24CDM-24006/1308 – 1415 Dundas Street East and 3006 William Cutmore Boulevard

**LOCATION:** 1415 Dundas Street East and 3006 William Cutmore Boulevard

**WARD:** Ward 6 Page 1

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#### RECOMMENDATION:

That the Director of Planning and Development be authorized to grant draft plan approval to the Draft Plan of Condominium (24CDM-24006/1308) submitted by Mattamy (Joshua Creek) Limited, and prepared by R-PE Surveying Ltd. dated September 12, 2024, subject to the conditions contained in Appendix A of the Planning and Development Report dated October 1, 2024.

#### KEY FACTS:

The following are key points for consideration with respect to this report:

- A Draft Plan of Standard Condominium application has been submitted to create 328 residential units, 407 parking units, 374 storage units, 8 commercial units, 1 loading unit and 1 geothermal unit.
- Condominium tenure would allow for the transfer of the residential, commercial, parking and storage units to the future owners.
- The development received Final Site Plan Approval (SP.1307.002/02) on October 26, 2022.
- No circulated internal departments or external agencies raised concerns with the application.
- Staff recommends approval to the Draft Plan of Standard Condominium, subject to the conditions outlined in Appendix A.

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## **BACKGROUND:**

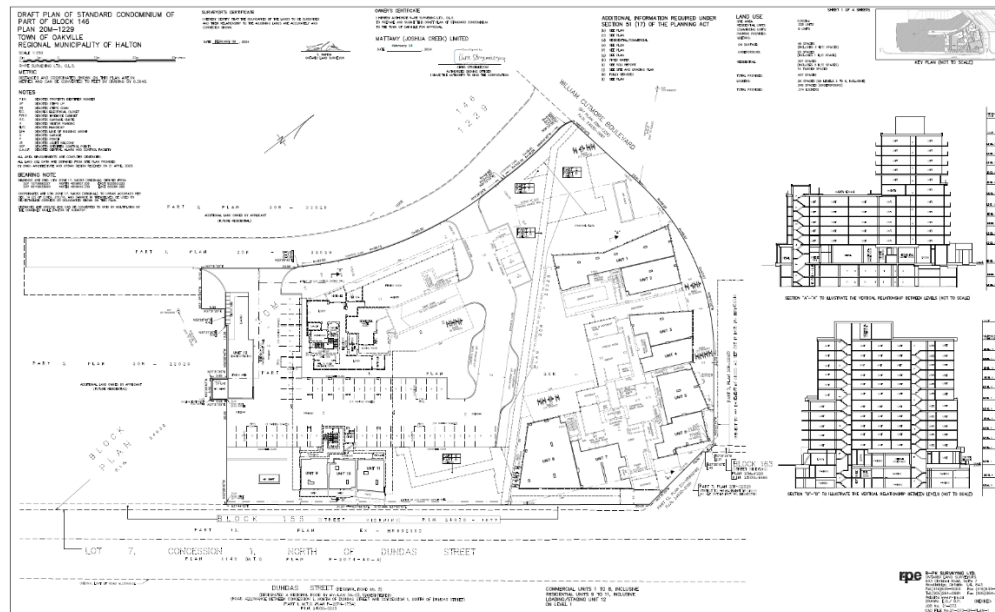
The purpose of this report is to provide a full staff review of the application and a recommendation on the proposed Draft Plan of Standard Condominium application consisting of 328 residential units, 407 parking units, 374 storage units, 8 commercial units, 1 loading unit and 1 geothermal unit. Upon registration of the condominium, the condominium corporation will be created and responsible for the management of the development. Phase 4 of the overall development will have ownership of the private road (Part 1 on Plan 20R-22029), noting this application relates to Phase 1. Furthermore, Phase 2 has been Conditionally Site Plan approved, the Site Plan application for Phase 3 is currently under review and no applications have been made to date for Phase 4. Each condominium corporation will have legal rights of access via an easement over the driveway and there will be a Share Facilities Agreement between the condominium corporations.

A Site Plan application (SP.1307.002/02) was submitted on May 19, 2020, and the applicant received Final Site Plan Approval on October 26, 2022 for the development of two, twelve-storey high-rise buildings. The associated Site Plan Agreement is registered on title and the buildings are currently under construction.

The Draft Plan of Standard Condominium application was submitted on June 28, 2024 by Mattamy (Joshua Creek) Limited. Draft Plan Approval and registration of the plan will allow for the transfer of the residential, commercial, parking and storage units to the future owners.

## **Proposal**

The applicant is proposing a Standard Condominium consisting of residential and commercial units, contained within two 12-storey buildings as shown on Figure 1.



**Figure 1: Draft Plan of Standard Condominium**

## Location & Site Description

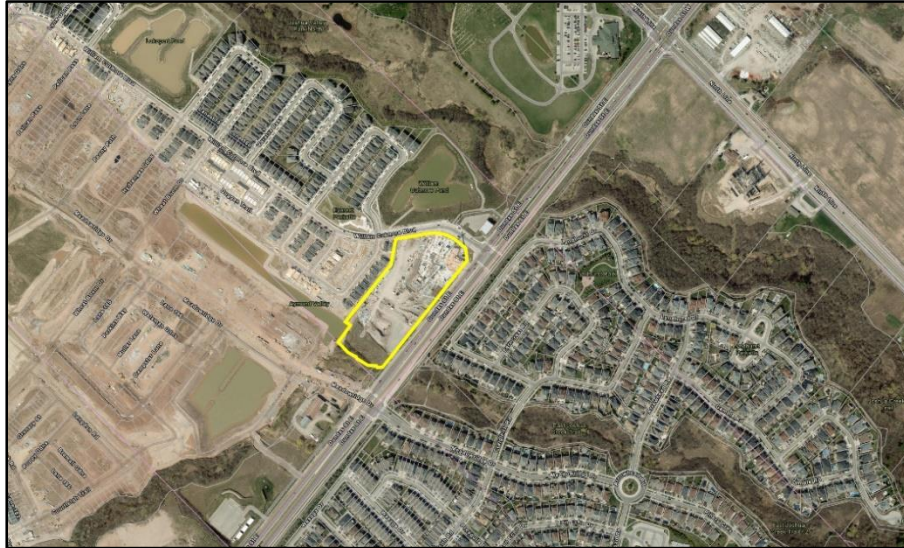
The subject property is approximately 0.4 hectares in size and is located on the north side of Dundas Street East, west of William Cutmore Boulevard and south of Wheat Boom Drive. The site currently contains the two 12-storey buildings under construction with the internal driveway, landscaping, walkways, visitor and bike parking as shown on Figure 2.



**Figure 2: Street View (from Dundas Street East)**

## **Surrounding Land Uses**

The surrounding land uses are predominately developing residential lands, with a nearby natural area (William Cutmore Pond) to the east, as shown on Figure 3.



**Figure 3:** Air Photo Map

## **PLANNING POLICY & ANALYSIS:**

The property is subject to the following policy and regulatory framework:

- Provincial Planning Statement (pending October 20, 2024)
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)
- North Oakville East Secondary Plan
- Zoning By-law 2009-189

### **Provincial Planning Statement**

With the introduction of the Provincial Planning Statement (new PPS) 2024, the Ontario government has taken an important step in its plan to have 1.5 million new homes built by 2031. The new PPS will come into force on October 20, 2024, on that same day the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe will be repealed. In doing so, it will set the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

In respect of the exercise of any authority that affects a planning matter, section 3 of the *Planning Act* requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act. Staff do not anticipate any conflicts with approving this development, prior to the new PPS taking effect.

### **Provincial Policy Statement**

The Provincial Policy Statement (2020), the 'PPS', is intended to promote a policy led system, which recognizes that there are complex relationships among environmental, economic and social factors in land use planning. The PPS encourages the wise management of land to achieve efficient development and land use patterns by directing growth to settlement areas and by promoting a compact development form. All planning decisions must be consistent with the PPS.

Draft Plan of Condominium applications deal with property tenure of otherwise previously approved developments. At the time of Site Plan approval, the subject lands were reviewed for consistency with the PPS, and the development was determined to be consistent with the PPS.

### **Growth Plan**

The 2020 Growth Plan for the Greater Golden Horseshoe, the 'A Place to Grow' is a long-term plan that intends to manage growth, build complete communities, curb sprawl and protect cultural heritage resources and the natural environment. All planning decisions are required to conform to the Growth Plan.

Draft Plan of Condominium applications deal with property tenure of otherwise previously approved developments. At the time of Site Plan approval, the subject lands were reviewed for conformity with the Growth Plan, and the development was determined to be in conformity with the Growth Plan.

### **North Oakville East Secondary Plan**

The subject lands are designated as 'Dundas Urban Core Area', as identified on NOE2, Land Use Plan in the North Oakville East Secondary Plan. Section 7.6.5.1 of the NOESP outlines the Purpose of the Dundas Urban Core Area as follows:

*The Dundas Urban Core Area designation on Figure NOE2 is intended to allow the creation of a band of mixed use development at medium and high densities with a clustering of retail and service commercial development and/or high density buildings at the intersections with north/south streets.*

The proposed Draft Plan of Condominium application provides the mechanism for conveyance of the individual residential and commercial units to future owners. On this basis, the development conforms to the applicable policies of the Plan.

### **Zoning By-law**

The subject lands are zoned DUC-1 sp: 56 – Dundas Urban Core Zone 1 Special Provision 66. Zoning By-law Amendment application Z.1307.03 (By-law 2018-036) was approved on February 7, 2019 by the Local Planning Appeal Tribunal (PL170733) to facilitate the development. As a standard Condition of Approval for all developments, the applicant will be required to confirm that the “as built” development complies with the Zoning By-law, prior to registration.

### **PLANNING ANALYSIS:**

Through the review and approval of the site plan application the development has been subject to detailed technical analysis. Specifically, the following matters were addressed through previous processes:

- Built form, elevations and site layout;
- Pedestrian circulation and vehicle movements;
- Landscaping and urban design;
- Grading, site servicing and stormwater management;
- Conformity with the North Oakville East Secondary Plan; and,
- Compliance with the Zoning By-law

The financial obligations of the developer as it relates to the construction of the development have been addressed through the Site Plan Approval process. Required on-site and off-site works are secured by a letter of credit collected through the preparation of the Site Plan Agreement registered on title. A letter was received from the trustee of North Oakville Community Builders Inc. (the North Oakville landowners group) indicating that the owner of the subject lands is a signatory to both the North Oakville Cost Sharing Agreement and the North Oakville Master Parkland Agreement and that the owner is a party in good standing under both agreements.

The Draft Plan of Standard Condominium application was circulated to internal departments and external agencies for comments and there were no issues raised. Conditions of Draft Plan Approval have been included in Appendix A.

The proposed Draft Plan of Standard Condominium meets the criteria established in Section 51(24) of the *Planning Act* and is consistent with the North Oakville East Secondary Plan.

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**CONSIDERATIONS:**

**(A) PUBLIC**

Public input opportunities were provided through the Zoning By-law Amendment, Draft Plan of Subdivision application and Local Planning Appeal Tribunal appeal processes. No public comments were received with respect to this application.

**(B) FINANCIAL**

Financial requirements specific to construction, such as the payment of development charges and parkland requirements, have been satisfied. A standard condition of approval has been included to ensure that the property taxes are paid to date.

**(C) IMPACT ON OTHER DEPARTMENTS & USERS**

None of the circulated departments/agencies raised any issues with respect to the proposal. Any relevant conditions have been included within the Draft Plan of Condominium Conditions listed in Appendix A.

**(D) COUNCIL STRATEGIC PRIORITIES**

This report addresses Council's strategic priority/priorities: Growth Management, Community Belonging, Environmental Sustainability and Accountable Government.

**(E) CLIMATE CHANGE/ACTION**

The proposal complies with the sustainability objectives of Climate Change Adaptation Initiative.

**CONCLUSION:**

Staff recommends approval of the application, subject to the conditions in Appendix A, as the application is consistent with the Provincial Policy Statement, does not conflict with Provincial plans, has regard for matters of Provincial interest, and represents good planning. Further, the application is consistent with the North Oakville East Secondary Plan and Zoning By-law 2009-189. The following requirements have been satisfied:

- The proposed Plan of Condominium meets the criteria established in Section 51(24) of the *Planning Act*;
- The proposed Plan of Condominium is consistent with the PPS (2020), conforms to the Growth Plan, conforms to the North Oakville East Secondary Plan, and complies with the Zoning By-law regulations applicable to the subject lands;



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- A full circulation has been undertaken and there are no outstanding issues to be resolved, subject to the conditions within Appendix A;
  - The development has been granted Final Site Plan Approval, where site servicing, grading and stormwater management, landscaping, urban design, and financial obligations were addressed;
  - Building Permits have been issued in accordance with the approved Site Plan;
  - There is no need for a Condominium Agreement as all financial, design, and technical requirements have been addressed through the Site Plan approval process.
  - Opportunities for public participation were provided as part of the previous Zoning By-law Amendment, Draft Plan of Subdivision and Local Planning Appeal Tribunal appeal processes.
  - Approval of the Draft Plan of Standard Condominium is necessary to create the units tenure and is appropriate for the orderly development of the lands.

## **APPENDICES:**

### Appendix A – Draft Plan of Condominium Conditions

Prepared by:

Brandon Hassan, Senior Planner

Recommended by:

Kate Cockburn, Acting Manager, Current Planning – East District

Submitted by:

Gabe Charles, Director of Planning and Development

## Appendix A – Draft Plan of Condominium Conditions

### TOWN OF OAKVILLE CONDITIONS FOR FINAL APPROVAL FOR THE REGISTRATION OF THE DRAFT PLAN OF CONDOMINIUM BY Mattamy (Joshua Creek) Limited

This approval applies to the Draft Plan of Condominium (File 24CDM-24006/1308) submitted by Mattamy (Joshua Creek) Limited, prepared by R-PE Surveying Ltd. dated September 12, 2024, for 328 residential units, 407 parking units, 374 storage units, 8 commercial units, 1 loading unit and 1 geothermal unit. The final plans are to be reviewed and cleared to the satisfaction of the Town of Oakville.

The Town of Oakville conditions applying to the approval of the final plan for registration of Mattamy (Joshua Creek) Limited, Draft Plan of Condominium (File 24CDM-24006/1308) are as follows:

CONDITIONS	CLEARANCE AGENCY
<b>GENERAL</b>	
1. That the owner provides confirmation to the satisfaction of the Town's Finance Department that all outstanding property taxes have been paid prior to plan registration.	<b>OAK (F)</b>
2. That the owner provides any necessary easements to the satisfaction of the Town (if necessary).	<b>OAK (L)</b>
3. That the owner provides a certificate signed by the surveyor and the owner that the plan proposed to be submitted for registration is the same as the latest (most recent) draft approved plan and, if the plans are not the same, that any differences between the proposed registered plan and the latest draft plan are accepted/approved by the Town.	<b>OAK (A)</b>
4. That the owner removes Unit 12 (Loading/Staging) from the plan or provides justification for its retention to the satisfaction of the Town, if required.	<b>OAK (A)</b>
5. That the owner shall provide a certificate from the Owner's engineer stating that all servicing, grading, drainage, overland flow route, and stormwater management requirements, and base asphalt paving have been completed in accordance with the plans and conditions in the original Site Plan agreement, or that arrangements to the satisfaction of the Director of Transportation and Engineering have been made for their completion, including the private driveway providing access and egress to the condo lands.	<b>OAK (DS)</b>
<b>LEGAL</b>	
6. The Owner shall file with the Director of Planning, a complete copy of the final version of the Declaration and Description to be registered, which includes the following schedules:	<b>OAK (L)</b>

- a. Schedule "A" containing statement from the declarant's solicitor that in this or her opinion, based on the parcel register or abstract index and the plans and drawings recorded in them, the legal description is correct and any easements mentioned in the schedule will exist in law upon the registration of the Declaration and Description; and
- b. Schedule "G" being the certification of the project engineer and/or architect that all buildings have been constructed in accordance with the regulations under the Condominium Act.
- When the Owner files a copy of the Declaration with the Director of Planning, it shall be accompanied with a letter of undertaking, stating that, "This is our undertaking to register the Declaration in the same form and content as was provided to you, subject to any changes the Land Registrar may require. This is also our undertaking to provide you with a registered copy of the Declaration once it is registered. If the Land Registrar requires any amendments to the Declaration we will advise you."

The Owner shall include in Schedule "A" to the condominium declaration all necessary and appropriate easements to the satisfaction of the Town.

#### **ZONING**

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|----|---|----------------|
| 7. | a. That the owner/applicant confirms as-built compliance with the Zoning By-law and that any deficiencies be brought into compliance with the Zoning By-law through the Committee of Adjustment and/or a Zoning By-law Amendment, prior to plan registration. | <b>OAK (Z)</b> |
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#### **HALTON CATHOLIC DISTRICT SCHOOL BOARD**

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|----|--|--------------|
| 8. | <p>a. The owner agrees to place the following notification in the Condominium Declaration for all lots/units and in the Town's subsequent agreements, to be registered on title:</p> <ul style="list-style-type: none"> <li>i. Prospective purchasers are advised Catholic school accommodation may not be available for students residing in this area, and that you are notified that students may be accommodated in temporary facilities and/or bused to existing facilities outside the area.</li> <li>ii. Prospective p Prospective purchasers are advised that the HCDSB will designate pick up points for the children to meet the bus on roads presently in existence or other pick up areas convenient to the Board, and that you are notified that school busses will not enter cul-de-sacs and private roads.</li> </ul> <p>b. In cases where Condominium Declarations have already been provided, the owner is to send a letter to all purchasers which include the above statements.</p> | <b>HCDSB</b> |
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#### **HALTON DISTRICT SCHOOL BOARD**

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|----|---|-------------|
| 9. | a. The owner agrees to place the following notification in the Condominium Declaration for all lots/units and in the Town's subsequent agreements, to be registered on title: | <b>HDSB</b> |
|----|---|-------------|

- i. Prospective purchasers are advised that pupils may be accommodated in temporary facilities and/or be directed to schools outside of the area. School attendance areas are subject to change and/or redirections can be put into place to address school accommodation pressures.
- ii. Prospective purchasers are advised that school busses will not enter cul-de-sacs and pick up points will be generally located on through streets convenient to the Halton Student Transportation Services (HSTS). Additional pick up points will not be located within the subdivision until major construction activity has been completed.

That in cases where Condominium Declarations have already been executed, the owner sends a letter to all purchasers which include the above statements.

### **CLOSING CONDITIONS**

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|---|--------------------------|
| 10. Prior to signing the final plan, the Director of Planning Services shall be advised by the Halton Catholic District School Board that Condition 7 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.      | <b>OAK (A)<br/>HCDSB</b> |
| 11. Prior to signing the final plan, the Director of Planning Services shall be advised by the Halton District School Board that Condition 8 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.               | <b>OAK (A)<br/>HDSB</b>  |
| 12. Prior to signing the final plan the Director of Planning Services shall be advised that all conditions have been carried out to the satisfaction of the relevant agencies, and that a brief but complete statement detailing how each condition has been satisfied has been provided. | <b>OAK (A)</b>           |

All of the above conditions shall be satisfied within 3 years of the granting of draft approval, being <i>[Month Day, Year]</i> . (Date of Draft Approval to be inserted as the day after the last date for appeals if no appeals are received).	<b>OAK (A)</b>
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### **NOTES – The owner is hereby advised:**

1. If the condominium is not registered within 3 years of the date of draft plan approval, then this approval shall be null and void and the plans and drawings must be resubmitted to the Town of Oakville for approval.
2. Fees are required by Halton Region and may be required by the Local Municipality for each extension to draft approval and for major revisions to the draft plan or conditions.
3. It should be noted that Educational Development Charges are payable in accordance with the applicable Education Development Charge By-law and are required at the issuance of a building permit. Any building permits that are additional to the maximum unit yield that is specified by the Subdivision Agreement are subject to Education Development Charges prior to the issuance of a building permit, at the rate in effect at the date of issuance.

### **Halton Region: Requirements at the time of registration**

- Fees are required by Halton Region for each extension to draft approval for major revisions to the draft plan or conditions and for registration of the plan.
- Final draft condominium plans signed and dated by the Owner, Surveyor and initialed by the Town's Planner.
- Regional Registration fee.
- Registry Office review form (PX Number or Appendix D Form).
- Letter from Applicant/Owner indicating how the Region's conditions of draft approval have been addressed.

### **LEGEND – CLEARANCE AGENCIES**

OAK (A)	Town of Oakville – Planning Administration
OAK (F)	Town of Oakville – Finance
OAK (L)	Town of Oakville – Legal
OAK (DS)	Town of Oakville – Development Services Department
OAK (Z)	Town of Oakville – Building Services Department, Zoning Section
OAK (T)	Town of Oakville – Transportation and Engineering
HCDSB	Halton Catholic District School Board
HDSB	Halton District School Board

## REPORT

### Planning and Development Council

Meeting Date: October 15, 2024

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**FROM:** Planning and Development Department

**DATE:** October 1, 2024

**SUBJECT:** Recommendation Report, Draft Plan of Condominium, 2848327 Ontario Limited, File No.: 24CDM-24008/1713 – 78, 80 and 82 Trafalgar Road

**LOCATION:** 78, 80 and 82 Trafalgar Road

**WARD:** Ward 3

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### RECOMMENDATION

That the Director of Planning and Development be authorized to grant draft plan approval to the Draft Plan of Condominium (24CDM-24008/1713) submitted by 2848327 Ontario Limited, and prepared by J.H. Gelbloom Surveying Limited. dated 2024, subject to the conditions contained in Appendix A of the Planning and Development Report dated October 1, 2024.

### KEY FACTS

The following are key points for consideration with respect to this report:

- A Draft Plan of Common Elements Condominium application has been submitted to create a private driveway, landscaping and walkways.
- Condominium tenure would allow for the transfer of the residential, commercial, parking and storage units to the future owners.
- The development received Final Site Plan Approval (SP.1713.040/03) on August 17, 2023.
- No circulated internal departments or external agencies raised concerns with the application.
- Staff recommends approval to the Draft Plan of Common Elements Condominium, subject to the conditions outlined in Appendix A.

The purpose of this report is to provide a full staff review of the application and a recommendation on the proposed Draft Plan of Common Elements Condominium application consisting of a private driveway, landscaping and walkways. Upon registration of the condominium, the condominium corporation will be created and responsible for the management of the development.

The Draft Plan of Common Elements Condominium application was submitted on July 18, 2024 by 2848327 Ontario Limited. Draft plan approval and registration of the plan will allow for the creation of the condominium for a private driveway, landscaping and sidewalk common elements. The applicant will be required to submit a Part Lot Control application to create the freehold townhouse units that will be tied to the Common Elements Condominium.

The applicant is proposing a Common Elements Condominium consisting of a private driveway, landscaping and walkways to serve the three, three-storey townhouse units, as shown on Figure 1.



## Location & Site Description

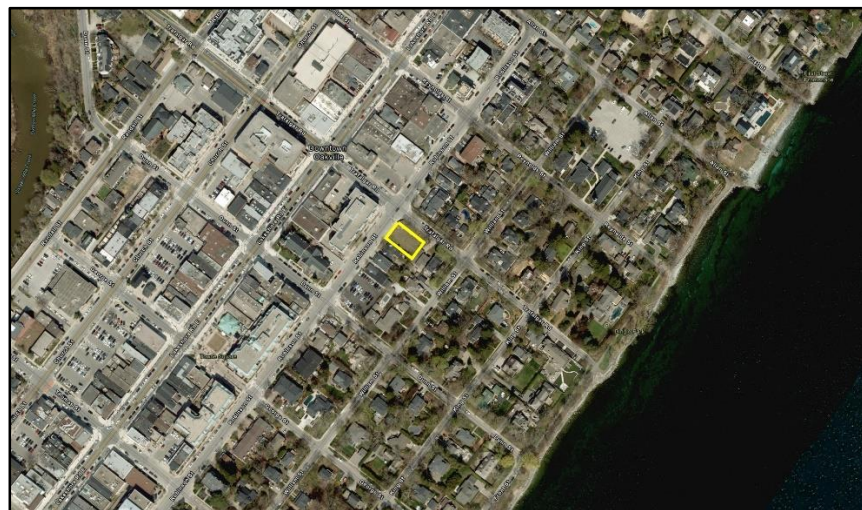
The subject property is approximately 0.06 hectares in size and is located on the south-west corner of Robinson Street and Trafalgar Road, south of Lakeshore Road East and north of William Street. The site currently contains the three three-storey townhomes under construction with the internal driveway, landscaping and walkways as shown on Figure 2.



**Figure 2:** Street View (from Robinson Street and Trafalgar Road intersection)

## Surrounding Land Uses

The surrounding land uses are predominately residential and commercial, as shown on Figure 3.



**Figure 3:** Air Photo



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## PLANNING POLICY & ANALYSIS

The property is subject to the following policy and regulatory framework:

- Provincial Planning Statement (pending October 20, 2024)
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)
- Livable Oakville Plan
- Zoning By-law 2014-014

### Provincial Planning Statement

With the introduction of the Provincial Planning Statement (new PPS) 2024, the Ontario government has taken an important step in its plan to have 1.5 million new homes built by 2031. The new PPS will come into force on October 20, 2024, on that same day the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe will be repealed. In doing so, it will set the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

In respect of the exercise of any authority that affects a planning matter, section 3 of the *Planning Act* requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act. Staff do not anticipate any conflicts with approving this development, prior to the new PPS taking effect.

### Provincial Policy Statement

The Provincial Policy Statement (2020), the 'PPS', is intended to promote a policy led system, which recognizes that there are complex relationships among environmental, economic and social factors in land use planning. The PPS encourages the wise management of land to achieve efficient development and land use patterns by directing growth to settlement areas and by promoting a compact development form. All planning decisions must be consistent with the PPS.

Draft Plan of Condominium applications deal with property tenure of otherwise previously approved developments. At the time of Site Plan approval, the subject lands were reviewed for consistency with the PPS, and the development was determined to be consistent with the PPS.

### Growth Plan

The 2020 Growth Plan for the Greater Golden Horseshoe, the 'A Place to Grow' is a long-term plan that intends to manage growth, build complete communities, curb

sprawl and protect cultural heritage resources and the natural environment. All planning decisions are required to conform to the Growth Plan.

Draft Plan of Condominium applications deal with property tenure of otherwise previously approved developments. At the time of Site Plan approval, the subject lands were reviewed for conformity with the Growth Plan, and the development was determined to be in conformity with the Growth Plan.

### **Livable Oakville Plan**

The subject lands are designated as 'Medium Density Residential, as identified on Schedule G – South East Land Use, in the Livable Oakville Plan. Section 11 of the Official Plan provides objectives for Residential Areas including:

*b) encourage an appropriate mix of housing types, densities, design and tenure throughout the Town;*

The proposed Draft Plan of Condominium application provides structure for shared costs and maintenance of elements that are common to the three townhouse dwelling units. On this basis, the development conforms to the applicable policies of the Plan.

### **Zoning By-law**

The subject lands are zoned RM1 sp: 50 – Residential Medium Special Provision 50. Minor Variance application CAV A/040/2014 was approved on March 18, 2024 by the Committee of Adjustment, with the subsequent withdrawal of the Ontario Municipal Board appeal (PL140324) to facilitate the development. As a standard Condition of Approval for all developments, the applicant will be required to confirm that the “as built” development complies with the Zoning By-law, prior to registration.

### **PLANNING ANALYSIS**

Through the review and approval of the Site Plan application the development has been subject to detailed technical analysis. Specifically, the following matters were addressed through previous processes:

- Built form, elevations and site layout;
- Pedestrian circulation and vehicle movements;
- Landscaping and urban design;
- Grading, site servicing and stormwater management;
- Conformity with the Livable Oakville Plan; and,
- Compliance with the Zoning By-law

The financial obligations of the developer as it relates to the construction of the development have been addressed through the Site Plan Approval process. Required on-site and off-site works are secured by a letter of credit collected through the preparation of the Site Plan Agreement registered on title.

The Draft Plan of Common Elements Condominium application was circulated to internal departments and external agencies for comments and there were no issues raised. Conditions of Draft Plan Approval have been included in Appendix A.

The proposed Draft Plan of Common Elements Condominium meets the criteria established in Section 51(24) of the *Planning Act* and is consistent with the Livable Oakville Plan.

## **CONSIDERATIONS**

### **(A) PUBLIC**

Public input opportunities were provided through the Minor Variance and Ontario Municipal Board appeal processes. No public comments were received with respect to this application.

### **(B) FINANCIAL**

Financial requirements specific to construction, such as the payment of development charges and parkland requirements, have been satisfied. A standard condition of approval has been included to ensure that the property taxes are paid to date.

### **(C) IMPACT ON OTHER DEPARTMENTS & USERS**

None of the circulated departments/agencies raised any issues with respect to the proposal. Any relevant conditions have been included within the Draft Plan of Condominium Conditions listed in Appendix A.

### **(D) COUNCIL STRATEGIC PRIORITIES**

This report addresses Council's strategic priority/priorities: Growth Management, Community Belonging, Environmental Sustainability and Accountable Government.

### **(E) CLIMATE CHANGE/ACTION**

The proposal complies with the sustainability objectives of Climate Change Adaptation Initiative.

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## **CONCLUSION**

Staff recommends approval of the application, subject to the conditions in Appendix A, as the application is consistent with the Provincial Policy Statement (2020), does not conflict with Provincial plans, has regard for matters of Provincial interest, and represents good planning. Further, the application is consistent with the Livable Oakville Plan and Zoning By-law 2014-014. The following requirements have been satisfied:

- The proposed Plan of Condominium meets the criteria established in Section 51(24) of the *Planning Act*;
- The proposed Plan of Condominium is consistent with the PPS (2020), conforms to the Growth Plan, conforms to the Livable Oakville Plan, and complies with the Zoning By-law regulations applicable to the subject lands;
- A full circulation has been undertaken and there are no outstanding issues to be resolved, subject to the conditions within Appendix A;
- The development has been granted Final Site Plan Approval, where site servicing, grading and stormwater management, landscaping, urban design, and financial obligations were addressed;
- Building Permits have been issued in accordance with the approved Site Plan;
- There is no need for a Condominium Agreement as all financial, design, and technical requirements have been addressed through the Site Plan approval process.
- Opportunities for public participation were provided as part of the previous Minor Variance and Ontario Municipal Board appeal processes.
- Approval of the Draft Plan of Common Element Condominium is necessary to create the common elements and is appropriate for the orderly development of the lands.

## **APPENDICES**

### **Appendix A – Draft Plan of Condominium Conditions**

Prepared by:

Brandon Hassan, MCIP, RPP, Senior Planner

Recommended by:

Kate Cockburn, MCIP, RPP, Acting Manager, Current Planning – East District

Submitted by:

Gabe Charles, MCIP, RPP, Director of Planning and Development

Draft Plan of Condominium Conditions

**TOWN OF OAKVILLE CONDITIONS FOR FINAL APPROVAL  
FOR THE REGISTRATION OF THE DRAFT PLAN OF CONDOMINIUM BY  
2848327 Ontario Limited**

This approval applies to the Draft Plan of Condominium (File 24CDM-24008/1713) submitted by 2848327 Ontario Limited, prepared by J.H. Gelbloom Surveying Limited dated 2024, for a private driveway, landscaping and walkway common elements. The final plans are to be reviewed and cleared to the satisfaction of the Town of Oakville.

The Town of Oakville conditions applying to the approval of the final plan for registration of 2848327 Ontario Limited, Draft Plan of Condominium (File 24CDM-24008/1713) are as follows:

CONDITIONS	CLEARANCE AGENCY
<b>GENERAL</b>	
1. That the owner provides confirmation to the satisfaction of the Town's Finance Department that all outstanding property taxes have been paid prior to plan registration.	<b>OAK (F)</b>
2. That the owner provides any necessary easements to the satisfaction of the Town (if necessary).	<b>OAK (L)</b>
3. The owner provide a certificate signed by the surveyor and the owner that the plan proposed to be submitted for registration is the same as the latest (most recent) draft approved plan and, if the plans are not the same, that any differences between the proposed registered plan and the latest draft plan are accepted/approved by the Town.	<b>OAK (A)</b>
4. The Owner shall provide a certificate from the Owner's engineer stating that all servicing, grading, drainage, overland flow route, and stormwater management requirements, and base asphalt paving have been completed in accordance with the plans and conditions in the original Site Plan agreement, or that arrangements to the satisfaction of the Director of Transportation and Engineering have been made for their completion.	<b>OAK (DS)</b>
<b>LEGAL</b>	
5. The Owner shall file with the Director of Planning, a complete copy of the final version of the Declaration and Description to be registered, which includes the following schedules:	<b>OAK (L)</b>

- a. Schedule "A" containing statement from the declarant's solicitor that in this or her opinion, based on the parcel register or abstract index and the plans and drawings recorded in them, the legal description is correct and any easements mentioned in the schedule will exist in law upon the registration of the Declaration and Description; and
- b. Schedule "G" being the certification of the project engineer and/or architect that all buildings have been constructed in accordance with the regulations under the Condominium Act.
- When the Owner files a copy of the Declaration with the Director of Planning, it shall be accompanied with a letter of undertaking, stating that, "This is our undertaking to register the Declaration in the same form and content as was provided to you, subject to any changes the Land Registrar may require. This is also our undertaking to provide you with a registered copy of the Declaration once it is registered. If the Land Registrar requires any amendments to the Declaration we will advise you."

The Owner shall include in Schedule "A" to the condominium declaration all necessary and appropriate easements to the satisfaction of the Town

#### **ZONING**

- 6. a. That the owner/applicant confirms as-built compliance with the Zoning By-law and that any deficiencies be brought into compliance with the Zoning By-law through the Committee of Adjustment and/or a Zoning By-law Amendment, prior to plan registration. **OAK (Z)**

#### **HALTON CATHOLIC DISTRICT SCHOOL BOARD**

- 7. a. The owner agrees to place the following notification in the Condominium Declaration for all lots/units and in the Town's subsequent agreements, to be registered on title: **HCDSB**
  - i. Prospective purchasers are advised Catholic school accommodation may not be available for students residing in this area, and that you are notified that students may be accommodated in temporary facilities and/or bused to existing facilities outside the area.
  - ii. Prospective p Prospective purchasers are advised that the HCDSB will designate pick up points for the children to meet the bus on roads presently in existence or other pick up areas convenient to the Board, and that you are notified that school busses will not enter cul-de-sacs and private roads.
- b. In cases where Condominium Declarations have already been provided, the owner is to send a letter to all purchasers which include the above statements.

#### **HALTON DISTRICT SCHOOL BOARD**

- |   |                    |
|---|--------------------|
| <p>8. a. The owner agrees to place the following notification in the Condominium Declaration for all lots/units and in the Town's subsequent agreements, to be registered on title:</p> <ul style="list-style-type: none"> <li>i. Prospective purchasers are advised that pupils may be accommodated in temporary facilities and/or be directed to schools outside of the area. School attendance areas are subject to change and/or redirections can be put into place to address school accommodation pressures.</li> <li>ii. Prospective purchasers are advised that school busses will not enter cul-de-sacs and pick up points will be generally located on through streets convenient to the Halton Student Transportation Services (HSTS). Additional pick up points will not be located within the subdivision until major construction activity has been completed.</li> </ul> | <p><b>HDSB</b></p> |
|---|--------------------|

That in cases where Condominium Declarations have already been executed, the owner sends a letter to all purchasers which include the above statements.

#### **CLOSING CONDITIONS**

- |   |  |
|---|--|
| <p>9. Prior to signing the final plan, the Director of Planning Services shall be advised by the Halton Catholic District School Board that Condition 7 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.</p>        | <p><b>OAK (A)</b><br/><b>HCDSB</b></p> |
| <p>10. Prior to signing the final plan, the Director of Planning Services shall be advised by the Halton District School Board that Condition 8 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.</p>                | <p><b>OAK (A)</b><br/><b>HDSB</b></p>  |
| <p>11. Prior to signing the final plan, the Director of Planning Services shall be advised that all conditions have been carried out to the satisfaction of the relevant agencies, and that a brief but complete statement detailing how each condition has been satisfied has been provided.</p> | <p><b>OAK (A)</b></p>                  |

<p>All of the above conditions shall be satisfied within 3 years of the granting of draft approval, being <i>[Month Day, Year]</i>. (Date of Draft Approval to be inserted as the day after the last date for appeals if no appeals are received).</p>	<p><b>OAK (A)</b></p>
--	-----------------------

#### **NOTES – The owner is hereby advised:**

1. If the condominium is not registered within 3 years of the date of draft plan approval, then this approval shall be null and void and the plans and drawings must be resubmitted to the Town of Oakville for approval.
2. Fees are required by Halton Region and may be required by the Local Municipality for each extension to draft approval and for major revisions to the draft plan or conditions.

3. It should be noted that Educational Development Charges are payable in accordance with the applicable Education Development Charge By-law and are required at the issuance of a building permit. Any building permits that are additional to the maximum unit yield that is specified by the Subdivision Agreement are subject to Education Development Charges prior to the issuance of a building permit, at the rate in effect at the date of issuance.

**Halton Region: Requirements at the time of registration**

- Fees are required by Halton Region for each extension to draft approval for major revisions to the draft plan or conditions and for registration of the plan.
- Final draft condominium plans signed and dated by the Owner, Surveyor and initialed by the Town's Planner.
- Regional Registration fee.
- Registry Office review form (PX Number or Appendix D Form).
- Letter from Applicant/Owner indicating how the Region's conditions of draft approval have been addressed.

**LEGEND – CLEARANCE AGENCIES**

OAK (A)	Town of Oakville – Planning Administration
OAK (F)	Town of Oakville – Finance
OAK (L)	Town of Oakville – Legal
OAK (DS)	Town of Oakville – Development Services Department
OAK (Z)	Town of Oakville – Building Services Department, Zoning Section
OAK (T)	Town of Oakville – Transportation and Engineering
HCDSB	Halton Catholic District School Board
HDSB	Halton District School Board



## REPORT

### Planning and Development Council

Meeting Date: October 15, 2024

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**FROM:** Planning and Development Department

**DATE:** October 1, 2024

**SUBJECT:** Public Meeting Report - Official Plan Amendment and Zoning By-law Amendment, Garden Residences Corporation, 105-159 Garden Drive, File No. OPA 1617.47 and Z.1617.47

**LOCATION:** 105 – 159 Garden Drive

**WARD:** Ward 2

Page 1

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#### RECOMMENDATION

1. That comments from the public with respect to the proposed Official Plan Amendment and Zoning By-law Amendment submitted by Garden Residences Corporation (File No.: OPA 1617.47 and Z.1617.47), be received.
2. That staff consider such comments as may be provided by Council.

#### KEY FACTS

The following are key points for consideration with respect to this report:

- **Nature of Application:** The applicant has applied for an Official Plan Amendment and Zoning By-law Amendment. The purpose of the application is to amend the Livable Oakville Official Plan (the “**Official Plan**”) and site-specific zoning under Zoning By-law 2014-014 (the “**Zoning By-law**”) for the subject property to allow for additional density (more units) and various site-specific relief to facilitate three back-to-back townhouse blocks and one mixed-use building.
- **Proposal:** The proposed development consists of three back-to-back townhouse blocks oriented perpendicular to Garden Drive, and a mixed-use block with commercial on the main floor along Lakeshore Road West and residential units above resulting in total 48 residential units and

approximately 194 square metres of commercial space. A total of 48 parking spaces are proposed for residents in at-grade parking garages below each stacked townhouse block with an additional 11 surface parking spaces reserved for commercial / visitor parking at the rear of the mixed use block.

- **Public Consultation:** The applicant hosted an in-person Public Information Meeting (“**PIM**”) on July 2, 2024, and approximately 17 members of the public attended.

## **BACKGROUND**

The subject property has been subject to two previous development proposals which were not constructed. The most recent proposal was captured through the current site-specific official plan and zoning permissions which allows for two options for development on the subject property: a 5-storey 131-unit apartment building; or, alternatively, a 3-storey, 18-unit townhouse development with a mixed-use building facing Lakeshore Road West.

## **APPLICATION SUMMARY**

### **Applicant/Owner: Garden Residences Corporation**

**Purpose of Application(s):** The purpose of the official plan amendment application is to change the site-specific exception policies applying to the lands to allow for the development of four blocks of multiple-attached dwellings, each four storeys in height with commercial uses fronting onto Lakeshore Road West as a further permitted use in addition to the existing permitted uses. The purpose of the zoning by-law amendment application is to allow for 3 blocks of four storey back-to-back townhouses and a mixed-use building along Lakeshore Road West for a total of 48 units, and approximately 194 m<sup>2</sup> of ground floor.

An aerial photograph, existing Livable Oakville land use schedules, and an existing zoning excerpt from By-law 2014-014 are included in **Appendix ‘A’**.

**Effect of Applications:** The effect of the Official Plan and Zoning By-law Amendment applications is to:

- Permit 3 blocks of four storey back-to-back townhouses and a mixed-use building along Lakeshore Road West for a total of 48 units, and approximately 194 m<sup>2</sup> of ground floor.
- Rezone the lands from ‘Mainstreet 1, Special Provision 418 (MU1, sp 418)’ to ‘Mainstreet 1, Special Provision XX (MU1, sp XX)’.

A copy of the applicant's 3D rendering and elevations are included as **Appendix 'B'**.

A copy of the applicants draft Official Plan Amendment is included as **Appendix 'C'**.

A copy of the applicant's draft Zoning By-law is included as **Appendix 'D'**.

#### **Submitted Plans / Reports:**

The proponent has provided technical supporting studies which are currently under review by various public agencies and internal town departments. A full circulation and assessment of the application was undertaken. The following studies and supporting documentation are accessible on the Towns website by visiting [www.oakville.ca](http://www.oakville.ca) and searching z.1617.47.

**Property Location:** The subject lands are located on the northeast corner of Garden Drive and Lakeshore Road West and are municipally known as 105 -159 Garden Drive.

#### **Surrounding Land Uses:**

Surrounding the site are the following:

- North / East - Three-storey townhouses
- East - A four-storey mixed use building on the corner of Maurice Drive and Lakeshore Road West
- South – two storey townhouses and cemetery on south side of Lakeshore Road W
- West - Four-storey apartment building and detached dwellings on west side of Garden Drive

#### **Key Milestones:**

Pre-Consultation Meeting	April 10, 2024
Public Information Meeting	July 2, 2024
Pre-submission Review	N/A
Application Deemed Complete	July 24, 2024
P & D Council - Public Meeting	September 24, 2024
Date Eligible for Appeal for Non-decision	February 19, 2025

#### **PLANNING POLICY CONTEXT**

The subject property is subject to the following policy and regulatory framework:

- Provincial Policy Statement (2024)

- 
- Halton Region Official Plan
  - Livable Oakville Official Plan
  - Zoning By-law 2014-014

A full analysis of the Provincial Policy Statement (2024), Halton Regional Official Plan, and Town of Oakville Official Plan will be included within the future recommendation report.

Official Plan extracts are attached as **Appendix 'E'** and Zoning By-law extracts are attached as **Appendix 'F'**.

## **MATTERS UNDER REVIEW**

This application was recently received and is under review by Town departments and agencies. The following are the general issues that will be addressed in a future recommendation report, in addition to any comments from the public, Council and commenting agencies:

- Public & Council Comments/Concerns
- Climate Change/Sustainability Goals
- Consideration of applicable Provincial and Regional policy
- Conformity with Livable Oakville
- Zoning performance standards
- Proposed use and density
- Context and transition to adjacent properties and built form
- Integration/Impact on adjoining and adjacent properties
- Proposed height and setbacks
- Urban design
- Shadow/sun impacts
- Proportion of commercial uses including sufficient amount of, and configuration of, commercial space
- Transportation implications (including travel demand management strategies, and parking utilization)
- Pedestrian connections and walkability
- Tree preservation
- Stormwater management
- Functional servicing

## **CONCLUSION**

Planning staff will continue to review and analyze the subject OPA and ZBA applications and address all technical matters, if any, along with submitted public

comments. No further notice is required; however, written notice of any future public meetings will be provided to those who have made written and/or verbal submissions.

## **CONSIDERATIONS:**

### **(A) PUBLIC**

The applicant held a Public Information Meeting on July 2, 2024, and approximately 17 members of the public attended. The applicant has included a Public Information Meeting Report which includes a summary of the comments received. All other public comments received as of the date of this report are included as “**Appendix ‘G’**”.

Notice of complete application and public meeting were distributed to property owners within 240m of the subject property in accordance with the town’s current notice requirements and *Planning Act*.

### **(B) FINANCIAL**

None.

### **(C) IMPACT ON OTHER DEPARTMENTS & USERS**

The application was circulated to internal and external departments and agencies for review. The application remains in technical review.

### **(D) COUNCIL STRATEGIC PRIORITIES**

This report addresses the corporate strategic goal(s) to:

- be a vibrant and liveable community for all.

### **(E) CLIMATE CHANGE/ACTION**

The proposed development will be reviewed to ensure compliance with the Town’s sustainability objectives of the Livable Oakville Plan

## **APPENDICES:**

Appendix “A”: Mapping

Appendix “B”: 3D Rendering and Elevations

Appendix “C”: Applicant’s Official Plan Amendment

Appendix “D”: Applicant’s Draft Zoning By-law Amendment

Appendix “E”: Official Plan Extracts

Appendix “F”: Zoning By-law Extracts

Appendix “G”: Public Written Submissions

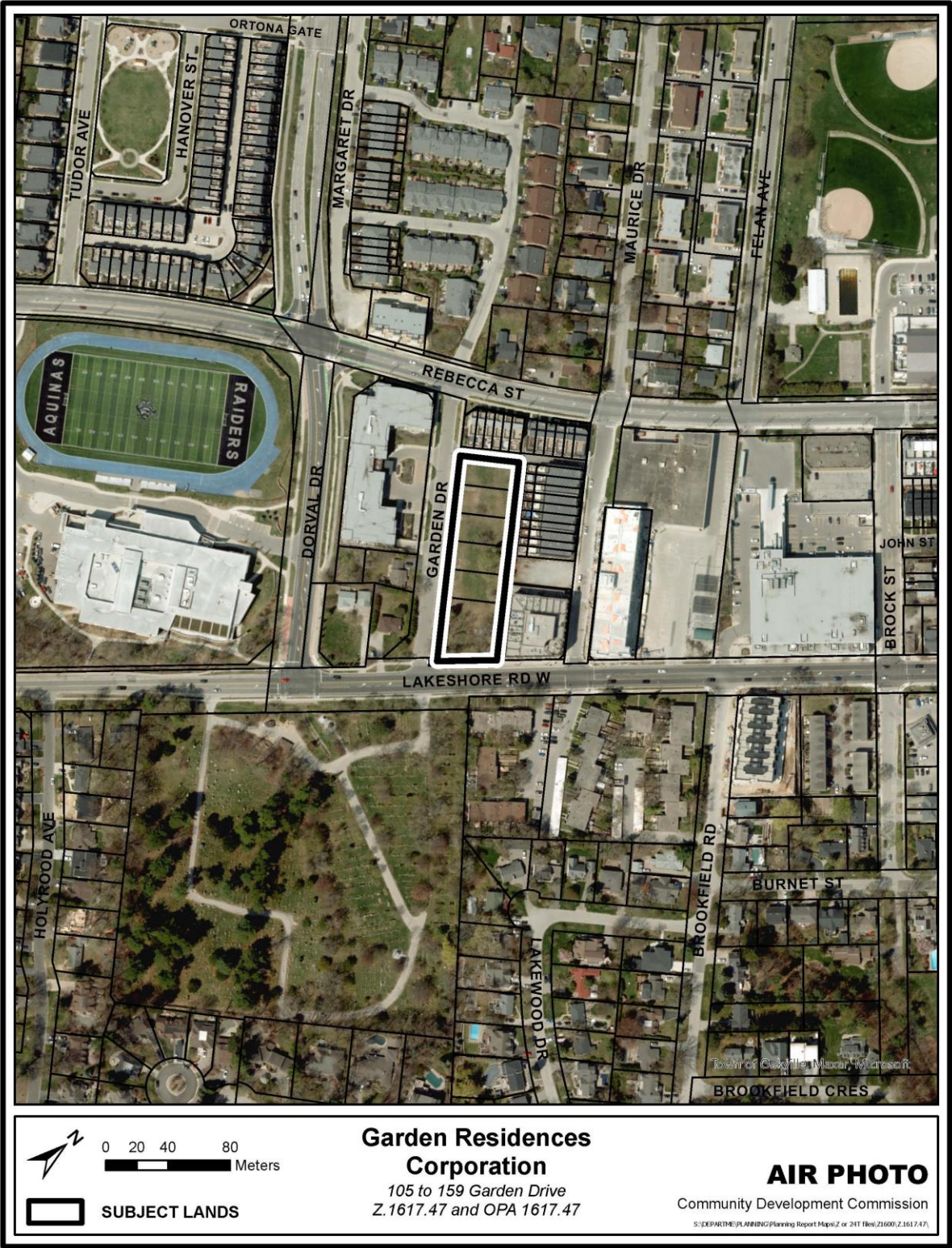
Prepared by:  
Catherine Buckerfield, M.Pl., MCIP, RPP  
Senior Planner, Current Planning - West

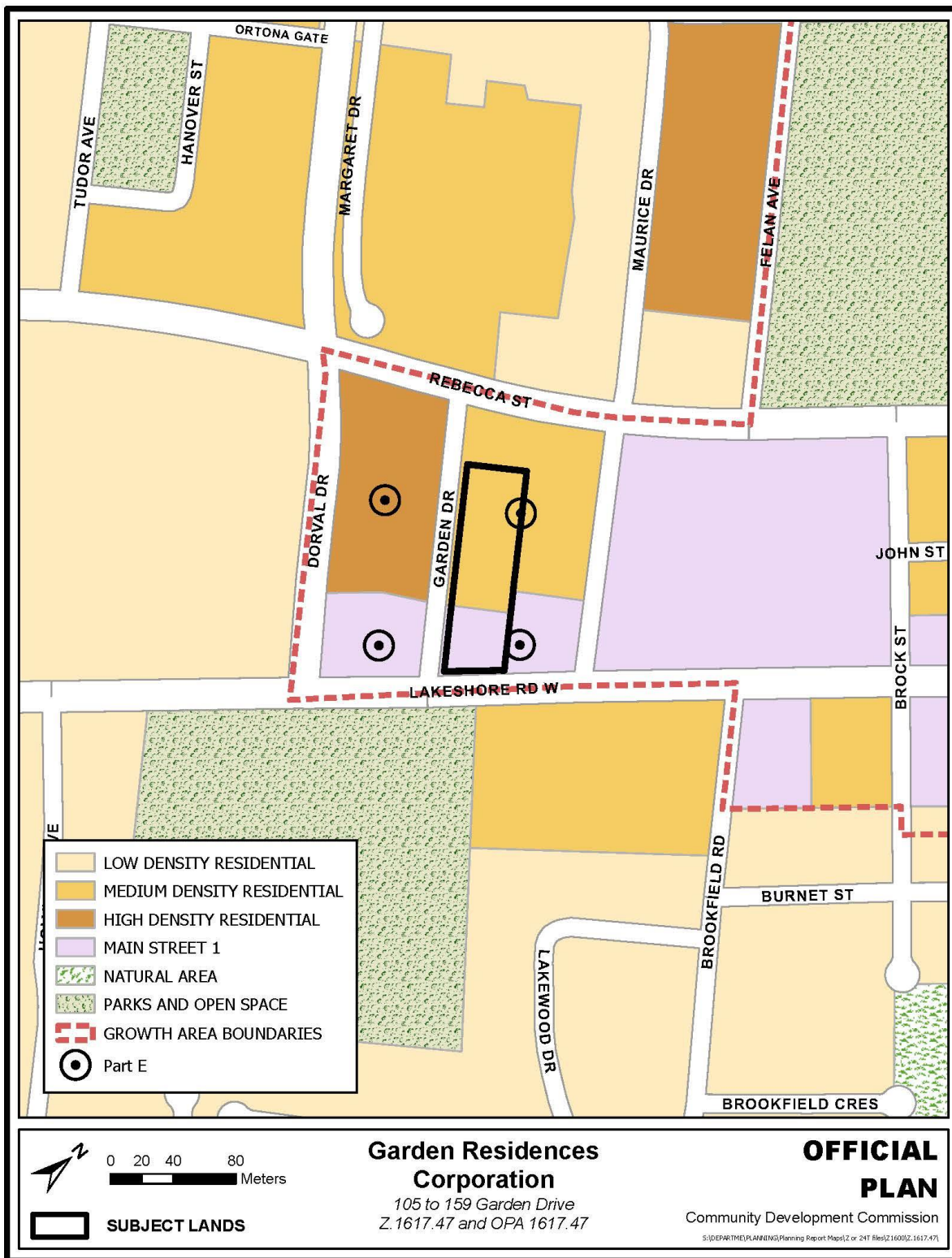
Recommended by:  
Paul Barrette, MCIP RPP  
Manager of Current Planning – West

Submitted by:  
Gabriel A.R. Charles, MCIP RPP  
Director, Planning Services

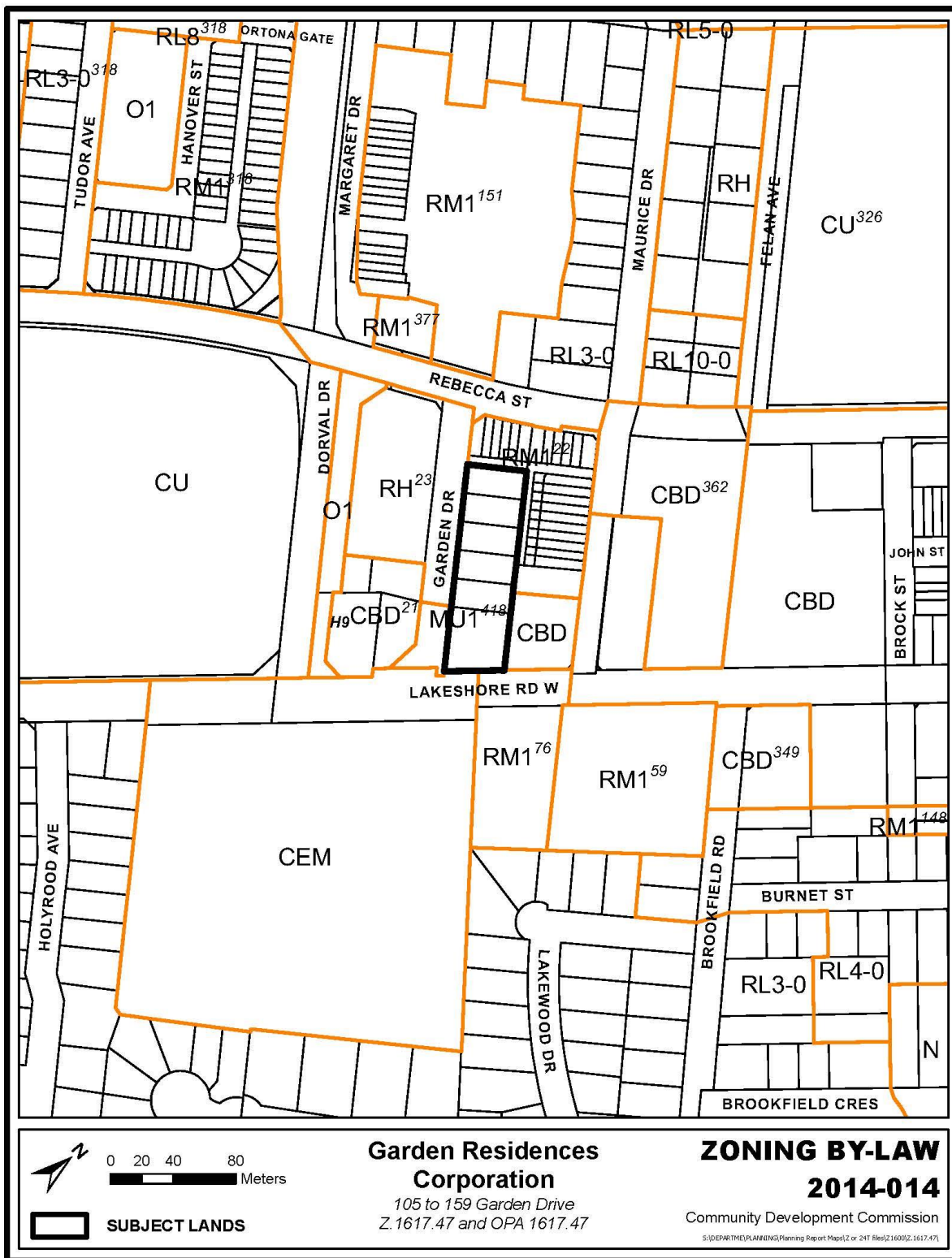


APPENDIX A: Aerial, Designation and Zone Maps











GARDEN RESIDENCE CORP.

The Architect is not responsible for the accuracy or completeness of the information submitted by the Contractor. The Contractor is responsible for the accuracy and completeness of the information submitted and for obtaining all necessary permits and approvals. The Contractor is responsible for the accuracy and completeness of the information submitted and for obtaining all necessary permits and approvals. The Contractor is responsible for the accuracy and completeness of the information submitted and for obtaining all necessary permits and approvals.

No.	Revision	Date

01	2B SUBMISSION			06/07/24

**Deserving Title**

COVER PAGE

Project  
GARDEN RESIDENCES  
CORP.  
GARDEN DRIVE  
CAVENDISH, ONTARIO



**RICHARD WENGLE**

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Toronto, Ontario M5R 2H3  
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email: road@roadnet.ca



Scale: AS SHOWN  
Drawn by: JZ/NT  
Checked by: RW  
Revision: 1  
Date: 1/24/12



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DATE: 06/07/24  
BY: RICHARD WENGLE ARCHITECTS

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	06/07/24
2	ISSUED FOR PERMIT	06/07/24

Drawing Title

TYPICAL BLOCK  
EAST ELEVATION

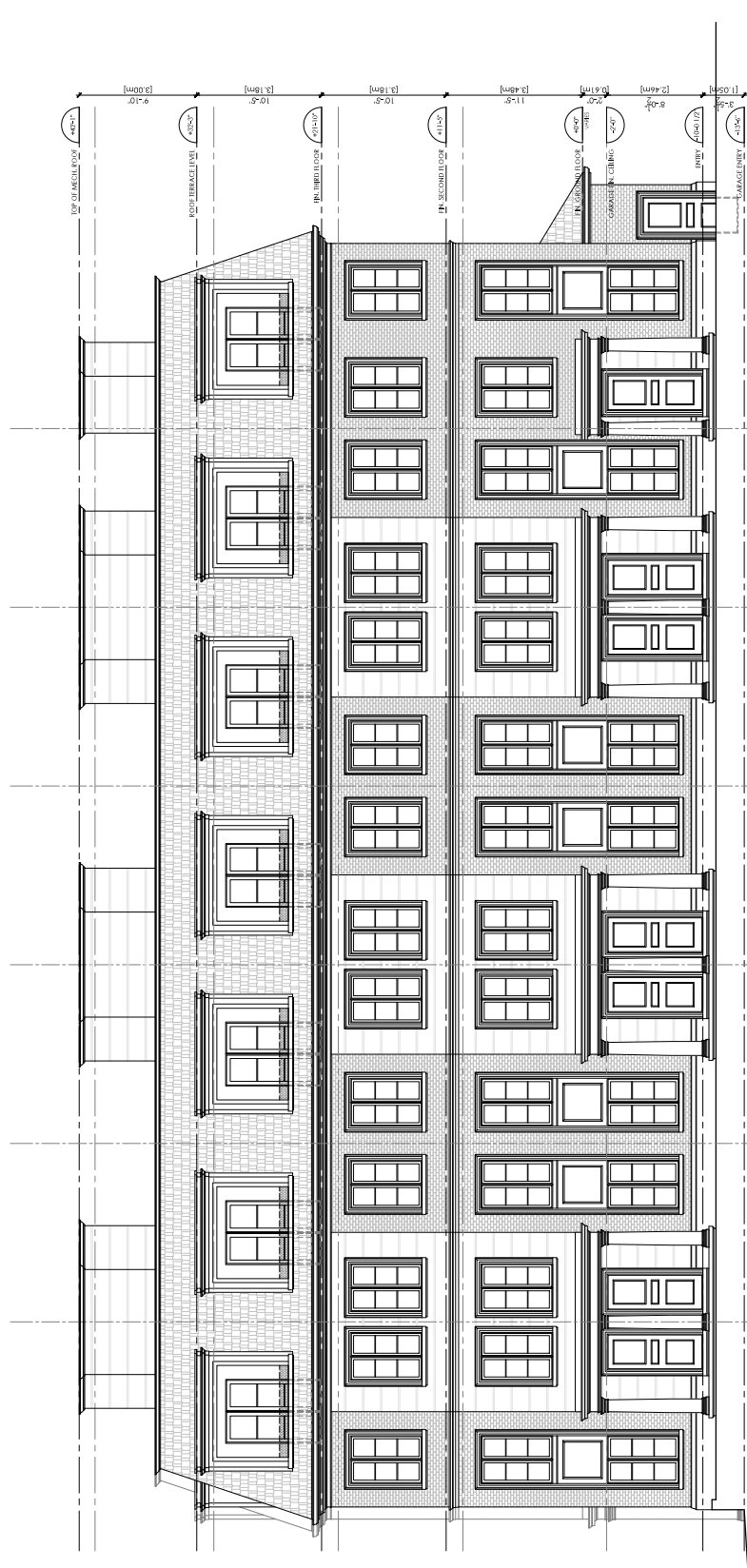
Project  
GARDEN RESIDENCES  
CORP.  
GARDEN DRIVE  
CARLETON, ONTARIO



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Scale: AS SHOWN	A3.1
Drawn by: J.W.	
Checked by: J.W.	
Project No.: 2117	



1 TYPICAL BLOCK - EAST ELEVATION  
SCALE: 1/4" = 1'-0"

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NO. 1	REVISION	DATE

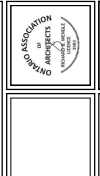
NO. 1	REVISION	DATE

Drawing Title  
**TYPICAL BLOCK - NORTH ELEVATION**

Project  
**GARDEN RESIDENCES CORP.**  
 GARDEN DRIVE  
 OAKVILLE, ONTARIO

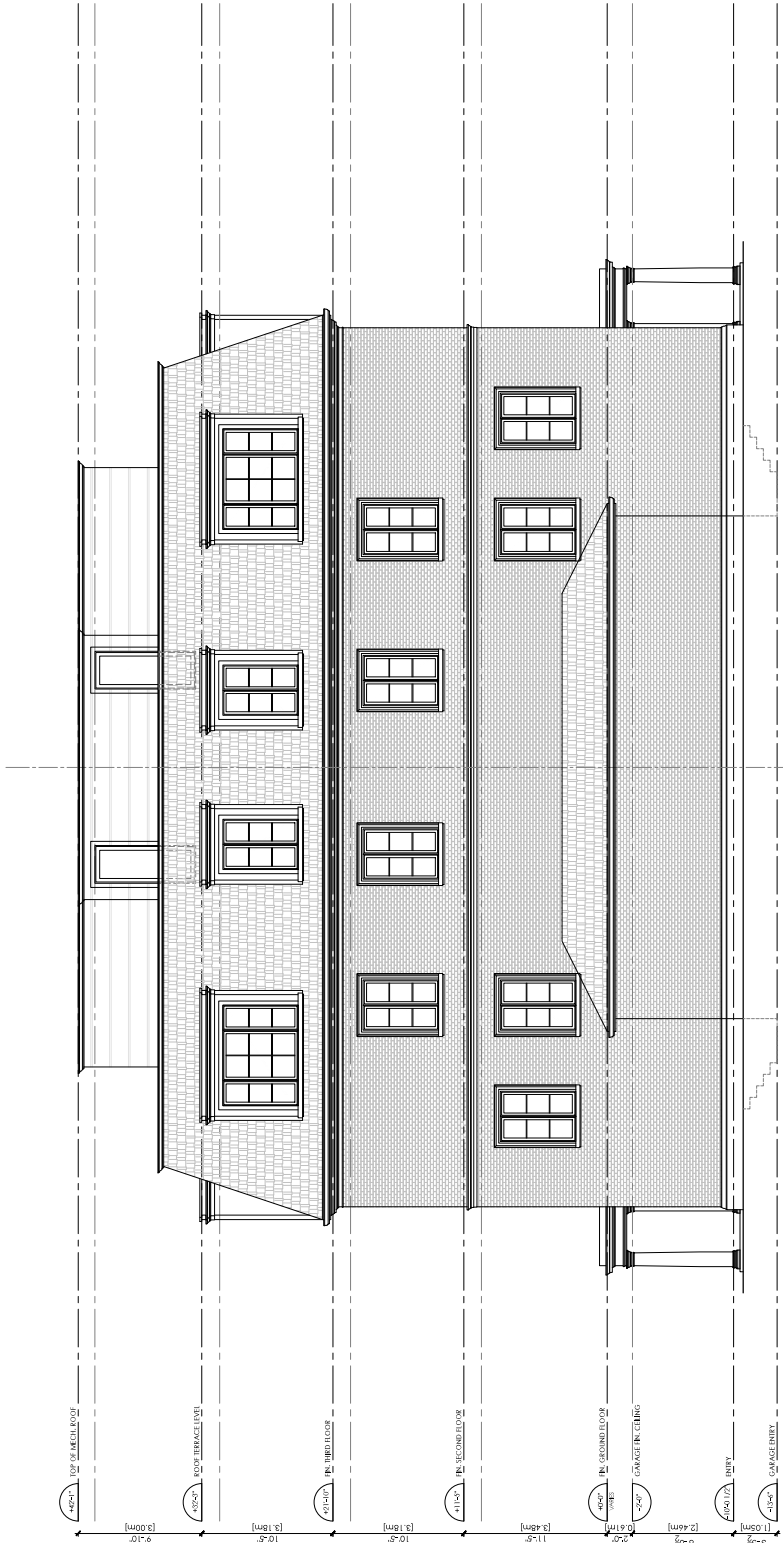


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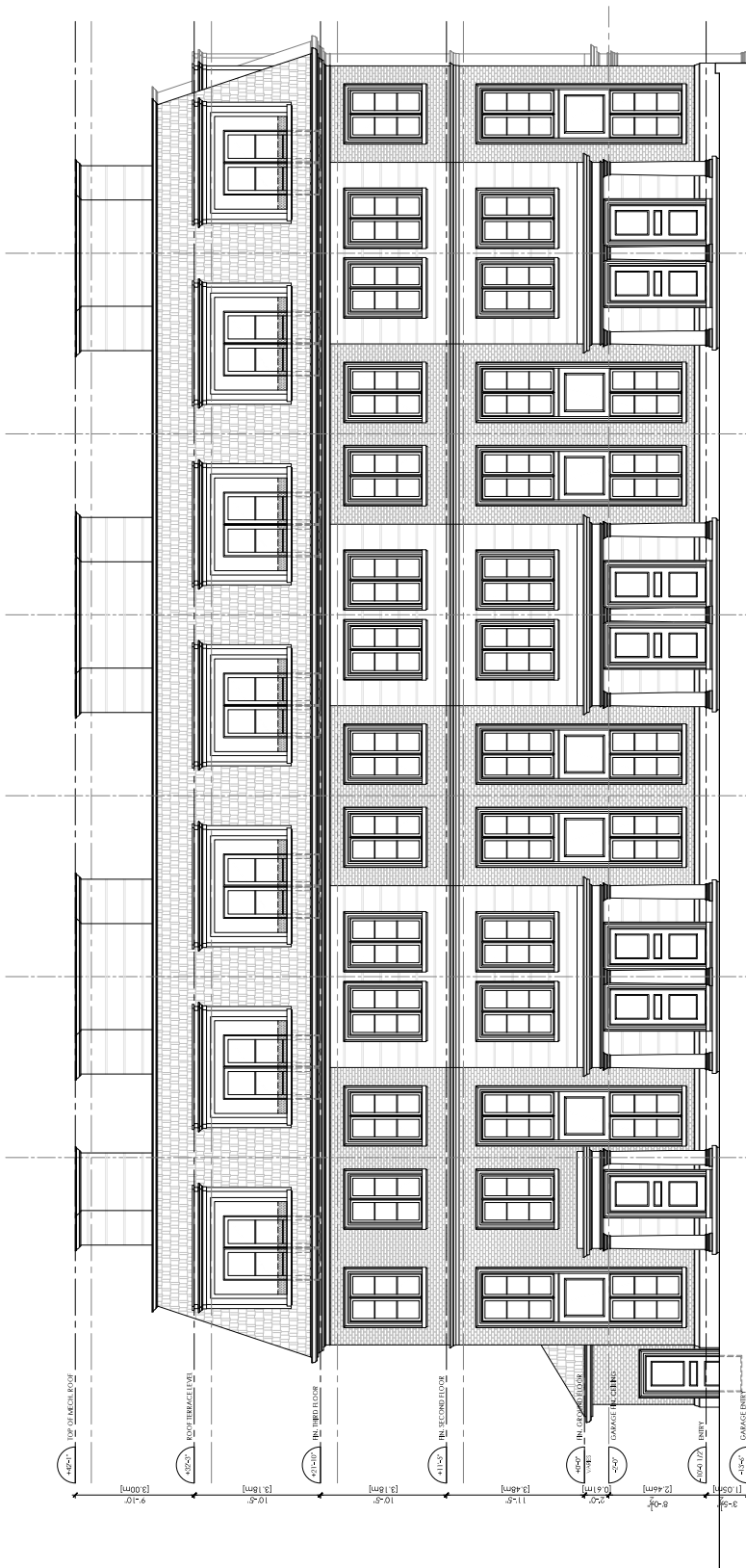


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 Project No. 2711



1 TYPICAL BLOCK - NORTH ELEVATION  
 SCALE 1/4" = 1'-0"

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Drawing Title

Project  
**GARDEN RESIDENCES**  
**CORP.**  
GARDEN DRIVE  
OAKVILLE, ONTARIO



**RICHARD WENGLE**  
ARCHITECT INC.

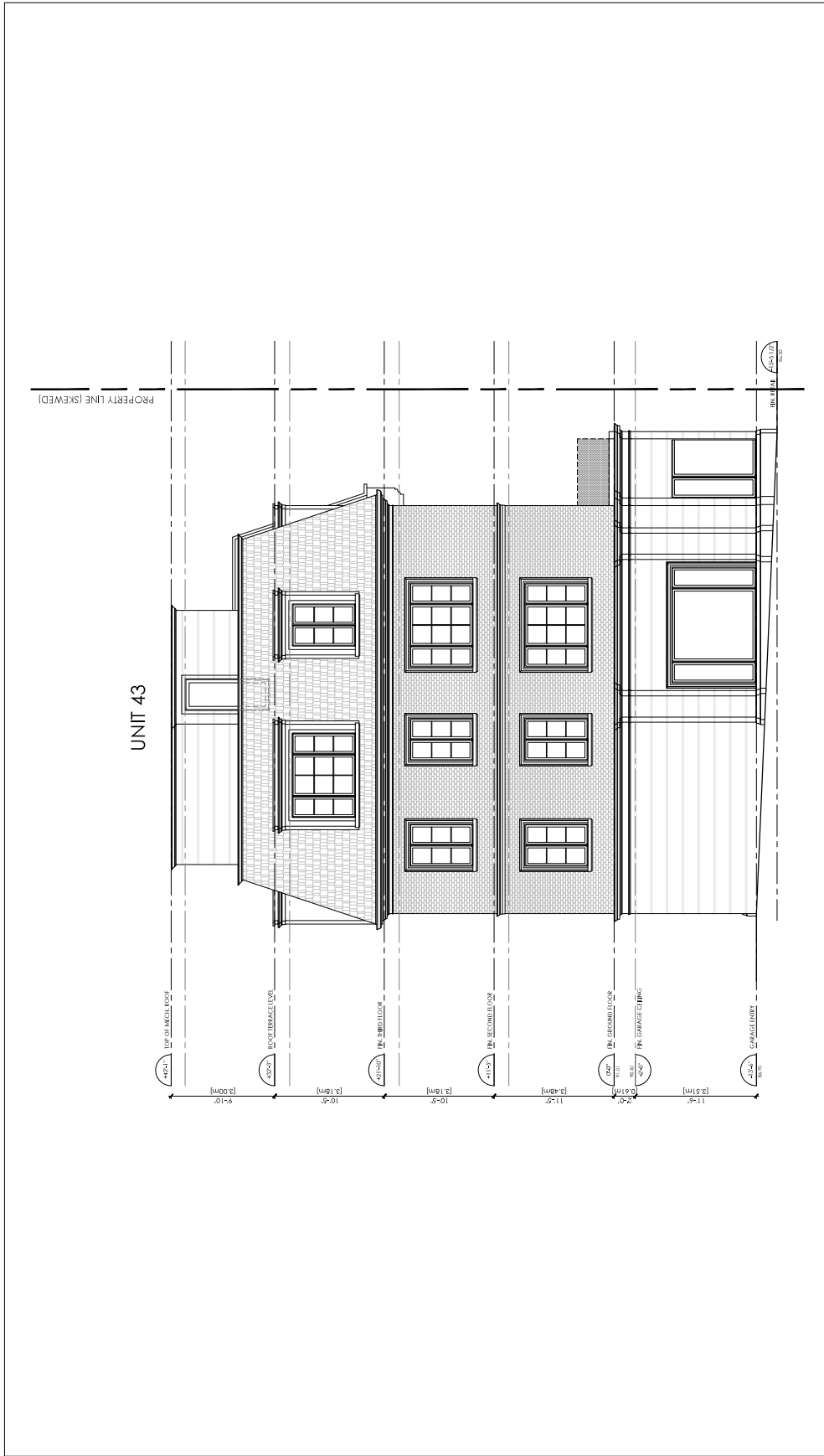
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ONTARIO ASSOCIATION  
OF  
ARCHITECTS  
EDMUND BEVELL  
LEWIS  
1882

Scale: AS SHOWN	A3.3
Drawn by: JZNI	
Checked by: RW	
Project No.: 2417	

1 TYPICAL BLOCK - WEST ELEVATION  
A3.3 SCALE: 1/4"= 1'-0"



1 BLOCK D - SOUTH ELEVATION  
A3.4 SCALE 1/4" = 1'-0"

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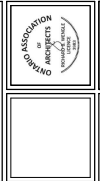
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PROJECT	GARDEN RESIDENCES CORP.
CLIENT	GARDEN DRIVE
LOCATION	CARLE PLACE, ONTARIO
ARCHITECT	RICHARD WENGLE ARCHITECTS
1002 Avenue Road	
North York, Ontario M2N 6L2	
T: (416) 752-0787	F: (416) 752-0787
email: rich@wengle.ca	

Drawing Title  
BLOCK D  
SOUTH ELEVATION

Project  
GARDEN RESIDENCES CORP.  
GARDEN DRIVE  
CARLE PLACE, ONTARIO

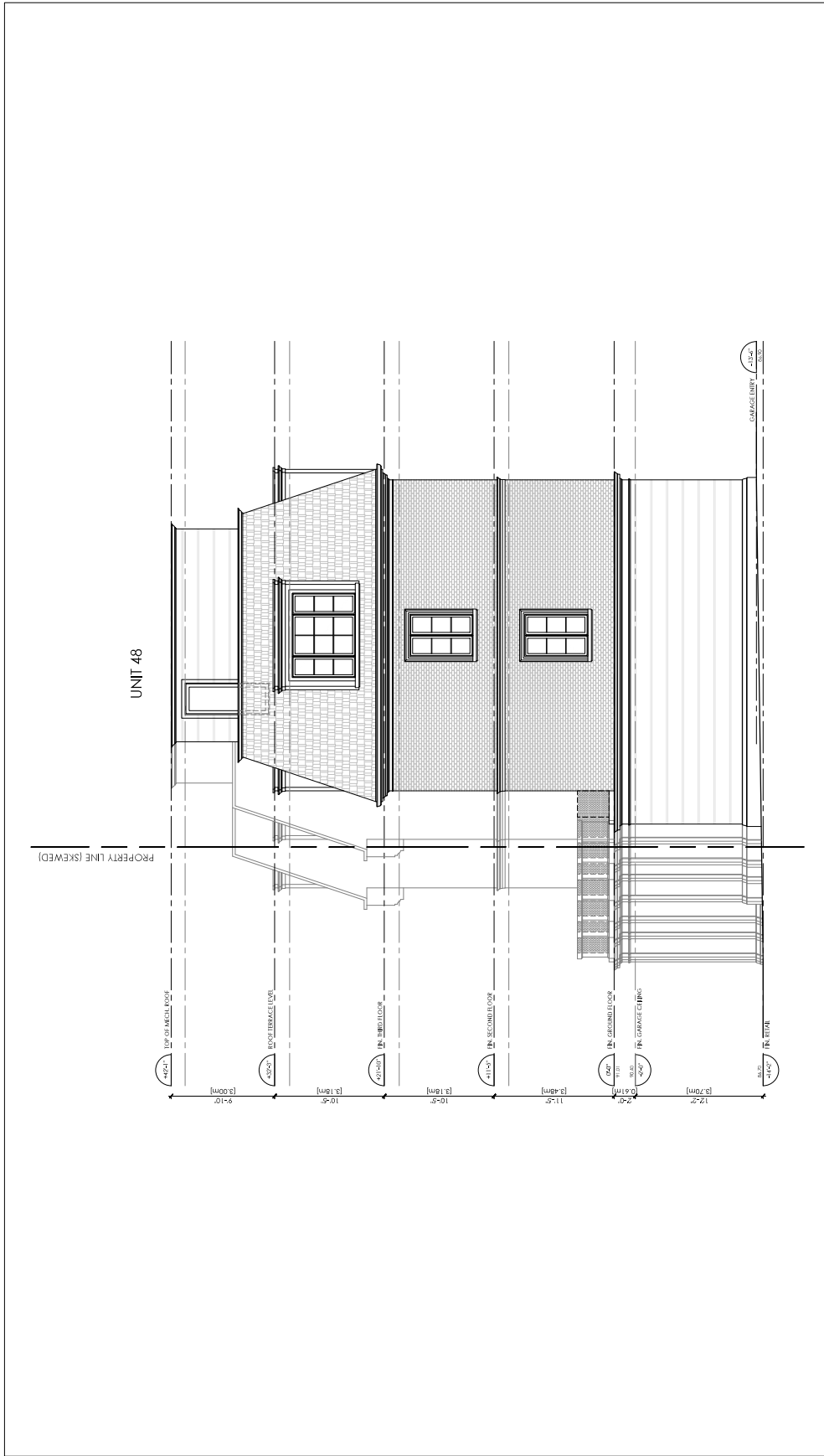
  
**RICHARD WENGLE**  
ARCHITECTS  
1002 Avenue Road  
North York, Ontario M2N 6L2  
T: (416) 752-0787 F: (416) 752-0787  
email: rich@wengle.ca



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Drawing No. 2117  
Drawing No. 2117







1 BLOCK D - NORTH ELEVATION  
A3.6 SCALE 1/4" = 1'-0"

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DATE: 08/07/24  
BY: RICHARD WENGLE  
CHECKED BY: RICHARD WENGLE  
PROJECT: UNIT 48

Project: **GARDEN RESIDENCES CORP.**  
GARDEN DRIVE  
CARLETON, ONTARIO

**RICHARD WENGLE ARCHITECTS**  
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ONARIO  
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**A3.6**

Scale: AS SHOWN  
Drawing by: RWA  
Checked by: RWA  
Project No.: 2117





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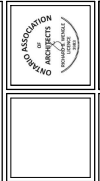
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Drawing Title  
3D PERSPECTIVE VIEWS

Project  
GARDEN RESIDENCES  
CORP.  
GARDEN DRIVE  
CARLETON, ONTARIO

**RICHARD WENGLE**  
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1102 Avenue Road  
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**A5.0**  
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Drawing No: 2411  
Project No: 2411





**THE CORPORATION OF THE TOWN OF OAKVILLE**  
**BY-LAW NUMBER 20\_\_ - \_\_**  
 Official Plan Amendment \_\_

A by-law to adopt an amendment to the Livable Oakville Official Plan,  
 Official Plan Amendment Number \_\_  
 (Garden Residences Corporation, File No.: OPA. \_\_)

**WHEREAS** the owner of the lands currently known as 105 and 115-159 Garden Drive has requested that Council amend the Livable Oakville Plan to change the site-specific exception policies applying to the lands to allow for development of four (4) blocks of Multiple-attached dwellings, each four (4) storeys in height with commercial uses fronting onto Lakeshore Road West as a further permitted use in addition to the existing permitted uses.

**WHEREAS** it is deemed necessary to pass an amendment to the Livable Oakville Plan to incorporate certain modification to text pertaining to the lands known as 105 and 115-159 Garden Drive.

**COUNCIL ENACTS AS FOLLOWS:**

1. The attached Official Plan Amendment Number \_\_ to the Livable Oakville Plan is hereby adopted.
2. This Official Plan Amendment is subject to appeal rights set out in the Planning Act, R.S.O. 1990,c. and shall come into effect once the deadline for filing appeals has passed or all appeals have been withdrawn or finally disposed of.

PASSED this day of \_\_\_\_, 20\_\_

MAYOR

CLERK

**Constitutional Statement**

The details of the amendment, as contained in Part 2 of this text, constitute Official Plan Amendment Number to the Livable Oakville Plan.

**Part 1 – Preamble****A. Subject Lands**

The subject lands are located at the northeast corner of Garden Drive and Lakeshore Road West and are known municipally as 105 and 115-159 Garden Drive.

**B. Purpose and Effect**

The purpose and effect of this official plan amendment (OPA) is to modify exception policies 23.7.6, as they apply to the subject lands, to permit four (4) blocks of multiple-attached dwelling, each four (4) storeys in height, with commercial uses fronting onto Lakeshore Road West as a further permitted use in addition to the existing permitted uses.

**C. Background and Basis**

- The subject lands are vacant, and they have an area of approximately ~4,988 metres squared (0.50 ha)
- On Schedule O1, Kerr Village Land Use, of the Livable Oakville Plan, the subject lands are currently designated “Main Street 1” and identified with bull’s eye symbol to indicate that they are subject to site-specific exception policies.
- The current policies would permit the subject lands to be redeveloped with a maximum of 18 three-storey townhouse units fronting onto Garden Drive (115-159 Garden Drive) and a four-storey mixed use (residential and commercial) building at the corner of Garden Drive and Lakeshore Road West (105 Garden Drive). Alternatively, they would also allow for development of a 5-storey retirement home and/or long term care home on the entirety of the Site including a minimum of 130 square metres of non residential floor area adjacent to Lakeshore Road West.
- The proposed amendment implements the policies of the Kerr Village Growth Area and provides an appropriate scale of development within the block bound by Dorval Drive, Rebecca Street, Maurice Drive and Lakeshore Road West.

## Part 2 – The Amendment

### A. Text Changes

The text of the Livable Oakville Plan is amended as indicated below. Text that is **underlined** is new text to be inserted into the Livable Oakville Plan. Text that is crossed out (“~~strikethrough~~”) is to be deleted from the Plan.

1. Part E, Section 23.7, Kerr Village Exceptions – Schedule O1, is amended by modifying policy 23.7.6 as follows:

On the lands designated Main Street 1 on the north side of Lakeshore Road, between Dorval Drive and Maurice Drive:

- a) Retail and service commercial uses, and ancillary residential uses, may be permitted on the ground floor.
- b) The maximum building height shall be four storeys
- c) Redevelopment of the lands between Garden Drive and Maurice Drive shall only occur at such time as all the lands within a *development* block have been acquired for *development* purposes. Lands fronting on to Garden Drive (105 and 115-159 Garden Drive) constitute one *development* block, while the remaining lands make up another *development* block.
- d) Redevelopment in accordance with c), above, shall be subject to the urban design guidelines for the Maurice Drive area.
- e) Notwithstanding subsections (a) through (d) above, the following uses are permitted on the development block fronting onto the east side of Garden Drive (105 and 115-159 Garden Drive):
  - i. a retirement home and/or long-term care home on the entirety of the *development* block subject to the additional policies in subsection (f) below; or,
  - ii. *multiple attached dwellings* on the northern portion of the *development* block (115-159 Garden Drive) subject to the additional policies in subsection (g) below, and the remainder of the development block (105 Garden Drive) developed in accordance with subsections (a) through (d) above; or,
  - iii. **multiple attached dwellings on the entirety of the development block subject to the additional policies in subsection (h) below.**
- f) The following additional policies apply to *development* in accordance with subsection (e)(i) above:
  - i. The maximum building height shall be five storeys.
  - ii. The fifth storey shall have a maximum floor area of 975 square metres and no retirement or long-term care dwelling units shall be permitted within it.

- iii. The ground floor adjacent to Lakeshore Road West shall include a minimum of 130 square metres of non-residential floor area for publicly accessible retail and/or service commercial uses.
  - iv. Vehicular access shall only be from Garden Drive
  - v. Redevelopment shall be in accordance with urban design guidelines approved by the Town.
- g) The following additional policies apply to the multiple attached dwellings permitted by subsection (e)(ii) above:
- i. A maximum of 18 units at a maximum density of 53 units per *site hectare* shall be permitted.
  - ii. The maximum building height shall be three storeys.
  - iii. Redevelopment shall only occur upon confirmation of adequate water and wastewater services, the suitability of the adjoining roads to accommodate traffic and the submission of a block plan indicating the integration of the proposed redevelopment within the overall area.
  - iv. Redevelopment shall be subject to urban design guidelines approved by the Town.
- h) The following additional policies apply to the multiple attached dwellings permitted by subsection (e)(iii) above:**
- i. A maximum of 48 residential units shall be permitted.**
  - ii. The maximum building height shall be four storeys.**
  - iii. The ground floor adjacent to Lakeshore Road West shall include a minimum of 130 square metres of non-residential floor area for publicly accessible retail and/or service commercial uses.**
  - iv. Vehicular access shall only be from Garden Drive.**
  - v. Redevelopment shall be in accordance with urban design guidelines approved by the Town.**



## THE CORPORATION OF THE TOWN OF OAKVILLE

## BY-LAW NUMBER 20\_\_ - \_\_

A by-law to amend the Town of Oakville Zoning By-law 2014-014 to permit the use of lands described as 105, 115-159 Garden Drive (Garden Residences Corporation, File No.: Z. \_\_\_\_\_)

## ORDERED BY THE ONTARIO LAND TRIBUNAL:

1. Part 15, Special Provisions, of By-law 2014-014 as amended, is further amended by renumbering Section 15.418.3 to 15.418.4 and adding new Section 15.418.3 as follows:

418 Map 19 917a)	105, 115-159 Garden Drive	Parent Zone: MU1 (2022-099) (20__ - __)
The lands subject to Special provision 418 may be developed and used in accordance with either subsection 15.418.1, subsection 15.418.2, or Subject 15.418.3.		
15.418.3 – Option #3		
15.418.3.1- Permitted Uses		
The following uses are only permitted:		
a)	Dwelling, Back-to-Back Townhouse	
b)	Dwelling, Multiple	
c)	Art Gallery	
d)	Business Office	
e)	Financial Institution	
f)	Medical Office	
g)	Restaurant	
h)	Retail Store	
i)	Service Commercial Establishment	
j)	Commercial school	
k)	School, private	
l)	Veterinary clinic	
15.418.3.2 Additional Regulations for Permitted Uses		
The following additional regulations apply:		
a)	Non-Residential uses are required within the <i>first storey</i> of a <i>building</i> fronting Lakeshore Road West.	
b)	The minimum combined floor area for all Non-Residential uses required within-the <i>first storey</i> of a <i>building</i> fronting Lakeshore Road West shall be 130m <sup>2</sup> .	
c)	Table 8.2, note 3 shall not apply.	
15.418.3.3 Additional Zone Provisions:		

The following additional regulations apply:		
a)	Minimum <i>interior side yard</i> for the first storey	2.5m
b)	Minimum <i>interior side yard</i> for the second to fourth storey	4.5m
c)	Minimum <i>rear yard</i>	6m
d)	Maximum <i>height</i>	16m
e)	Table 8.3.2 shall not apply.	
f)	Section 8.4a) shall not apply.	
g)	Section 8.6c), d), e) shall not apply	
h)	Maximum encroachment for a Porch within a rear yard setback	2m
i)	Minimum width of <i>landscaping</i> abutting a <i>residential zone</i> .	2.5m
j)	Minimum width of <i>landscaping</i> from a surface parking area to a road.	2m
k)	Minimum width of <i>landscaping</i> from a surface parking area to a lot with a residential use.	4m
l)	Section 4.27 f) & e) shall not apply	
15.418.3.4 Parking Provisions		
a)	Minimum Residential Parking Required	1 space per unit
b)	Minimum Non-residential and Residential Visitor parking Required	0.2 spaces per unit
c)	The minimum width of a parking space not located in a private garage	2.6m
d)	Section 5.8. shall not apply.	
15.418.3.5 Special Provisions		
a)	All lands shall be considered as one <i>corner lot</i> for the purposes of this by-law. The <i>lot line</i> abutting Lakeshore Road West shall be deemed the <i>front lot line</i> , and the <i>lot line</i> abutting Garden Drive shall be deemed the <i>flankage lot line</i> .	
15.418.4 Special Figures		

## **APPENDIX E: Official Plan Extracts**

### **Livable Oakville**

#### **Part C: Making Oakville Livable (General Policies)**

##### **Section 6: Urban Design**

Good urban design is an integral part of the planning process, enabling the creation of stimulating, vibrant, and livable places; it is a key component in creating a definable sense of identity. Tangible elements of the urban environment such as the built form, open space, and public realm, and their relationship to one another, should be organized and designed in an attractive, functional and efficient manner.

##### **6.1 General**

###### **6.1.1 Objectives**

The general objectives for urban design are to provide for:

- a) diversity, comfort, safety and compatibility with the existing community;
- b) attractive, barrier-free, and safe public spaces, such as streetscapes, gateways, vistas and open spaces;
- c) innovative and diverse urban form and excellence in architectural design; and,
- d) the creation of distinctive places and locales, including Midtown Oakville, the other Growth Areas and high profile locations such as gateways to the Town.

###### **6.1.2 Policies**

- a) Development and public realm improvements shall be evaluated in accordance with the urban design direction provided in the Livable by Design Manual, as amended, to ascertain conformity with the urban design policies of this Plan. Alternative design approaches to those found in the Livable by Design Manual may be proposed, with appropriate justification and after consultation with the Town, provided that they meet the intent and purpose of the urban design policies of the Plan.

##### **6.4 Streetscapes**

6.4.2 New development should contribute to the creation of a cohesive streetscape by:

- a) placing the principal building entrances towards the street and where applicable, towards corner intersections;
- b) framing the street and creating a sense of enclosure
- c) providing variation in façade articulation and details;
- d) connecting active uses to the public realm to enhance the liveliness and vibrancy of the street, where applicable;
- e) incorporating sustainable design elements, such as trees, plantings, furnishings, lighting, etc.;

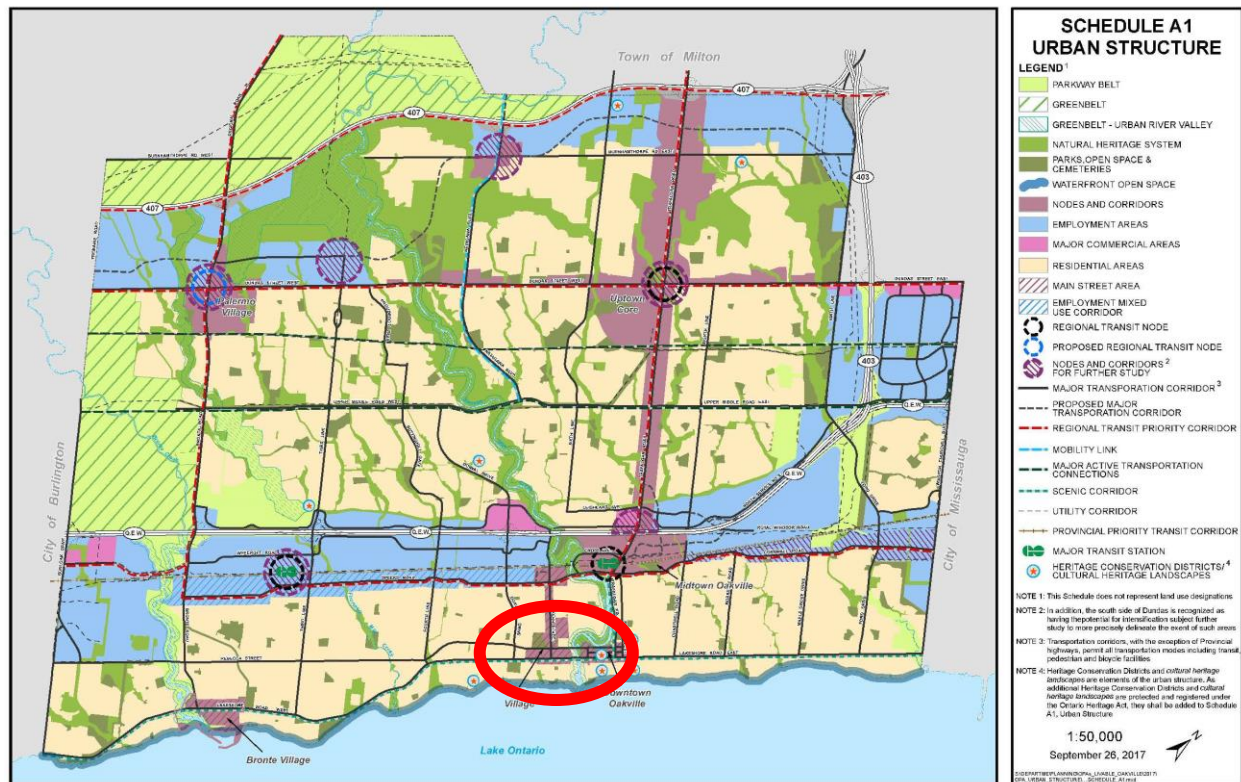
- f) coordinating improvements in building setback areas to create transitions from the public to private realms; and,
- g) improving the visibility and prominence of and access to unique natural, heritage, and built features

## **6.9 Built Form**

- 6.9.1 Buildings should be designed to create a sense of identity through massing, form, placement, orientation, scale, architectural features, landscaping and signage.
- 6.9.2 Building design and placement should be compatible with the existing and planned surrounding context and undertaken in a creative and innovative manner.
- 6.9.3 To achieve compatibility between different land uses, development shall be designed to accommodate an appropriate transition through landscape buffering, spatial separation, and compatible built form.
- 6.9.5 Buildings should present active and visually permeable façades to all adjacent streets, urban squares, and amenity spaces through the use of windows, entry features, and human-scaled elements.
- 6.9.6 Main principal entrances to buildings should be oriented to the public sidewalk, onstreet parking and transit facilities for direct and convenient access for pedestrians.
- 6.9.7 Development should be designed with variation in building mass, façade treatment and articulation to avoid sameness.
- 6.9.8 Buildings located on corner lots shall provide a distinct architectural appearance with a high level of detailing and articulated façades that continue around the corner to address both streets.
- 6.9.9 New development shall ensure that proposed building heights and form are compatible with adjacent existing development by employing an appropriate transition of height and form from new to existing development, which may include setbacks, façade step backs or terracing in order to reduce adverse impacts on adjacent properties and/or the public realm.
- 6.9.10 Continuous streetwalls of identical building height are discouraged. Variety in rooflines should be created through subtle variations in roof form and height.
- 6.9.11 Where appropriate, the first storey of a building shall have a greater floor to ceiling height to accommodate a range of non-residential uses.
- 6.9.12 New development should be fully accessible by incorporating universal design principles to ensure barrier-free pedestrian circulation.
- 6.9.13 Rooftop mechanical equipment shall not be visible from view from the public realm.
- 6.9.14 Outdoor amenity areas on buildings should incorporate setbacks and screening elements to ensure compatibility with the local context.

6.9.15 Buildings should be sited to maximize solar energy, ensure adequate sunlight and skyviews, minimize wind conditions on pedestrian spaces and adjacent properties, and avoid excessive shadows.

## Part D: Land Use Designations and Policies



## Section 12: Mixed Use

The Mixed Use designations provide areas where residential, commercial and office uses are integrated in a compact urban form at higher development intensities. Mixed Use areas are to be pedestrian-oriented and transit-supportive.

- 12.1.1 The intent of the Mixed Use designations is to allow for a diversity of residential, commercial and office uses which are integrated in buildings to provide for the efficient use of municipal services and *infrastructure*.
- 12.1.2 Mixed use *development* will be focused on lands located within Oakville's Growth Areas and along identified corridors.
- 12.1.3 The Mixed Use designations are intended to create animated streets by providing retail and service commercial uses on the ground floor of mixed use buildings, fronting onto the street and other pedestrian environments. The location and size of any use on upper and/or lower floors within mixed use buildings will be determined through the *development* process and regulated by the implementing zoning.

12.1.4 All *development* within the Mixed Use designations shall be of a high quality design that considers the integration of new and existing buildings, as well as building façade treatment.

## **12.2 Main Street 1**

The Main Street 1 designation represents small scale, mixed use development along main streets and is intended to reflect a pedestrian-oriented, historic main street character.

### **12.2.1 Permitted Uses**

- a) A wide range of retail and service commercial uses, including restaurants, commercial schools, *offices, places of entertainment, indoor sports facilities, hotels and residential uses, may be permitted in the Main Street 1 designation. The ground floor of buildings in the Main Street 1 designation shall be primarily occupied by retail and service commercial uses. Limited office uses, and ancillary residential uses, may also be permitted on the ground floor of mixed use buildings.*
- b) The requirement for and the size and location of retail, service commercial and office uses on the ground floor of buildings shall be determined through the development process and regulated by the implementing zoning.

### **12.2.2 Building Heights**

- a) Buildings within the Main Street 1 designation shall be a minimum of two storeys in height and a maximum of four storeys in height.

### **12.2.3 Parking**

- a) Surface parking shall be provided only within a side and/or rear yard. Surface parking on corner lots shall only be permitted in the rear yard.

## **Part E: Growth Areas, Special Policy Areas and Exceptions**

### **Section 23: Kerr Village**

Kerr Village will accommodate intensification through new development and redevelopment, with a mix of residential and commercial uses. The Village will also continue to function as a location for institutional, recreational and public open space uses.

#### **23.1 Goal**

Kerr Village will be revitalized as a vibrant business district and cultural area.

#### **23.2 Objectives**

As Kerr Village develops, the Town will, through public actions and in the process of reviewing planning applications, use the following objectives to guide decisions.

23.2.1 Create opportunities for new, sustainable growth by promoting compact urban form with higher density development through compatible development and redevelopment opportunities.

23.2.2 Enhance the mobility of all users with the provision of transit priority measures and increase levels of service through the development process by:

- a) promoting pedestrian and cycling-oriented mixed use development, with improved connections to the Downtown as well as the GO train station and proposed employment hub in Midtown Oakville;
- b) improving circulation, connections and access for cyclists, pedestrians and public transit; and,
- c) increasing efficiencies for alternate modes of transportation by encouraging compact urban form.

23.2.3 Create an attractive public realm by:

- d) promoting high quality streetscapes and open spaces to create a comfortable, accessible and unique community; and,
- e) ensuring appropriate transitions occur between the main street areas and the lower density residential neighbourhoods.

### **23.3 Development Concept**

Kerr Village is comprised of three land use districts that are structured to provide an appropriate transition in land use and built form between the existing residential areas and any future *development* and redevelopment.

#### **23.3.3 Lower Kerr Village District**

The Lower Kerr Village District shall largely be a mixed use area, allowing for a mixture of commercial, office and residential uses, including some standalone residential uses, extending from Downtown Oakville, with a defined entrance into Kerr Village.

### **23.4 Functional Policies**

In addition to the policies of Parts C and D of this Plan, the following functional policies apply to Kerr Village.

#### **23.4.1 Transportation**

b) Through the development process, attractive transit environments are encouraged to include transit passenger amenities, minimal surface parking, and other travel demand management strategies to encourage transit ridership.

c) Parking

- i. Surface parking lots shall be limited. Where surface parking is provided, the visual impact of large surface lots shall be mitigated by a combination of setbacks and significant landscaping including:
  - pavement treatment;
  - low walls or decorative fencing;
  - landscape material; and,
  - trees and lighting throughout parking lots and along the edges.
- ii. Access to parking and servicing areas should not occur from Kerr Street but from local streets, service lanes and to the side or rear of buildings.
- iii. On-street parking shall be maintained throughout Kerr Village with the exception of Speers Road and Kerr Street north of Speers Road. It is the intent that on-street parking shall be permitted at all times.

d) Bicycle facilities are encouraged throughout Kerr Village with the appropriate signage and infrastructure such as bicycle racks and bicycle lockers.

23.4.2 Minimum Density – A minimum planned density shall be established for Kerr Village through Provincial plan conformity coordinated with Halton Region.

## **23.5 Urban Design**

In addition to the Urban Design policies in section 6 of this Plan, the following policies shall apply specifically to Kerr Village. The urban design plan for Kerr Village is provided on Schedule O2.

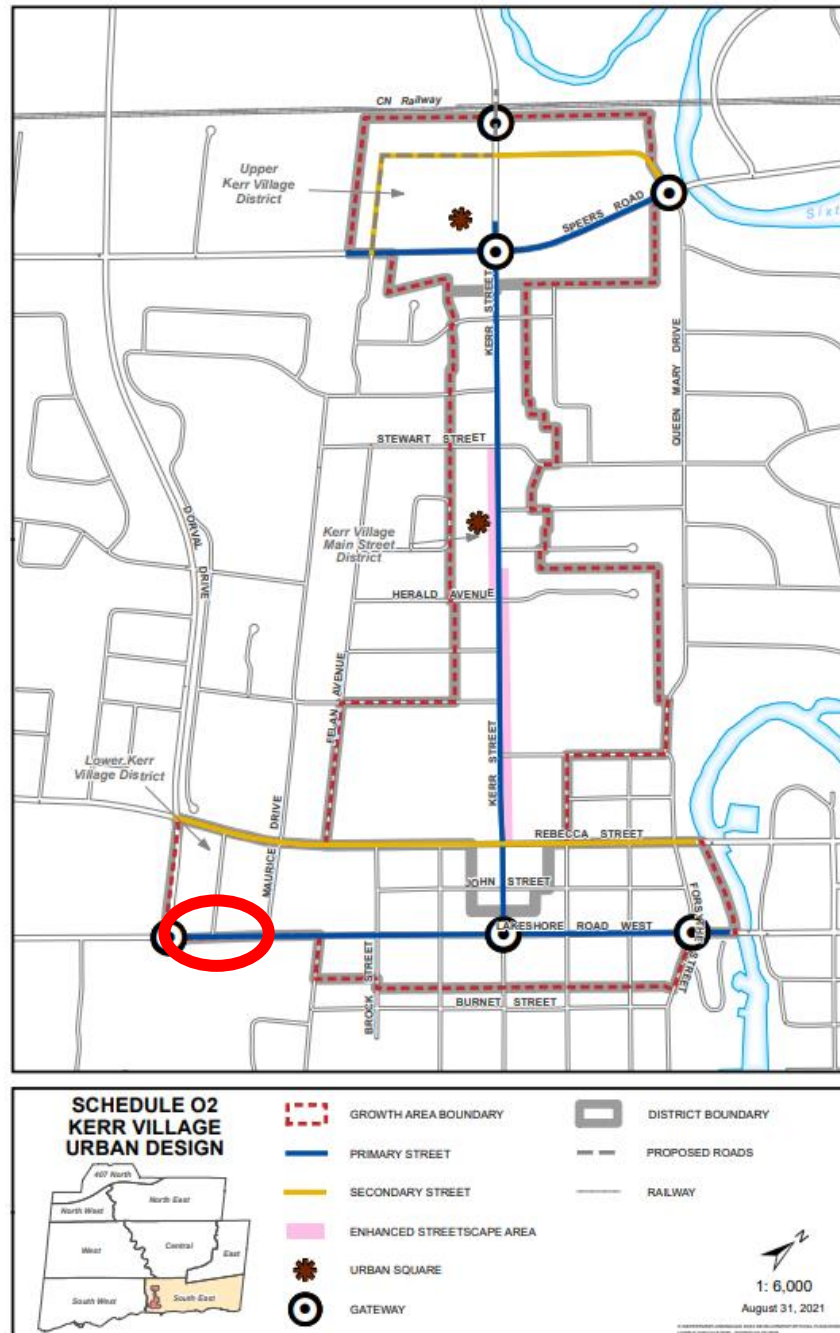
### **23.5.1 General**

Development and public realm improvements, including the streetscape for Kerr Street and Lakeshore Road West, shall be evaluated in accordance with the urban design direction provided in the Livable by Design Manual.

### **23.5.3 Streetscapes**

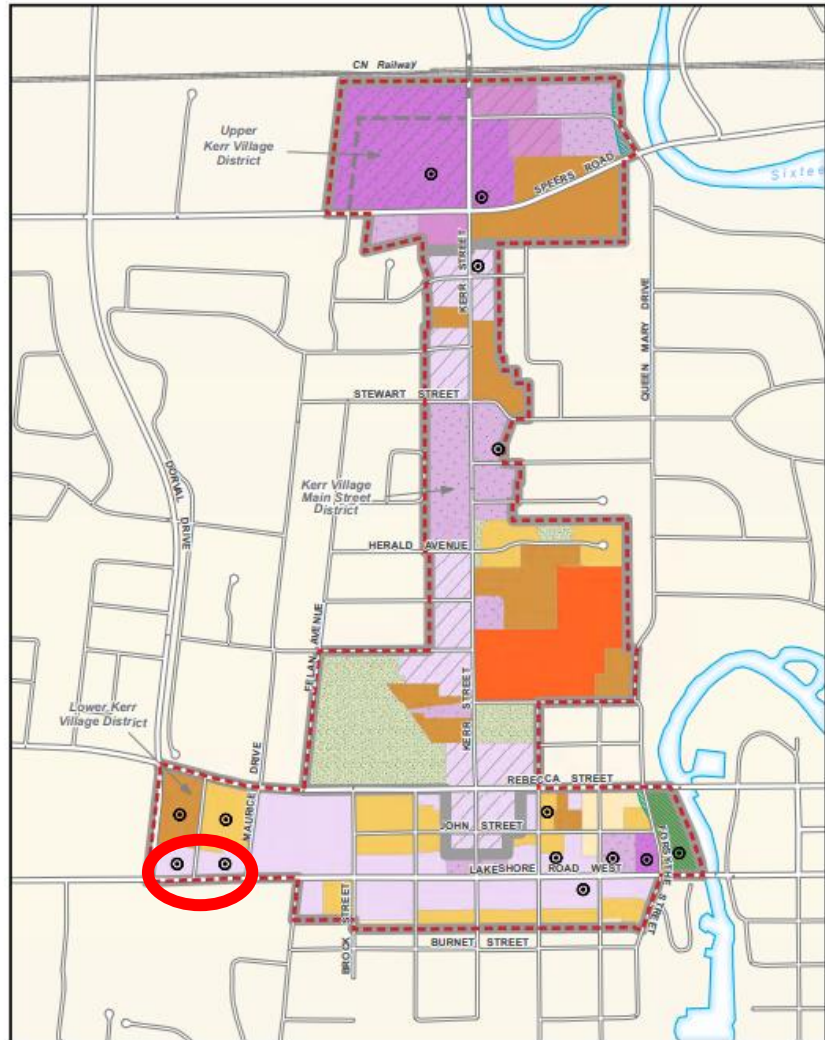
- a) Primary and secondary streets, as identified on Schedule O2, shall provide for pedestrian-oriented streetscapes through the use of wide sidewalks, landscaping and furnishings.
- b) Buildings along primary streets, as identified on Schedule O2, shall:
  - i. incorporate a high degree of transparency on the ground floor;
  - ii. provide building openings and principal entrances facing the street; and,
  - iii. contain commercial, community, cultural or limited office uses adjacent to the street which foster an active main street environment.
- c) Buildings along secondary streets, as identified on Schedule O2, should:
  - i. incorporate a high degree of transparency on the ground floor
  - ii. provide building openings and principal entrances facing the street; and,
  - iii. contain commercial, office, community or cultural uses adjacent to the street which support the main street district, and may also contain residential uses on the ground floor.





## 23.7 Kerr Village Exceptions – Schedule O1

23.7.9 On the lands designated Main Street 1 at the southwest corner of Lakeshore Road West and Chisholm Street, a maximum building height of five storeys may be permitted, conditional on the owner entering into an agreement under section 37 of the *Planning Act*.



- 23.7.5 The lands designated Medium Density Residential and High Density Residential in the general vicinity of Rebecca Street, Garden Drive, and Maurice Drive are subject to the following additional policies:
- a) On the lands designated Medium Density Residential, only *multiple attached dwellings* may be permitted with a maximum building height of three storeys.
  - b) On the lands designated High Density Residential, only townhouses and apartments may be permitted with a maximum building height of four storeys.
  - c) Redevelopment in accordance with a) and b), above, shall only occur when all of the lands within a *development* block have been acquired for *development* purposes.
    - i) Lands designated High Density Residential, between Dorval and Garden Drives, make up one *development* block.
    - ii) Lands designated Medium Density Residential along Rebecca Street, east of Garden Drive, constitute two *development* blocks.
  - iii) The remaining lands designated Medium Density Residential, between Garden Drive and Maurice Drive, make up two *development* blocks:
    - one *development* block fronting Garden Drive, which may be developed for a maximum of 18 *multiple attached dwelling* units and at a maximum density of 53 units per *site hectare*; and,
    - the second *development* block fronting onto Maurice Drive to be developed in accordance with the Medium Density Residential land use and policy provisions of the Plan.
  - d) Redevelopment in accordance with a) and b), above, shall only occur upon confirmation of adequate water and wastewater services, the suitability of the adjoining roads to accommodate traffic and the submission of a block plan indicating the integration of the proposed redevelopment within the overall area.
  - e) Redevelopment in accordance with a), above, shall be subject to urban design guidelines approved by the Town.
  - f) Notwithstanding the above, the lands may continue to be used for the existing single detached dwellings until such time as comprehensive redevelopment occurs.

- 23.7.6 On the lands designated Main Street 1 on the north side of Lakeshore Road, between Dorval Drive and Maurice Drive:
- a) Retail and service commercial uses, and ancillary residential uses, may be permitted on the ground floor.
  - b) The maximum building height shall be four storeys.
  - c) Redevelopment of the lands between Garden Drive and Maurice Drive shall only occur at such time as all the lands within a *development* block have been acquired for *development* purposes. Lands fronting on to Garden Drive constitute one *development* block, while the remaining lands make up another *development* block.
  - d) Redevelopment in accordance with c), above, shall be subject to the urban design guidelines for the Maurice Drive area.

Zoning By-law 2014-014

Part 8

## Mixed Use Zones

5. A maximum of one of the *uses* subject to this footnote shall be permitted in a *dwelling* or an *accessory dwelling unit* associated with the main *dwelling*. (2023-024)
6. On a *lot* having *lot frontage* greater than 20.0 metres *uses* subject to this footnote are limited to a cumulative maximum width of 50% of the *building* in the first 9.0 metres of depth of the *building* on the *first storey* only, measured in from the *main wall* oriented toward the *front lot line*.
7. Shall have a maximum *net floor area* of 1,400.0 square metres per *premises*, applying only for the portion of the *premises* located on the *first storey*.
8. Prohibited within a single *use building*. (PL140317)

### 8.3 Regulations

The regulations for *lots* in a Mixed Use *Zone* are set out in Tables 8.3.1 and 8.3.2, below.

Table 8.3.1: Regulations in the Mixed Use Zones						
		CBD	MU1	MU2	MU3	MU4
Minimum front yard	A	0.0 m	0.0 m	0.0 m	0.0 m	1.0 m
Maximum front yard	A	3.0 m (1)(2)	3.0 m (1)	5.0 m (1)(3)	5.0 m (1)(3)	5.0 m (1)(3)
Minimum flankage yard	B	0.0 m	0.0 m	0.0 m	0.0 m	1.0 m
Maximum flankage yard	B	3.0 m (1)(2)	3.0 m (1)	5.0 m (1)(3)	5.0 m (1)(3)	5.0 m (1)(3)
Minimum interior side yard (2015-018)	C	0.0 m	0.0 m	0.0 m	0.0 m	0.0 m
Minimum interior side yard abutting a lot in any Residential Zone, Institutional (I) Zone, or Community Use (CU) Zone	C	3.0 m	3.0 m	3.0 m (4)	7.5 m (5)	7.5 m (5)
Minimum rear yard (2015-018)	D	0.0 m	0.0 m	0.0 m	0.0 m	0.0 m
Minimum rear yard abutting a lot in any Residential Zone, Institutional (I) Zone, or Community Use (CU) Zone	D	3.0 m	3.0 m	3.0 m (4)	7.5 m (5)	7.5 m (5)
Minimum number of storeys	H	2 (7)	2 (7)	4 (7)	6 (7)	8 (7)
Maximum number of storeys	H	4 (6)	4	6	8	12
Minimum first storey height		4.5 m (7)	4.5 m (7)	4.5 m (7)	4.5 m (7)	4.5 m (7)
Minimum height	H	7.5 m (7)	7.5 m (7)	13.5 m (7)	19.5 m (7)	25.5 m (7)
Maximum height	H	15.0 m (6)	15.0 m	22.0 m	29.0 m	43.0 m



### Additional Regulations for Zone Regulations Table 8.3.1

1. The *maximum front yard* and *maximum flankage yard* requirements do not apply when an *urban square* measuring no less than 300.0 square metres in area and having a minimum length of 10.0 metres is provided along the length of the *main wall* oriented toward the *front* or *flankage lot line*.
2. The *maximum front* and *flankage yard* shall be 5.0 metres where a *dwelling* occupies the entire *first storey* on a *lot* having *lot frontage* onto any *public road* other than Lakeshore Road West, Lakeshore Road East, or Kerr Street. (2015-079)
3. Shall only apply to the first 12.0 metres of *building height*, measured along the *main wall* oriented toward the *front* or *flankage lot line*.
4. The *minimum yard* shall be increased to 7.5 metres for that portion of a *building* greater than 13.5 metres in *height*.
5. The *minimum yard* shall be increased to 10.0 metres for that portion of a *building* greater than 13.5 metres in *height*.
6.
  - a) The maximum number of *storeys* shall be 3 and the maximum *height* shall be 12.0 metres where the *lot* is adjacent to a *lot* in any Residential Low (RL) Zone.
  - b) Notwithstanding Section 4.6.4(a), a *mechanical penthouse* shall not exceed 3.0 metres in height, measured from the top of the roof on which the *mechanical penthouse* is directly situated, where the *lot* is adjacent to a *lot* in any Residential Low (RL) Zone.
7. Any *building* legally existing on the effective date of this By-law not complying with this provision shall be permitted.

Table 8.3.2: Regulations for Permitted Detached, Semi-detached, and Townhouse Dwellings				
		Detached dwellings	Semi-detached dwellings	Townhouse dwellings
Minimum lot area		As legally existing on the effective date of this By-law		
Minimum lot frontage				
Minimum front yard	<b>A</b>	As legally existing on the effective date of this By-law less 1.0 metre (1)		
Minimum flankage yard	<b>B</b>	3.0 m	3.0 m	3.0 m
Minimum interior side yard	<b>C</b>	1.2 m	1.2 m (2)	1.2 m (2)
Minimum rear yard	<b>D</b>	7.5 m	7.5 m	7.5 m
Maximum number of storeys	<b>H</b>	3	3	3
Maximum height	<b>H</b>	12.0 m	12.0 m	12.0 m
Maximum lot coverage for the dwelling		35%	n/a	n/a
Regulations for accessory buildings and structures		Section 6.5 shall apply		

### Additional Regulations for Zone Regulations Table 8.3.2

1. Notwithstanding this, Section 6.6 additionally applies for any *dwelling* erected between *dwelling*s that legally existed on the effective date of this By-law. (2015-018)
2. Section 6.10 of this By-law shall apply for determining *yard* compliance.

Part 15

## Special Provisions

343	105 Garden Drive	Parent Zone: CBD
Map 19(7)	(Part of Lot 17, Concession 3 S.D.S.)	(2013-101) (2015-018) (2017-036)
15.343.1 Prohibited Uses		
The following <i>uses</i> are prohibited:		
a)	Commercial parking area	
b)	Taxi dispatch	
15.343.2 Zone Provisions		
The following zone regulations apply to a Long Term Care Facility and/or Retirement Home: (2017-036)		
a)	Maximum number of dwelling units	60
b)	Maximum height	14.3 m
c)	Maximum first storey height	4.0 m
d)	Minimum width of landscaping along a lot line abutting a Residential Zone	1.5 m, and may include hard landscaping
e)	Minimum setback for outdoor second floor personal recreation space from the eastern edge of the building	1.5 m
f)	Minimum setback for outdoor second floor personal recreation space from Lakeshore Road West	6.0 m
g)	Maximum area for outdoor second floor personal recreation space (2015-018)	54.0 m <sup>2</sup>
h)	Minimum setback for a rooftop terrace from the eastern edge of the building	9.0 m
i)	Maximum area for a rooftop terrace (2015-018)	22.0 m <sup>2</sup>
15.343.3 Parking Provisions		
The following parking regulations apply to a Long Term Care Facility and/or Retirement Home: (2017-036)		
a)	Minimum number of parking spaces	22, which includes 2 tandem parking spaces
15.343.4 Special Site Provisions		
The following additional provisions apply:		
a)	The front lot line shall be the lot line abutting Lakeshore Road West.	
b)	A driveway shall not be permitted from Lakeshore Road West.	
c)	Outdoor amenity space shall only be permitted on the second floor and rooftop.	

418	105, 115-159 Garden Drive (2603848 & 2603849 Ontario Ltd. c/o Revera Inc.)	Parent Zone: MU1
Map 19(7a)		(2022-099) OLT-21-001638
The lands subject to Special provision 418 may be developed and used in accordance with either subsection 15.418.1 or subsection 15.418.2		
15.418.1	Option #1 (Block 1)	
15.418.1.1	Permitted Uses for Block 1	
The following <i>uses</i> are only permitted on lands identified as Block 1 on Figure 15.418.1		
a)	Long term care facility	
b)	Retirement home	
c)	Art Gallery	
d)	Business office	
e)	Financial institution	
f)	Medical office	
g)	Restaurant	
h)	Retail store	
i)	Service commercial establishment	
15.418.1.2	Additional Regulations for Permitted Uses on Block 1	
The following additional regulations apply to a <i>long term care facility</i> or a <i>retirement home</i> on Block 1 on Figure 15.418.1		
a)	Art gallery, business office, financial institution, medical office, restaurant, retail store, and/or service commercial establishment uses are required within the <i>first storey</i> of a <i>long term care facility</i> or <i>retirement home</i> for the lands identified as Block 1a on Figure 15.418.1	
b)	Minimum combined <i>floor area</i> for all <i>art gallery, business office, financial institution, medical office, restaurant, retail store, and/or service commercial establishment</i> uses required within the <i>first storey</i> within Block 1a on Figure 15.418.1 shall be 130m <sup>2</sup>	
c)	Only the uses listed in 15.148.1.2 a) shall be oriented onto Lakeshore Road West on the <i>first storey</i> save and except corridors, hallways and stairwells of a <i>long term care facility</i> or a <i>retirement home</i> .	
d)	Assisted living and dwelling units shall not be permitted in the <i>fifth storey</i> .	
15.418.1.3	Additional Zone Provisions for Block 1	
The following additional regulations apply to Block 1 on Figure 15.418.1		
a)	Minimum <i>front yard</i> for the <i>fifth storey</i> including <i>mechanical penthouse</i>	10.0m
b)	Maximum <i>front yard</i> for the <i>fifth storey</i> shall not apply	
c)	Minimum <i>flankage yard</i> for the <i>fifth storey</i> including <i>mechanical penthouse</i>	7.0m
d)	Maximum <i>flankage yard</i>	5m
e)	Maximum <i>flankage yard</i> for <i>fifth storey</i> shall not apply	
f)	Minimum <i>interior yard</i> for the <i>first and second storey</i> abutting a <i>residential zone</i> or a <i>mixed use zone</i>	4m
g)	Minimum <i>interior side yard</i> for the <i>third and fourth storey</i> abutting a <i>residential zone</i>	10.5m



418		105, 115-159 Garden Drive (2603848 & 2603849 Ontario Ltd. c/o Revera Inc.)	Parent Zone: MU1
Map 19(7a)			(2022-099) OLT-21-001638
h)	Minimum <i>interior side yard</i> for the third and fourth <i>storey</i> abutting a <i>mixed use zone</i>		6.0m
i)	Minimum <i>interior side yard</i> for the fifth <i>storey</i> including <i>mechanical penthouse</i>		16.0m
j)	Minimum <i>rear yard</i> for the <i>first</i> to fourth <i>storey</i>		3.5m
k)	Minimum <i>rear yard</i> for the fifth <i>storey</i> including <i>mechanical penthouse</i>		27.0m
l)	Maximum encroachment for a stair well tower into a <i>rear yard</i> for the fifth <i>storey</i>		11.0m
m)	<i>Minimum</i> setback from the edge of the roof for <i>structures</i> on a <i>rooftop terrace</i>		2m
n)	Section 4.27 e) shall not apply		
o)	Maximum number of <i>storeys</i>		5
p)	Maximum <i>height</i>		18.5 m
q)	Maximum <i>floor area</i> of the fifth <i>storey</i>		975 m <sup>2</sup>
r)	Maximum depth of an <i>uncovered platform</i> on the <i>first storey</i> .		2.0 m
s)	Minimum width of <i>landscaping</i> abutting a <i>residential zone</i> shall not apply.		
t)	A minimum of 70% of the length of all main walls oriented toward the <i>flankage lot line</i> shall be located within the area on the lot defined by the minimum and maximum <i>flankage yards</i> .		
15.418.1.4 Parking Provisions for Block 1			
a)	Section 5.2.3 d) shall not apply to parallel <i>parking spaces</i> for the uses noted in Section 15.418.1		
15.418.1.5 Special Site Provisions For Block 1			
a)	All lands as identified in Block 1 shall be considered as one <i>corner lot</i> for the purposes of this by-law. The <i>lot line</i> abutting Lakeshore Road West shall be deemed the <i>front lot line</i> and the <i>lot line</i> abutting Garden Drive shall be deemed the <i>flankage lot line</i> .		
15.418.2 Option #2 (Block 2)			
15.418.2.1 Permitted Uses for Block 2			
The following <i>uses</i> are permitted on lands identified as Block 2 on Figure 15.418.2			
a)	<i>Townhouse Dwellings</i> on Block 2a		
b)	Uses permitted in the MU1 zone, except for <i>commercial parking area</i> and <i>taxi dispatch</i> on Block 2b		
15.418.2.2 Regulations for Permitted Uses for Block 2a			
The following regulations apply to lands identified as Block 2a on Figure 15.418.2			
a)	Maximum number <i>dwellings</i>		18
b)	Minimum <i>lot frontage</i> per <i>dwelling</i>		4.0m
c)	Minimum <i>front yard</i>		3.0m
d)	Minimum <i>interior side yard</i> - north side		1.2m

418		105, 115-159 Garden Drive (2603848 & 2603849 Ontario Ltd. c/o Revera Inc.)	Parent Zone: MU1
Map 19(7a)			(2022-099) OLT-21-001638
e)	Minimum <i>interior side yard</i> - north side below <i>grade</i>		0.7m
f)	Minimum <i>interior side yard</i> - south side above <i>grade</i>		2.0m
g)	Minimum <i>interior side yard</i> - south side below <i>grade</i>		0.3m
h)	Minimum <i>rear yard</i> for a <i>dwelling</i>		14.5m
i)	Minimum <i>rear yard</i> for a below <i>grade</i> lane		8.0m
j)	Minimum <i>rear yard</i> – below <i>grade</i> for a geothermal mechanical room		3.0m
k)	Minimum <i>rear yard</i> – below <i>grade</i> for visitor parking		1.3m
l)	Minimum <i>rear yard</i> – below <i>grade</i> for egress stair well		4.5m
m)	Maximum number of <i>storeys</i>		3
n)	Maximum <i>height</i>		10.7m
o)	Maximum additional <i>height</i> for a <i>mechanical penthouse</i>		2.5m and section 4.6.4 shall apply
p)	Maximum projection into a <i>front yard</i> for a non-walk in bay, box out, and bow windows with or without foundations spanning one or two <i>storeys</i> , and porches open or covered by a roof located on the same level or lower as the main floor of the <i>dwelling</i>		1.0m
q)	Maximum projection into a <i>rear yard</i> for <i>uncovered platforms</i> which are attached to the rear wall of the <i>dwelling</i> located at a minimum <i>height</i> of 2.0 m above surrounding <i>grade</i>		Permitted up to the <i>rear</i> and <i>side lot lines</i>
r)	The parapet setback for <i>lots</i> in a Residential Medium (RM) Zone in Section 4.6.3 shall not apply		
t)	<i>Motor vehicle</i> access to individual <i>dwelling units</i> shall only be provided via a private rear <i>lane</i> .		
15.418.2.3 Regulations for Permitted Uses for Block 2b			
The following regulations apply to <i>long term care facilities</i> and <i>retirement homes</i> permitted on lands identified as Block 2b on Figure 15.418.2			
a)	Maximum number of <i>dwelling units</i>		60
b)	Maximum <i>height</i>		14.3m
c)	Maximum <i>first storey height</i>		4.0m
d)	Minimum width of <i>landscaping</i> along a <i>lot line</i> abutting a <i>Residential Zone</i>		1.5m and may include hard landscaping
e)	Minimum setback for outdoor second floor personal recreation space from the eastern edge of the <i>building</i>		1.5m
f)	Minimum setback for outdoor second floor personal recreation space from Lakeshore Road West		6.0m
g)	Maximum area for outdoor second floor personal recreation space (2015-018)		54.0m <sup>2</sup>
h)	Minimum setback for a <i>rooftop terrace</i> from the eastern edge of the <i>building</i>		9.0m
i)	Maximum area for a <i>rooftop terrace</i> (2015-018)		22.0 m <sup>2</sup>

<b>418</b>	<b>105, 115-159 Garden Drive</b> (2603848 & 2603849 Ontario Ltd. c/o Revera Inc.)	Parent Zone: MU1
Map 19(7a)		(2022-099) OLT-21-001638

- j) The *front lot line* shall be the *lot line* abutting Lakeshore Road West
- k) A *driveway* shall not be permitted on Lakeshore Road West
- l) Outdoor amenity space shall only be permitted on the second floor and rooftop

#### 15.418.2.4 Parking Provisions for Block 2

- |  |                                    |
|--|------------------------------------|
| a) Minimum number of <i>parking spaces</i> for <i>long term care facilities</i> or <i>retirement home</i> on Block 2b in Figure 15.418.2 | 22, which includes 2 tandem spaces |
|--|------------------------------------|

#### 15.418.2.5 Special Site Provisions for Block 2

- a) All lands identified as Block 2a on Figure 15.418.2 shall be considered an *interior lot*. The *lot line* abutting Garden Drive shall be deemed the *front lot line*.
- b) All lands identified as Block 2b on Figure 15.418.2 shall be considered a *corner lot*. The *lot line* abutting Lakeshore Road West shall be deemed the *front lot line* and the *lot line* abutting Garden Drive shall be deemed the *flankage lot line*.

#### 15.418.3 Special Figures

Figure 15.418.1

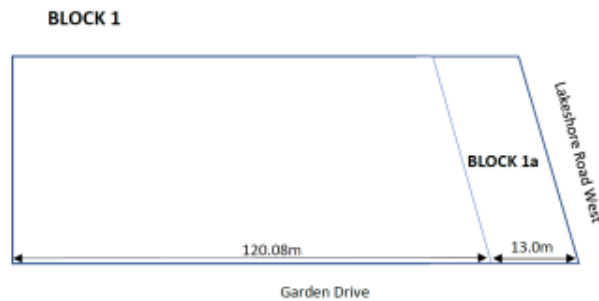
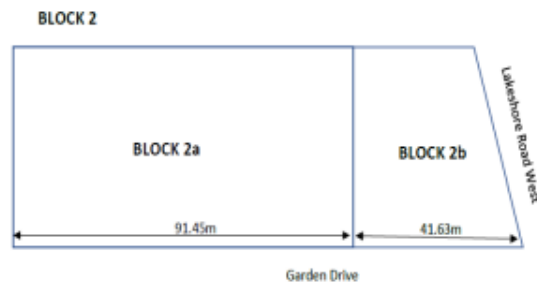


Figure 15.418.2



## **APPENDIX G: Public Written Submissions**

No written submissions received as of print date.

# Memo

To: Mayor and Members of Council

From: Catherine Buckerfield – Senior Planner  
Planning Department

CC: ELT  
Vicki Tytaneck, Town Clerk

Date: October 08, 2024

Subject: Update to Appendices for Item 6.1, Public Meeting Report - Official Plan Amendment and Zoning By-law Amendment, Garden Residences Corporation, 105-159 Garden Drive, File No. OPA 1617.47 and Z.1617.47, dated October 1, 2024

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## Comments

This memo provides additional context to Item 6.1 for the Planning and Development meeting on October 15, 2024. Appendix A: Mapping and Appendix E: Official Plan Extracts are updated and attached as Appendix A: Mapping (Updated) and Appendix E: Official Plan Extracts (Updated) to included text and updates to the mapping that were not yet consolidated into the version of Livable Oakville on the Town's website. Ontario Land Tribunal decision for Case No. OLT-21-001637 dated October 14, 2022 for 105, 113-159 Garden Drive included Official Plan Amendment 52 which updated the designation of the property to be completely Main Street 1 which is reflected in Appendix A: Mapping (Updated) and updated the text of Sections 23.7.5 and 23.7.6 of the Livable Oakville Official Plan which are reflected in Appendix E: Official Plan Extracts (Updated).

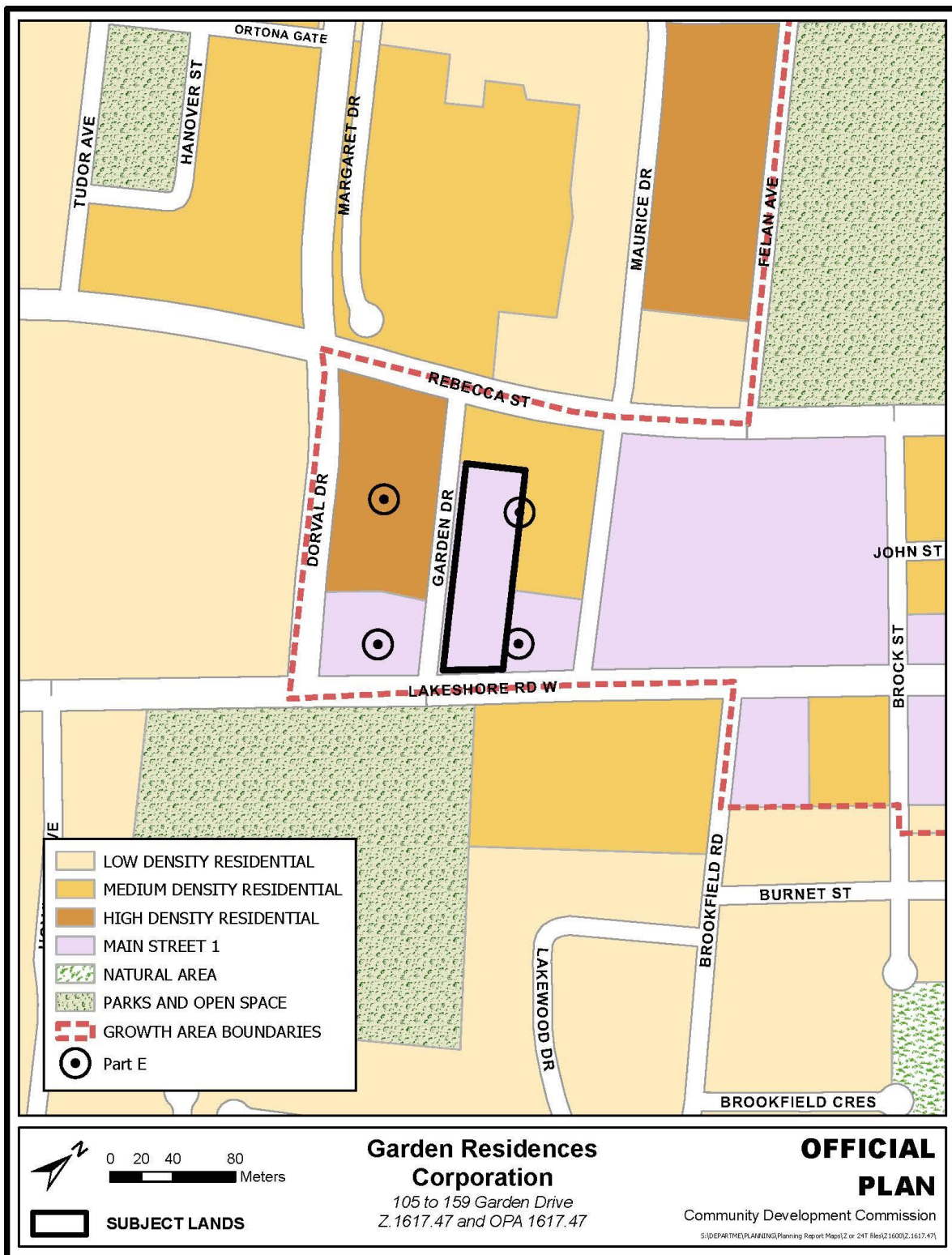
## Attachments:

Appendix A: Mapping (Updated)  
Appendix E: Official Plan Extracts (Updated)

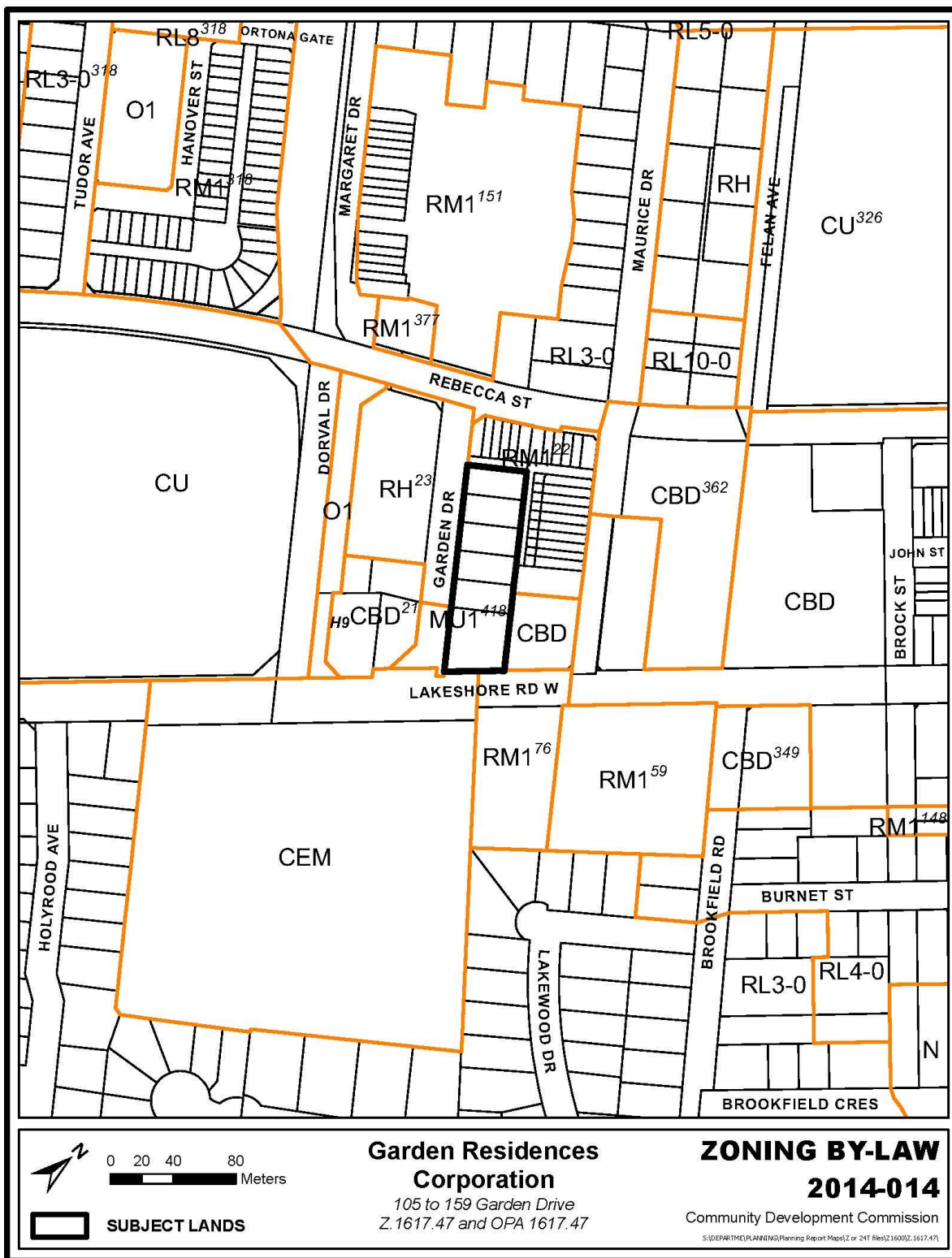


APPENDIX A: Mapping (Updated)











## **APPENDIX E: Official Plan Extracts (Updated)**

### **Livable Oakville**

#### **Part C: Making Oakville Livable (General Policies)**

##### **Section 6: Urban Design**

Good urban design is an integral part of the planning process, enabling the creation of stimulating, vibrant, and livable places; it is a key component in creating a definable sense of identity. Tangible elements of the urban environment such as the built form, open space, and public realm, and their relationship to one another, should be organized and designed in an attractive, functional and efficient manner.

##### **6.1 General**

###### **6.1.1 Objectives**

The general objectives for urban design are to provide for:

- a) diversity, comfort, safety and compatibility with the existing community;
- b) attractive, barrier-free, and safe public spaces, such as streetscapes, gateways, vistas and open spaces;
- c) innovative and diverse urban form and excellence in architectural design; and,
- d) the creation of distinctive places and locales, including Midtown Oakville, the other Growth Areas and high profile locations such as gateways to the Town.

###### **6.1.2 Policies**

- a) Development and public realm improvements shall be evaluated in accordance with the urban design direction provided in the Livable by Design Manual, as amended, to ascertain conformity with the urban design policies of this Plan. Alternative design approaches to those found in the Livable by Design Manual may be proposed, with appropriate justification and after consultation with the Town, provided that they meet the intent and purpose of the urban design policies of the Plan.

##### **6.4 Streetscapes**

6.4.2 New development should contribute to the creation of a cohesive streetscape by:

- a) placing the principal building entrances towards the street and where applicable, towards corner intersections;
- b) framing the street and creating a sense of enclosure
- c) providing variation in façade articulation and details;
- d) connecting active uses to the public realm to enhance the liveliness and vibrancy of the street, where applicable;
- e) incorporating sustainable design elements, such as trees, plantings, furnishings, lighting, etc.;

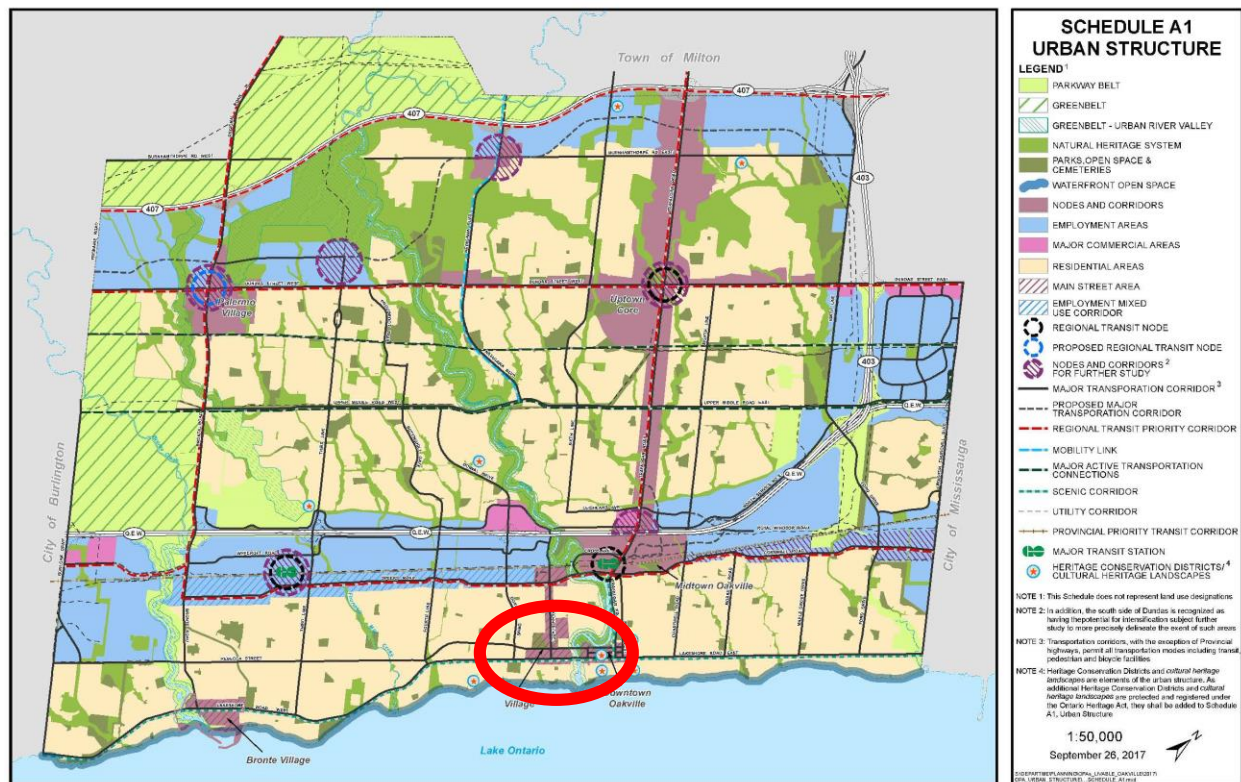
- f) coordinating improvements in building setback areas to create transitions from the public to private realms; and,
- g) improving the visibility and prominence of and access to unique natural, heritage, and built features

## **6.9 Built Form**

- 6.9.1 Buildings should be designed to create a sense of identity through massing, form, placement, orientation, scale, architectural features, landscaping and signage.
- 6.9.2 Building design and placement should be compatible with the existing and planned surrounding context and undertaken in a creative and innovative manner.
- 6.9.3 To achieve compatibility between different land uses, development shall be designed to accommodate an appropriate transition through landscape buffering, spatial separation, and compatible built form.
- 6.9.5 Buildings should present active and visually permeable façades to all adjacent streets, urban squares, and amenity spaces through the use of windows, entry features, and human-scaled elements.
- 6.9.6 Main principal entrances to buildings should be oriented to the public sidewalk, onstreet parking and transit facilities for direct and convenient access for pedestrians.
- 6.9.7 Development should be designed with variation in building mass, façade treatment and articulation to avoid sameness.
- 6.9.8 Buildings located on corner lots shall provide a distinct architectural appearance with a high level of detailing and articulated façades that continue around the corner to address both streets.
- 6.9.9 New development shall ensure that proposed building heights and form are compatible with adjacent existing development by employing an appropriate transition of height and form from new to existing development, which may include setbacks, façade step backs or terracing in order to reduce adverse impacts on adjacent properties and/or the public realm.
- 6.9.10 Continuous streetwalls of identical building height are discouraged. Variety in rooflines should be created through subtle variations in roof form and height.
- 6.9.11 Where appropriate, the first storey of a building shall have a greater floor to ceiling height to accommodate a range of non-residential uses.
- 6.9.12 New development should be fully accessible by incorporating universal design principles to ensure barrier-free pedestrian circulation.
- 6.9.13 Rooftop mechanical equipment shall not be visible from view from the public realm.
- 6.9.14 Outdoor amenity areas on buildings should incorporate setbacks and screening elements to ensure compatibility with the local context.

6.9.15 Buildings should be sited to maximize solar energy, ensure adequate sunlight and skyviews, minimize wind conditions on pedestrian spaces and adjacent properties, and avoid excessive shadows.

## Part D: Land Use Designations and Policies



## Section 12: Mixed Use

The Mixed Use designations provide areas where residential, commercial and office uses are integrated in a compact urban form at higher development intensities. Mixed Use areas are to be pedestrian-oriented and transit-supportive.

- 12.1.1 The intent of the Mixed Use designations is to allow for a diversity of residential, commercial and office uses which are integrated in buildings to provide for the efficient use of municipal services and *infrastructure*.
- 12.1.2 Mixed use *development* will be focused on lands located within Oakville's Growth Areas and along identified corridors.
- 12.1.3 The Mixed Use designations are intended to create animated streets by providing retail and service commercial uses on the ground floor of mixed use buildings, fronting onto the street and other pedestrian environments. The location and size of any use on upper and/or lower floors within mixed use buildings will be determined through the *development* process and regulated by the implementing zoning.

12.1.4 All *development* within the Mixed Use designations shall be of a high quality design that considers the integration of new and existing buildings, as well as building façade treatment.

## **12.2 Main Street 1**

The Main Street 1 designation represents small scale, mixed use development along main streets and is intended to reflect a pedestrian-oriented, historic main street character.

### **12.2.1 Permitted Uses**

- a) A wide range of retail and service commercial uses, including restaurants, commercial schools, *offices, places of entertainment, indoor sports facilities, hotels and residential uses, may be permitted in the Main Street 1 designation. The ground floor of buildings in the Main Street 1 designation shall be primarily occupied by retail and service commercial uses. Limited office uses, and ancillary residential uses, may also be permitted on the ground floor of mixed use buildings.*
- b) The requirement for and the size and location of retail, service commercial and office uses on the ground floor of buildings shall be determined through the development process and regulated by the implementing zoning.

### **12.2.2 Building Heights**

- a) Buildings within the Main Street 1 designation shall be a minimum of two storeys in height and a maximum of four storeys in height.

### **12.2.3 Parking**

- a) Surface parking shall be provided only within a side and/or rear yard. Surface parking on corner lots shall only be permitted in the rear yard.

## **Part E: Growth Areas, Special Policy Areas and Exceptions**

### **Section 23: Kerr Village**

Kerr Village will accommodate intensification through new development and redevelopment, with a mix of residential and commercial uses. The Village will also continue to function as a location for institutional, recreational and public open space uses.

#### **23.1 Goal**

Kerr Village will be revitalized as a vibrant business district and cultural area.

#### **23.2 Objectives**

As Kerr Village develops, the Town will, through public actions and in the process of reviewing planning applications, use the following objectives to guide decisions.

23.2.1 Create opportunities for new, sustainable growth by promoting compact urban form with higher density development through compatible development and redevelopment opportunities.

23.2.2 Enhance the mobility of all users with the provision of transit priority measures and increase levels of service through the development process by:

- a) promoting pedestrian and cycling-oriented mixed use development, with improved connections to the Downtown as well as the GO train station and proposed employment hub in Midtown Oakville;
- b) improving circulation, connections and access for cyclists, pedestrians and public transit; and,
- c) increasing efficiencies for alternate modes of transportation by encouraging compact urban form.

23.2.3 Create an attractive public realm by:

- d) promoting high quality streetscapes and open spaces to create a comfortable, accessible and unique community; and,
- e) ensuring appropriate transitions occur between the main street areas and the lower density residential neighbourhoods.

### **23.3 Development Concept**

Kerr Village is comprised of three land use districts that are structured to provide an appropriate transition in land use and built form between the existing residential areas and any future *development* and redevelopment.

#### **23.3.3 Lower Kerr Village District**

The Lower Kerr Village District shall largely be a mixed use area, allowing for a mixture of commercial, office and residential uses, including some standalone residential uses, extending from Downtown Oakville, with a defined entrance into Kerr Village.

### **23.4 Functional Policies**

In addition to the policies of Parts C and D of this Plan, the following functional policies apply to Kerr Village.

#### **23.4.1 Transportation**

b) Through the development process, attractive transit environments are encouraged to include transit passenger amenities, minimal surface parking, and other travel demand management strategies to encourage transit ridership.

c) Parking

- i. Surface parking lots shall be limited. Where surface parking is provided, the visual impact of large surface lots shall be mitigated by a combination of setbacks and significant landscaping including:
  - pavement treatment;
  - low walls or decorative fencing;
  - landscape material; and,
  - trees and lighting throughout parking lots and along the edges.
- ii. Access to parking and servicing areas should not occur from Kerr Street but from local streets, service lanes and to the side or rear of buildings.
- iii. On-street parking shall be maintained throughout Kerr Village with the exception of Speers Road and Kerr Street north of Speers Road. It is the intent that on-street parking shall be permitted at all times.

d) Bicycle facilities are encouraged throughout Kerr Village with the appropriate signage and infrastructure such as bicycle racks and bicycle lockers.

23.4.2 Minimum Density – A minimum planned density shall be established for Kerr Village through Provincial plan conformity coordinated with Halton Region.

## **23.5 Urban Design**

In addition to the Urban Design policies in section 6 of this Plan, the following policies shall apply specifically to Kerr Village. The urban design plan for Kerr Village is provided on Schedule O2.

### **23.5.1 General**

Development and public realm improvements, including the streetscape for Kerr Street and Lakeshore Road West, shall be evaluated in accordance with the urban design direction provided in the Livable by Design Manual.

### **23.5.3 Streetscapes**

- a) Primary and secondary streets, as identified on Schedule O2, shall provide for pedestrian-oriented streetscapes through the use of wide sidewalks, landscaping and furnishings.
- b) Buildings along primary streets, as identified on Schedule O2, shall:
  - i. incorporate a high degree of transparency on the ground floor;
  - ii. provide building openings and principal entrances facing the street; and,
  - iii. contain commercial, community, cultural or limited office uses adjacent to the street which foster an active main street environment.
- c) Buildings along secondary streets, as identified on Schedule O2, should:
  - i. incorporate a high degree of transparency on the ground floor
  - ii. provide building openings and principal entrances facing the street; and,
  - iii. contain commercial, office, community or cultural uses adjacent to the street which support the main street district, and may also contain residential uses on the ground floor.





## 23.7 Kerr Village Exceptions – Schedule O1

23.7.5 The lands designated Medium Density Residential and High Density Residential in the general vicinity of Rebecca Street, Garden Drive, and Maurice Drive are subject to the following additional policies:

- a) On the lands designated Medium Density Residential, only *multiple attached dwellings* may be permitted with a maximum building height of three storeys.
- b) On the lands designated High Density Residential, only townhouses and apartments may be permitted with a maximum building height of four storeys.
- c) Redevelopment in accordance with a) and b), above, shall only occur when all of the lands within a *development* block have been acquired for *development* purposes.
  - i) Lands designated High Density Residential, between Dorval and Garden Drives, make up one *development* block.
  - ii) Lands designated Medium Density Residential along Rebecca Street, east of Garden Drive, constitute two *development* blocks.
  - iii) The remaining lands designated Medium Density Residential fronting onto Maurice Drive are a *development* block to be developed in accordance with the Medium Density Residential land use and policy provisions of the Plan.
- d) Redevelopment in accordance with a) and b), above, shall only occur upon confirmation of adequate water and wastewater services, the suitability of the adjoining roads to accommodate traffic and the submission of a block plan indicating the integration of the proposed redevelopment within the overall area.
- e) Redevelopment in accordance with a), above, shall be subject to urban design guidelines approved by the Town.
- f) Notwithstanding the above, the lands may continue to be used for the existing single detached dwellings until such time as comprehensive redevelopment occurs.

23.7.6 On the lands designated Main Street 1 on the north side of Lakeshore Road, between Dorval Drive and Maurice Drive:

- a) Retail and service commercial uses, and ancillary residential uses, may be permitted on the ground floor.
- b) The maximum building height shall be four storeys.
- c) Redevelopment of the lands between Garden Drive and Maurice Drive shall only occur at such time as all the lands within a *development* block have been acquired for *development* purposes. Lands fronting on to Garden Drive (105 and 115-159 Garden Drive) constitute one *development* block, while the remaining lands make up another *development* block.

- d) Redevelopment in accordance with c), above, shall be subject to the urban design guidelines for the Maurice Drive area.
- e) Notwithstanding subsections (a) through (d) above, the following uses are permitted on the *development* block front onto the east side of Garden Drive (105 and 115-159 Garden Drive):
  - a retirement home and/or long term care home on the entirety of the *development* block subject to the additional policies in subsection (f) below; or,
  - multiple attached dwellings* on the northern portion of the *development* block (1115-159 Garden Drive) subject to the additional policies in subsection (g) below, and the remainder of the *development* block (105 Garden Drive) developed in accordance with subsections (a) through (d) above.
- f) The following additional policies apply to *development* in accordance with subsection (e)(i) above:
  - i) The maximum building height shall be five storeys,
  - ii) The fifth storey shall have a maximum floor area of 975 square metres and no retirement or long-term care dwelling units shall be permitted within it.
  - iii) The ground floor adjacent to Lakeshore Road West shall include a minimum of 130 square metres of non-residential floor area for publicly accessible retail and/or service commercial uses.
  - iv) Vehicular access shall only be from Garden Drive
  - v) Redevelopment shall be in accordance with urban design guidelines approved by the Town.
- g) The following additional policies apply to the *multiple attached dwellings* permitted by subsection (e)(ii) above:
  - i) A maximum of 18 units at a maximum density of 53 units per *site hectare* shall be permitted.
  - ii) The maximum building height shall be three storeys.
  - iii) Redevelopment shall only occur upon confirmation of adequate water and wastewater services, the suitability of the adjoining roads to accommodate traffic and the submission of a block plan indicating the integration of the proposed redevelopment within the overall area.
  - iv) Redevelopment shall be subject to urban design guidelines approved by the Town.

## REPORT

### Planning and Development Council

Meeting Date: October 15, 2024

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**FROM:** Planning and Development Department

**DATE:** October 1, 2024

**SUBJECT:** Public Meeting and Recommendation Report – Town-initiated Official Plan Amendments to preserve the town’s protected employment areas per subsections 1 (1.1) and (1.2) of the Planning Act (File No. 52.57.03)

**LOCATION:** Town-wide

**WARD:** Town-wide . Page 1

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#### RECOMMENDATION

1. That comments from the public with respect to the town-initiated official plan amendments (File No. 52.57.03) be received.
2. That Council approve the proposed town-initiated official plan amendments to preserve the town’s protected employment areas per subsections 1 (1.1) and (1.2) of the *Planning Act* (File No. 52.57.03).
3. That By-law 2024-143, a by-law to adopt OPA 68 to the Livable Oakville Plan, be passed.
4. That By-law 2024-144, a by-law to adopt OPA 332 to the North Oakville East Secondary Plan (1984 Oakville Official Plan), be passed.
5. That By-law 2024-145, a by-law to adopt OPA 333 to the North Oakville West Secondary Plan (1984 Oakville Official Plan), be passed.
6. 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.

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## KEY FACTS

The following are key points for consideration with respect to this report:

- The province introduced the *Helping Homebuyers, Protecting Tenants Act* (Bill 97) on April 6, 2023. Bill 97 proposed various amendments to statutes with respect to housing and development including a new definition to be added to the *Planning Act* for “area of employment” that focuses on traditional employment uses such as manufacturing and warehousing, while excluding certain uses long considered a part of protected employment areas: institutional and commercial uses, including office and retail. A transition provision under subsections 1 (1.1) and (1.2) was also provided for the new definition. The Bill received Royal Assent on June 8, 2023. The effective date for the new definition, being October 20, 2024, was recently proclaimed on August 20, 2024.
- The transition provision under subsections 1 (1.1) and (1.2) of the *Planning Act* is for the new definition for “area of employment”. It allows municipalities to have policies in an official plan that authorize after October 20, 2024, the continuation of lands within employment areas as protected, meaning that requests to convert lands to another land use designation must meet specific tests, and that appeals on related decisions of council are restricted. This applies even if parcels of lands within those employment areas are occupied by a use that is excluded from the new definition if:
  - official plan policies do not authorize within an employment area a new use that is excluded from the definition on or after the effective date, and,
  - the use was lawfully established on the parcel of land before the effective date.
- On the same day Bill 97 was introduced, the province provided for review and comment an updated, proposed Provincial Planning Statement (PPS) on April 6, 2023. The proposed PPS 2023 contained employment area policies and a definition for “employment areas” that corresponded to the proposed, new *Planning Act* definition for “area of employment”.
- On August 20, 2024, the province provided a final Provincial Planning Statement (PPS 2024) and announced that it will come into effect on October 20, 2024. The timing of the PPS 2024 effective date is coordinated with the effective date for the new definition for “area of employment”. Now that final provincial policies have been provided, the town may commence work towards implementing the provincial direction regarding employment.
- Prior to completing an employment area review and subsequent comprehensive official plan and zoning by-law amendments, given the

proposed changes, it is necessary to take steps to preserve the town’s employment areas in order to ensure that significant changes to the town’s employment areas are only through a comprehensive process that ensures the adequate supply of employment lands for the long term. Prior to the effective date, or as soon as possible, it is necessary to put in place policies for the town’s employment areas that:

- ensure that after October 20, 2024, the town’s official plans restrict uses that are excluded from the new definition for “area of employment”; and
  - authorize the continuation of lands occupied by a use that is excluded from the new definition for “area of employment” to continue as a protected employment area provided that the use was lawfully established before October 20, 2024.
- The proposed OPAs intend to preserve the existing employment areas until such a time that the town completes an employment area review that incorporates significant public and stakeholder consultation, to determine a long-term approach for the town’s employment areas and how the town will implement the provincial direction.
- Many parcels of land within the town’s existing employment areas contain uses that are excluded from the new definition of “area of employment”, including stand-alone offices, institutional uses, public service facilities and service commercial and retail. These uses had been permitted, encouraged and protected within employment areas under previous provincial policy planning frameworks, which guided complete communities and diversity of employment uses. The presence of these excluded uses puts the town’s employment areas at risk of being reduced through individual, piecemeal processes unless action as proposed in the subject OPAs is taken.

## **BACKGROUND**

On April 6, 2023, the province introduced the *Helping Homebuyers, Protecting Tenants Act* (Bill 97) which proposed changes to a number of different Acts, including repealing the definition of “area of employment” in the *Planning Act* and replacing it with a new definition.

While Bill 97 received Royal Assent on June 8, 2023, the date the new definition would come into effect was yet to be named by proclamation of the Lieutenant Governor.

On August 20, 2024, the province announced that the final PPS 2024, and new definition for “area of employment” would come into effect in two months, on October 20, 2024.

The transition provision for the change in definition for “area of employment” under subsections 1 (1.1) and (1.2) of the *Planning Act* allow municipalities to have policies in their official plans that allow employment areas to continue as an “area of employment”. This applies even if lands are occupied by uses excluded from the new definition if the use was lawfully established before the effective date and if official plan policies do not authorize within those employment areas uses that are excluded from the new definition on or after the effective date.

The proposed OPAs are before Council for consideration as early as possible, given the final employment area policies under the PPS 2024 were only provided on August 20, 2024. It was deemed necessary to wait for the final PPS prior to taking even an interim measure such as is provided under the subject draft OPAs in order to avoid adjustments to or duplication of implementation work, due to a change in provincial direction.

Town staff has reviewed and commented on previous versions of the PPS. Staff provided comments to the province through the environmental registry postings, ERO No. 019-6821 and ERO No. 019-8365.

In both of these comment letters to the province, staff advised of a need to undertake a comprehensive review of its employment areas in order to implement a new provincial direction regarding employment once that is provided in a final version, highlighting the need for a confirmed direction and time for a comprehensive response.

Now that staff is aware of the final PPS 2024 policies related to employment areas, and that there are only two months before the definition and policies come into effect, staff has prepared the subject OPAs to ensure a transition period that preserves the town’s employment areas as protected until a comprehensive review can be completed and the provincial direction implemented.

### **Current and Pending Definitions for “area of employment”**

The new definition for “area of employment” is a significant change to how municipalities, including Oakville, have managed their employment areas in the past.

The current, in-effect definition in the *Planning Act* under subsections 1 (1) and (5) defines “area of employment” as,

*(1) an area of land designated in an official plan for clusters of business and economic uses including, without limitation, the uses in subsection (5), or as otherwise prescribed by regulation.*

*(5) the uses referred to in the definition of “area of employment” in subsection (1) are: a) manufacturing; b) warehousing uses; c) office uses; d) retail uses that are associated with uses mentioned in clauses (a) to (c); and e) facilities that are ancillary to uses mentioned in clauses (a) to (d).*

Based on the current definition, the lands that meet the *Planning Act* definition of “area of employment” and are therefore considered protected employment areas are those lands designated as:

- Employment Area designations of Office Employment, Business Employment, Industrial and Business Commercial within the Livable Oakville Plan; and
- Employment District in the North Oakville East and West Secondary Plans (under the 1984 Oakville Official Plan).

The longstanding provincial policy and legislative framework enabled a municipality to permit stand-alone office. Due to there being no specific prohibition, retail, service commercial and institutional uses could also be permitted. As a result, considerable portions of Oakville’s employment areas are occupied by uses that are excluded from the new definition.

As of October 20, 2024, the new definition for “area of employment” will mean “*an area of land designated in an official plan for clusters of business and economic uses, those being uses that meet the following criteria:*

1. *The uses consist of business and economic uses, other than uses referred to in paragraph 2, including any of the following:*
  - i. *Manufacturing uses.*
  - ii. *Uses related to research and development in connection with manufacturing anything.*
  - iii. *Warehousing uses, including uses related to the movement of goods.*
  - iv. *Retail uses and office uses that are associated with uses mentioned in subparagraphs i to iii.*
  - v. *Facilities that are ancillary to the uses mentioned in subparagraphs i to iv.*
  - vi. *Any other prescribed business and economic uses.*
2. *The uses are not any of the following uses:*
  - i. *Institutional uses.*
  - ii. *Commercial uses, including retail and office uses not referred to in subparagraph 1 iv.”*

Given the specific exclusion of institutional and commercial uses from the new definition and without any transition provision, on and after October 20, 2024, existing and lawfully established institutional and commercial uses within the town’s employment areas would be at risk for piecemeal conversions to alternative, non-employment designations without being subject to the policy tests for conversion and without protection against appeals on a council decision.

### **Transition Provision for Excluded Uses**

New subsections under 1 (1.1) and (1.2) of the *Planning Act* that also come into effect on October 20, 2024, provide municipalities a transition provision for lands within employment areas that are occupied by uses excluded under paragraph 2 of the new definition (institutional and commercial uses). The transition of employment areas to an “area of employment” per the new definition may occur so long as the official plan policies for those areas restrict excluded uses on and after the effective date, and lands occupied by uses excluded from the new definition were lawfully established prior to the effective date.

This transition provision provides the town a means of preserving its employment areas pending completion of a comprehensive employment area review to determine appropriate locations for employment areas that are in line with the provincial direction, and subsequent official plan and zoning by-law amendments to implement that direction.

### **Employment and Commercial Review and OPA 26**

On April 16, 2018, Planning and Development Council adopted Official Plan Amendment 26 (OPA 26), Employment and Commercial Review and Town-initiated Official Plan Amendment. This OPA was informed by an Employment and Commercial Review, prepared by Dillon Consulting, dated October 2016, which provided an employment lands supply analysis for both south and north Oakville.

A major conclusion that came out of the review is that Oakville should reserve its priority areas and strategically important lands for employment uses, beyond the time horizon of the study, which is to 2041. This was deemed important for the long term, given Oakville is approaching build-out of its greenfield areas and its urban boundaries are fixed.

Further, the report indicates it is strategically important to preserve for future employment uses both the town’s vacant and occupied employment lands in proximity to major transportation routes and major transit and large contiguous employment areas. This condition exists for many of the town’s existing employment areas. This speaks to the need to ensure protection of all of Oakville’s employment



areas until a comprehensive review can be carried out that makes long-term considerations for employment land needs in Oakville.

A long-term planning approach for employment areas is consistent with the PPS 2024, which includes policies that enable and encourage such an approach, and which will be discussed later in this report.

## **Purpose of Report**

The purpose of this report is to provide OPAs that introduce policies into each official plan to restrict uses that are excluded from the new definition for “area of employment” in the *Planning Act* from the town’s employment areas on and after October 20, 2024. The report also provides OPAs to authorize lands occupied by uses excluded from the new definition to continue to be considered an “area of employment” so long as they were lawfully established prior to the effective date. This will preserve the town’s employment areas as a key part of the town’s urban structure pending completion of an employment area review and subsequent comprehensive official plan and zoning by-law amendments.

Given the timing between the provincial announcement and the effective date for the new definition, transition provision and PPS 2024 being only two months, it is necessary to combine the statutory public meeting and recommendation meeting at the October 15, 2024, meeting of Planning and Development Council. Bringing this matter forward with a recommendation as soon as possible will ensure that the risk to the town’s employment areas as a result of the changed definition for “area of employment” is minimized as much as possible.

Also, given the two months of notice prior to the effective date, it was not possible to bring forward a comprehensive official plan amendment that fully implements the provincial direction regarding employment areas. Such an amendment will follow an employment area review, which has not yet commenced. The proposed OPAs therefore are a first stage to preserve the town’s employment areas, with subsequent stages involving an employment area review, and comprehensive official plan and zoning by-law amendments.

## **DESCRIPTION OF OFFICIAL PLAN AMENDMENTS**

### **Purpose**

The proposed OPAs are to amend the town’s three official plans that are in effect: the Livable Oakville Plan, the North Oakville East Secondary Plan (1984 Oakville Official Plan), and the North Oakville West Secondary Plan (1984 Oakville Official

Plan). The Halton Region Official Plan (ROP) is also the town’s official plan and is not included in the proposal.

The purpose of the OPAs is to preserve the town’s protected employment areas pending completion of an employment area review that informs how the town will implement the provincial direction regarding employment.

Without the OPAs as proposed, the town’s employment areas could be reduced through individual, piecemeal processes outside of a town-initiated, comprehensive process that may impact the town’s long-term employment land needs.

## **Effect**

The effects of the proposed OPAs will be to:

- Restrict uses that are excluded from the new definition for “area of employment” in the *Planning Act*, i.e., institutional and commercial uses, within the town’s official plan policies for its employment areas – lands within the Employment Area designations of the Livable Oakville Plan and Employment District in the North Oakville East and West Secondary Plans – after October 20, 2024;
  - It is important to note that as-of-right zoning provisions allowing the establishment of excluded uses within the town’s employment areas will still be in place and town staff is seeking clarification from the province on the impact of this on the town’s protected employment areas.
- Allow lands occupied by uses within the town’s employment areas that are excluded from the new definition for “area of employment” in the *Planning Act* to continue as an “area of employment”, so long as they were lawfully established prior to October 20, 2024;
- As it relates to lands within the town’s employment areas, allow the application of policies related to conversion of employment lands under Section 2.8.2.5 of the PPS 2024;
- As it relates to lands within the town’s employment areas, ensure continued restriction of appeals to the Ontario Land Tribunal on council decisions related to applicant-initiated amendments on employment area conversions under subsections 22 (7.3) and 34 (11.0.5) of the *Planning Act*;
- Preserve the town’s employment areas as protected until the town completes a review to determine long term employment land needs and

only allow the reduction of employment areas through a comprehensive process;

- Allow the town to have regard in its long- and short-term planning decisions to provincial interests related to the provision of adequate employment opportunities, protection of the financial and economic well-being of the province and its municipalities, and the appropriate location of growth and development; and
- Ensure that the town’s employment areas that connect to employment areas within adjacent municipalities remain protected and any changes in land use are based on a coordinated and comprehensive review.

## **Location**

The proposed policies will apply to the town employment areas which include the Employment Area designations of Office Employment, Business Employment, Industrial and Business Commercial in the Livable Oakville Plan and lands designated as Employment District in the North Oakville East and West Secondary Plans.

The town’s employment areas include swaths of land south of Highway 407; west and east of Highway 403; north and south of the Queen Elizabeth Way; and along Royal Windsor Drive.

## **PLANNING POLICY & ANALYSIS**

The proposed OPAs are subject to the following policy framework:

- Provincial Policy Statement 2020
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)
- Provincial Planning Statement 2024
- Halton Region Official Plan
- Livable Oakville Plan
- North Oakville East Secondary Plan
- North Oakville West Secondary Plan

### **Provincial Policy Statement, 2020, and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020**

The proposed OPAs implement a provision provided in the *Planning Act* that will only come into effect on October 20, 2024, which is also the effective date for the PPS 2024 that will replace the Provincial Policy Statement 2020 and Growth Plan. Consideration of these policy frameworks, therefore, is not applicable.

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## Provincial Planning Statement 2024

The following sections of the PPS 2024 are relevant to the proposed OPAs:

- Section 2.8.2.1 of the PPS 2024 states that municipalities shall plan for, protect and preserve employment areas for current and future uses.
- Section 2.8.2.2 states that planning authorities shall protect employment areas that are located in proximity to major goods movement facilities and corridors.
- Section 2.8.2.3 requires planning authorities to designate, protect and plan for all employment areas in settlement areas by:
  - a) planning for employment areas over the long-term;
  - b) prohibiting residential uses, commercial uses, public service facilities and other institutional uses;
  - c) prohibiting retail and office uses that are not associated with the primary employment use;
  - d) prohibiting other sensitive land uses that are not ancillary to uses permitted in the employment area; and
  - e) including an appropriate transition to adjacent non-employment areas to ensure land use compatibility and economic viability.
- Section 2.8.2.4 requires planning authorities to assess and update employment areas identified in official plans to ensure that the designation is appropriate to the planned function of employment areas.
- Section 2.1.3 states that at the time of creating a new official plan and each official plan update, sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years, however planning for employment areas may extend beyond this timeline.
- The definition for *employment area* is: *those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities. An employment area also includes areas of land described by subsection 1 (1.1) of the Planning Act. Uses that are excluded from employment areas are institutional and commercial, including retail and office not associated with the primary employment use listed above.*

A policy implication of the new PPS 2024 is that it incorporates the *Planning Act* definition for “area of employment” as the definition for “employment areas” and, due to replacing the Growth Plan and not carrying forward the municipal comprehensive review requirements, employment conversions may be requested at any time subject to the policy tests under Section 2.8.2.3 if the area is an “employment area” per the definition. The definition for employment areas includes as employment areas, areas of land described by subsection 1 (1.1) of the *Planning Act*.

Given all decisions affecting a planning matter must be consistent with the PPS 2024 on and after October 20, 2024, it is not clear how ongoing as-of-right zoning provisions will impact the town’s protected employment areas. Staff is seeking clarification from the province on this matter.

The proposed OPAs are consistent with the provincial policy direction regarding employment as they will protect the town’s employment areas for long-term employment planning in strategic areas of the town. Additionally, the proposed OPAs are intended as a first step to implement the provincial direction regarding employment, to preserve the employment areas until an employment area review is carried out to inform future official plan and zoning by-law updates.

### **Halton Region Official Plan**

As of July 1, 2024, the town is now responsible for the Halton Region Official Plan (ROP) as a lower tier municipality that forms part of an upper tier municipality without planning responsibilities. Given the ROP contains higher level policies to guide regional growth rather than contain specific policies to permit uses within employment areas, it is not considered necessary to amend the ROP to implement the provincial transition provision for the new definition for “area of employment” in the *Planning Act*. The proposed amendments are considered consistent with the ROP.

### **Livable Oakville Plan, North Oakville East Secondary Plan and North Oakville West Secondary Plan**

Official plan amendments are required in order to implement the transition provision provided for under subsections 1 (1.1) and (1.2) of the *Planning Act* related to excluded uses in the new definition for “area of employment”. The OPAs propose to introduce policies that:

- after October 20, 2024, restrict within the official plans uses excluded from the new definition in employment area designated lands, and
- authorize lands occupied by uses excluded from the new definition to continue to be considered an “area of employment” so long as the uses were lawfully established prior to October 20, 2024.

The Livable Oakville Plan (LOP) General Policies under Section 3 highlight the need to preserve the urban structure of which employment areas are a main component. The LOP also recognizes the employment mixed use corridors along Speers Road and Cornwall Road, distinct for their mix of non-traditional employment development that is supportive of the function of more traditional employment uses in the areas and vicinity.

The North Oakville Secondary Plans indicate that their primary focus is to protect for and establish a range of development opportunities for generating employment uses, with a range and scale designed to be compatible with adjacent land use designations and strategic for visible and prominent locations in proximity to highway corridors and major roads.

The proposed OPAs are needed in order to preserve the employment areas town-wide as protected until the completion of an employment area review that informs how the significant change in policy direction for employment areas will be implemented.

The proposed OPAs will add policies to the relevant employment area policy sections in the Livable Oakville Plan and North Oakville East and West Secondary Plans in accordance with Appendix A, B and C.

The respective policies will restrict within the town’s official plans uses excluded from the new definition of “area of employment” and authorize lands occupied by uses excluded from the new definition that were lawfully established prior to October 20, 2024, to continue to be within an “area of employment”.

Regarding the North Oakville West Secondary Plan, portions of it remain subject to outstanding appeals. As a result, portions of the Employment Districts within the North Oakville Secondary Plan area are in full force and effect while the designation of other areas has not yet been determined. In addition, Official Plan Amendments 34, 37 and 38 which would move the North Oakville West Secondary Plan into the Livable Oakville Plan and amend policies within the North Oakville West Secondary Plan area, remain subject to appeal, therefore, these amendments are needed for in-effect Employment District lands within the North Oakville West Secondary Plan until the moving of the North Oakville West Secondary Plan into the Livable Oakville Plan is complete.

### **Zoning By-laws**

In Oakville, there are currently two zoning by-laws in effect: Zoning By-law 2014-014 for lands south of Dundas Street and north of Highway 407, and Zoning By-law 2009-189 for lands between Dundas Street and south of Highway 407. No changes are proposed to the town’s zoning by-laws at this time and uses excluded from the

new definition for “area of employment” will continue to be permitted through as-of-right zoning provisions.

Future comprehensive zoning by-law amendments to both of the town’s zoning by-laws will be required following a review of the town’s employment areas and to implement the provincial direction regarding employment.

## **TECHNICAL CONSIDERATIONS**

### **Jurisdictional Scan of Ontario Municipalities**

The City of Toronto under OPAs 668 and 680, and City of St. Catharines under OPA 40 have brought forward amendments to authorize the continuation of uses excluded from the new definition for “area of employment” once in effect.

At the time these OPAs were approved by the respective councils, the province had not yet announced the effective date for the new definition or its transition provision, and the final version of the PPS 2024 had not yet been provided.

Staff understands that other municipalities are contemplating bringing forward timely OPAs to ensure protection of their employment areas in accordance with subsections 1 (1.1) and (1.2) of the *Planning Act*.

### **Public Engagement**

The proposed OPAs are being brought forward as a combined statutory public meeting and recommendation meeting due to the short, two-month period between the provincial announcement and effective date for the new definition, its transition provision and the new PPS 2024.

Members of the public have had the opportunity to submit comments since the statutory notice was provided on September 25, 2024, and may also register as a delegate to speak to the matter.

The OPAs are intended to preserve the town’s employment areas as protected until the town completes an employment area review to inform comprehensive official plans and zoning by-law amendments. The employment area review and amendments will involve extensive public and stakeholder engagement.

### **Next Steps**

The proposed OPAs are considered a first step to protect the town’s existing employment areas in the context of a changing provincial planning framework. Next



steps will involve an employment area review to determine the location where lands are intended to remain as protected employment areas per the new definition for “area of employment” in the *Planning Act* and provincial direction, and areas that may be better suited as mixed use areas.

The proposed OPAs are needed to ensure that changes to the town’s employment areas are informed by a comprehensive process, rather than individual, piecemeal conversions. The employment area review once completed will inform subsequent official plan and zoning by-law amendments.

## **CONCLUSION**

In response to the recent announcement on changes to the provincial direction regarding employment and the provision of a final PPS 2024, amendments are proposed to the town’s official plans (excluding the Halton Region Official Plan) to implement the transition provision for this change provided by the province.

The proposed OPAs are required in order to preserve the town’s employment areas as protected pending a comprehensive employment area review and subsequent official plan and zoning by-law amendments that will involve public and stakeholder consultation and fully implement the provincial direction regarding employment.

## **CONSIDERATIONS**

### **(A) PUBLIC**

Notice of the public meeting to be held on October 15, 2024, was provided on September 25, 2024. For the future employment area review and subsequent official plan and zoning by-law amendments, public and stakeholder consultation will be incorporated.

### **(B) FINANCIAL**

There are no financial impacts resulting from this report.

### **(C) IMPACT ON OTHER DEPARTMENTS & USERS**

There are no direct impacts to other departments because of this report.

### **(D) COUNCIL STRATEGIC PRIORITIES**

This report addresses Council’s strategic priority/priorities related to Growth Management.

**(E) CLIMATE CHANGE/ACTION**

This matter does not directly affect climate change, however effective growth management does contribute to mitigation efforts such as the development of low carbon, climate resilient, and complete communities.

**APPENDICES**

**Appendix A** Draft Official Plan Amendment (Livable Oakville Plan)

**Appendix B** Draft Official Plan Amendment (North Oakville East Secondary Plan)

**Appendix C** Draft Official Plan Amendment (North Oakville West Secondary Plan)

Prepared by:  
Amaraine Laven, MCIP, RPP  
Policy Planner

Recommended by:  
Kirk Biggar, MCIP, RPP  
Manager of Policy Planning and Heritage

Submitted by:  
Gabriel A. R. Charles, MCIP, RPP  
Director of Planning and Development



## THE CORPORATION OF THE TOWN OF OAKVILLE

### BY-LAW NUMBER 2024-143

#### Official Plan Amendment 68

A by-law to adopt an amendment to the Livable Oakville Plan, Official Plan Amendment Number 68 (Employment Areas Transition - Preserving the Town's Protected Employment Areas per Subsections 1 (1.1) and (1.2) of the *Planning Act*, File No. 52.57.03)

**WHEREAS** subsection 21(1) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, states that a council of a municipality that is within a planning area may initiate an amendment to any official plan that applies to the municipality, and section 17 applies to any such amendment;

**WHEREAS** on August 20, 2024, the Province of Ontario announced that a new definition for “area of employment” under subsection 1 (1) of the *Planning Act*, and related transition provision under subsections 1 (1.1) and (1.2) will come into effect on October 20, 2024;

**WHEREAS** on August 20, 2024, the Province of Ontario provided a final Provincial Planning Statement, 2024, to replace A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020, and the Provincial Policy Statement, 2020, and announced that it will come into effect on October 20, 2024; and

**WHEREAS** it is deemed necessary in order to preserve the town’s protected employment areas to pass an amendment to the Livable Oakville Plan as provided for in the transition provision related to the new definition for “area of employment” under subsections 1 (1.2) and (1.2) of the *Planning Act*.

#### **COUNCIL ENACTS AS FOLLOWS:**

1. Official Plan Amendment Number 68 to the Livable Oakville Plan, attached as **Appendix “A”**, is hereby adopted.
2. This Official Plan Amendment is subject to appeal rights set out in section 17 of the *Planning Act*, R.S.O. 1990, c. P.13, and shall come into effect once the deadline for filing appeals has passed or all appeals have been withdrawn or finally disposed of.

3. This Official Plan Amendment is exempt from approval pursuant to Ontario Regulation 525/97 Exemption from Approval (Official Plan Amendments).

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

## APPENDIX “A” to By-law 2024-143

### Official Plan Amendment Number 68 to the Town of Oakville’s Livable Oakville Plan

#### **Constitutional Statement**

The details of the amendment, as contained in Part 2 of this text, constitute Official Plan Amendment Number 68 (OPA 68) to the Livable Oakville Plan.

#### **Part 1 – Preamble**

##### **A. Subject Lands**

The OPA applies to all the lands subject to the Employment Area designations of Office Employment, Business Employment, Industrial and Business Commercial in the Livable Oakville Plan. The Employment Area designated lands are situated north and south of the Q.E.W., east and west of Highway 403 and north and south of Royal Windsor Drive.

##### **B. Purpose and Effect**

The purpose of the OPA is to preserve the town’s protected employment areas pending completion of an employment area review that informs how the town will implement the provincial direction regarding employment.

Without the OPA as proposed, the town’s employment areas could be reduced through individual, piecemeal processes outside of a town-initiated, comprehensive process that may impact the town’s long-term employment land needs.

The effect of the proposed amendment will:

- Restrict uses after October 20, 2024, that are excluded from the new definition for “area of employment” in the *Planning Act*, i.e., institutional and commercial uses, within the Employment Area designations of the Livable Oakville Plan;
- Allow lands occupied by uses within the town’s employment areas that are excluded from the new definition for “area of employment” in the *Planning Act* to continue as an “area of employment”, so long as they were “lawfully established” prior to October 20, 2024;

- As it relates to lands within the Employment Area designation of Office Employment, Business Employment, Industrial and Business Commercial in the Livable Oakville Plan, allow the application of policies related to conversion of employment lands under Section 2.8.2.5 of the PPS 2024;
- As it relates to lands within the Employment Area designations of Office Employment, Business Employment, Industrial and Business Commercial in the Livable Oakville Plan, ensure continued restriction of appeals to the Ontario Land Tribunal on council decisions related to applicant-initiated amendments on employment area conversions under subsections 22 (7.3) and 34 (11.0.5) of the *Planning Act*;
- Preserve the town's employment areas as protected until the town completes a review to determine long term employment land needs and only allow the reduction of employment areas through a comprehensive process;
- Allow the town to have regard in its long- and short-term planning decisions to provincial interests related to the provision of adequate employment opportunities, protection of the financial and economic well-being of the province and its municipalities, and the appropriate location of growth and development; and
- Ensure that the town's employment areas that connect to employment areas within adjacent municipalities remain protected and any changes in land use are based on a coordinated and comprehensive review.

### **C. Background and Basis**

- The province introduced the *Helping Homebuyers, Protecting Tenants Act* (Bill 97) on April 6, 2023. Bill 97 proposed various amendments to statutes with respect to housing and development including a new definition to be added to the *Planning Act* for "area of employment" that focuses on traditional employment uses such as manufacturing and warehousing, while excluding certain uses long considered a part of protected employment areas: institutional and commercial uses, including office and retail. A transition provision under subsections 1 (1.1) and (1.2) was also provided for the new definition. The Bill received Royal Assent on June 8, 2023. The effective date for the new definition, being October 20, 2024, was recently proclaimed on August 20, 2024.

- The transition provision under subsections 1 (1.1) and (1.2) of the *Planning Act* is for the new definition for “area of employment”. It allows municipalities to have policies in an official plan that authorize after October 20, 2024, the continuation of lands within employment areas as protected, meaning that requests to convert lands to another land use designation must meet specific tests, and that appeals on related decisions of council are restricted. This applies even if parcels of lands within those employment areas are occupied by a use that is excluded from the new definition if:
  - official plan policies do not authorize within an employment area a new use that is excluded from the definition on or after the effective date, and
  - the use was lawfully established on the parcel of land before the effective date.
- On the same day Bill 97 was introduced, the province provided for review and comment an updated, proposed Provincial Planning Statement (PPS) on April 6, 2023. The proposed PPS 2023 contained employment area policies and a definition for “employment areas” that corresponded to the proposed, new *Planning Act* definition for “area of employment”.
- On August 20, 2024, the province provided a final Provincial Planning Statement (PPS 2024) and announced that it will come into effect on October 20, 2024. The timing of the PPS 2024 effective date is coordinated with the effective date for the new definition for “area of employment”. Now that final provincial policies have been provided, the town may commence work towards implementing the provincial direction regarding employment.
- Prior to completing an employment area review and subsequent comprehensive official plan and zoning by-law amendments, given the proposed changes, it is necessary to take steps to preserve the town’s employment areas in order to ensure that significant changes to the town’s employment areas are only through a comprehensive process that ensures the adequate supply of employment lands for the long term. Prior to the effective date or as soon as possible, it is necessary to put in place policies for the town’s employment areas that:
  - ensure that after October 20, 2024, the town’s official plans restrict uses that are excluded from the new definition for “area of employment”; and
  - authorize the continuation of lands occupied by a use that is excluded from the new definition for “area of employment” to continue as a protected employment area provided that the use was lawfully established before October 20, 2024.



- The proposed OPA intends to preserve lands within the Employment Area designations in the Livable Oakville Plan as protected employment areas until such a time that the town completes an employment area review that incorporates significant public and stakeholder consultation, to determine a long-term approach for the town’s employment areas and how the town will implement the provincial direction.
- Many parcels of land within the Employment Area designations in the Livable Oakville Plan contain uses that are excluded from the new definition of “area of employment”, including stand-alone offices, institutional uses, public service facilities and service commercial and retail. These uses had been permitted, encouraged and protected within employment areas under previous provincial policy planning frameworks, which guided complete communities and diversity of employment uses. The presence of these excluded uses puts the town’s employment areas at risk of being reduced through individual, piecemeal processes unless action as proposed in the OPA is taken.

## **Part 2 – The Amendment**

### **A. Text Changes**

The amendment includes the changes to the text of the Livable Oakville Plan as described in the following table.

In the “Description of Change” column, text that is **bolded and underlined** is new text to be inserted into the Livable Oakville Plan.

Item No.	Section	Description of Change
1.	<b>New 14.1.1 a) EMPLOYMENT General</b>	<p>Add new subsection a) to policy 14.1.1, as follows:</p> <p>It is anticipated that all of the lands designated for employment purposes will be needed to make the town a balanced and <i>complete community</i>.</p> <p><b>a) <u>Notwithstanding sections 3.7 and 29.5, and policies under sections 14.1, 14.2, 14.3, 14.4, 14.5, and 14.6, after October 19, 2024, new institutional and commercial uses, including retail and office uses, not referred to in paragraph 1 of subsection 1 (1) of the <i>Planning Act</i> shall not be permitted within the Employment Area designations of Office Employment, Business Employment, Industrial and Business Commercial.</u></b></p>
	<b>New 14.1.1 b) EMPLOYMENT General</b>	<p>Add new subsection b) to policy 14.1.1, as follows:</p> <p><b>b) <u>Notwithstanding 14.1.1. a), parcels of land within the Employment Area designations of Office Employment, Business Employment, Industrial and Business Commercial that were used for uses excluded from the definition “area of employment” in paragraph 2 of subsection 1 (1) of the <i>Planning Act</i>, that were lawfully established on or before October 19, 2024, may continue to be used for such purposes pursuant to subsections 1 (1.1) and (1.2) of the <i>Planning Act</i></u></b></p>



**THE CORPORATION OF THE TOWN OF OAKVILLE**

**BY-LAW NUMBER 2024-144**

Official Plan Amendment 332

A by-law to adopt an amendment to the 1984 Oakville Official Plan as it applies to the North Oakville East Secondary Plan, Official Plan Amendment Number 332 (Employment Areas Transition - Preserving the Town's Protected Employment Areas per Subsections 1 (1.1) and (1.2) of the *Planning Act*, File No. 52.57.03)

**WHEREAS** subsection 21(1) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, states that a council of a municipality that is within a planning area may initiate an amendment to any official plan that applies to the municipality, and section 17 applies to any such amendment;

**WHEREAS** on August 20, 2024, the Province of Ontario announced that a new definition for “area of employment” under subsection 1 (1) of the *Planning Act*, and related transition provision under subsections 1 (1.1) and (1.2) will come into effect on October 20, 2024;

**WHEREAS** on August 20, 2024, the Province of Ontario provided a final Provincial Planning Statement, 2024, to replace A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020, and the Provincial Policy Statement, 2020, and announced that it will come into effect on October 20, 2024; and

**WHEREAS** it is deemed necessary in order to preserve the town’s protected employment areas to pass an amendment to the North Oakville East Secondary Plan (1984 Oakville Official Plan) as provided for in the transition provision related to the new definition for “area of employment” under subsections 1 (1.1) and (1.2) of the *Planning Act*.

**COUNCIL ENACTS AS FOLLOWS:**

1. For the purposes of this by-law:
  - a. “1984 Oakville Official Plan” means the Official Plan for the Oakville Planning Area adopted by the Council of The Corporation of the Town of Oakville on July 5, 1983 by By-law 1983-114, approved as modified by the Minister of Municipal Affairs and Housing on December 21,

1984 subject to certain referrals and deferrals, and as subsequently amended.

2. Official Plan Amendment Number 332 to the 1984 Oakville Official Plan as it applies to the North Oakville East Secondary Plan, attached as **Appendix “A”**, is hereby adopted.
3. This Official Plan Amendment is subject to appeal rights set out in section 17 of the *Planning Act*, R.S.O. 1990, c. P.13, and shall come into effect once the deadline for filing appeals has passed or all appeals have been withdrawn or finally disposed of.
4. This Official Plan Amendment is exempt from approval pursuant to Ontario Regulation 525/97 Exemption from Approval (Official Plan Amendments).

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

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## **APPENDIX “A” to By-law 2024-144**

### **Official Plan Amendment Number 332 to the North Oakville East Secondary Plan (1984 Oakville Official Plan)**

#### **Constitutional Statement**

The details of the amendment, as contained in Part 2 of this text, constitute Official Plan Amendment Number 332 (OPA 332) to the 1984 Oakville Official Plan (North Oakville East Secondary Plan).

#### **Part 1 – Preamble**

##### **A. Subject Lands**

The Official Plan Amendment applies to all the lands within the Employment District in the North Oakville East Secondary Plan. Lands within the Employment District are situated south of Highway 407 and east of Highway 403.

##### **B. Purpose and Effect**

The purpose of the Official Plan Amendment is to preserve the lands designated as Employment District in the North Oakville East Secondary Plan as a protected employment area pending completion of an employment area review that informs how the town will implement the provincial direction regarding employment.

Without the OPA as proposed, lands within the Employment District could be reduced through individual, piecemeal processes outside of a town-initiated, comprehensive process that may impact the town’s long-term employment land needs.

The effects of the proposed amendment will:

- Restrict uses after October 20, 2024, that are excluded from the new definition for “area of employment” in the Planning Act, i.e., institutional and commercial uses, within the Employment District designation of the North Oakville East Secondary Plan;

- Allow lands occupied by uses within the Employment District that are excluded from the new definition for “area of employment” in the *Planning Act* to continue as “areas of employment”, so long as they were “lawfully established” prior to the effective date in the *Planning Act* and no new excluded uses are permitted by the North Oakville East Secondary Plan on and after the effective date;
- As it relates to lands within the Employment District in the North Oakville East Secondary Plan, allow the application of policies related to conversion of employment lands under Section 2.8.2.5 of the Provincial Planning Statement, 2024;
- As it relates to lands within the Employment District in the North Oakville East Secondary Plan, ensure continued restriction of appeals to the Ontario Land Tribunal on council decisions related to applicant-initiated amendments on employment area conversions under subsections 22 (7.3) and 34 (11.0.5) of the *Planning Act*;
- Preserve the town's employment areas as protected until the town completes a review to determine long term employment land needs and only allow the reduction of employment areas through a comprehensive process;
- Allow the town to have regard in its long- and short-term planning decisions to provincial interests related to the provision of adequate employment opportunities, protection of the financial and economic well-being of the province and its municipalities, and the appropriate location of growth and development; and
- Ensure that the town's employment areas that connect to employment areas within adjacent municipalities remain protected and any changes in land use are based on a coordinated and comprehensive review.

### **C. Background and Basis**

- The province introduced the *Helping Homebuyers, Protecting Tenants Act* (Bill 97) on April 6, 2023. Bill 97 proposed various amendments to statutes with respect to housing and development including a new definition to be added to the *Planning Act* for “area of employment” that focuses on traditional employment uses such as manufacturing and warehousing, while excluding certain uses long considered a part of protected employment areas: institutional and commercial uses, including office and retail. A transition provision under subsections 1 (1.1) and (1.2) was also provided for the new

- definition. The Bill received Royal Assent on June 8, 2023. The effective date for the new definition, being October 20, 2024, was recently proclaimed on August 20, 2024.
- The transition provision under subsections 1 (1.1) and (1.2) of the *Planning Act* is for the new definition for “area of employment”. It allows municipalities to have policies in an official plan that authorize after October 20, 2024, the continuation of lands within employment areas as protected, meaning that requests to convert lands to another land use designation must meet specific tests, and that appeals on related decisions of council are restricted. This applies even if parcels of lands within those employment areas are occupied by a use that is excluded from the new definition if:
    - official plan policies do not authorize within an employment area a new use that is excluded from the definition on or after the effective date, and
    - the use was lawfully established on the parcel of land before the effective date.
  - On the same day Bill 97 was introduced, the province provided for review and comment an updated, proposed Provincial Planning Statement (PPS) on April 6, 2023. The proposed PPS 2023 contained employment area policies and a definition for “employment areas” that corresponded to the proposed, new *Planning Act* definition for “area of employment”.
  - On August 20, 2024, the province provided a final Provincial Planning Statement (PPS 2024) and announced that it will come into effect on October 20, 2024. The timing of the PPS 2024 effective date is coordinated with the effective date for the new definition for “area of employment”. Now that final provincial policies have been provided, the town may commence work towards implementing the provincial direction regarding employment.
  - Prior to completing an employment area review and subsequent comprehensive official plan and zoning by-law amendments, given the proposed changes, it is necessary to take steps to preserve the town’s employment areas in order to ensure that significant changes to the town’s employment areas are only through a comprehensive process that ensures the adequate supply of employment lands for the long term. Prior to the effective date or as soon as possible, it is necessary to put in place policies for the town’s employment areas that:
    - ensure that after October 20, 2024, the town’s official plans restrict uses that are excluded from the new definition for “area of employment”; and
    - authorize the continuation of lands occupied by a use that is excluded from the new definition for “area of employment” to continue as a



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protected employment area provided that the use was lawfully established before October 20, 2024.

- The proposed OPAs intend to preserve the existing employment areas until such a time that the town completes an employment area review that incorporates significant public and stakeholder consultation, to determine a long-term approach for the town's employment areas and how the town will implement the provincial direction.
- Many parcels of land within the existing Employment District of the North Oakville East Secondary Plan contain uses that are excluded from the new definition of "area of employment", including stand-alone offices, institutional uses, public service facilities and service commercial and retail. These uses had been permitted, encouraged and protected within employment areas under previous provincial policy planning frameworks, which guided complete communities and diversity of employment uses. The presence of these excluded uses puts the town's employment areas at risk of being reduced through individual, piecemeal processes unless action as proposed in the subject OPAs is taken.

## **Part 2 – The Amendment**

### **A. Text Changes**

The amendment includes the changes to the text of the North Oakville East Secondary Plan as described in the following table.

In the "Description of Change" column, text that is **bolded and underlined** is new text to be inserted into the North Oakville East Secondary Plan.

Item No.	Section	Description of Change
1.	<b>NEW</b> <b>7.6.8.2 l)</b> LAND USE STRATEGY Employment District – Permitted Uses, Buildings and Structures	Add new policy 7.6.8.2 l), as follows: <b><u>Notwithstanding sections 7.3.4, 7.5.17, 7.6.2.2, and 7.6.11.3 and policies under section 7.6.8, after October 19, 2024, new institutional and commercial uses, including retail and office uses, not referred to in paragraph 1 of subsection 1 (1) of the <i>Planning Act</i> shall not be permitted within the Employment District.</u></b>
2.	<b>NEW</b> <b>7.6.8.2 m)</b> LAND USE STRATEGY Employment District – Permitted Uses, Buildings and Structures	Add new policy 7.6.8.2 m), as follows: <b><u>Notwithstanding 7.6.8.2 l), parcels of land within the Employment District that were used for uses excluded from the definition “area of employment” in paragraph 2 of subsection 1 (1) of the <i>Planning Act</i>, that were lawfully established on or before October 19, 2024, may continue to be used for such purposes pursuant to subsections 1 (1.1) and (1.2) of the <i>Planning Act</i>.</u></b>



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-145

Official Plan Amendment 333

A by-law to adopt an amendment to the 1984 Oakville Official Plan as it applies to the North Oakville West Secondary Plan, Official Plan Amendment Number 333 (Employment Areas Transition - Preserving the Town's Protected Employment Areas per Subsections 1 (1.1) and (1.2) of the *Planning Act*, File No. 52.57.03)

**WHEREAS** subsection 21(1) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, states that a council of a municipality that is within a planning area may initiate an amendment to any official plan that applies to the municipality, and section 17 applies to any such amendment;

**WHEREAS** on August 20, 2024, the Province of Ontario announced that a new definition for “area of employment” under subsection 1 (1) of the *Planning Act*, and related transition provision under subsections 1 (1.1) and (1.2) will come into effect on October 20, 2024;

**WHEREAS** on August 20, 2024, the Province of Ontario provided a final Provincial Planning Statement, 2024, to replace A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020, and the Provincial Policy Statement, 2020, and announced that it will come into effect on October 20, 2024;

**WHEREAS** it is deemed necessary in order to preserve the town’s protected employment areas to pass an amendment to the North Oakville West Secondary Plan (1984 Oakville Official Plan) as provided for in the transition provision related to the new definition for “area of employment” under subsections 1 (1.2) and (1.2) of the *Planning Act*; and

**WHEREAS** portions of the North Oakville West Secondary Plan remain subject to outstanding appeals and, in addition, OPAs 34, 37 and 38 which would move the North Oakville West Secondary Plan into the Livable Oakville Plan and amend policies within the North Oakville West Secondary Plan area remain subject to appeal.

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**COUNCIL ENACTS AS FOLLOWS:**

1. For the purposes of this by-law:
  - a. “1984 Oakville Official Plan” means the Official Plan for the Oakville Planning Area adopted by the Council of The Corporation of the Town of Oakville on July 5, 1983 by By-law 1983-114, approved as modified by the Minister of Municipal Affairs and Housing on December 21, 1984 subject to certain referrals and deferrals, and as subsequently amended.
2. Official Plan Amendment Number 333 to the 1984 Oakville Official Plan as it applies to the North Oakville West Secondary Plan, attached as **Appendix “A”**, is hereby adopted.
3. This Official Plan Amendment is subject to appeal rights set out in section 17 of the *Planning Act*, R.S.O. 1990, c. P.13, and shall come into effect once the deadline for filing appeals has passed or all appeals have been withdrawn or finally disposed of.
4. This Official Plan Amendment is exempt from approval pursuant to Ontario Regulation 525/97 Exemption from Approval (Official Plan Amendments).

PASSED this \_\_\_\_ day of \_\_\_\_\_, 2024

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

## **APPENDIX “A” to By-law 2024-145**

### **Official Plan Amendment Number 333 to the North Oakville West Secondary Plan (1984 Oakville Official Plan)**

#### **Constitutional Statement**

The details of the amendment, as contained in Part 2 of this text, constitute Official Plan Amendment Number 333 (OPA 333) to the 1984 Oakville Official Plan (North Oakville West Secondary Plan).

#### **Part 1 – Preamble**

##### **A. Subject Lands**

The Official Plan Amendment applies to all the lands within the Employment District in the North Oakville West Secondary Plan. Lands within the Employment District are situated south of Highway 407.

##### **B. Purpose and Effect**

The purpose of the Official Plan Amendment is to preserve the lands designated as Employment District in the North Oakville West Secondary Plan as protected employment areas pending completion of an employment area review that informs how the town will implement the provincial direction regarding employment.

Without the OPA as proposed, lands within the Employment District could be reduced through individual, piecemeal processes outside of a town-initiated, comprehensive process that may impact the town’s long-term employment land needs.

The effects of the proposed amendment will:

- Restrict uses after October 20, 2024, that are excluded from the new definition for “area of employment” in the Planning Act, i.e., institutional and commercial uses, within the Employment District designation of the North Oakville West Secondary Plan;
- Allow lands occupied by uses within the Employment District that are excluded from the new definition for “area of employment” in the

*Planning Act* to continue as “areas of employment”, so long as they were “lawfully established” prior to the effective date in the *Planning Act* and no new excluded uses are permitted by the North Oakville West Secondary Plan on and after the effective date;

- As it relates to lands within the Employment District in the North Oakville West Secondary Plan, allow the application of policies related to conversion of employment lands under Section 2.8.2.5 of the Provincial Planning Statement, 2024;
- As it relates to lands within the Employment District in the North Oakville West Secondary Plan, ensure continued restriction of appeals to the Ontario Land Tribunal on council decisions related to applicant-initiated amendments on employment area conversions under subsections 22 (7.3) and 34 (11.0.5) of the *Planning Act*;
- Preserve the town’s employment areas as protected until the town completes a review to determine long term employment land needs and only allow the reduction of employment areas through a comprehensive process;
- Allow the town to have regard in its long- and short-term planning decisions to provincial interests related to the provision of adequate employment opportunities, protection of the financial and economic well-being of the province and its municipalities, and the appropriate location of growth and development; and
- Ensure that the town’s employment areas that connect to employment areas within adjacent municipalities remain protected and any changes in land use are based on a coordinated and comprehensive review.

### **C. Background and Basis**

- The province introduced the *Helping Homebuyers, Protecting Tenants Act* (Bill 97) on April 6, 2023. Bill 97 proposed various amendments to statutes with respect to housing and development including a new definition to be added to the *Planning Act* for “area of employment” that focuses on traditional employment uses such as manufacturing and warehousing, while excluding certain uses long considered a part of protected employment areas: institutional and commercial uses, including office and retail. A transition provision under subsections 1 (1.1) and (1.2) was also provided for the new definition. The Bill received Royal Assent on June 8, 2023. The effective date

for the new definition, being October 20, 2024, was recently proclaimed on August 20, 2024.

- The transition provision under subsections 1 (1.1) and (1.2) of the *Planning Act* is for the new definition for “area of employment”. It allows municipalities to have policies in an official plan that authorize after October 20, 2024, the continuation of lands within employment areas as protected, meaning that requests to convert lands to another land use designation must meet specific tests, and that appeals on related decisions of council are restricted. This applies even if parcels of lands within those employment areas are occupied by a use that is excluded from the new definition if:
  - official plan policies do not authorize within an employment area a new use that is excluded from the definition on or after the effective date, and
  - the use was lawfully established on the parcel of land before the effective date.
- On the same day Bill 97 was introduced, the province provided for review and comment an updated, proposed Provincial Planning Statement (PPS) on April 6, 2023. The proposed PPS 2023 contained employment area policies and a definition for “employment areas” that corresponded to the proposed, new *Planning Act* definition for “area of employment”.
- On August 20, 2024, the province provided a final Provincial Planning Statement (PPS 2024) and announced that it will come into effect on October 20, 2024. The timing of the PPS 2024 effective date is coordinated with the effective date for the new definition for “area of employment”. Now that final provincial policies have been provided, the town may commence work towards implementing the provincial direction regarding employment.
- Prior to completing an employment area review and subsequent comprehensive official plan and zoning by-law amendments, given the proposed changes, it is necessary to take steps to preserve the town’s employment areas in order to ensure that significant changes to the town’s employment areas are only through a comprehensive process that ensures the adequate supply of employment lands for the long term. Prior to the effective date or as soon as possible, it is necessary to put in place policies for the town’s employment areas that:
  - ensure that after October 20, 2024, the town’s official plans restrict uses that are excluded from the new definition for “area of employment”; and
  - authorize the continuation of lands occupied by a use that is excluded from the new definition for “area of employment” to continue as a

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protected employment area provided that the use was lawfully established before October 20, 2024.

- The proposed OPAs intend to preserve the existing employment areas until such a time that the town completes an employment area review that incorporates significant public and stakeholder consultation, to determine a long-term approach for the town's employment areas and how the town will implement the provincial direction.
- Many parcels of land within the existing Employment District of the North Oakville West Secondary Plan contain uses that are excluded from the new definition of "area of employment", including stand-alone offices, institutional uses, public service facilities and service commercial and retail. These uses had been permitted, encouraged and protected within employment areas under previous provincial policy planning frameworks, which guided complete communities and diversity of employment uses. The presence of these excluded uses puts the town's employment areas at risk of being reduced through individual, piecemeal processes unless action as proposed in the subject OPAs is taken.

## **Part 2 – The Amendment**

### **A. Text Changes**

The amendment includes the changes to the text of the North Oakville West Secondary Plan as described in the following table.

In the "Description of Change" column, text that is **bolded and underlined** is new text to be inserted into the North Oakville West Secondary Plan.



Item No.	Section	Description of Change
1.	<b>NEW</b> <b>8.6.5.2 l)</b> LAND USE STRATEGY Employment District – Permitted Uses, Buildings and Structures	Add new policy 8.6.5.2 l), as follows:  <b><u>Notwithstanding sections 8.5.12, 8.6.2.2, and 8.6.6.3, and policies under section 8.6.5, after October 19, 2024, new institutional and commercial uses, including retail and office uses, not referred to in paragraph 1 of subsection 1 (1) of the <i>Planning Act</i> shall not be permitted within the Employment District.</u></b>
2.	<b>NEW</b> <b>8.6.5.2 m)</b> LAND USE STRATEGY Employment District – Permitted Uses, Buildings and Structures	Add new policy 8.6.5.2 m), as follows:  <b><u>Notwithstanding 8.6.5.2 l), parcels of land within the Employment District that were used for uses excluded from the definition “area of employment” in paragraph 2 of subsection 1 (1) of the <i>Planning Act</i>, that were lawfully established on or before October 19, 2024, may continue to be used for such purposes pursuant to subsections 1 (1.1) and (1.2) of the <i>Planning Act</i>.</u></b>

Planning and Development Council Meeting  
Tuesday, October 15, 2024

**Comments Received Regarding Item 6.2**

Town-initiated, Town-wide  
Town initiated Official Plan Amendments to Preserve the Town's  
Protected Employment Areas per subsections 1(1.1) and (1.2) of the  
*Planning Act*, R.S.O. 1990, c. P.13 (File No. 52.57.03)

**From:** [Lynda Agudo](#)  
**To:** [Town Clerks](#)  
**Subject:** [EXTERNAL] Cornwall and Trafalgar residences...  
**Date:** Friday, October 4, 2024 11:53:16 AM

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To whom it may concern,

I love that area, (not the traffic so much) with Beertown on the corner and all the beautiful planters. I HATE thinking of a 19 story residential/shopping building going up! I'll bet a ton of other people object to it too. I think a huge structure would just ruin that corner. Hope there is time to have that reversed. Thanks, a concerned citizen, Lynda.

Sent from my iPhone



Thursday, October 10, 2024

VIA EMAIL

His Worship R. Burton and  
Members of Oakville Council  
c/o Town Clerk  
Clerk's Department  
Town of Oakville  
1225 Trafalgar Road  
Oakville, ON L6H 0H3

Dear Mayor Burton and Members of Oakville Council:

**Re: Public Meeting and Recommendation Report -Town-initiated Official  
Plan Amendments for Town's Protected Employment Areas**

I am writing to you as the Chief Executive Officer of the following companies, all of which own lands with the corporate limits of the Town of Oakville:

- Rowhedge Construction Limited
- Star Oak Developments Limited
- Sixth Oak Inc.
- Melrose Investments Inc.
- Mel (Wyecroft) Inc.
- Guglietti Brothers Investments Limited

All of the above-referenced companies are registered owners of lands in the various Employment Areas of the Town of Oakville. For purposes of this letter I will speak of them as "Melrose".

My staff and I have reviewed the Staff Report that was prepared for the upcoming October 15, 2024 Planning and Development Council meeting, as well as the draft Official Plan Amendments that are appendices to that report, and we can advise that we have concerns with the way the Town is proceeding in this matter.

As Council is well aware, Melrose has taken an active role in the development and implementation of the various planning documents that have been adopted over the years

145 REYNOLDS STREET, SUITE 400, OAKVILLE, ONTARIO L6J 0A7

TEL: 905-849-1360 FAX: 905-849-9921

[www.melroseinvestments.com](http://www.melroseinvestments.com)

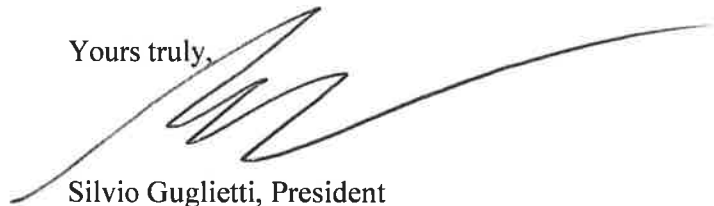
that concern the Employment/Industrial lands in the Town. Throughout our participation there has been an expectation that a range of land uses were to be allowed on designated employment lands including Melrose owned employment lands. The Town's current approach to removing several non-manufacturing/warehousing uses significantly impact the economic viability of these Melrose employment lands. Our concern is that there may not be enough purely manufacturing/warehousing type tenants to develop the lands in a viable economic manner.

Considerable effort and expense have already been committed in undertaking studies and designs for some of the lands, and a curtailing of non-manufacturing uses will render said effort and expense wasted. Any existing units which were built for non-warehousing/non-manufacturing users, but which may be currently vacant, will not be usable as those units will not be suitable for manufacturing/warehousing users.

It is the position of Melrose that the blanket removal of the non-warehousing/non-manufacturing uses is an over-reaction to the changes in the Planning Act that are set out in your Staff's report.

I trust that you will find the foregoing to be of assistance in your deliberations. If you have any questions, please do not hesitate to have your staff contact me directly.

Yours truly,

A handwritten signature in dark ink, appearing to be 'Silvio Guglietti', written over a horizontal line.

Silvio Guglietti, President

145 REYNOLDS STREET, SUITE 400, OAKVILLE, ONTARIO L6J 0A7  
TEL: 905-849-1360 FAX: 905-849-9921  
[www.melroseinvestments.com](http://www.melroseinvestments.com)



# THE ERIN MILLS DEVELOPMENT CORPORATION

October 11, 2024

Town Clerk  
Town of Oakville  
Clerk's Department  
1225 Trafalgar Road  
Oakville, Ontario  
L6H 0H3

[TownClerk@oakville.ca](mailto:TownClerk@oakville.ca)

**Re: Town Initiated OPA to remove Commercial / Office / Service Establishments /  
Recreational and Sport Uses from Employment District Designation**

Roundhead Holdings Inc. is the registered owner of the lands illustrated on the attached plan highlighted in green and aerial photos outlined in red and blue. We have concerns with respect to the removal of the above noted land uses which are currently permitted to us. The elimination of these uses will limit the type of development we envision for our lands.

The contemplated elimination of these uses should only occur after the Town has completed their studies and not before.

Yours very truly,  
THE ERIN MILLS DEVELOPMENT CORPORATION  
for ROUNDHEAD HOLDINGS INC.

Frank Gasbarre  
General Manager

King's Highway 407

407 TRANSITWAY SITWAY

PROVINCIALY-OWNED -  
(MOI) LANDS

2004-10-16

5

WILLIAM HAITON PARKWAY

William Halton Parkway

TRAFFALGAR ROAD -

Refugee - Road

WILLIAM HALTON PARKWAY

WALTON REGION!  
WATER TOWER!

Burnhamthorpe road

TURNHAMTHORPE ROAD EAST

PROPOSED  
WAY STATION

DS

ED



# BURNHAMTHORPE RD E

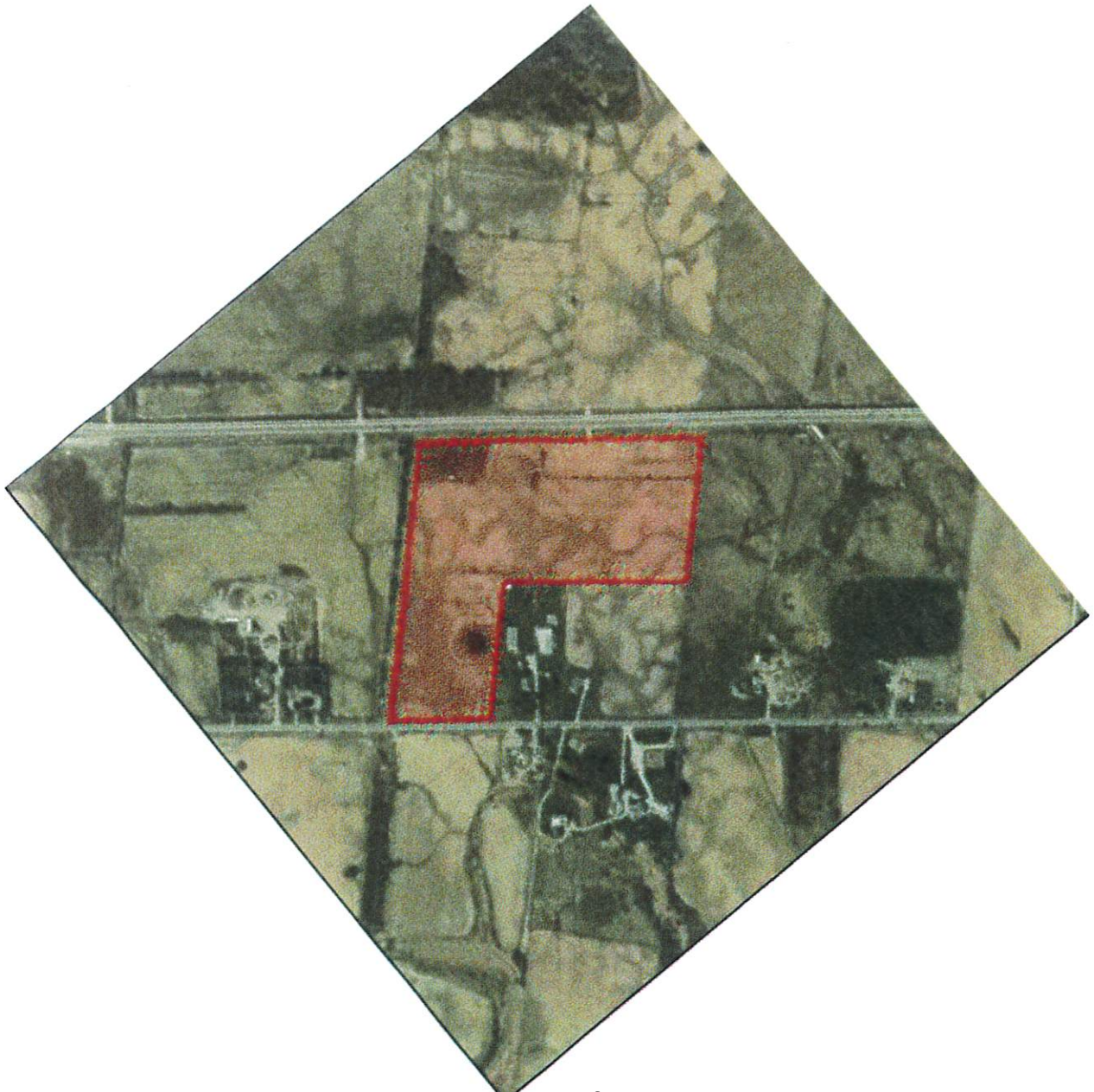
Company	Erin Mills Development Corporation
Group	Default
Roll Number	24 01 010 020 008 52
Address	BURNHAMTHORPE RD E
Municipality	Oakville
Owner	ROUNDHEAD HOLDINGS INC
Legal Description	PT LT 10, CON 2, TRAF NDS; S/T A PERMANENT EASEMENT OVER PT 1 ON EXP. PL HR1307656 TOWN OF OAKVILLE





# BURNHAMTHORPE RD E

Company	Erin Mills Development Corporation
Group	Default
Roll Number	24 01 010 020 008 51
Address	BURNHAMTHORPE RD E
Municipality	Oakville
Owner	ROUNDHEAD HOLDINGS INC
Legal Description	PT LT 10, CON 2, TRAF NDS; S/T A PERMANENT EASEMENT OVER PT 2 ON EXP. PL HR1307656 TOWN OF OAKVILLE



**From:** [John Corbett](#)  
**To:** [Town Clerks](#)  
**Subject:** [EXTERNAL] Item 6.2 Oakville Employment Policy Amendments October Planning Council Meeting File 52.57.03  
**Date:** Friday, October 11, 2024 1:59:42 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[Oakville OPA .pdf](#)

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To the Town Clerk:

On behalf of Tafia Development Corporation, please accept our submission for consideration at the upcoming meeting as captioned above. I would appreciate confirmation of receipt.

Thank you for your co-operation.

*John B. Corbett, MCIP, RPP*

*President*

*Corbett Land Strategies*

*416-806-5164*

**Corbett Land Strategies**

5045 South Service Road, Suite 301

Burlington, Ontario L7L 5Y7

[www.corbettlandstrategies.ca](http://www.corbettlandstrategies.ca)



Friday, May 11, 2024

Town Clerk  
**Town of Oakville.**  
1225 Trafalgar Road  
Oakville, ON L6H 0H3

**RE: File No: 52.57.03**  
**Town-Initiated Official Plan Amendments to Preserve the Town's Protected Employment Areas per Subsections 1 (1.1) and (1.2) of the Planning Act**  
Comments on Behalf of Tafia Development Corporation – 65-89 Loyalist Trail

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On behalf of the Tafia Development Corp, Corbett Land Strategies Inc. (CLS) wishes to submit this letter in response to the Town-Initiated Official Plan Amendments relating to updates to employment areas policies (File No.52.57.03). It is understood that the Town is undertaking the Official Plan Amendments to preserve existing employment areas and ensure consistency with the New Provincial Planning Statement (PPS, 2024) which will come into effect on October 20, 2024. We have significant concerns with the approach being pursued and are requesting Council to establish carefully thought out transition policies that will not compromise complete applications that are currently advanced in the approval process. There has been no local public consultation process undertaken in the formulation of these amendments to reveal the serious consequences outlined in this letter.

### **Background**

Through Bill 97, the Planning Act was amended to include a new definition of “area of employment” to focus on traditional employment uses while excluding certain uses including institutional and commercial such as office and retail. Transition provisions (Sec. 1 (1.1) and (1.2)) allow municipalities to have policies in an Official Plan that allow the continuation of lands within employment areas with uses excluded by the new definition of “area of employment”. Bill 97 received Royal Assent on June 8, 2023.

On August 20, 2024, the Province released a new draft of the final PPS, 2024, to be in effect as of October 20, 2024. The PPS 2024 includes the new definition of “area of employment” (in coordination with Bill 97) in which certain uses would be excluded under the new definition of ‘area of employment’. In response, the Town is advancing an Official Plan Amendment with the intent of preserving jobs in employment areas over the long term and establish consistency with the PPS 2024.

### **65-89 Loyalist Trail**

The lands located at 65-89 Loyalist Trail (Subject Lands) are currently occupied by five industrial and office buildings. The buildings have completed construction and are currently in

the midst of being occupied with uses currently permitted by the Official Plan and Zoning By-law.

The subject lands are located immediately north of an existing residential development, woodlot to the west and north and agricultural/future employment to the west. The subject lands are designated as Employment Area as per Schedule A1 of the Livable Oakville Plan and located within the Employment District as per Figure NOW 2 & NOE 2 of the e North Oakville East and West Secondary Plans, which is applicable to the proposed OPA.

A Zoning By-law Amendment (ZBA) was submitted and deemed complete on September 27, 2024. The amendment is seeking to permit the use of ‘commercial fitness centre’ in the Light Employment Zone and sets a maximum Gross Floor Area (GFA) for the proposed ‘commercial fitness centre’ use at 50%. The proposed application is being sought to expand the tenancy opportunities of the existing buildings in accordance with market demand generated by the adjacent residential and employment communities without any exterior changes to the constructed buildings. These proposed uses add to the economic vitality of the municipality and its host employment area.

### **Transition Provisions for Excluded Uses**

The Town’s-Initiated Official Plan Amendment is seeking to address the policy changes established for “areas of employment” through Bill 97 and PPS 2024. The Town has identified that the updated definition now considers the following designations to be protected employment areas:

- Employment Area designations of Office Employment, Business Employment, Industrial and Business Commercial within Livable Oakville Plan; and,
- Employment District in the North Oakville East and West Secondary Plans.

The Planning Act permits municipalities to establish transition policies for employment areas which may be occupied by excluded uses defined under the PPS, 2024 on the date that it comes into force. The transition is also intended to allow the municipality to complete a comprehensive employment area review to determine appropriate locations for employment areas that are consistent with the provincial direction on employment areas.

### **Impact**

The proposed Town-Initiated Official Plan Amendment will have significant impact to the existing and future tenancy opportunities for the existing employment buildings as allowed under prevailing official plan and zoning provisions. In addition to the proposed “commercial fitness centre” use specified under the current zoning by-law amendment application, the proposed official plan amendment will also preclude other uses under existing zoning such as a Place of “Amusement”, “Commercial School”, and “Day Care”.

Given the proximity of residential uses to the subject lands to the immediate south, they are well suited to offer transitional employment uses. These attributes ensure that the subject lands



offer both employment and service opportunities to the residential lands to the south that support their day-to-day ability to live, work and play in close proximity.

### Recommendations

Before Council proceeds with the proposed amendments as currently drafted there are at least three other procedural options that would better serve the public interest. First, we strongly recommend that the Town-Initiated Official Plan Amendments be deferred until after the completion of the Employment Land Review. Given that the previous employment land review was completed in 2018 and sought to establish employment land needs to 2041, the staff report indicates an update is already anticipated to be commenced shortly.

Alternatively, we suggest a six month transition period be adopted within the amendment language that would enable current applications to be considered on their own land use and planning merits. In this scenario, the current complete applications would be allowed to proceed under established timelines. Third, should the Town proceed with adopting the Town-Initiated Official Plan Amendment to update employment area policies, it should be modified to recognize lands that may be subject to development applications that have obtained formal completion status. The following language is recommended to not prejudice complete applications that are advanced under existing planning policy:

Item No.	Section	Description of Change	Proposed Amendment to Change (Red Italicised Bolded Text)
2.	<b>New 7.6.8.2 m)</b> LAND USE STRATEGY Employment District – Permitted Uses, Buildings and Structures	Add new policy 7.6.8.2 m), as follows:  <b><u>Notwithstanding 7.6.8.2 i), parcels of land within the Employment District that were used for uses excluded from the definition “area of employment” in paragraph 2 of subsection 1(1) of the <i>Planning Act</i>, that were lawfully established on or before October 19, 2024, may continue</u></b>	Add new policy 7.6.8.2 m), as follows:  <b><u>Notwithstanding 7.6.8.2 i), parcels of land within the Employment District that were used for uses excluded from the definition “area of employment” in paragraph 2 of subsection 1(1) of the <i>Planning Act</i>, that were lawfully established on or before October 19, 2024 <i>or are subject</i></u></b>

		<u>to be used for such purposes pursuant to subsections 1(1.1) and (1.2) of the Planning Act.</u>	<u>to land use planning applications deemed complete prior to October 19, 2024, may continue to be used for such purposes pursuant to subsections 1(1.1) and (1.2) of the Planning Act.</u>
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The above recommendation to amend the Town-Initiated OPA can be advanced for several reasons. The first being that the long term intent of the PPS will not be undermined given that there can not be a significant number of complete application seeking the proposed excluded use. Secondly, the subject lands are occupied by existing employment buildings which are currently securing leases with permitted uses that are duly permitted under existing zoning. Lastly, the subject lands are uniquely located within an employment area that is surrounded by residential lands to the south. It would be better to support employment and related uses which can enhance the compatibility between “traditional” employment uses and the residential lands to the south.

It is understood that the Town is seeking to advance the proposed Official Plan Amendments to ensure that consistency with Bill 97 and PPS 2024. The Town should however give further consideration to the proposed impact that the changes will have on existing properties which are presently achieving the employment goals and objectives of the Province and Towns. The proposed recommendations further enhance the transition policies until such time that the Employment Land Study is completed.

Should there be any questions or comments relating to the above, please feel free to reach out to the below.

Sincerely,

*John B. Corbett*

---

**John Corbett, MCIP, RPP**  
President  
Corbett Land Strategies Inc.  
john@corbettlandstrategies.ca  
416-806-5164

Copy: Denise Baker, Aird & Berlis



October 15, 2024

Siane Leisk

Email: [townclerk@oakville.ca](mailto:townclerk@oakville.ca)  
and [vicki.tytaneck@oakville.ca](mailto:vicki.tytaneck@oakville.ca)

file #059520-00001

Oakville Town Council  
1225 Trafalgar Road  
City Hall  
Oakville, ON L6H 0H3

Attention: Victoria Tytaneck, Town Clerk

**Re: Planning and Development Council Meeting: October 15, 2024  
Item 6.2 – Public Meeting and Recommendation Report - Town initiated Official  
Plan Amendments to preserve the Town's protected employment areas per  
subsections 1(1.1) and (1.2) of the Planning Act (the "Item 6.2")**

We are the lawyers for Cynthia Lynch, the owner of the lands municipally known as 263 Burnhathorpe Road West and are legally described as *Pt Lt 18, Con 2 Traf Nds, As In 267511, Except Pt 1, 20R2931 & Pt 1, Ex199, Oakville. Subject To An Easement In Gross Over Pt 2 On 20R18861 As In Hr985211* (the "**Subject Lands**"). The Subject Lands are approximately 20 hectares in area and are generally located east of Highway 407 near the intersection of William Halton Parkway West and Burnhathorpe Road West.

The Subject Lands are currently designated as Employment District in the North Oakville West Secondary Plan (the "**NOWSP**"). Per Subsection 8.3.2 of the NOWSP, the Employment District designation is presently designed to accommodate development of predominantly employment generating uses including a wide range of industrial and office development. Limited retail and service commercial uses designed to serve the businesses and employees are also permitted under Subsection 8.3.2 of the Employment District designation of the NOWSP.

Within Item 6.2, Town Staff have recommended to amend the NOWSP to add policy 8.6.5.2(I) which would restrict the Employment District use in the NOWSP to only those uses outlined in paragraph 1 of subsection 1 (1) of the Planning Act (the "**EDOPA**"). No adjusting to the delineation of lands designated Employment District in the NOWSP has been recommended by Town Staff in Item 6.2. For the following reasons, we request that Council refuse the recommendation to adopt the EDOPA and engage in further consultation with respect to the EDOPA prior to adoption.

### **The EDOPA is contrary to provincial legislation and policy direction**

The EDOPA purports to broadly protect employment lands in the Town of Oakville as areas of employment, despite clear provincial direction to limit areas of employment to heavy industrial uses and to make more land available for development. This approach does not represent good planning.



Further, on October 20, 2024, the Provincial Planning Statement, 2024 will come into effect (the “**PPS 2024**”). The PPS 2024 directs municipalities as planning authorities to support a modern economy, promoting economic development and competitiveness by encouraging a mix of uses within areas of employment to achieve complete communities. The EDOPA is inconsistent with this direction, instead having the effect of removing existing land use permissions, imposing significant barriers to diversifying employment areas for any other use other than heavy industrial uses.

We request further notice of any matters, inclusive of decisions on the EDOPA, related to this item.

Yours truly,

Cassels Brock & Blackwell LLP

A handwritten signature in black ink, appearing to read 'SL/km', written in a cursive style.

Signe Leisk  
SL/km

Town of Oakville  
Planning and Development  
1225 Trafalgar Road  
Oakville, ON  
L6H 0H3

October 15, 2024  
File 11999

**Attn: Town of Oakville Clerk's Office**

**Re: Public Meeting and Recommendation Report  
Town-initiated Official Plan Amendments to preserve the town's protected employment areas  
per subsections 1 (1.1) and (1.2) of the Planning Act (File No. 52.57.03)  
Planning and Development Council Agenda Items 6.2**

Weston Consulting has been retained by 1315 North Service Nominee Inc., to provide professional planning services for the lands municipally known as 1315-1325 North Service Road East in the Town of Oakville (the "Subject Property"). We are pleased to submit the following correspondence with respect to the town-initiated Official Plan Amendments (OPA) to preserve protected employment areas, specifically proposed OPA 68 to the Livable Oakville Official Plan and the proposed transition policies that permit the continuation of uses that were lawfully established on or before October 19, 2024.

### **Description of Subject Property**

The Subject Property is located on the west side of North Service Road East and the Queen Elizabeth Highway (QEW) and is approximately 1.24 hectares (3.06 acres) in size with approximately 284 metres of frontage along North Service Road. A seven-storey commercial office building with associated surface parking currently occupies the Subject Property (**Figure 1**).

The Subject Property is designated *Business Employment* according to Schedule J (East Land Use) of the Livable Oakville Official Plan (2009 Town of Oakville Official Plan). According to policy 14.4.1 (Permitted Uses) of the Livable Oakville Official Plan:

- a) *Uses permitted within the Business Employment designation may include offices and light industrial uses such as manufacturing, assembling, processing, fabricating, repairing, warehousing and wholesaling. Hotels, public halls, indoor sports facilities, and training facilities and commercial schools may also be permitted.*
- b) *Existing major office shall be permitted and new major office may be considered at locations providing high visibility and excellent accessibility*



**Figure 1: Aerial Photo of Subject Property**

On April 6, 2023, the province introduced Bill 97, the *Helping Homebuyers, Protecting Tenants Act* which repealed the definition of “area of employment” and replaced it with the following:

*“area of employment” means an area of land designated in an official plan for clusters of business and economic uses, those being uses that meet the following criteria:*

1. *The uses consist of business and economic uses, other than uses referred to in paragraph 2, including any of the following:*
  - i. *Manufacturing uses.*
  - ii. *Uses related to research and development in connection with manufacturing anything.*
  - iii. *Warehousing uses, including uses related to the movement of goods.*
  - iv. *Retail uses and office uses that are associated with uses mentioned in subparagraphs i to ii.*
  - v. *Facilities that are ancillary to the uses mentioned in subparagraphs i to iv.*
  - vi. *Any other prescribed business and economic uses.*
2. *The uses are not any of the following uses:*
  - i. *Institutional uses.*
  - ii. *Commercial uses, including retail and office uses not referred to in subparagraph 1 iv;*

The new definition focuses on traditional employment uses such as manufacturing and warehousing, while excluding certain uses such as institutional and commercial uses, including office and retail uses. Bill 97 also introduced new transition provisions under subsections 1 (1.1) and (1.2) of the *Planning Act* that allows municipalities to authorize the continuation of lands that are occupied by uses excluded under the new definition. The transition policies apply to parcels of lands within employment areas that are occupied by a use that is excluded from the new definition if the use was lawfully established on the parcel of land before the effective date. The new definition and transition policies come into force and effect on October 20, 2024.

Town-initiated OPAs are being proposed to amend the town's three official plans: the Livable Oakville Plan, the North Oakville East Secondary Plan (1984 Oakville Official Plan), and the North Oakville West Secondary Plan (1984 Oakville Official Plan). The purpose of the OPAs is to preserve the town's protected employment areas pending completion of an employment area review that will inform how the town will implement the provincial direction regarding employment. The OPAs introduce policies that restrict uses that are excluded from the new definition for "area of employment" after the effective date and authorize lands occupied by uses excluded from the new definition to continue to be considered an "area of employment" so long as they were lawfully established prior to the effective date.

The Subject Property is designated *Business Employment* according to the Livable Oakville Official Plan (2009 Town of Oakville Official Plan) and is therefore subject to proposed OPA 68, which applies to all the lands designated *Office Employment*, *Business Employment*, *Industrial* and *Business Commercial* in the Livable Oakville Plan. The Employment Area designated lands are situated north and south of the Q.E.W., east and west of Highway 403 and north and south of Royal Windsor Drive. OPA 68 proposed the following new subsection to policy 14.1.1:

*It is anticipated that all of the lands designated for employment purposes will be needed to make the town a balanced and complete community.*

- a) *Notwithstanding sections 3.7 and 29.5, and policies under sections 14.1, 14.2, 14.3, 14.4, 14.5, and 14.6, after October 19, 2024, new institutional and commercial uses, including retail and office uses, not referred to in paragraph 1 of subsection 1 (1) of the Planning Act shall not be permitted within the Employment Area designations of Office Employment, Business Employment, Industrial and Business Commercial.*
- b) *Notwithstanding 14.1.1. a), parcels of land within the Employment Area designations of Office Employment, Business Employment, Industrial and Business Commercial that were used for uses excluded from the definition "area of employment" in paragraph 2 of subsection 1 (1) of the Planning Act, that were lawfully established on or before October 19, 2024, may continue to be used for such purposes pursuant to subsections 1 (1.1) and (1.2) of the Planning Act*

The Subject Property is currently occupied by a commercial office building and is therefore subject to the transition policies under subsections 1 (1.1) and (1.2) of the *Planning Act* and OPA 68. In July 2024, a Pre-Consultation Meeting was held with the Town of Oakville to discuss a proposed site plan application that contemplates six warehouse buildings on the Subject Property while retaining the existing commercial office building. We anticipate a formal submission will be made in Q2 2025. Based on the transition provisions under subsections 1 (1.1) and (1.2) of the *Planning Act* of and proposed policy 14.1.1(b) of OPA 68, the Subject Property can still be used as a commercial office building.

Weston Consulting and our client reserve the right to provide further comments on town-initiated OPAs, specifically OPA 68, as it relates to the future development of the Subject Property and respectfully request to be notified of any future reports, public meetings and decisions with respect to this matter. If you have any questions or comments or require any additional information, please do not hesitate to contact the undersigned at ext. 329 or Sarah Burjaw at ext. 374.

Yours truly,

**Weston Consulting**

**Per:**



Darrin Cohen MCIP, RPP  
Senior Planner

C. 1315 North Service Nominee Inc

Town of Oakville  
Planning and Development Council  
1225 Trafalgar Road  
Oakville, ON  
L6H 0H3

October 15, 2024

Dear Members of Planning and Development Council,

**Re: Proposed Official Plan Amendment 68  
Town-Initiated OPAs to Preserve the Town's Protected Employment Areas  
File Number 52.57.03**

Sajecki Planning is the planning consultant for Holiday Inn & Suites Oakville @ Bronte, who represent the registered owners of the property (the "owners") located at 2515-2525 Wyecroft Road in the Town of Oakville, (the "Property"). The boundaries of the Property as well as the list of registered owners for each associated property are illustrated in **Attachment A**.

We are submitting this letter to express concerns with proposed Official Plan Amendment (OPA) 68. As detailed below, the proposed OPA will significantly restrict the future development of the Property. In addition, we feel that the proposed OPA is contrary to the spirit and intent of recent legislative and policy changes that have been introduced by the Province to promote the development of housing to achieve the Province's goal of building 1.5 million homes by 2031.

The Property is located south of the QEW, east of Bronte Road, north of Wyecroft Road, and west of South Service Road West. It is approximately 1.5 km west of the Bronte GO station and is situated along the Bronte Road Regional Transit Priority Corridor (as shown in Schedule A1 of the Official Plan), which is a focus area for transit-supportive development. The Property is designated Business Employment in the Town of Oakville Official Plan. The Property currently contains hotel, hospitality and conference centre uses within three buildings, along with a large surface parking area serving the existing hospitality and commercial uses. The existing uses do not meet the definition of "area of employment" in the *Planning Act* as it will read on October 20, 2024.

## **Proposed OPA 68**

On October 15, 2024, a recommendation report and an associated OPA are being brought forward to Planning and Development Council for a decision. OPA 68 is meant to respond to the new definition of "area of employment" in the *Planning Act* enacted through Bill 97 and carried forward into the new *Provincial Planning Statement, 2024*. The new definition of "area of employment" includes manufacturing, warehousing and industrial uses, and explicitly excludes institutional and commercial uses, including retail and office uses not associated with heavier industrial uses. The new definition will come into effect on October 20, 2024.

The proposed OPA is intended to preserve the Town's existing employment areas until such time that the Town completes an employment area review that will determine how to implement the provincial direction with respect to employment areas. OPA 68 will impact designated Employment Areas in the following significant ways:

1. Restricting the development of uses that are excluded from the new definition of "area of employment" in the *Planning Act*, including new retail, office and institutional uses;
2. Permitting existing uses which do not meet the new definition of "area of employment" to continue, provided that the use was lawfully established on the lands before October 20, 2024; and,
3. Allowing for the application of employment land conversion policies to all lands that are currently designated in the Official Plan as being within an employment area, including the continued restriction of appeals to the Ontario Land Tribunal.

## Concerns with Proposed OPA 68

We have several concerns with the proposed recommendation report and implementing policy amendments, as summarized below:

1. **Removal of Existing Development Permissions** – OPA 68 will remove existing land use permissions on the Property and significantly restrict the range of uses that may be developed on the Property. Once OPA 68 is implemented, development of new or expanded commercial, retail and office uses would be prohibited. As the site currently contains hotel, hospitality and conference centre uses, commercial, retail, office and other sensitive land uses represent appropriate forms of infill on the Property.
2. **Incorrect Classification of the Subject Site as an Employment Area** – The three existing buildings on our client's property are used entirely for commercial and hospitality purposes. Two of the buildings are hotel facilities while the third is a conference centre and banquet hall. These existing uses are no longer considered employment uses as per the new definition of "area of employment" in the *Planning Act*. Instead, the Property should be considered as an appropriate location for mixed-use development, in keeping with the new *Planning Act* regulations and Provincial policy direction.
3. **Uncertain Timing** – It is unclear how long a comprehensive review of the Town's employment areas will take. The staff report speaks to the advancement of a comprehensive, multi-stage process involving an employment area review and comprehensive official plan and zoning by-law amendments. This process could take numerous months or even years to complete, which would largely freeze new development on the Property indefinitely.

## Conclusion

We have concerns with the recommendation report and the implementing OPA 68. The proposed OPA will restrict future development on the Property, while also hindering the potential to introduce residential or mixed-use development on the lands, which is contrary to the intent of the recent Provincial legislative changes.

To address these concerns and to acknowledge the existing land uses on the site, we are requesting that the property at 2515-2525 Wyecroft Road not be subject to OPA 68.

We kindly request to be included in any future notices or correspondence regarding decisions on this matter.

Sincerely,



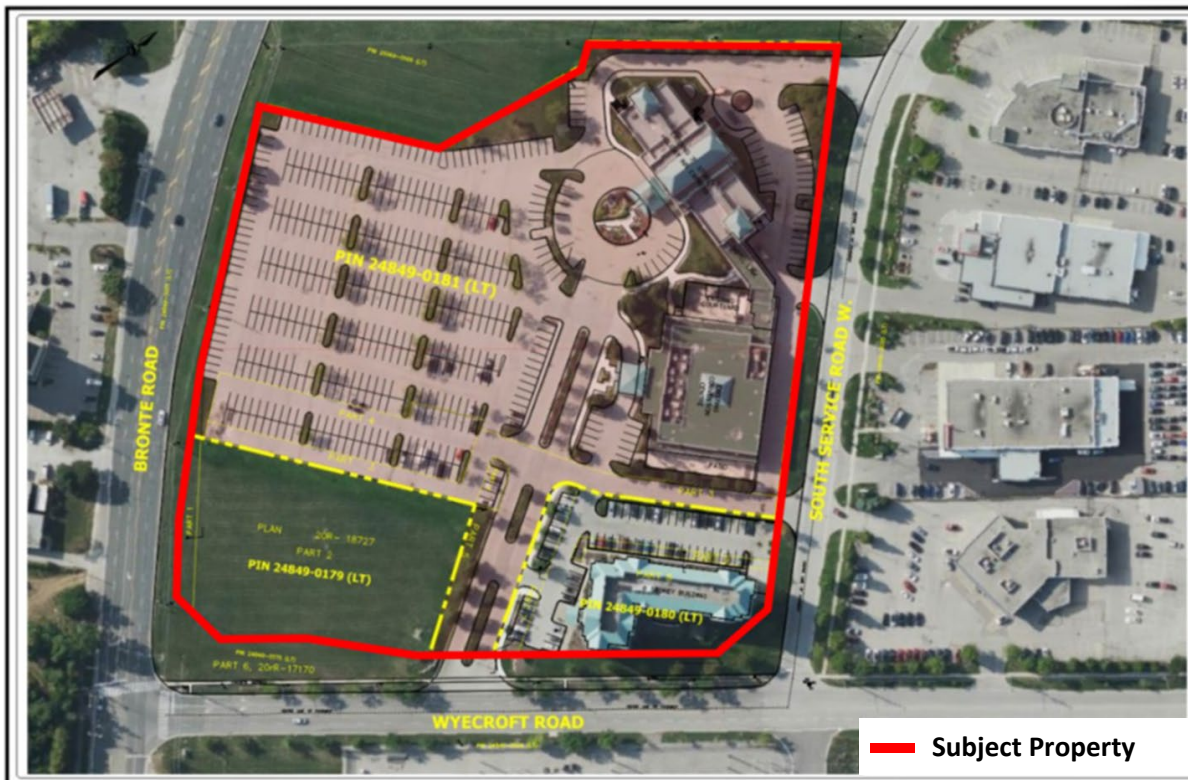
Tony De Franco  
MScPl, MCIP, RPP  
Development Planning Lead, Sajecki Planning Inc.

CC: David Sajecki, Sajecki Planning Inc.  
Darko Vranich, Vrancor Group  
Denise Baker, WeirFoulds  
Peter Horn, Horn Design & Consulting Inc.



## Attachment A

### Property Map



### List of Registered Owners

PIN 24849-0179 - 2406876 Ontario Inc

PIN 24849-0180 - 2391185 Ontario Inc

PIN 24849-0181 - Vrancor Master GP Inc./Oakville Wyecroft Hotel LP



October 15, 2024

Mayor Burton and Members of Council  
Town of Oakville  
1225 Trafalgar Road  
Oakville, ON L6H 0H3

e: [townclerk@oakville.ca](mailto:townclerk@oakville.ca)

Dear Mayor Burton and Members of Council:

**RE: Submission Letter: Proposed OPA 68: Town-initiated Official Plan Amendments to Preserve the Town's Protected Employment Areas  
OUR FILE 17106A: Rebecca / Burloak**

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MacNaughton Hermesen Britton Clarkson Planning Limited ("MHBC") are retained by Burloak Market Place Inc. to represent their interests in lands located at 3515-3545 Rebecca Street in the Town of Oakville (the 'Subject Lands'). The Subject Lands are located at the northeast corner of the intersection of Rebecca Street and Burloak Drive. These lands are also located at the inter-municipal boundary line of the Town of Oakville and the City of Burlington. Specifically, that boundary is Burloak Drive where single detached dwelling units predominate to the west, southwest and south forming a contiguous residential land use, while further to the east and northeast, across Great Lakes Boulevard, are industrial lands.

The Subject Lands are designated Business Commercial in the Town's Official Plan, which permits retail, service commercial and office uses, as well as motor vehicle related uses, hotels, public halls, indoor sports facilities, places of entertainment, and training facilities and commercial schools. The Subject Lands are also subject to site-specific policy 27.1.7, which establishes permissions for certain minimum and maximum amounts of office and retail and service commercial uses. The Subject Lands are zoned Business Commercial (E4 (SP 15)) wherein the site-specific provisions generally pertain to floor areas of the permitted uses and minimum parking spaces required.

**Proposed Official Plan Amendment 68**

The Town of Oakville staff propose an amendment to Part D: Land Use Designations and Policies, section 14.1 Employment, General policies within the Livable Oakville Plan, in response to the new definition of "area of employment" in the *Planning Act*, together with new s.1(1.1) and 1(1.2), which come into effect on October 20, 2024. The new definition of "area of employment" in the *Planning Act* will exclude institutional uses, as well as commercial uses, including retail and office uses that are not associated with manufacturing uses, uses related to research and development in connection with manufacturing, and/or warehousing uses.

The proposed new policy 14.1.1.a will no longer permit new commercial (office and retail) or institutional uses within lands designated Office Employment, Business Employment, Industrial and Business Commercial, other than retail and office uses that are associated with manufacturing, research and development and warehousing uses. Proposed new policy 14.1.1.b will allow parcels of land within the Office Employment, Business Employment, Industrial and Business Commercial designations that were used for institutional uses and commercial uses (including retail and office uses) that were lawfully established on or before October 19, 2024, to continue to be used for such purposes.

Our comments on the proposed OPA 68 policies, as they affect the Subject Lands, are set out below.

## **Site Context**

The neighbourhood block where the Subject Lands are located is best described as an 'island' situated between two diverse, and potentially incompatible uses: 1) low density residential; and, 2) industrial. On the isolated island block itself, no employment uses (as defined in the new *Planning Act* definition of "area of employment") exist and the Subject Lands are bounded by the following three minor arterial roadways:

- 1) Great Lakes Boulevard to the east
- 2) Burloak Drive to the west; and,
- 3) Rebecca Street to the south.

Accordingly, it is our opinion that the Subject Lands do not constitute an "area of employment" as per the new definition in the *Planning Act* or an "employment area" as defined in the PPS 2024.

The Subject Lands are bounded to the north, east and south by current and established Livable Oakville land use designations (and existing developments) as follows:

North: Business Employment Exception: Place of Worship and Associated Educational Facility  
(on site greater than 2 ha)  
Existing Development: Institutional Use: Place of worship.

East: Business Employment  
Existing Development: Multi-use Commercial Retail Plaza.

South: Low and Medium Density Residential  
Existing Developments: Single Detached and Townhouse Dwelling Units.

West: City of Burlington:  
Residential High Density (west) and Residential Medium Density (southwest)  
Existing Developments: Nursing home (Burloak Long Term Care) and Single Detached Dwelling Units.

## Land Use Designation: Historic Permitted Uses

Within the past 20 years, the Subject Lands have not been designated for industrial land uses. The Town of Oakville, has for two decades, shown that there exists a difference between 'industrial' land uses and 'business commercial' uses. In 2009, the Oakville Official Plan ('2009 OP'), Schedule F: Southwest Land Use identified the following specific land use designations within Employment Areas:

- Industrial
- Office Employment
- Business Employment and
- Business Commercial.

In 2009, the definition of Employment Area in the Livable Oakville Plan indicated that land uses were not restricted to industrial uses alone:

*Employment areas means areas designated in an Official Plan for **clusters of business and economic activities** including, but not limited to, manufacturing, warehousing, **offices**, and associated retail and ancillary facilities.*

As such, Business Commercial uses were defined as areas that:

*may include hotels, training and commercial educational facilities, auto-related service and sales, and **service commercial uses** including restaurants.*

Comparatively, lands designated Industrial included the following uses:

*may include **heavy industrial operations** such as manufacturing, assembling, processing, fabricating, refining, repairing, warehousing, and wholesaling. **Outdoor storage may be permitted.** Training and commercial educational facilities associated with Industrial uses may be permitted. A **waste processing station, waste transfer station** and transportation terminal may also be permitted*

Given the context of the Subject Lands, it is apparent that industrial uses are not a suitable use adjacent to existing sensitive uses.

## New Provincial Policy Direction: Provincial Planning Statement 2024

Not only will the *Planning Act*, section 1, be amended in terms of altering the definition of "area of employment", but the new Provincial Planning Statement (PPS 2024) will include a similar definition for "employment area" and also identifies what 'supporting a modern economy' by an approval authority signifies in Part 2.8 Employment:

1. *Planning authorities shall promote economic development and competitiveness by:*
  - e) **addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.**

In the context of the PPS 2024, s.2.8.1, the Subject Lands, as currently designated for Business Commercial and near industrial designated lands further to the east, serve as an appropriate transitional use to the sensitive land uses to the west and south.

## **Recommendation**

Given that the Subject Lands have existing permissions for commercial and office uses under the Business Commercial designation, through our client's site specific zoning, we are expressing significant concern with proposed policy 14.1.1.a, and seek confirmation to ensure our client's uses will continue to be permitted.

In context of the Subject Lands and abutting lands uses, that represent a mix of institutional, commercial and residential, it is recommended that the Town of Oakville revisit the Employment Area designation of the Subject Lands on Schedule A1 – Urban Structure of the Town's Official Plan, consistent with the new definitions of "area of employment" in the *Planning Act* and "employment area" in the PPS 2024. Consideration should be given to the ground-truthing of current, existing uses and permissions on lands that serve as a transitional area between industrial and residential designated lands.

## **Conclusion**

We appreciate the opportunity to provide the Town of Oakville with our comments regarding draft OPA 68. Kindly ensure that we receive notice of any Council decision(s) regarding this matter.

Yours truly,

**MHBC**



Oz Kemal, BES, MCIP, RPP  
President

*cc. Burloak Market Place Inc.*

**From:** Daniel Moriarity

**Sent:** Tuesday, October 15, 2024 11:54 AM

**To:** Town Clerks <[TownClerk@oakville.ca](mailto:TownClerk@oakville.ca)>

**Cc:** John Marotta

**Subject:** [EXTERNAL] Public Meeting - Town Initiated Official Plan Amendment 68, 332, 333  
- File No. 52.57.03 & By-Law 2014-143, 2024-144, 2024-145

Dear Town Clerk,

I am reaching on behalf of bclMC Realty Corporation c/o QuadReal Property Group (“Owner”) with regards to the property municipally known as 3269 and 3271 Dundas Street West (“subject property”) in the Town of Oakville.

As the Owner of the subject site, we have concerns with the policies introduced by Draft Official Plan Amendment 68, Draft Official Plan Amendment 332 & Draft Official Plan Amendment 333. Given the current market conditions in commercial and industrial real estate and the ongoing housing crisis, we feel the introduction of a comprehensive employment review process will restrict our ability to appropriately respond to market demands.

A flexible process needs to be maintained where development can respond to market conditions without the necessity of a comprehensive review. Introducing comprehensive reviews for applications considering a land use conversion and eliminating the ability of Council to assess properties on an individual basis, is both critical to the feasibility of a proposed development and is in opposition to the desired outcomes of the legislative changes to the *Planning Act*.

Thank you,

**Daniel Moriarity** | Manager, Development



[www.quadreal.com](http://www.quadreal.com)

[Watch our story](#) | [Service 24/7](#)



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# Memo

To: Mayor Burton and Members of Council  
From: Gabe Charles, Director, Planning & Development  
CC: Ralph Kaminsky, Commissioner (acting), Community Development  
Jane Clohecy, Chief Administrative Officer  
Date: October 15, 2024  
Subject: Public Hearing Item 6.2 – Supplemental information.

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## Comments

On August 20, 2024, the province released a final Provincial Planning Statement (PPS 2024) and announced that it will come into effect on October 20, 2024. Changes to PPS 2024 are intended to align with amendments to the *Planning Act* through Bill 97 (*Helping Homebuyers, Protecting Tenants Act*) from April 6, 2023.

At the same time the province released PPS 2024, it sought feedback through the Environmental Registry of Ontario posting (ERO 019-9065) as to whether there are any specific planning matters in process that should be addressed through a transition regulation under the *Planning Act* to facilitate the implementation of the new PPS 2024.

Staff provided comments to the province in response to the ERO posting on two areas: Midtown Oakville and employment areas, that should be considered for transition regulations. Those staff comments are attached to this memo on the following pages.

Those comments are provided as supplemental information for Public Hearing Item 6.2 titled *Public Meeting and Recommendation Report - Town initiated Official Plan Amendments to preserve the Town's protected employment areas per subsections 1(1.1) and (1.2) of the Planning Act* (file No. 52.57.03).

Staff will review this supplemental information in the presentation tonight as it relates to the changes and transition to the town's employment areas.



# Memo

To: Ministry of Municipal Affairs and Housing  
From: Planning & Development Department, Town of Oakville  
CC: Gabe Charles, Director, Planning & Development  
Date: October 4, 2024

**Subject: Town of Oakville comments regarding ERO 019-9065 – Transition considerations for land use planning matters to facilitate the introduction of a new policy statement issued under the *Planning Act***

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This memo provides comments in response to the Environmental Registry of Ontario posting (ERO 019-9065) that seeks feedback as to whether there are any specific planning matters in process that should be addressed through a transition regulation under the *Planning Act* to facilitate the implementation of the new Provincial Planning Statement 2024 (PPS 2024). Staff advises of two items, Midtown Oakville and employment areas, that should be considered for transition regulations.

## 1. Midtown Oakville

With the replacement of A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2020 (Growth Plan), the concept of “urban growth centres” (UGC) is not being carried forward. When this concept was first introduced in 2006, Midtown was identified as a UGC.

Given the amount of work the town has already undertaken over the past approximately 15 years to implement the UGC policies that specifically identify Midtown as one of 25 UGCs within the whole of the Greater Golden Horseshoe and required a minimum density target of 200 residents and jobs per hectare by 2031, Midtown should be included in a transition regulation to enable the continued application of PPS 2020 and Growth Plan policies. Although the changes in the new PPS related to minimum density targets are a lesser minimum, they still represent a minimum, and there are other policy considerations from the PPS 2020 and Growth Plan that are relevant to planning for Midtown.

There may also be implications if certain private applications for lands in Midtown Oakville are subject to requests to include in a transition regulation. This would result in the Tribunal having to deal with planning matters in the same area but having to implement (conform with/be consistent with) different planning policies. As such, all matters that relate to Midtown should be subject to a transition regulation to ensure the same policy framework applies to all of them.

## **2. Employment Areas**

On August 20, 2024, the province provided a final Provincial Planning Statement (PPS 2024) and announced that the PPS 2024 and a new definition for “area of employment” under subsection 1 (1) of the *Planning Act* will come into effect on October 20, 2024.

Staff has provided comments and recommendations to the province on two earlier consultations (ERO No. 019-6821 and ERO No. 019-8462). Oakville is prepared to implement the provincial direction with respect to employment areas. However, given that the changes will require an employment area review to determine areas that will remain within an “area of employment” per the new legislative and policy direction, and then require amendments to the town’s official plans and zoning by-laws, staff advises the province that two months is not adequate time to implement the now final provincial direction.

Without added time before the employment related definition and policies come into effect and given that many parcels of land within the town’s currently protected employment areas are occupied by uses that are excluded from the new definition, staff is concerned that the town’s employment areas will be undermined in a haphazard fashion outside of any coordinated planning process. While the intent of the new PPS policies is to protect employment areas for economic development purposes, the policies will have the opposite effect of de-stabilizing these areas and constraining land uses that support and enhance the employment functionality of the areas.

Staff is bringing forward Official Plan Amendments for Council’s consideration on October 15, 2024, to implement the transition provision provided under subsections 1 (1.1) and (1.2) of the *Planning Act*. Until those proposed policies are in place, and even after, the town’s employment areas’ status as protected will be at risk of being compromised by these changes and the overall employment area could be reduced through individual applications.

This situation may adversely impact the town's ability to act in accordance with the purpose of the *Planning Act* to promote sustainable economic development by the means provided under the *Act* and uphold the provincial and town interest in providing adequate employment opportunities for the long-term. It will create confusion for applicants and the town and has the potential to generate more matters before the Ontario Land Tribunal (OLT) and hold up much needed housing construction.

Town of Oakville staff provides three specific issues related to how the changes to employment areas has been introduced and several potential solutions to prevent or resolve the identified issues. Staff requests that the province implement the suggestions to resolve the issues faced by the town because of these changes as appropriate.

### **Issues summary and details:**

#### **Issue 1: As-of-right Zoning Permissions**

The town's employment areas' status as protected may be impacted by ongoing zoning regulations that will continue to permit uses excluded by the new definition for "area of employment" in the town's employment areas after the effective date and until the completion of an employment area review that determines the appropriate location of employment areas per the new definition, and subsequent official plan and zoning by-law amendments, which cannot feasibly be completed by October 20, 2024.

After October 20, 2024, all decisions related to a planning matter, including site plan approvals, must be consistent with the PPS 2024, which states that planning authorities shall prohibit in employment areas, residential uses, commercial uses, public service facilities and other institutional uses, as well as office and retail uses not accessory to an explicitly permitted use (PPS 2024 Chapter 1 Legislative Authority and Section 2.8.2.3 b), c), and d)).

Therefore, without additional time or other transitional assistance, these changes could have serious implications including: reducing the town's protected employment areas outside of a comprehensive process and despite action taken by the town; generating additional matters to the OLT for adjudication; creating a complicated process of determining lands that meet the definition and those that do not; and challenging the town's ability to remain consistent with the PPS 2024 while protecting its employment areas.

## **Issue 2: Appeals of OPAs to implement the transition provision related to the new definition for “area of employment” in the *Planning Act***

Town Council will consider OPAs per the transition provision under subsections 1 (1.1) and (1.2) of the *Planning Act* to preserve its employment areas as protected until the town is able to fully implement the provincial direction on employment. Given these interim, transitional OPAs will be subject to appeal, if appealed and until the appeal is resolved, lands occupied by uses excluded from the definition for “area of employment” will be at risk of being excluded from lands considered an “area of employment”.

This will reduce the town’s protected employment areas and affect the broader urban structure outside of a comprehensive process, removing strategically important employment lands.

## **Issue 3: Lack of clarity regarding meaning of “lawfully established” and continuation of excluded uses**

Clarity is requested on any restrictions related to expansions and intensification of excluded uses lawfully established prior to the definition coming into effect that could undermine the “area of employment” per the provincial definition.

As the province has been silent on the definition of “lawfully established, as well as to how the continuation of excluded uses within employment areas are to be managed, clarity the meaning and on any restrictions related to expansions and intensification of excluded uses lawfully established prior to the definition coming into effect should be provided. Following any clarity or interpretations, an employment area review for the Town of Oakville will further inform whether it would better support the town’s urban structure to keep lands occupied by excluded uses as protected employment areas and apply legal non-conforming type provisions or to redesignate the lands.

### **Suggestions to resolve issues:**

- i. Issue a regulation under the *Planning Act* for prescribed business and economic uses under subparagraph vi of subsection 1 (1) that permits institutional and commercial uses that are permitted by official plan policies and zoning by-law provisions that were in-effect as of October 19, 2024. Permission of institutional and commercial uses within an “area of employment” should be for at least 24 months. **(Addresses all issues)**

- ii. Issue a regulation under subsection 3 (6.1) of the *Planning Act* that delays the new definition for “employment areas” in the PPS 2024 from coming into effect for at least two years, until October 20, 2026. (**Addresses Issue 1**)
- iii. Restrict appeals to the Ontario Land Tribunal on a Council decision to implement the transition provision under subsections 1 (1.1) and (1.2) of the *Planning Act*. (**Addresses Issue 2**)
- iv. Revise the date that the “area of employment” definition and related transition provision come into effect so that it is delayed for at least two years, until October 20, 2026. (**Addresses all issues**)
- v. Clarify the intent of “lawfully established” under Subsection 1 (1.1) of the *Planning Act* and whether this could be interpreted as a zoning permission rather than the physical establishment of the facility that supports the use. (**Addresses issues 1 and 3**)

### 3. Conclusion

On Midtown Oakville, this area should be included in a transition regulation to ensure that a consistent approach is applied to this Urban Growth Area, for the town-initiated Official Plan Amendment as well as matters that are currently before the OLT.

On the changes to employment areas, given the two months of notice provided, the town is going ahead with an interim approach to implementing the provincial direction, with the first step being preserving the town’s protected employment areas under the transition provision under subsections 1 (1.1) and (1.2). The second step will be to carry out an employment area review to inform comprehensive official plan and zoning by-law amendments that establish the appropriate locations for the town’s employment areas that meet the definition of “area of employment”. However, even with the interim measures, there are still three significant issues related to the provincial changes to employment areas.

It is the Town’s recommendation that the province provide a regulation under the *Planning Act* for prescribed business and economic uses under subparagraph vi of subsection 1 (1) that allows institutional and commercial uses that are permitted by official plan policies and zoning by-law provisions that were in-effect as of October 19, 2024, per suggestion (i) above, as this would resolve all the issues. The added time this would provide would allow the town to fully implement the provincial direction at once,

rather than have a complicated interim period, where more matters would likely have to be brought to the OLT for adjudication. It would also give the town time to figure out the approach with respect to excluded uses that are to continue within an “area of employment” and seek guidance from the province as it is understood that the province intends to provide training on the new PPS.

Your attention to the serious issues raised and suggestions to resolve them is greatly appreciated. We look forward to continuing to work with the province to gain more understanding on how the transition to the new direction related to employment areas is intended to work. We would be happy to meet to discuss these comments and the suggestions for resolution at any time.

## REPORT

### Planning and Development Council

Meeting Date: October 15, 2024

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**FROM:** Planning and Development Department

**DATE:** October 1, 2024

**SUBJECT:** **Housing Strategy and Action Plan including Housing Updates**

**LOCATION:** Town-wide

**WARD:** Town-wide . Page 1

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#### RECOMMENDATION:

1. That the Housing Strategy and Action Plan be approved.
2. That the Rental Housing Demolition or Conversion Protection Guidelines be endorsed.

#### KEY FACTS:

The following are key points for consideration with respect to this report:

- On July 10, 2023, Planning and Development Council received a staff report titled [Housing Strategy and Action Plan including the Housing Accelerator Fund Application](#). Council received a draft Housing Strategy and Action Plan (HSAP) and directed staff to undertake public engagement on the HSAP, report back to Council on what was heard, and refine the HSAP, as necessary, in coordination with other ongoing initiatives, prior to approval in full.
- Council approved a portion of the HSAP regarding the Canada Mortgage and Housing Corporation's Housing Accelerator Fund (HAF) program, as it was a required component of the town's application to the HAF program. Since the time of approval, the town is no longer participating in the HAF program.
- Town staff have undertaken public engagement on the HSAP and have refined the HSAP, as necessary, in coordination with other ongoing

initiatives. This report brings forward an updated HSAP, attached as **Appendix A**, for approval.

- At the July 10, 2023, Planning and Development Council Meeting, Council passed Rental Housing Protection By-law 2023-102. The by-law was approved under the authority of Section 99.1 of the *Municipal Act*, 2001, which provides municipalities with the authority to prohibit and regulate the demolition and conversion of residential rental properties.
- This report brings forward Rental Housing Demolition or Conversion Guidelines for Council, attached as **Appendix D**, for endorsement. The guidelines are a user guide to understanding the Rental Housing Protection By-law.
- On March 18, 2024, Planning and Development Council received a staff report titled [\*White Paper: Planning Act Tools to Facilitate Development of Affordable Housing\*](#). The white paper is supplementary to the town's HSAP and provides details regarding *Planning Act* tools that the town may use to support the provision of housing that is more affordable. At the meeting, Council directed staff to prepare a housing needs assessment, and initiate and undertake work programs in an efficient, and where possible, concurrent manner to investigate, and if deemed appropriate, implement the following *Planning Act* tools:
  - Inclusionary Zoning within Protected Major Transit Station Areas;
  - Community Planning Permit System within Midtown Oakville and with opportunity to do so in other parts of the Town; and
  - Community Improvement Plan to incentivize affordable housing across the Town.
- Since the time the white paper was prepared, provincial legislation has evolved. A second edition of the white paper has been prepared to reflect these updates and is available on oakville.ca. This report includes a status update on the work program items noted above stemming from the white paper.
- On May 6, 2024, Planning and Development Council directed staff to create a Sheridan College Housing Taskforce with the objective to enable, advance, and accommodate the development of residential uses, including student housing, on the Sheridan College campus. Further, staff were directed to create a work program to bring forward recommendations necessary to achieve the findings of the taskforce. Staff continue to undertake this directive and an update is provided in this report.



**BACKGROUND:**

The town is committed to playing its part in meeting the need for housing and addressing the demands of Ontario's growing population. The town is also committed to ensuring that growth is contextually appropriate and financially sustainable. The town recognizes the need for new housing includes a broad range of housing required by the public, including market-based, rental, attainable, affordable, social, and assisted housing. The town also recognizes its role within the housing system, as an approval authority with the ability to enable housing development and housing supply but does not build housing units directly.

The purpose of this report is to:

- a) bring forward an updated Housing Strategy and Action Plan (HSAP), attached as **Appendix A**, for Council approval;
- b) present the findings from the community engagement undertaken for the HSAP, attached as **Appendix B**;
- c) direct members of the public and Council to the updated *White Paper: Planning Act Tools to Facilitate Development of Affordable Housing*, which reflects updated legislation that has come into effect since it was presented to Council in March 2024;
- d) bring forward the Rental Housing Demolition or Conversion Guidelines, attached as **Appendix D**, for Council endorsement;
- e) provide an update the Council directive from May 6, 2024 to create a Sheridan College Housing Taskforce.

The report also provides an overview of implementation work stemming from the HSAP, as put forward in the town's 2025 budget.

**TECHNICAL & PUBLIC COMMENTS:****A) Housing Strategy and Action Plan Update**

The town's Official Plan, *Livable Oakville*, provides the framework for how the town will grow and change into the future. It is founded on a mission statement and guiding principles, one of which is to provide "choice throughout the town in order to enable the availability and accessibility of a wide range of housing." This guiding principle is accompanied by principles that ensure a livable community is created which directs "the majority of growth to identified locations where higher density, transit and pedestrian oriented development

can be accommodated” and to “preserve, enhance and protect the distinct character, cultural heritage, living environment, and sense of community of neighbourhoods”.

The Housing Strategy provides an extension to the Livable Oakville Plan’s mission statement and guiding principles and sets a path forward with goals and objectives to guide decision making specific to housing. The Action Plan puts in place initiatives the town can undertake to further achieve the goals and objectives of the strategy, and ultimately the Livable Oakville Plan. Together, the HSAP is the town’s guiding document to improve the housing landscape across Oakville and achieve positive housing outcomes.

The HSAP provides a comprehensive approach and identifies many opportunities for the town to strengthen its policies, regulations, programs and by-laws for such matters as inclusionary zoning, rental protection, and affordable housing, among others that will improve housing across the housing continuum.

The HSAP is structured around six goals and objectives, which are intended to achieve five key housing outcomes. The plan includes nearly 70 actions that the town can take over the coming years to improve the housing landscape in Oakville and strengthen its partnerships with upper levels of government, agency partners and the development industry in the effort to deliver the housing Oakville needs.

On July 10, 2023, Planning and Development Council received a draft HSAP and directed staff to undertake public engagement on the HSAP, report back to Council on what was heard, and refine the HSAP, as necessary, in coordination with other ongoing initiatives. Accordingly, the HSAP has been updated to reflect community feedback and in coordination with other ongoing initiatives and is attached as **Appendix A** for council approval.

A list of refinements that were made to the HSAP are provided in **Appendix C**.

## **B) Housing Strategy and Action Plan – Community Engagement**

On July 10, 2023, Planning and Development Council directed staff to undertake a public engagement program on the Housing Strategy and Action Plan, report back to Council on the findings, and refine the Housing Strategy and Action Plan, as necessary, in coordination with other ongoing initiatives.

Public engagement opportunities to help refine the HSAP were provided in the summer and fall 2023, and included an online survey, public open houses and attendance at the Oakville Seniors Housing Symposium. A full summary of the

community engagement events and feedback received is provided in **Appendix B**.

Staff received a wide range of comments via the engagement sessions. Some comments were outside the purview of the municipality or extended beyond housing, specifically. Many comments considered broad concepts such as the provision of innovative housing, preserving neighbourhood character, growth management, environmental and transportation concerns, livability and quality of living spaces. Staff note that although many of the comments submitted may not see a direct response within a new or revised “action item” in the HSAP, the comments submitted are still vital as staff move toward implementing the various action items, including new policies and programs necessary to create a better housing environment in Oakville. For example, the revised action item 1.5 states that the town:

*“Develop a policy section specific to housing in the general policies in the Livable Oakville Plan, including any goals and objectives for housing town-wide. This will ensure housing policies apply to all land use designations where housing is permitted, including mixed use areas. Incorporate housing policies from the Halton Region OP in the Livable Oakville, as applicable.”*

The action item noted above will consider the broader themes and concepts provided in the public comments received. Further, any policies incorporated into the town’s Official Plan with respect to housing, will also consider the broader Livable Oakville Plan in its totality, which already includes many policies pertaining to areas of interest identified in the public comments including growth management, environmental protection, and transportation systems and networks, among others.

### **C) White Paper: Planning Act Tools to Facilitate Development of Affordable Housing**

On March 18, 2024, Planning and Development Council received a staff report titled [White Paper: Planning Act Tools to Facilitate Development of Affordable Housing](#). The white paper is supplementary to the town’s HSAP and provides details regarding *Planning Act* tools that the town may use to support the provision of housing that is more affordable. At the meeting, Council directed staff to prepare a housing needs assessment, and initiate and undertake work programs in an efficient, and where possible, concurrent manner to investigate, and if deemed appropriate, implement the following *Planning Act* tools:

- Inclusionary Zoning within Protected Major Transit Station Areas;

- Community Planning Permit System within Midtown Oakville and with opportunity to do so in other parts of the Town; and
- Community Improvement Plan to incentivize affordable housing across the Town.

Since the time the white paper was prepared, provincial legislation and policies have evolved. As a result, a second edition of the white paper has been prepared to reflect these updates, which is available on [oakville.ca](https://oakville.ca). An overview of the changes that have been made to the white paper are provided in the executive summary.

Further to the Planning and Development Council meeting on March 18, 2024, staff have undertaken several steps to carry out Council's direction.

In May 2024, the Town issued a request for proposals to undertake the Housing Needs Assessment, prepare a CIP background study and, if deemed appropriate, a Community Improvement Plan. The successful consultant is SHS Consulting and the Town proposes to hold three focus group sessions with members of the building industry, housing providers, businesses, and community groups in the fall to assist with preparing the Housing Needs Assessment, Inclusionary Zoning framework, and preparing the CIP background study.

Work with respect to Midtown Oakville continues which will inform Community Planning Permit System enabling policies and the development of a Community Planning Permit by-law for Midtown Oakville.

Staff will be reporting back to Council on these matters periodically. A comprehensive public engagement plan has been developed to ensure that these projects are carried out efficiently and effectively, to minimize consultation fatigue and ensure feedback is provided to constructively inform these processes.

#### **D) Rental Housing Demolition and Conversion Guideline**

Rental housing is an important tenure of housing for many residents in Oakville, and access to a healthy supply of rental housing units is critical. At the July 10, 2023, Planning and Development Council Meeting, Council passed Rental Housing Protection By-law 2023-102. The by-law was approved under the authority of Section 99.1 of the *Municipal Act*, 2001, which provides municipalities with the authority to prohibit and regulate the demolition and conversion of residential rental properties.

The by-law addresses Action Item 2.1 in the HSAP and is a key tool to achieve goal 2 of the housing strategy, which is to "Improve Housing Affordability, Housing Options and Housing Choice".

Protecting existing rental housing stock is important because the town's current rental vacancy rate of 1.6% (2023) is much lower than a balanced market level of approximately 3%. The Canada Mortgage Housing Corporation (CMHC) states that a vacancy rate of at least 3% is considered necessary for adequate competition and housing options.

The town's vacancy rate has been below 3% for the past five years, indicating a need to maintain, secure and increase rental housing stock in Oakville.

To assist with the administration of the Rental Housing Protection By-law, Rental Housing Demolition or Conversion Guidelines have been prepared and are available on [oakville.ca](https://oakville.ca), and attached as **Appendix D**. The guidelines provide an overview of how to proceed when an application is made for a demolition or conversion of a residential rental property, either independent of or in conjunction with a development application.

The guidelines will assist landlords, tenants, and the development community in understanding the process for demolition or conversion of existing residential rental units on a property.

The guidelines provide a range of options for applicants to meet the objective of no net loss of affordable rental units because of a development proposal. Additionally, the guidelines provide a Notice and Communication Strategy for the applicant to implement as part of the application process.

The guidelines were presented to the Developer Liaison group, and were posted to the Town's website. No comments have been received on the guidelines. Town staff are seeking Council's endorsement of the guidelines.

#### **E) Sheridan College Housing Taskforce**

At the Planning and Development Council Meeting held May 6, 2024, Town Council passed the following motion:

1. Staff be directed to create a Sheridan College Housing Taskforce with the objective to enable, advance, and accommodate the development of residential uses, including student housing, on the Sheridan College campus; and,

2. Staff be directed to create a work program, in alignment with ongoing HAF initiatives, to bring forward any necessary recommendations, including programs, Official Plan and/or Zoning By-law Amendments, to achieve the findings of the Sheridan College Housing Taskforce to expedite the delivery of student housing on the Sheridan Campus.

Since the time the Council motion was passed:

- The Town is no longer participating in the Housing Accelerator Fund (HAF) program, and the development of a work program in alignment with other HAF initiatives is not required.
- The province's Bill 185, *Cutting Red Tape to Build More Homes Act*, 2024, received royal assent on June 6, 2024. It made changes to the *Planning Act* that exempt universities and colleges, including Sheridan College, from the provisions of the *Planning Act*. These changes include the rules which govern how municipalities can apply official plan policies and zoning regulations to publicly funded colleges and universities. Essentially, publicly funded colleges such as Sheridan College no longer require planning approvals from the town to move forward with development (e.g. Official Plan Amendments, Zoning By-law Amendments, Site Plan approval). They do, however, still require other development approvals to address matters such as water and sanitary servicing.
- The Provincial Planning Statement, 2024 was released and will come into effect on October 20, 2024. It consolidates and replaces the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019. The new PPS, 2024 contains policy direction on accommodating student housing, including that:
  - 6.2.5 Planning authorities shall collaborate with publicly-assisted post-secondary institutions, where they exist, to facilitate early and integrated planning for student housing that considers the full range of *housing options* near existing and planned post-secondary institutions to meet current and future needs.
  - 6.2.6 Further to policy 6.2.5, planning authorities should collaborate with publicly-assisted post-secondary institutions on the development of a student housing strategy that includes consideration of off-campus housing targeted to students.

Given these changes, the focus of work to be undertaken by the Sheridan College Housing Taskforce, as directed by Town Council, may require refinement and/or expansion beyond the initial objective of delivering

residential uses and student housing. A Terms of Reference for the Sheridan College Housing Taskforce is under development. Town staff have held preliminary discussions with Sheridan College and are ongoing.

Staff note that, once assembled, a first step for the Sheridan College Housing Taskforce should be to develop a project charter (or similar) to re-establish the purpose of the taskforce, its objectives, scope, and responsibilities.

## **IMPLEMENTATION:**

The HSAP identifies many opportunities for the town, within its jurisdiction, to strengthen its policies, regulations, programs and by-laws regarding housing. To make progress on the Housing Strategy and Action Plan, foundational studies have already started which will support the next steps of delivering on updated land use policy and implementation tools, including a Housing Needs Assessment. This work program is being undertaken in a coordinated manner with other projects related to the Housing Strategy and Action Plan, to investigate, and if appropriate, implement:

- Inclusionary Zoning within Protected Major Transit Station Areas
- A Community Improvement Plan to incentivize affordable housing across the town

Notwithstanding the foundational work noted above, there are a number of new housing-related initiatives that also need to be undertaken to implement the action items of the HSAP. A business case, with a capital cost of \$500,000, to begin implementing action items under the town's Housing Action Plan is submitted as part of the town's 2025 budget process, including:

- the continuation of a Housing Secretary Office, which has been created and staffed with cascading backfill positions, to advance the town's Housing Action Plan and the next suite of projects (listed below);
- undertaking the Residential Policy Review as part of the town's Official Plan Review program;
- undertaking a Gentle Density Strategy, as identified by Council at their Planning and Development Council meeting on January 22, 2024;
- advancing the required infrastructure studies and planning necessary to realize development opportunities (e.g. housing) within the Bronte GO MTSA, including Environmental Assessment, Area Servicing Plan, and Transportation Studies, as well as updating the Zoning By-law to put in place as-of-right permissions; and,
- forming the Sheridan College Housing Taskforce, charged with devising solutions for the college area.



While some initiatives will be dependent on partnering with other levels of government and grants, there are some items which require commencement, and will assist the town to realize its housing pledge to facilitate 33,000 new homes by 2032.

**CONSIDERATIONS:**

**(A) PUBLIC**

Public engagement opportunities to help refine the HSAP were provided in the summer and fall 2023, and included an online survey, public open houses and attendance at the Oakville Seniors Housing Symposium. A full summary of the community engagement events, and feedback received is provided in **Appendix B**.

**(B) FINANCIAL**

A business case, with a capital cost of \$500,000, to begin implementing action items under the town's Housing Action Plan is submitted as part of the town's 2025 budget process.

**(C) IMPACT ON OTHER DEPARTMENTS & USERS**

To implement the action items identified in the HSAP, various town departments will be required to assist and/or lead various studies and related programs.

**(D) COUNCIL STRATEGIC PRIORITIES**

This report addresses Council's strategic priorities of Growth Management, Community Belonging, Environmental Sustainability and Accountable Government.

**(E) CLIMATE CHANGE/ACTION**

Enabling housing opportunities with outcomes intended to create livable, complete communities, work to create low-carbon and climate-resilient communities by ensuring new housing is provided in a manner that is less car dependant, reduces urban sprawl, and creates walkable and transit-supportive development patterns.

**CONCLUSION:**

The Housing Strategy provides an extension to the Livable Oakville Plan's mission statement and guiding principles and sets a path forward with goals and objectives to guide decision making specific to housing. The Action Plan puts in place initiatives the town can undertake to further achieve the goals and objectives of the

strategy, and ultimately the Livable Oakville Plan. Together, the HSAP is the town's guiding document to improve the housing landscape across Oakville and achieve positive housing outcomes.

The HSAP provides a comprehensive approach and identifies many opportunities for the town to strengthen its policies, regulations, programs and by-laws for such matters as inclusionary zoning, rental protection, and affordable housing, among others that will improve housing across the housing continuum.

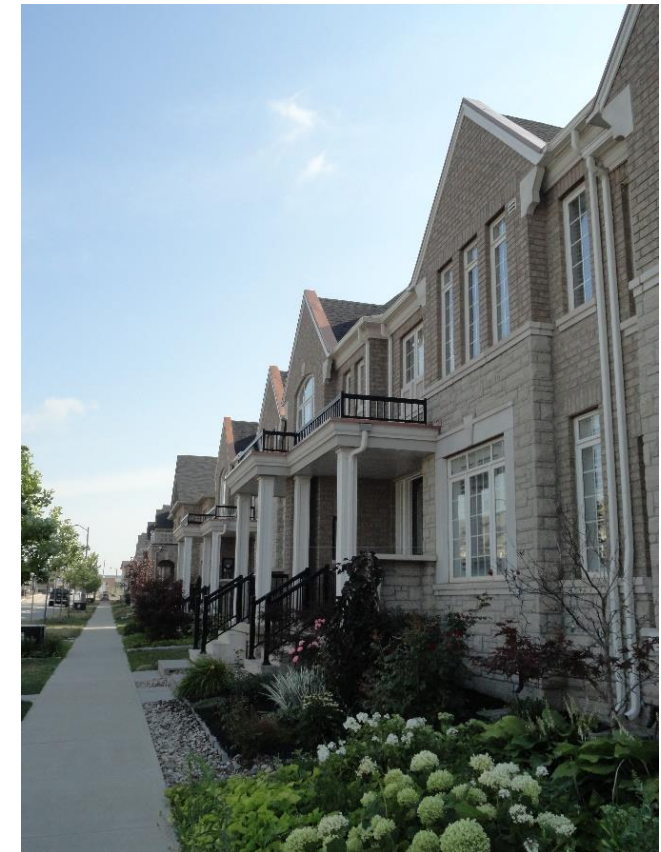
**APPENDICES:**

<b>APPENDIX A</b>	Housing Strategy and Action Plan
<b>APPENDIX B</b>	Public Engagement Summary
<b>APPENDIX C</b>	Refinements made to the Housing Strategy and Action Plan
<b>APPENDIX D</b>	Rental Housing Demolition or Conversion Guidelines

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Director, Planning & Development

# Town of Oakville Housing Strategy and Action Plan





# Housing Strategy and Action Plan

## Contents

- 1.0 Introduction ..... 2
- 2.0 Setting the Stage ..... 3
  - 2.1 Directing Growth ..... 3
  - 2.2 Housing Targets ..... 4
- 3.0 Housing Snapshot ..... 5
  - 3.1 Oakville’s Housing Mix..... 5
  - 3.2 Housing Completions..... 6
  - 3.3 Housing Completions & Housing Targets ..... 6
  - 3.4 Housing in Development ..... 7
  - 3.5 Unbuilt Housing ..... 8
  - 3.6 Affordability..... 9
  - 3.7 Rental Housing..... 10
- 4.0 Goals & Objectives ..... 11
- 5.0 Housing Outcomes..... 12
- 6.0 Actions and Performance Indicators..... 13

## 1.0 Introduction

The town's Official Plan, Livable Oakville, provides the framework for how the town will grow and change into the future. It is founded on a mission statement and guiding principles, one of which is to provide "choice throughout the town in order to enable the availability and accessibility of a wide range of housing." This guiding principle is accompanied by principles that ensure a livable community is created which directs "the majority of growth to identified locations where higher density, transit and pedestrian oriented development can be accommodated" and to "preserve, enhance and protect the distinct character, cultural heritage, living environment, and sense of community of neighbourhoods".

The town is committed to playing its part in meeting the need for housing and addressing the demands of Ontario's growing population. The town is also committed to ensuring the way in which we grow is contextually appropriate and financially sustainable. The town recognizes the immediate need for new housing includes a broad range of market-based, rental, attainable, affordable, social and assisted housing, which are among the many types of housing required by the public across the housing continuum. The town also recognizes its role within the housing system, as an approval authority with the ability to enable housing development and housing supply, but not build housing units directly.

The **Housing Strategy** provides an extension to the Livable Oakville Plan's mission statement and guiding principles and sets a path forward with goals and objectives to guide decision making specific to housing. The **Action Plan** puts in place initiatives the town can undertake to further achieve the goals and objectives of the strategy, and ultimately the Livable Oakville Plan. Together, the **Housing Strategy and Action Plan** is the town's guiding document to improve the housing landscape across Oakville and achieve positive housing outcomes.

The **Housing Strategy and Action Plan** is structured around six goals and objectives, which are intended to achieve five key housing outcomes. The plan includes nearly 70 actions that the town can take over the coming years to improve the housing landscape in Oakville and strengthen its partnerships with upper levels of government, agency partners and the development industry in the effort to deliver the housing Oakville needs.

The **Housing Strategy and Action Plan** provides a comprehensive approach and identifies many opportunities for the town to strengthen its policies, regulations, programs and by-laws for such matters as inclusionary zoning, rental replacement, and affordable housing, among others that will improve housing across the housing continuum. The extent of Oakville's ability to deliver new housing though, is limited to its ability to set the land use policy context and help co-ordinate the delivery of infrastructure. Oakville, and Halton Region, are not in a financial position to cover the additional costs of growth which were historically provided by the housing industry. This is expected to be alleviated by the province since it has stated that it will ensure municipalities will be "kept whole" as it relates to the financial burden of paying for growth.

The **Housing Strategy and Action Plan** builds on several key documents which provide direction on housing, including:

- the More Homes More Choice: Ontario's Housing Supply Action Plan (May 2019)
- the Region of Halton's Comprehensive Housing Strategy (2014-2024) and State of Housing Report (2023)
- the town's "Housing Information Report and Preliminary Policy Analysis" report (May 2022)
- the town's housing pledge to build 33,000 new housing units by the year 2032 (March 2023)





## 2.2 Housing Targets

The Town of Oakville is currently working toward achieving two housing growth targets.

The Region of Halton Official Plan, which is now under the purview of the Town, sets a growth target to the year 2041. This target includes growth allocated to the town through Halton Region’s integrated growth management strategy. The regional target allocates Oakville a minimum of 44,800 new residential units by the year 2041.

The Province of Ontario recently requested the town to commit to a housing target of 33,000 new residential units as part of the province’s goal to build 1.5 million housing units by 2031. This number exceeds Halton Region’s growth allocation to the town within the same time horizon, requiring the acceleration of housing units within the next 10 years. The provincial target is not additive to the regional target and is stand-alone. The Town has agreed with the province and committed to a housing pledge of 33,000 by the year 2031/2032.

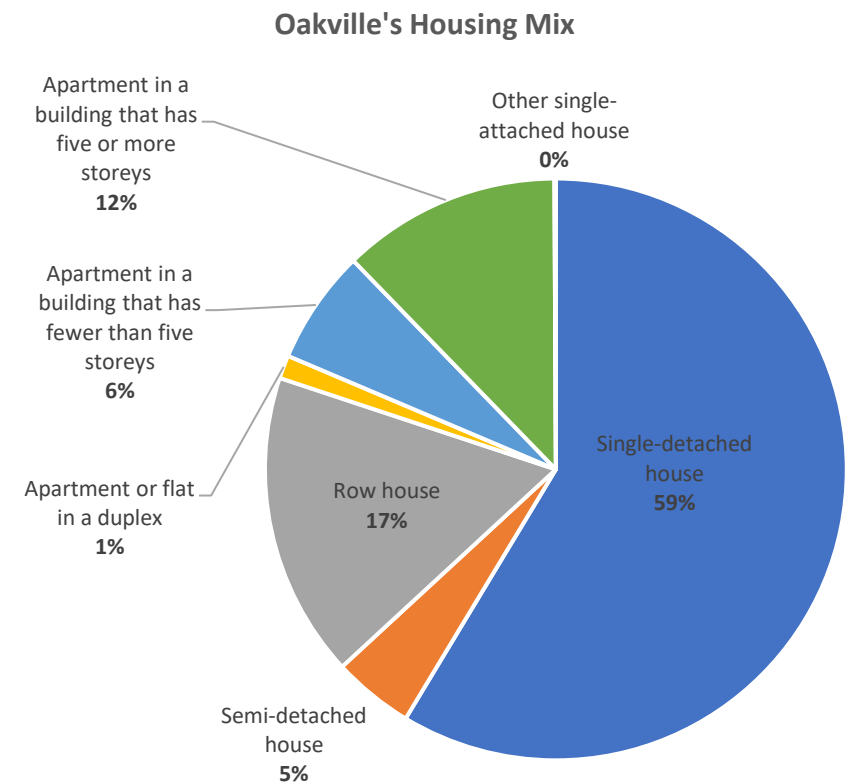
Under the town’s Livable Oakville Official Plan, the town is well positioned to achieve the residential housing units needed to meet the regional target and provincial housing pledge, as guided by the town’s urban structure which directs where and how the town will grow. The Housing Strategy and Action Plan will further assist the town to enable housing opportunities and accelerate the delivery of housing to achieve its regional target and housing pledge.

Although the targeted residential growth can be accommodated over the long term, assistance is needed to meet the higher and accelerated pace of the growth targets. The town has identified concerns that these targets will not be financially achievable and that significant infrastructure upgrades will be required under a shortened time horizon. The town will not be able to achieve its targets without help from the development industry and upper levels of government.

Forecast	New Unit Growth	Average Units Per Year
Halton Official Plan (Table 2A Regional Phasing) – 2041 Target (20 years)	44,800	2,240
Provincial 1.5 million new home’s goal – 2031/2032 Target (10 years) (Housing Pledge)	33,000	3,300
Oakville’s Development Charges Background Study – 2031 Projection (9 years) <i>(note: growth projection set prior to Halton OP target)</i>	16,321	1,813



### 3.0 Housing Snapshot



#### 3.1 Oakville's Housing Mix

Oakville had 76,179 total private dwelling units in 2021, of which 73,555 were occupied by permanent residents ([StatCan, 2021](#)).

The majority of Oakville's housing mix consists of single detached houses (59%). When grouped with other low density housing forms, including 'semi-detached houses' and 'other single-attached houses', low density housing forms make up a substantial portion of Oakville's housing mix at 64%.

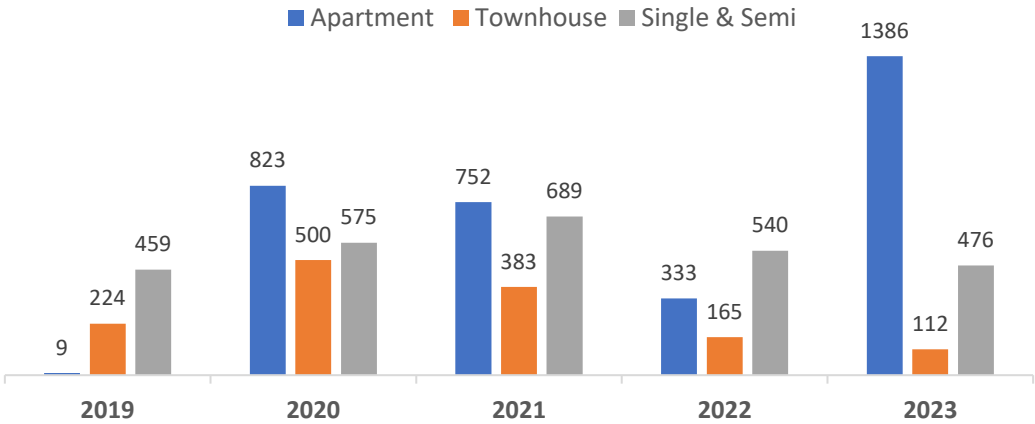
Medium density housing forms, including rowhouses, apartments in a duplex, and apartments in buildings that have fewer than five storeys make up approximately one quarter of Oakville's housing mix at 24%.

Higher density housing forms are the least represented housing form in Oakville, with apartments in buildings that are five or more storeys making up 12% of Oakville's housing mix.

The Housing Mix Target in the Regional Official Plan calls for at least 65 percent of new housing units produced annually in Halton to be in the form of townhouses or multi-storey buildings (higher density housing) to 2031, and at least 75 percent each year thereafter. Annually, Halton Region is meeting this target, and according to Halton Region's State of Housing Report, in 2023, 74.6% of new housing completions in Halton (3,743 new housing completions) were higher density housing units (townhouses and apartments).

Halton Region's 2023 State of Housing Report notes that providing higher density housing gives the best opportunity to encourage and add more affordable housing to the open market in Halton. Given this, a direction to shift the housing mix towards providing more higher density housing forms in Oakville is advantageous to improve attainable and affordability housing opportunities.

Annual Housing Completions by Housing Type



3.2 Housing Completions

According to Halton Region’s 2023 State of Housing Report, in 2023, Oakville had 1,974 new housing completions (i.e. construction completed). Of the housing completions in 2023, 76% were higher density housing units (apartments and townhouses at 1,498 units).

Over a five-year period from 2019 to 2023, an average of 63% of new housing completions in Oakville were higher density housing forms. When comparing this against Oakville’s current housing mix, which shows that 64% of the total current housing units in Oakville are low density (i.e. single detached and semi-detached houses), the period between 2019 to 2023 demonstrates a shift away from historical housing construction focused on low-density housing. The trend toward higher density housing units as a bigger percentage of the overall housing mix is likely reflective of current legislation and policy which places an increased focus on infill and intensification to develop transit-supportive, mixed use, complete communities, as well as a response to external market conditions.

Providing a greater number of higher density housing units as part of the overall mix of housing in Oakville will assist to improve affordability, create greater housing choice, and develop complete communities.

3.3 Housing Completions & Housing Targets

To meet the Halton Official Plan 2041 housing target (Section 2.2), the town will need to produce an average of 2,240 housing units per year for the next 20 years, which is a 51% increase from the five-year average of 1,485 housing completions per year in Oakville.

To meet the provincial housing pledge target by 2031/2032, the town will need to produce an average of 3,300 housing units per year for the next 10 years, which is a 122% increase over Oakville’s five-year average of 1,485 housing completions per year. Comparatively, over the last five years, Halton Region observed an average of 3,273 new housing completions on an annual basis. This cannot be achieved without assistance from upper levels of government and the development community.

### 3.4 Housing in Development

As reported in the 2023 State of Housing Report, Oakville had a total of 6,530 new housing units in development in 2023. “Housing in development” for 2023 included:

- 2,701 new housing starts (i.e. construction started)
- 3,829 units under construction

Accordingly, housing starts in Oakville (2,701) represented 60% of all new housing starts for Halton Region (4,466); and housing units under construction in Oakville (3,829) represented 59% of all housing units under construction in Halton Region (6,445). These figures demonstrate that Oakville is a growth leader amongst local municipalities in Halton.

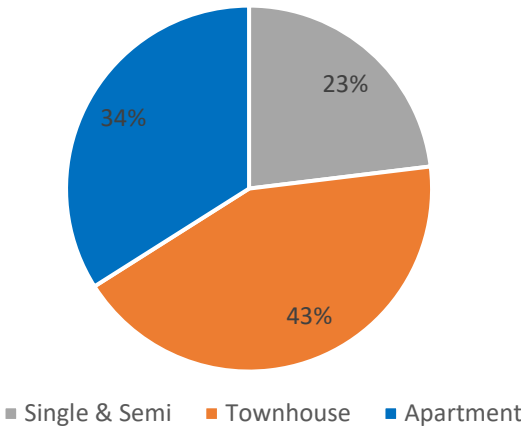
Overall, new housing in development in Oakville in 2023 (i.e. housing starts and housing under construction) consisted of the following mix:

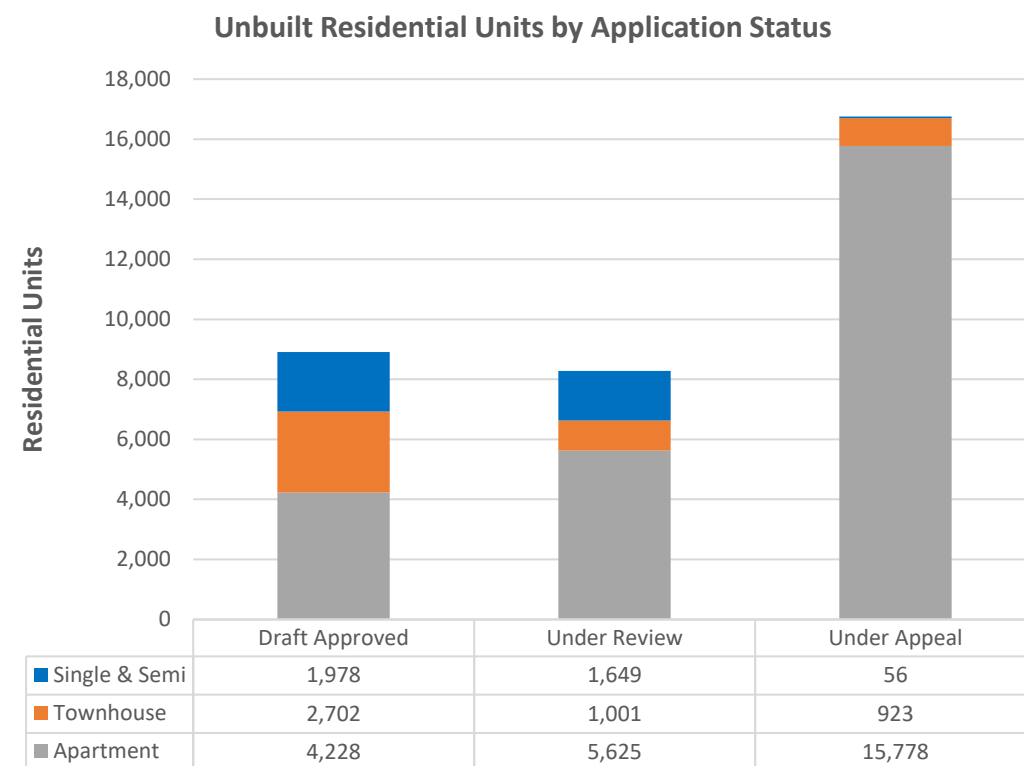
- 65.4% apartments
- 12.1% townhouses
- 22.5% singles and semi-detached houses

This demonstrates that future housing completions will continue to trend toward the supply of higher density housing forms as part of the overall housing mix, and assist to achieve housing mix and affordability goals.

Data collected by the Town of Oakville, tracking year-to-date housing starts, identifies that there have been 1,604 housing starts in Oakville for 2024, reporting as of August 2024. The Town of Oakville defines a housing start as the first time the town inspects a home being built. This is referred to as the first inspection and is conducted by the town’s Building Inspectors who visit every site when construction begins. Year-to-date housing starts in Oakville for 2024 include 34% apartments (545 units), 43% townhouses (689 units), and 23% single and semi-detached houses (370 units), indicating the trend toward higher density housing forms continues.

Oakville Housing Starts (2024 - Year to Date)





### 3.5 Unbuilt Housing

An analysis of residential units within the development review process was undertaken, providing a snapshot of how many residential units in the development queue could be realized if approved and built. Residential developments were grouped into three categories based on their folder status(s) and included the following application types:

Grouping	Folder Status	Application Types included
Draft Approved	Draft Approved	site plan, plan of subdivision
Under Review	Public Meeting, In Circulation, Clearing Conditions	site plan, plan of subdivision, OPA, ZBA
Under Appeal	Appealed	site plan, plan of subdivision OPA, ZBA

As of August 2024, there are approximately 33,940 unbuilt residential units in Oakville within the development review pipeline. Of those units, approximately:

- 8,908 residential units are draft approved
- 8,275 residential units are in the development review process
- 16,757 residential units are under appeal at the Ontario Land Tribunal (OLT)
- 75% of all units are apartments
- 14% of all units are townhouses
- 11% of all units are single & semi-detached houses

The unbuilt housing data demonstrates a significant shift toward the provision of higher density housing. The review of unbuilt units also shows that if all the residential units in the development pipeline were approved (and built), it would achieve the provincial goal of 33,000 residential units by 2031/2032. However, the required infrastructure upgrades would also need to occur to support this level of development so that the permitted housing could be built.

### 3.6 Affordability

Halton Region's Official Plan, now under the purview of the town, defines affordable housing as housing with a market price (for purchase) or rent that is affordable to households of low and moderate income, spending no more than 30 percent of their gross household income on housing.

Using Halton's housing model, as outlined in the Region's 2023 State of Housing Report, the maximum affordable purchase price for a typical household in Halton Region is \$541,900, based on an affordable (non-assisted) income threshold of \$126,300. Comparatively, in 2023, the average price of a new home and resale home in Oakville was \$821,036 and \$1,281,279, respectively.

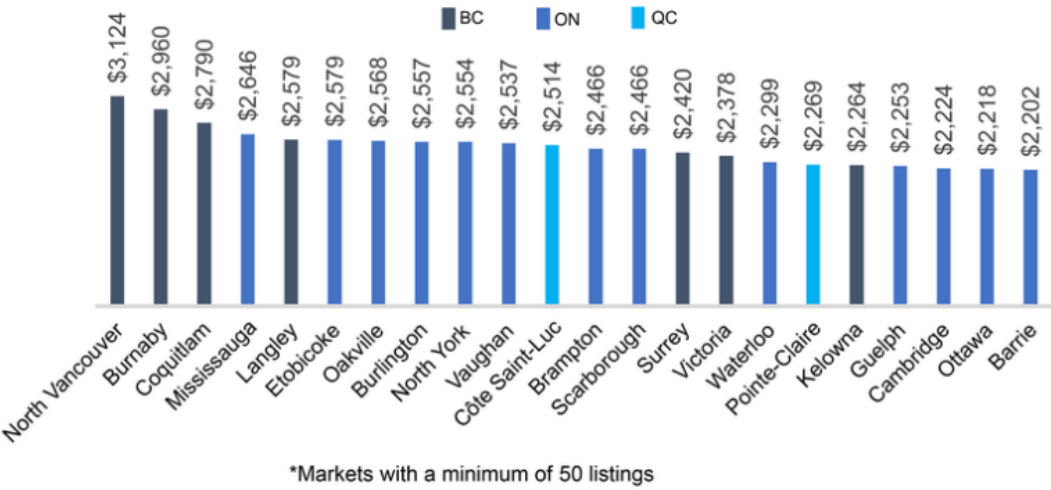
The State of Housing Report provides that 12 percent of all sales in Halton Region were under the affordable maximum purchase price of \$541,900 (1,201 total sales of 9,456 total sales in 2023), of which:

- 45.2 percent of new sales were below the affordable maximum purchase price of \$541,900 (932 new market units and 156 new assisted program units of 2,406 total new sales in 2023)
- 3.8 percent of resales were below the affordable maximum purchase price of \$541,900 (269 resale units of 7,050 total resales in 2023)

(Note: it is assumed that the price of resales may be higher than new sales as they are resold in the open market after the initial purchase price)

According to an information memo provided to Halton Regional Council on September 18, 2024, in Oakville in 2023, there was a total of 663 units sold below the affordable maximum purchase price, representing 55 percent of the total affordable units sold in Halton Region. Of the 663 units, 2 were townhouse units and 661 were apartment units. Of the apartment units, 538 were one bedroom, 102 were two bedrooms, and 1 was three+ bedrooms (20 units unknown). Of the new units sold below the maximum affordable purchase price of \$541,900, nearly all new sales were apartments units with smaller bedroom sizes (2 or fewer bedrooms), demonstrating a strong correlation between higher density housing and affordability, and emphasizing the limitation of finding larger units for families which are affordable.

Average Asking Rent for Purpose-built & Condo Rental Apartments  
Top 25 Mid-Sized Canadian Markets by Asking Rent: July 2024



Source: Rentals.ca National Rent Report (August 2024 update report)

### 3.7 Rental Housing

Rental housing is an important tenure of housing for many residents of Oakville, and access to a healthy supply of rental housing units is critical. Rental vacancy rates are an important measure to assess the health of the rental market. The Canada Mortgage Housing Corporation (CMHC) states that a vacancy rate of at least 3% is considered necessary for adequate competition and housing options.

Since 2017, Halton Region’s vacancy rate for private townhouse and apartments has been below 3%. According to Halton Region’s most recent State of Housing Report, the vacancy rate in Halton and Oakville was 1.6%. Oakville has a five-year average vacancy rate of 2%, and has experienced a gradual decline in overall vacancy in the past five years.

Consequently, with minimal rental supply, average rents have steadily increased over the same period as there is not adequate competition or rental housing options. Halton Region has the highest average monthly rents among regional municipalities in the Greater Toronto Area with Oakville having the highest rents in Halton Region.

According to the Rentals.ca National Rent Report (August 2024), which reports data based on the asking rates of available (vacant) units to reflect on-going trends in the market, Oakville ranked among the top ten mid-sized markets in Canada having the most expensive average rent. The average rent was reported to be \$2,568 for purpose-built and condominium rental apartments in July 2024.

Opportunities to maintain, secure and increase rental housing in Oakville is needed.



## 4.0 Goals & Objectives

The Housing Strategy is founded on six goals and objectives that will guide decision making regarding housing in Oakville. The goals and objectives establish a path toward positive housing outcomes for the town.

**Goal 1:**      **Support Growth Management and Increase the Housing Supply**

Objective: Identify, encourage, and enable housing opportunities within the town’s urban structure, which functions as the foundation for growth management in Oakville.

**Goal 2:**      **Improve Housing Affordability, Housing Options and Housing Choice**

Objective: Enable a greater diversity of housing types in more places throughout the town, where appropriate, focusing on housing types, sizes and tenures that are in short supply and housing that improves affordability.

**Goal 3:**      **Streamline Approvals**

Objective: Create new and enhanced processes that improve the efficiency of the development approvals process and the timely delivery of housing.

**Goal 4:**      **Make Housing Feasible**

Objective: Ensure the delivery of infrastructure and community service facilities are coordinated, appropriately funded, and implemented in alignment with growth to enable the delivery of housing and livable, complete communities.

**Goal 5:**      **Engage, Raise Awareness, Build Capacity**

Objective: Engage town staff, agency partners and the public to raise awareness and build the community capacity necessary to support the construction of a wide range of housing types that are needed throughout Oakville.

**Goal 6:**      **Collaborate**

Objective: Work with agency partners and other levels of government to achieve the goal of creating more housing, while ensuring growth is contextually appropriate, environmentally and fiscally responsible.





# 5.0 Housing Outcomes

The intent of the Housing Strategy and Action Plan is to achieve positive housing outcomes and improve the housing landscape in Oakville. Using the six foundational goals and objectives (Section 4.0), and matching them with associated action items (Section 6.0), the following housing outcomes are anticipated:



**Increased housing supply**  
more homes built.



**Improved affordability**  
more homes people can afford.



**Enhanced housing choice**  
more types of homes people need.



**Accelerated housing delivery**  
more homes faster.



**Development of livable complete communities**  
a place to call home with the services people need.

## 6.0 Actions and Performance Indicators

The table below provides action items that can be implemented to realize the six goals and objectives in the Housing Strategy. Implementing the action items is intended to achieve positive housing outcomes and result in the betterment of the housing landscape in Oakville. Potential housing outcomes, the estimated timeframe to implement each action, as well as the status of implementation, are identified. The action items are accompanied by key performance indicators, where applicable, to assist tracking the town’s progress. Action items are listed chronologically by estimated timeframe. Where an action item is highlighted in orange are priority items to be implemented prior to others.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
<b>GOAL 1:     Support Growth Management and Increase the Housing Supply</b> Identify, encourage, and enable housing opportunities within the town’s urban structure, which functions as the foundation for growth management in Oakville.									
1.1	Complete the review of the Midtown Oakville Urban Growth Centre and protected major transit station area to assure it will be a transit-oriented community with a minimum of 20,600 people and jobs by 2031 which means at least 7,200 units.	✓	✓	✓	✓	✓	2024	Ongoing	Complete the Midtown Oakville Growth Area Review and have resulting OPA approved, as applicable.
1.2	Review, analyze and be consistent with the provincial planning framework (i.e. Provincial Planning Statement, 2024).	✓	✓	✓	✓	✓	2024-2025	Not Started	Complete Official Plan Review consistency exercise (housing) and have resulting OPA approved, as applicable.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
1.3	<p>Explore opportunities for growing the housing supply within the town's established residential areas while upholding the overall urban structure and growth management framework that directs the majority of growth to an identified system of nodes and corridors.</p> <p>As part of a future study such as a gentle density and/or missing middle strategy, explore locations for increased housing opportunities, including mixed-use development where appropriate, within the town's residential areas including:</p> <p>a) commercial designated sites</p> <p>b) town-owned lands</p> <p>c) south-east corner of Trafalgar Road and Cornwall Road (Inglehart Street)</p> <p>d) accessory dwelling units (3 units per lot)</p>								Complete Residential Areas Review, gentle density and/or missing middle strategy, and/or sub components thereto, and have any resulting OPAs approved, as applicable.
		✓	✓	✓		✓	2024-2026	Not Started	
		✓	✓	✓		✓	2024-2026	Not Started	
		✓	✓	✓		✓	2024-2026	Not Started	
		✓	✓	✓		✓	2024-2026	Complete	Zoning By-law Amendment passed. (Refinements to official plan policies, as applicable.)

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
	e) vacant and/or underutilized sites and overall opportunities for infill development	✓	✓	✓		✓	2024-2026	Not Started	
1.4	Complete a review for the Uptown Core Growth Area as part of the town's broader Official Plan Review and explore opportunities for additional housing which is transit supportive and contributes to the creation of complete communities.	✓	✓	✓	✓	✓	2024-2026	Ongoing	Complete the Uptown Core Growth Area Review and have resulting OPA approved, as applicable.
1.5	Develop a policy section specific to housing in the general policies in the Livable Oakville Plan, including any goals and objectives for housing town-wide. This will ensure housing policies apply to all land use designations where housing is permitted, including mixed use areas. Incorporate housing policies from the Halton Region OP in the Livable Oakville, as applicable.	✓	✓	✓	✓	✓	2024-2025	Not Started	Complete the Housing Strategy and Action Plan, followed by the Housing Needs Assessment Report and have resulting OPA approved, as applicable.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
1.6	Update the Zoning By-law to put in place as-of-right zoning, where possible, to enable increased housing supply in locations which promote transit use and complete communities.  Focus areas include major transit station areas to be zoned within one year of being designated, as required by the <i>Planning Act</i> .	✓	✓	✓	✓	✓	2025-2026	Not Started	Zoning By-law Amendment updating zoning to enable increased development opportunities and/or pre-zone lands.
1.7	Leverage Oakville's Municipal Development Corporation to identify opportunities for the town's surplus or under-utilised lands, including the town's former public works site that has a plan accounting for a minimum of 1,215 residential units. At least one hundred of these units are slated to be affordable.	✓	✓	✓	✓	✓	Ongoing	Ongoing	Land sales, development agreements, and/or development of the town's surplus land holdings for the purpose of generating housing, including affordable housing units.
<b>GOAL 2: Improve Housing Affordability, Housing Options and Housing Choice</b> Enable a greater diversity of housing types in more places throughout the town, where appropriate, focusing on housing types, sizes and tenures that are in short supply and housing that improves affordability.									
2.1	Prepare a Rental Housing Protection By-law to ensure that the rental housing stock in Oakville is maintained, as appropriate, and considers demolition, replacement, and affordability of units.		✓	✓		✓	2023-2024	Complete	Passing a Rental Housing Protection by-law.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
2.2	Updating official plan policies and zoning by-law regulations regarding accessory dwelling unit permissions in accordance with updated legislation (Bill 23), which allow for three units per lot and maximum parking requirements for additional dwelling units.	✓	✓	✓	✓	✓	2024	Complete	Approved OPA and ZBA enabling and implementing updated legislation for accessory dwelling units.
2.3	Complete a housing needs assessment to inform the housing snapshot for Oakville, including the type, size, and tenure of housing that Oakville needs, including affordable housing, which will inform future official plan policies that would enable needed housing.		✓	✓		✓	2024-2025	Ongoing	Completed Housing Needs Assessment Report.
2.4	Undertake a required Assessment Report to review the potential for inclusionary zoning and to enable the establishment of an inclusionary zoning policy framework.		✓	✓		✓	2024-2025	Ongoing	Inclusionary Zoning Assessment Report, recommended to Council. (Commensurate with Housing Needs Assessment)
2.5	Establish official plan policy that requires multi-unit residential developments and high-density housing development incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes, including a minimum number of family sized units, as applicable.			✓		✓	2025	Not Started	Complete the Housing Needs Assessment to determine appropriate policy direction.  Complete town initiated OPA to implement applicable policy.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
2.6	Enhance official plan policies that support housing options in both form and tenure (e.g. rental, ownership, rent-to-own, co-operative housing, affordable, assisted, independent living, and housing that serves vulnerable populations, accessibility needs, seniors, etc.) that provide a full range of housing that meets the needs of residents throughout all stages of their lives.	✓	✓	✓		✓	2025	Not Started	Approved OPA, informed by Housing Needs Assessment Report and/or Inclusionary Zoning Report, as applicable.
2.7	Enhance official plan policies that support innovative housing solutions through encouraging alternative forms of housing construction such as modular housing, manufactured housing, and prefabricated housing, etc.	✓	✓	✓	✓	✓	2025	Not Started	Approved OPA, informed by Housing Needs Assessment Report and/or Inclusionary Zoning Report, or other housing reporting, as applicable.
2.8	Develop official plan policy which considers retaining existing rental housing, the demolition of rental housing stock, replacement of demolished rental housing stock, including maintaining affordability for replaced units.		✓	✓		✓	2025	Not Started	Approved OPA, informed by Rental Housing Protection By-law.
2.9	Review parking requirements in the zoning by-law to consider reduced or eliminated required parking for new developments, where applicable and appropriate.	✓	✓	✓	✓		2025-2026	Ongoing	Completion of the Town-wide Parking Management Study and/or Comprehensive Zoning By-law Review.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
2.10	Prioritize Regional projects for supportive and assisted housing developments.	✓	✓	✓	✓	✓	Ongoing	Ongoing	Approval of development applications for Halton Region's supportive housing and assisted housing projects.
<b>GOAL 3: Streamline Approvals</b> Create new and enhanced processes that improve the efficiency of the development approvals process and the timely delivery of housing.									
3.1	Finalize projects initiated under the province's Streamline Development Approvals Fund, which is supporting eleven streamlining projects across the town that will improve timely and efficient access to development-related services.				✓		2023-2024	Complete	Finalized projects.
3.2	Apply LEAN principles to the development review and building permit review processes to ensure efficiencies and streamline overall processes with a staff complement across various town departments.				✓		2023-2025	Ongoing	Apply LEAN principles to development review and building permit review processes. Implement resulting business processes.
3.3	Implement new and enhanced electronic processes and systems to accelerate development approvals and improve efficiency, including implementation of ProjectDox ePlan, Arc Urban, and the Planning Data Hub.	✓			✓		2023-2025	Ongoing	Implementation of new business processes.



Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
3.4	Enhance the pre-consultation process to provide clarity and direction to applicants.				✓		2025	Ongoing	Updated webpage, digital submissions, application forms, terms of reference materials as applicable.
3.5	Advance the Town's on-line presence and providing for enhanced and efficient development processes (e.g., on-line portal for building permit and development application submissions).				✓		2024-2025	Ongoing	Updated website.
<b>GOAL 4: Make Housing Feasible</b> Ensure the delivery of infrastructure and community service facilities are coordinated, appropriately funded, and implemented in alignment with growth to enable the delivery of housing and livable, complete communities.									
4.1	Ensuring that town's Development Charge By-law, Community Benefits Charge By-law, and Parkland Dedication By-law are clear, transparent, and pre-determined to ensure timely development with understood costs.		✓		✓	✓	2022-2024	Complete / Ongoing	Approval of Development Charges By-law, Community Benefits Charge By-law, and Parkland Dedication By-law.
4.2	Resolve outstanding appeals of the town's Development Charge By-law, Community Benefit Charge By-law, and Parkland Dedication By-law with the intent of maximizing revenues where possible so that growth pays for growth.				✓	✓	2024	Complete	Resolution of appeals and implementing the by-laws.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
4.3	Review and update the Town's 10-year capital forecast to account for on-going master plans and determine any adjustments in capital project forecasts in order to prioritise and support the acceleration of housing.				✓	✓	2024-2025	Ongoing	Completion of Capital Forecast Review.
4.4	Explore opportunities to increase housing supply, improve affordability, enhance choice, and accelerate delivery beyond the policy solutions that may be provided by the town's official plan, including financial tools available through Community Improvement Plans (CIP).	✓	✓	✓	✓		2024-2026	Ongoing	Investigate feasibility of CIP focused on programs for housing, and if appropriate, develop CIP and housing programs.
4.5	Partner with Halton Region to expedite the delivery of water, wastewater, and transportation infrastructure in support of Midtown Oakville and across the town, in particular south of Dundas Street.	✓	✓	✓	✓		2024-2026	Ongoing	Capital programming update.
4.6	Resolve outstanding appeals of the town's Palermo Village Growth Area and North West Area (OPA 34, 37, and 38) which would enable and facilitate the creation of thousands of housing units.	✓	✓	✓	✓	✓	2024-ongoing	Ongoing	Resolution of appeals with OPAs in effect.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
4.7	Invest in the renewal and provision of community service and facilities to support a growing population and revitalise business opportunities and economic development.	✓	✓	✓	✓	✓	2024-ongoing	Ongoing	Future work program to be determined.
4.8	<p>Work with the Province to ensure they fully fund, plan and deliver the capital projects in and around Oakville necessary to enable housing development, support the town's housing pledge, and facilitate timely infrastructure investment in that regard, including:</p> <ul style="list-style-type: none"> <li>the Kerr Street grade separation in support of residential development at Speers Road and Kerr Street</li> <li>extension of the GO Train platform and bus loop re-location in Midtown</li> <li>interchange improvements along QEW at Trafalgar Road and Royal Windsor Drive which Oakville needs for development in Oakville's Urban Growth Centre to proceed.</li> </ul>	✓	✓	✓	✓	✓	2024-onward	Ongoing	<p>Meetings with provincial ministries to express concerns and create partnerships in infrastructure timing and funding.</p> <p>Participation in reviews and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.</p>
4.9	Work with Halton Region to identify and prioritize key regional infrastructure projects that can advance the timing of development.	✓	✓	✓	✓	✓	2024-onward	Ongoing	Meeting with Halton Region and development of Capital Infrastructure Plans.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
4.10	Undertake the required studies, including Environmental Assessment, Area Servicing Plan, and Transportation Studies, to advance the delivery of housing and a mixed-use complete community around the Bronte GO Major Transit Station Area, which is planned for a minimum of 5,800 residential units and almost 1 million square metres of retail, service commercial and employment space.	✓	✓	✓	✓	✓	2025-2027	Not Started	Completion of necessary studies to enable growth and development around the Bronte GO MTSA, including the hiring of technical consultants.
4.11	Undertake an analysis of the town's debt forecast to understand growth financing capacity.					✓	Ongoing	Ongoing	Completion of debt forecasting review.
4.12	Advocate that the Province funds and expedites approval for necessary infrastructure including water supply and wastewater treatment plants.				✓	✓	Ongoing	Ongoing	Participation in reviews and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of the municipality.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
4.13	Rely on the Province of Ontario to ensure there is no funding shortfall for housing enabling infrastructure, including community infrastructure, because of Bill 23 and that the Province will keep municipalities whole, provided the town achieves its housing pledge.	✓	✓	✓	✓	✓	Ongoing	Ongoing	Participation in reviews and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.
<b>GOAL 5: Engage, Raise Awareness, Build Capacity</b> Engage town staff, agency partners and the public to raise awareness and build the community capacity necessary to support the construction of a wide range of housing types that are needed throughout Oakville.									
5.1	Encourage the province to allow zoning for limited types of tenure to help ensure new purpose-built rental buildings are part of the overall housing mix.	✓	✓	✓	✓	✓	Ongoing	Ongoing	Participation in reviews and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.
5.2	Consider establishing a Housing Advisory Panel to assist with the implementation of the Action Plan, made up of representatives from various parts of the housing industry and local leaders.				✓		2025	Not Started	Staff report considering the establishment of a Housing Advisory Panel, recommended to Council. If positive, establishment of an advisory panel.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
5.3	Raise awareness of Halton Region's role as the Housing Service Manager for Halton's local municipalities, and directing residents to the programs offered through Halton Region.			✓		✓	Ongoing	Not Started	Enhancing the town's on-line presence regarding housing in Halton Region, and where services can be found.
5.4	Promote, support and partner with Halton Region, where appropriate, to implement Halton Region's Comprehensive Housing Strategy and related strategic directions, initiatives, and updates thereto.					✓	Ongoing	Not Started	<p>Completion of the Housing Strategy and Action Plan.</p> <p>Process development applications for Regional supportive and assisted housing developments.</p> <p>Participate in the implementation of strategic directions from the Region, as applicable.</p>
5.5	Promote the town's Brownfield Community Improvement Plan and Program to support investment in new housing opportunities.	✓		✓	✓		Ongoing	Ongoing	Present to the Developers' Liaison Committee and other forums to promote the program.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
5.6	Raise awareness with Oakville's development industry about the town's priorities and locations for new housing opportunities in alignment with the Urban Structure.				✓	✓	Ongoing	Ongoing	Meetings with the Developer Liaison Committee to raise awareness.  Staff reports and studies which promote, reiterate, and support the town's Urban Structure.
5.7	Advocate for on-going funding to support the associated growth required for transit – for both Oakville Transit and expanded Metrolinx service.				✓	✓	Ongoing	Ongoing	Participation in reviews and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.
5.8	Advocate that the Province work with municipalities to create a new long-term, permanent municipal funding strategy to fund critical growth-related infrastructure projects.				✓	✓	Ongoing	Ongoing	Participation in reviews and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
5.9	Advocate for upfront funding from upper levels of government to finance the infrastructure required to service greenfield and intensification developments so as to manage the financial risk of servicing sites for anticipated development and to reduce the capital cost of growth on both new and existing taxpayers.		✓		✓	✓	Ongoing	Ongoing	Participation in reviews and letters submitted to the Province or Federal Government, through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.
5.10	Advocate that the Province continues to invest in, and support, the delivery of local and regional public transit to support related housing growth.	✓	✓	✓	✓	✓	Ongoing	Ongoing	Participation in reviews and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.
5.11	Advocate that the Province supports municipalities in the remediation of identified brownfields for the purpose of reclaiming urban land for new housing opportunities.	✓	✓	✓	✓	✓	Ongoing	Ongoing	Participation in reviews and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.



Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
5.12	Advocate that the Province commit to building supporting institutions including schools, hospitals, daycares, and long-term care facilities to support increased population growth due to accelerated housing delivery.			✓		✓	Ongoing	Ongoing	Participation in reviews and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.
5.13	Advocate that the Province addresses the shortage of parkland a municipality receives through development application changes under the <i>Planning Act</i> to ensure Oakville maintains its parkland standard, preserves its livability, and builds complete communities.	✓	✓	✓	✓	✓	Ongoing	Ongoing	Participation in reviews (e.g. ERO postings) and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.
5.14	Advocate that the Province provides additional investments for student housing in municipalities with post-secondary institutions.	✓	✓	✓	✓	✓	Ongoing	Ongoing	Participation in reviews (e.g. ERO postings) and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
5.15	Advocate that the Province increases education and training in skilled trades and other careers and talent needed for development and growth.				✓	✓	Ongoing	Ongoing	Participation in reviews and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.
5.16	Advocate that the Province increases funding for affordable and supportive housing projects to address the critical shortage across the Province which would include funding for new units as well as ongoing support services.	✓	✓	✓	✓	✓	Ongoing	Ongoing	Participation in reviews and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.
5.17	Communicate with Oakville Hydro and other third-party utility providers to keep them aware of the town's growth forecasts.				✓	✓	Ongoing	Ongoing	Liaison meetings and communications with Oakville Hydro.
<b>GOAL 6: Collaborate</b> Work with agency partners and other levels of government to achieve the goal of creating more housing, while ensuring growth is contextually appropriate, environmentally and fiscally responsible.									

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
6.1	Define the roles and responsibilities of Halton Region and the Town of Oakville in the delivery of housing and housing programs.				✓		2024	Complete	Creation of an agreement or MOU defining roles and responsibilities as part of the broader framework of the transition of planning responsibilities between upper and lower tier municipalities.
6.2	Create a Housing Secretariate Office to administer the Housing Strategy and Action Plan.				✓		2024	Complete	Creation of an HSO.
6.3	Collaborate with Halton Region in the facilitation and partnership between community housing groups and the private sector to create new assisted housing opportunities, including the development of a procurement strategy that encourages private sector involvement in the development of new community housing units.	✓	✓	✓			2023-2025	Not Started	Liaise with Halton Region to determine needs. Provide supportive housing policies including any applicable OPA.
6.4	Work with Halton Region to update infrastructure master plans to align with the town's vision for growth and change in accordance with the town's urban structure.				✓	✓	2023-2025	Not Started	Participate in the development of Regional Master Plan updates.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
6.5	Assemble a Sheridan College Taskforce to advance student housing opportunities and/or strategy.	✓	✓	✓	✓	✓	2024-2025	Ongoing	Assembly of taskforce and resulting recommendations / strategy.
6.6	Support Halton Region to improve residents access to Halton's housing supports and programs.		✓				Ongoing	Ongoing	Enhancing the town's on-line presence regarding housing in Halton Region, and where services can be found.
6.7	Support Halton Region to ensure their existing community housing remains available and well maintained, and that it's assisted housing stock is improved.	✓	✓			✓	Ongoing	Ongoing	Liaise with Halton Region to determine needs. Provide supportive housing policies including any applicable OPA.
6.8	Work with the Province of Ontario to ensure that the Premier of Ontario's stated objective to support municipalities who experience a financial shortfall as a result of implementing Bill 23 is upheld.	✓	✓	✓	✓		Ongoing	Ongoing	Participate in municipal planning and development data reporting with the Province, including financial review information with the Province.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
6.9	Work with Halton Region to establish the roles and responsibilities between the Region and the Town in regard to the administration and implementation of inclusionary zoning programs.				✓		Ongoing	Not Started	Creation of an agreement or MOU defining roles and responsibilities as part of the broader framework of the transition of planning responsibilities between upper and lower tier municipalities (Bill 23).
6.10	Meet regularly with the Town's building and development industry partners to identify and address process issues and concerns.					✓	Ongoing	Ongoing	Meetings with the Developers' Liaison Committee as well as North Oakville Community Builders Inc.
6.11	Work with the Province to addresses supply chain shortages and gaps as well as interest rates and inflation that will impact the housing market and market decisions by homebuilders.	✓	✓		✓		Ongoing	Not Started	Liaise with the Province and assist to identify gaps, needs and impacts locally.
6.12	Work with the Province to ensure that they develop appropriately designated provincially owned urban lands for a full continuum of housing including supportive and assisted housing.	✓	✓	✓	✓	✓	Ongoing	Ongoing	Participate in development review processes to support the town's Official Plan policies.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
6.13	Participate in future federal and provincial housing programs.	✓	✓	✓	✓	✓	Ongoing	Ongoing	Apply to future programs as they become available.
6.14	Work in partnership with Ontario Big City Mayors (OBCM), Mayors and Regional Chairs of Ontario (MARCO), and the Association of Municipalities of Ontario (AMO) to advocate for housing.	✓	✓	✓	✓	✓	Ongoing	Ongoing	Participate and contribute to reports and letters that advocate the town's interest regarding housing.
6.15	Work with the Province and Region to understand the impacts of Bill 97 and the resulting approaches for housing targets, housing pledge, and housing supply.					✓	Ongoing	Not Started	Participate in the Halton Area Planning Partnership meetings.
6.16	Encourage and protect affordable housing by, in partnership with Halton Region, monitoring market trends, housing cost and income thresholds, and supply and demand shortfalls to assist in developing the Region's State of Housing Report and informing the policy framework on an ongoing basis.	✓	✓	✓	✓		Ongoing	Not Started	Complete the Housing Needs Assessment Report and engage with Halton Region as part of the development of regional housing documents such as the Comprehensive Housing Strategy and State of Housing Reports.
6.17	Work in coordination with partners to create employment opportunities in the skilled trades.	✓			✓		Ongoing	Not Started	Meetings between the town and partners such as Employment Halton, Peel Halton – Workforce Development Group, and Sheridan College.

Action Item		Potential Housing Outcomes					Estimated Timeframe	Status	Performance Indicator
		Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
6.18	Work in co-operation with the Province of Ontario and Halton Region to deliver infrastructure (i.e. water and wastewater services) and community services such as schools and hospitals to advance the required housing units to meet the town's housing pledge.					✓	Ongoing	Not Started	Liaise with the Province and Halton Region to assist in identifying gaps and needs locally.
6.19	Work with the Province to ensure that future changes to the Ontario Building Code consider affordability and accessibility needs.		✓	✓		✓	Ongoing	Ongoing	Liaise with the Province when and if amendments to the Ontario Building Code are being considered.



## Public Engagement Summary

On July 10, 2023, Planning and Development Council received a staff recommendation that staff “undertake a public engagement program on the **Housing Strategy and Action Plan**, report back to Council on what was heard, and refine the Housing Strategy and Action Plan, as necessary, in coordination with other ongoing provincial initiatives.”

Public engagement opportunities to help refine the **Housing Strategy and Action Plan** were provided in the summer and fall 2023, and included an online survey, public open houses and attendance at the Oakville Seniors Housing Symposium. A summary of feedback received through these engagement opportunities is provided below.

### Online Survey

**Survey available:** approx. two months (Sept. 18 – Oct. 22, extended to Nov. 11, 2023)

**Promotional tools:**

- town digital display boards (e.g. town hall, libraries, recreation centers)
- town social media (e.g. Facebook, twitter)
- [news release](#), including newspaper
- email to resident associations, BIAs, housing agencies, and contacts provided by Halton Region including Oakville community housing providers, homelessness/supportive housing partners, and the Community Safety and Well-Being Action Table

**Respondents:** 473 respondents

**Promotional Poster:**



**Have your say!**

**Housing Strategy  
and Action Plan**

Provide feedback on improving  
Oakville's housing for all.

Scan here to  
take the survey  
by October 22:



[oakville.ca](https://oakville.ca)

### **Online Survey Content and Questions**

#### **Housing Strategy and Action Plan**

##### **We'd like your input!**

The purpose of this survey is to collect public input on improving Oakville's housing, including creating more homes and more types of homes. A draft Housing Strategy and Action Plan was presented to Town Council on July 10, 2023 which will be further refined based on public input received. Please review the draft before completing this survey.

#### **About the Housing Strategy and Action Plan**

The Housing Strategy and Action Plan will become the town's guiding document to improve the housing landscape in Oakville. It is structured around six goals and objectives intended to achieve positive housing outcomes. It includes nearly 70 actions that the town can take over the coming years to improve its policies, regulations, and programs, and strengthen its partnerships with upper levels of government, agency partners and the development industry in the effort to deliver the housing Oakville needs.

1. *What is your postal code?*
2. *What is your age?*
3. *What best describes you?*
4. *Do you have concerns about housing in Oakville?*

#### **Goals and Objectives**

The draft Housing Strategy and Action Plan is structured on six goals and objectives intended to guide decision making regarding housing and establish a path toward positive housing outcomes. They include:

##### **Goal 1: Support growth management and increase the housing supply**

Objective: Identify, encourage, and enable housing opportunities within the town's urban structure, which functions as the foundation for growth management in Oakville.

##### **Goal 2: Improve housing affordability, housing options and housing choice**

Objective: Enable a greater diversity of housing types in more places throughout the town, where appropriate, focusing on housing types, sizes and tenures that are in short supply and housing that improves affordability.

##### **Goal 3: Streamline approvals**

Objective: Create new and enhanced processes that improve the efficiency of the development approvals process and the timely delivery of housing.

##### **Goal 4: Make housing feasible**

Objective: Ensure the delivery of infrastructure and community service facilities are coordinated, appropriately funded and implemented in alignment with growth to enable the delivery of housing and complete communities.

### **Goal 5: Engage, raise awareness, build capacity**

Objective: Engage town staff, agency partners and the public to raise awareness and build the community capacity necessary to support the construction of a wide range of housing types that are needed throughout Oakville.

### **Goal 6: Collaborate**

Objective: Work with agency partners and other levels of government to achieve the goal of creating more housing, while ensuring growth is contextually appropriate and fiscally responsible.

5. *Do you agree with the six goals and objectives listed above?*
6. *Would you make any changes to the six GOALS? Is anything missing?*
7. *Would you make any changes to the six OBJECTIVES? Is anything missing?*

### **Housing Outcomes**

By implementing the nearly 70 actions identified in the draft Housing Strategy and Action Plan, five key positive housing outcomes are anticipated:

- a. **Increased housing supply** – more homes built.
- b. **Improved affordability** – more homes people can afford.
- c. **Enhanced housing choice** – more types of homes people need.
- d. **Accelerated housing delivery** – more homes faster.
- e. **Development of complete communities** – a place to call home with the services people need.

8. *Do you agree with the positive housing outcomes?*
9. *Would you make any changes to the housing outcomes? Is anything missing?*

### **Action Items**

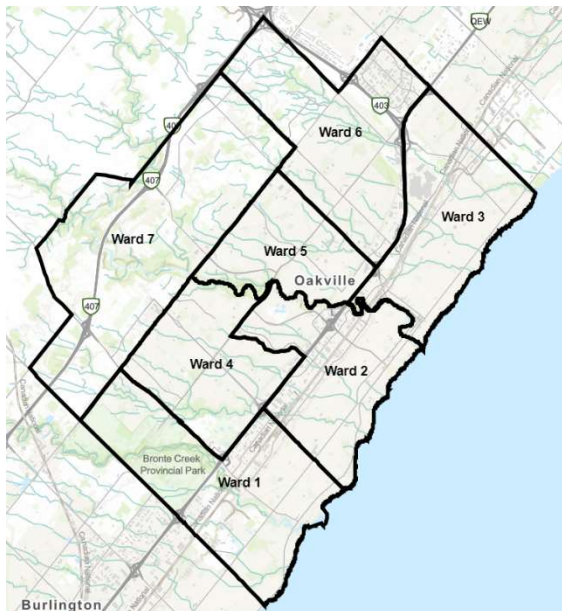
The draft Housing Strategy and Action Plan contains nearly 70 actions that the town can take in the coming years. Implementing the action items is intended to achieve the strategy's goals and objectives, and result in positive housing outcomes that improve the housing landscape in Oakville.

10. *Do you generally agree with the identified action items?*
11. *Would you make any changes to the identified action items?*
12. *Are there other actions the town can take to improve the housing landscape in Oakville?*
13. *Do you have any other comments?*

## Online Survey Responses and Summaries

### 1. What is your postal code?

Answered: 465 of 473 respondents



Postal Code Distribution of the Respondents

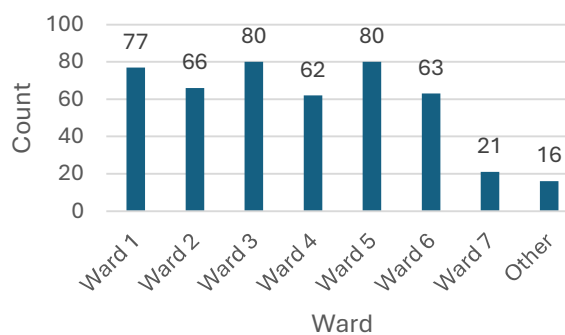
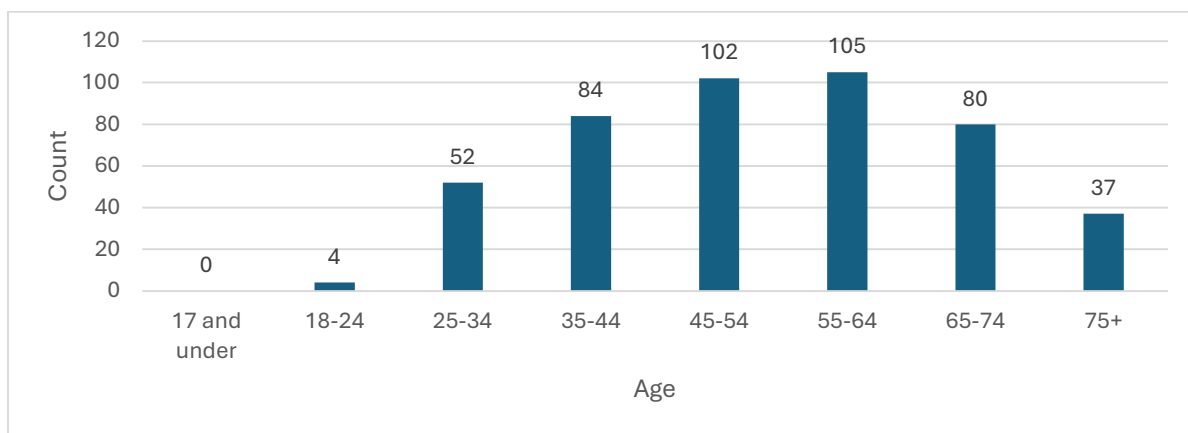


Figure 1: Oakville Ward Map

### 2. What is your age?

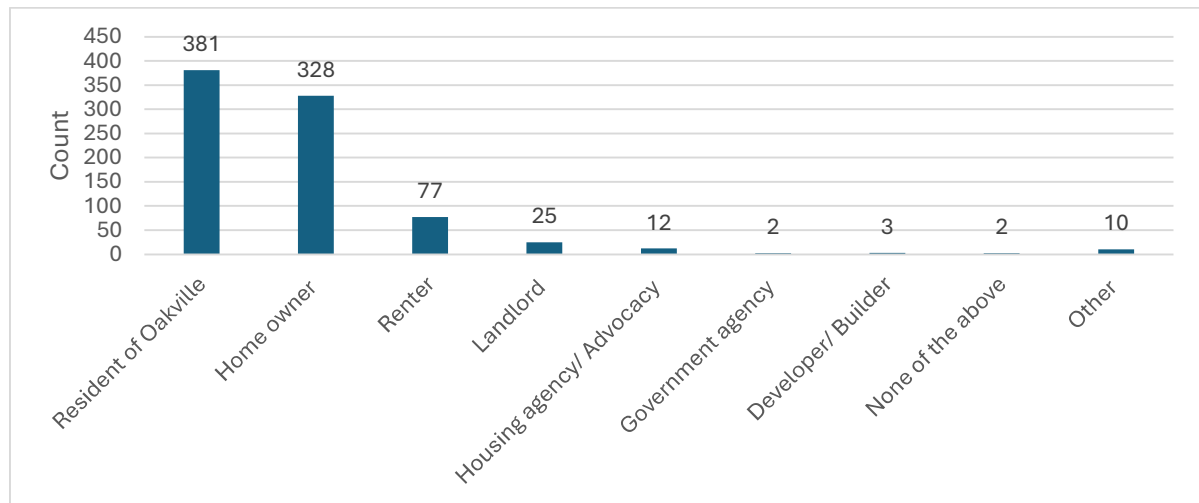
Answered: 464 of 473 respondents



- the responses capture a good range of age groups, however younger people are least represented
- 44% of respondents were between the age of 45 and 64 (largest response cohort)
- 30% of respondents were age 44 or younger
- 25% of respondents were age 65+ (retirement age and senior population)

### 3. What best describes you? (select all that apply)

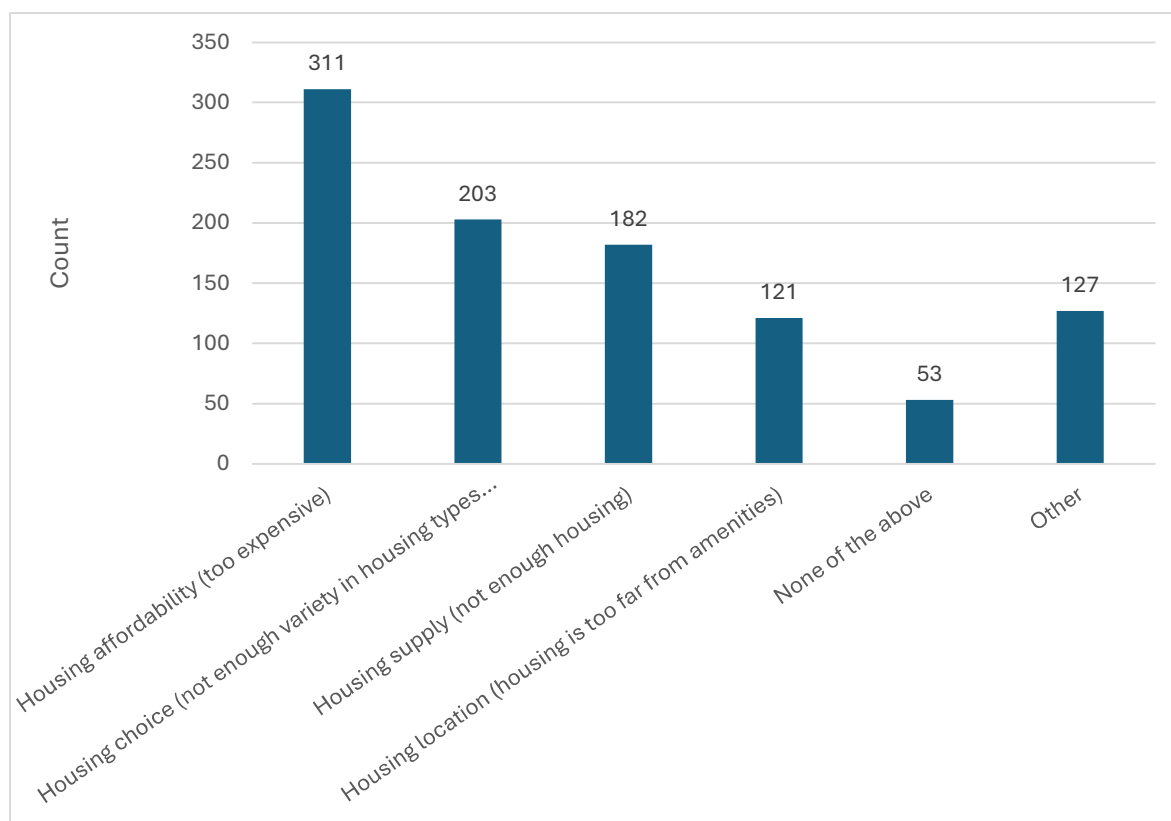
Answered: 473 of 473 respondents



- most respondents are residents of Oakville (80%) and homeowners (70%)
- 16% of respondents are renters
- 5% of respondents are landlords
- of the 25 respondents that are landlords, 21 of them (84%) also described themselves as residents of Oakville and homeowners
- 3% of respondents are part of a housing agency, advocacy group or government
- less than 1% of respondents describe themselves as a developer/builder
- respondents who answered “none of the above” or “other” include those who described themselves as persons who have moved away from Oakville, work in Oakville, work in a legal field, or live with family

4. *Do you have concerns about housing in Oakville? (select all that apply)*

Answered: 471 of 473 respondents

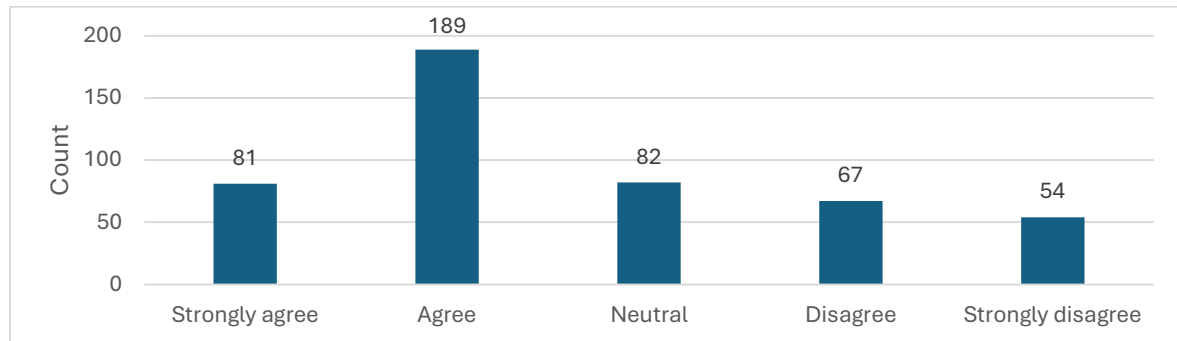


- housing affordability is identified as the biggest concern among respondents (66%)
- housing choice (43%) and housing supply (38%) were the next largest identified housing concerns in Oakville
- 26% of respondents identified housing location, far from amenities, as a concern
- of the 53 respondents that selected “none of the above” (11%), 12 of these respondents also selected “other”, showing an
- respondents that selected “other” (27%) identified the following additional issues related to housing:
  - community character and compatibility of tall buildings,
  - housing is too dense, and there is too much of it,
  - appropriate location to build higher density is near transit,
  - over population and overcrowding,
  - builders build what will sell and not what is needed/wanted,
  - need for seniors housing,
  - too much infill housing, including tear down/rebuilds,
  - too many short-term rentals,
  - other concerns identified relate to connected issues with housing, such as increased traffic and availability of community infrastructure



**5. Do you agree with the six goals and objectives listed above?**

Answered: 473 of 473 respondents



- 57% of respondents agree or strongly agree with the HSAP goals and objectives
- 17% of respondents are neutral
- 26% of respondents disagree or strongly disagree with the HSAP goals and objectives
- note: this is the same satisfaction levels as question 8 regarding housing outcomes

**6. Would you make any changes to the six GOALS? Is anything missing?**

Answered: 316 of 473 respondents

*Note: Due to considerable overlap in responses received, the responses to question 6 regarding the “goals” are consolidated with those in question 7 regarding the “objectives”.*

A summary of responses received on the six goals and objectives, grouped by theme, is provided below. Many of the comments received, as they relate to making changes to the goals and objectives, are outside the purview of the municipality and/or unrelated to the goal and objective statements themselves.

**Include More Innovative Housing Provision Methods**

- eliminate foreign ownership of housing
- increase taxes on empty homes
- allow online permits application
- ban AirBnB to release the potential supply of rental units
- reduce the construction cost by increasing construction workers supply (providing incentives for construction workers)
- reduce the ‘government caused cost’ in development
- focus more on urban revitalization and mitigate developments that consume green spaces
- set a time limit/ deadline for developers to initiate the building process after they acquired the permits



- incentivize builders to initiate the construction process and release the dwelling units as soon as possible
- increase housing supply by providing more flexibility for additional units
- subsidize housing projects
- encourage innovative building methods to increase the efficiency of home building (e.g. modular housing, 3-D printing)
- carry out government-led housing projects, by the Region of Halton and the Town itself

### **Preserve the Character of Existing Low-Rise Neighbourhoods**

- additional consideration in preserving and maintaining the town's character
- prohibit redevelopment and drastic development near historic site
- protect the neighborhood character of low-rise single detached community
- ban high-rise development in certain areas (e.g. downtown, Bronte Village)
- place a height limit for all buildings
- do not support increasing housing supply, housing options, or streamlining approvals
- do not support an urban structure that permits more density

### **Preserve the Amount of Living Space**

- ensure new developments maintain a decent activity and living space as the low-rise subdivision neighborhoods
- secure the features of low-rise housing (e.g. decent sized back yard)

### **Advocate for Complete Communities with New Developments**

- create mixed use communities that are transit supportive and walkable
- ensure adequate public amenities and greenspace (e.g. parks, trails, libraries)
- ensure adequate infrastructure (e.g. roads, hospitals, schools)
- ensure adequate support for daily needs (e.g. supermarkets)
- ensure adequate transportation services (e.g. transit)
- rely more on active and public transportation in new developments

### **Environmental Concerns**

- take climate change and mitigation into account for all new developments including renewable energy features (e.g. green roof, solar panels, energy storage facilities)
- maintain the sustainability of Oakville forestry and wildlife
- preserve greenspace and community space
- carbon neutral should be a goal for all new housing projects

### **Transportation**

- enhance transit and active transportation
- reduce impacts of traffic brought by new development
- reduce automobile use by reducing car-oriented neighbourhood features
- facilitate transit-oriented development

- consult Metrolinx for all development projects to secure a good traffic flow and potential connection to GO Stations

### **Public Engagement**

- caution about streamlining the approval process which may reduce involvement (e.g. historical committees, environmentalists, existing neighbours)
- ensure accountability
- engage with seniors
- make the public process more inclusive, specifically for youth and elderly
- do not over emphasize on a single interest group
- more collaborative with the existing residents
- more public education needed on required new urban forms and NIMBY attitude

### **Prioritize Affordability in Housing Development**

- attempt to control the commercialization of housing
- convert existing housings to affordable units
- attempt to attract more rental and co-op developments
- stop the destruction/conversion of the existing affordable housing stock
- promote infill development and utilize a broader range of available space (i.e. parking lots and plazas)
- initiate more public housing projects
- distribute the affordable units to the long-time residents first
- continue to explore ways to reduce cost of living

### **Homeless Population**

- ensure there are more shelter beds
- recognize the need of the homeless population

### **Quality of Life**

- secure quality in new housing developments
- address the quality of existing affordable units
- address neighborhood safety concern (e.g. increasing crime and theft)
- improve accessibility to affordable food services in low-income neighborhoods
- advocate for urban design that improves interaction between the residents
- regulate property management companies to ensure they provide adequate service such as maintenance and repair in a timely manner
- include more amenities within walking distance of homes

### **Others**

- consider existing homeowners property value
- endorse housing as a human right
- increase the housing supply for seniors, including seniors townhouses (2-storey)

- slow development approvals to allow more discussion
- enable a greater diversity of housing types, sizes, and tenures across the town and prioritize the developments that are in short of supply
- allocate more resources and facilitate seniors' developments
- increase special needs housing options, including housing for persons with addictions, mental health needs, and disabilities
- provide a more comprehensive definition of complete community
- reduce the requirement for certain type of studies to streamline development approvals (i.e. archaeological assessment)
- implement a monitoring plan to oversee the HSAP throughout its life span
- promote brownfield development and limit greenfield development

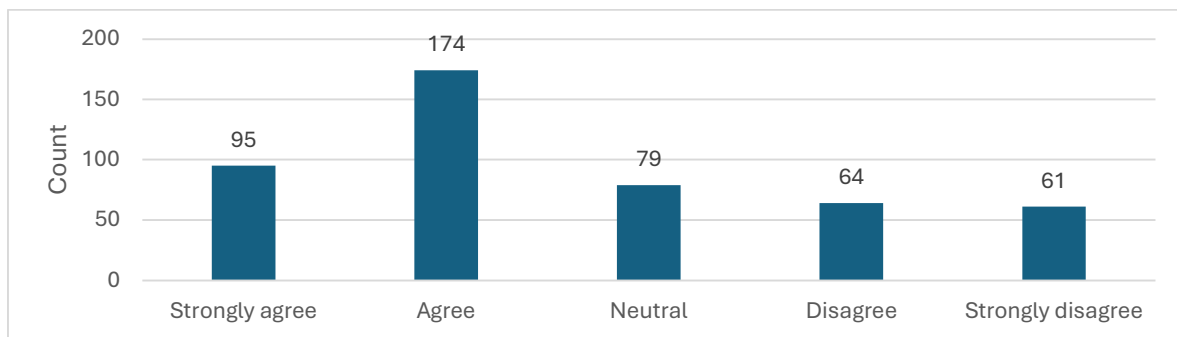
**7. Would you make any changes to the six OBJECTIVES? Is anything missing?**

Answered: 239 of 473 respondents

*Note: Due to considerable overlap in responses received, the responses to question 7 regarding the "objectives" are consolidated with those in question 6 regarding the "goals". See Question 6 above.*

**8. Do you agree with the positive housing outcomes?**

Answered: 473 of 473 respondents



- 57% of respondents agree or strongly agree with the HSAP housing outcomes
- 17% of respondents are neutral
- 26% of respondents disagree or strongly disagree with the HSAP housing outcomes
- note: this is the same satisfaction levels as question 5 regarding goals and objectives

**9. Would you make any changes to the housing outcomes? Is anything missing?**

Answered: 258 of 473 respondents

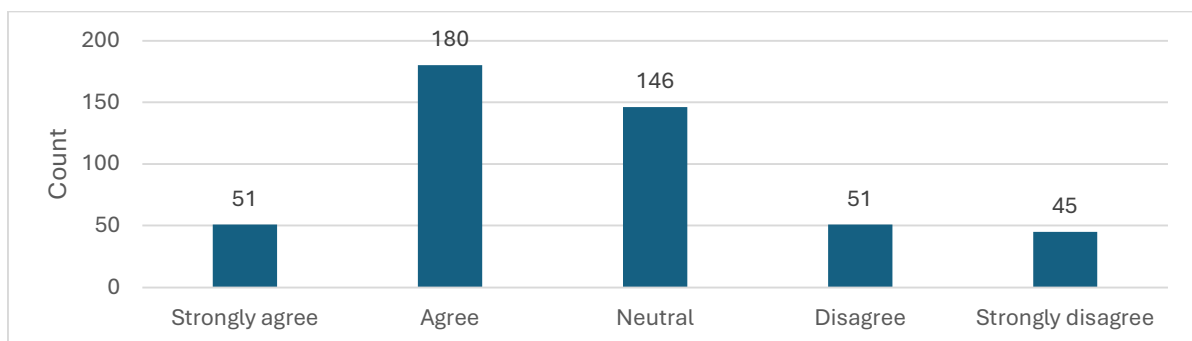
Comments on the positive housing outcomes were provided and are summarized below:

- support the emphasis on housing choice

- support the development of complete communities, including transit and active transportation
- expand outcomes beyond housing, including outcomes related to quality of life / livability
- consider fully utilizing existing public facilities and infrastructure
- discover the potential of government subsidized housing and viability of temporary housing
- outcomes should contribute to maintaining the existing neighborhood character and historic value
- consider natural environment and nature preservation
- provide sufficient housing option for downsizing seniors
- reduce the regulatory cost of housing approvals
- prioritize affordability in housing development
- preserve existing affordable housing and prevent the destruction of affordable units
- ensure new development projects have incorporated 'green features' (etc. renewable energy system, energy storage facilities)
- provide comprehensive transportation choices (e.g. active transportation, transit) and mitigate the use of automobiles
- closely monitor the negative impact of intensification
- levy a penalty for empty homes
- ensure public facilities, services and infrastructure can keep up with developments

**10. Do you generally agree with the identified action items?**

Answered: 473 of 473 respondents



- 49% of respondents agree or strongly agree with the HSAP action items
- 31% of respondents are neutral
- 20% of respondents disagree or strongly disagree with the HSAP action items

**11. Would you make any changes to the identified action items?**

Answered: 146 of 473 respondents

*Note: Due to considerable overlap in responses received, the responses to question 11 regarding the “action items” are consolidated with those in question 12 regarding “other actions”.*

Survey respondents provided commentary and suggested changes regarding the identified action items, including new actions to improve the housing landscape, summarized below:

- preserve existing low-rise single detached neighborhood character and reduce the impacts of the new development on them
- encourage innovative partnerships with other sectors (e.g., nonprofit housing providers), and assess feasibility for alternate community financing to support provision of different types of affordable housing (e.g., cooperative / purpose-built rental)
- increase the provision of green and public space
- research the potential of rezoning for as-of-right development
- facilitate transit-oriented development (TOD)
- levy a tax on empty homes
- prioritize conserving historical sites and buildings
- minimize impacts on the natural environment and increase trails and natural spaces
- ensure there is sufficient public facilities and services in place before carrying out high-density development projects
- provide a town-wide active transportation network (e.g. walking path, bike lane)
- require developments to have environmentally friendly building design and features
- research levying a time limit on developers to initiate the building process after they acquired building permits
- provide adequate housing options for a downsizing family
- encourage seniors’ townhouse community
- reduce sprawl and encourage infill and building within existing residential areas
- explore height limits for high-rise development
- undertake public engagement
- explore potential of redeveloping underutilized land for housing (e.g. parking lots)
- lobby the provincial government to seek for more financial supports
- explore solution for homelessness and housing for marginalized populations
- allocate more resources to maintain the existing amenities and recreational facilities
- implement a higher ratio for mandated affordable units

**12. Are there other actions the town can take to improve the housing landscape in Oakville?**

Answered: 218 of 473 respondents

*Note: Due to considerable overlap in responses received, the responses to question 11 regarding the “action items” are consolidated with those in question 12 regarding the “other action”. See Question 11 above.*

### 13. Do you have any other comments?

*Answered: 196 of 473 respondents*

A summary of additional comments from respondents included:

- develop guidelines that ensure condo unit livability, such as having a sizable living room that allow the families to interact, and unit sizes for families (2+ bedrooms)
- empower the residents to make decisions
- concerned about over-population
- more day-services for working class families

## Open Houses

- Event:** open house with display panels and staff available to answer questions, including an in-house activity available on display boards, opportunities to leave comments, and promoting participation in the online survey
- Objective:** learn about the Housing Strategy and Action Plan and provide an opportunity to the public to provide input to help refine the strategy, as necessary
- When:** October 18, 2023 – two sessions: 12:30 to 2 p.m., or 6:30 to 8 p.m.
- Where:** Town Hall, Oakville Room
- Promotional tools:**
- town digital display boards (e.g. town hall, libraries, recreation centers)
  - town social media (e.g. Facebook, twitter)
  - [town notice](#), including newspaper
  - email to resident associations, BIAs, housing agencies, and contacts provided by Halton Region including Oakville community housing providers, homelessness/supportive housing partners, and the Community Safety and Well-Being Action Table
- Attendees:** approximately 25

### **Event Photos:**





*Open House Display panels:*



## DRAFT HOUSING STRATEGY & ACTION PLAN



Oakville Room

12:30 p.m. – 2 p.m. &  
6:30 p.m. – 8 p.m.

Share your ideas on how to improve housing supply, choice,  
affordability and accelerate delivery of housing.



Town of Oakville | Housing Strategy and Action Plan

# Welcome to the Open House

- The **purpose** of this open house is to provide an opportunity to:
  - learn about the draft Housing Strategy and Action Plan,
  - speak with town staff about the draft strategy and action plan,
  - provide your feedback and comments.
- You can provide **feedback and comments** in several ways:
  - complete the **online survey** (scan the QR code on the display boards or visit oakville.ca to gain access)
  - leave written comments on the comment cards provided
  - place stickers on the “Action Item” display boards adjacent to the action items you think should be prioritized
  - speak with town staff
- The comments received at today’s open house and from the **online survey** will be used to refine the draft Housing Strategy and Action Plan prior to presenting it to Council for approval in early 2024.

**Have your say!**

## Housing Strategy and Action Plan

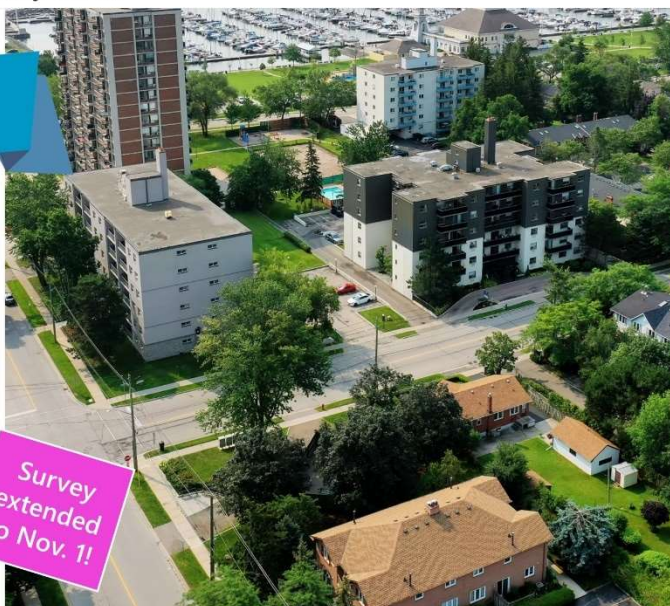
Provide feedback on improving Oakville’s housing for all.

Scan here to  
take the survey  
by October 22:



[oakville.ca](https://oakville.ca)

Survey  
extended  
to Nov. 1!



## Town of Oakville | Housing Strategy and Action Plan

# About the Draft Housing Strategy & Action Plan

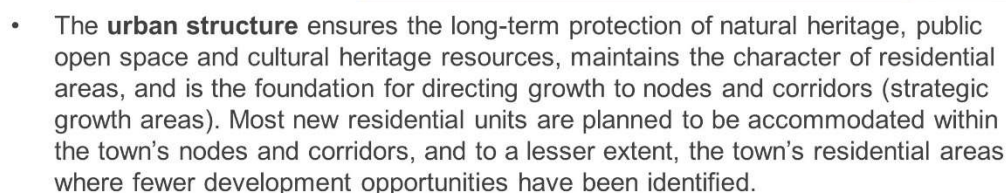
- The town's Official Plan, Livable Oakville, provides the framework for how the town will grow and change into the future. It is founded on a mission statement and guiding principles, one of which is to provide "choice throughout the town in order to enable the availability and accessibility of a wide range of housing."
- The **Housing Strategy** provides an extension to the Livable Oakville Plan's mission statement and guiding principles and is intended to set a path forward with **goals and objectives** to guide decision making specific to housing.
- The **Action Plan** puts in place **action items** the town can take to achieve the goals and objectives of the strategy, and ultimately the Livable Oakville Plan.
- Together, the **Housing Strategy and Action Plan** will become the guiding document and comprehensive approach to strengthen the town's policies, regulations, programs and by-laws to improve housing across the housing continuum and achieve **positive housing outcomes**.
- The extent of Oakville's ability to deliver new housing is limited to its ability to set the land use policy context and help co-ordinate the delivery of infrastructure with the Region.
- The Housing Strategy and Action Plan includes:
  - **6 goals & objectives**
  - **70 action items** to improve the housing landscape in Oakville
  - **5 identified positive housing outcomes**





The town's Livable Oakville Plan provides a framework for how to manage future growth and change and accommodate population growth.

- The town is committed to meeting the need for housing and addressing the demands of Ontario's growing population.
- Growth in Oakville is directed by the **urban structure**, as expressed in the town's Official Plan, Livable Oakville (Schedule A1).



- The Halton Region Official Plan sets out a growth target for Oakville to the year 2041. Halton Region and the local municipalities have also established draft population and job growth estimates to 2051.
- The town recently committed to a provincial housing target (housing pledge) as part of the province's goal to build 1.5 million housing units by 2031.
- Under the Livable Oakville Plan, the town is well positioned to achieve the residential housing units needed to meet the targets within its urban structure.

Forecast	New Unit Growth	Average Units Per Year
Halton Region Official Plan (Table 2A Regional Phasing) – 2041 Target (20 years)	44,800	2,240
Provincial 1.5 million new home's goal – 2031/2032 Target (10 years)	33,000	3,300
<i>(Oakville's Housing Pledge)</i>		
Oakville's Development Charges Background Study – 2031 Projection (9 years)	16,321	1,813
<i>(note: growth projection set prior to Halton OP target and Housing Pledge)</i>		

## Town of Oakville | Housing Strategy and Action Plan

# Goals and Objectives

The draft Housing Strategy and Action Plan is founded on six goals and objectives that will guide decision making regarding housing in Oakville.

**Goal 1: Support Growth Management and Increase the Housing Supply**

**Objective:** Identify, encourage, and enable housing opportunities within the town's urban structure, which functions as the foundation for growth management in Oakville.

**Goal 2: Improve Housing Affordability, Housing Options and Housing Choice**

**Objective:** Enable a greater diversity of housing types in more places throughout the town, where appropriate, focusing on housing types, sizes and tenures that are in short supply and housing that improves affordability.

**Goal 3: Streamline Approvals**

**Objective:** Create new and enhanced processes that improve the efficiency of the development approvals process and the timely delivery of housing.

**Goal 4: Make Housing Feasible**

**Objective:** Ensure the delivery of infrastructure and community service facilities are coordinated, appropriately funded, and implemented in alignment with growth to enable the delivery of housing and complete communities.

**Goal 5: Engage, Raise Awareness, Build Capacity**

**Objective:** Engage town staff, agency partners and the public to raise awareness and build the community capacity necessary to support the construction of a wide range of housing types that are needed throughout Oakville.

**Goal 6: Collaborate**

**Objective:** Work with agency partners and other levels of government to achieve the goal of creating more housing, while ensuring growth is contextually appropriate and fiscally responsible.

**Do you agree with the identified goals and objectives?**

Provide written comments on the comment cards or complete our online survey. **Scan here to take the survey:**



## Town of Oakville | Housing Strategy and Action Plan

# Housing Outcomes

The draft Housing Strategy and Action Plan is intended to achieve positive housing outcomes. Five key positive outcomes are anticipated.



Increased housing supply – more homes built.



Accelerated housing delivery – more homes faster.



Improved affordability – more homes people can afford.



Enhanced housing choice – more types of homes people need.



Development of complete communities – a place to call home with the services people need.

Do you agree with the five key positive housing outcomes identified?

Provide written comments on the comment cards or complete our online survey. **Scan here to take the survey:**





## Town of Oakville | Housing Strategy and Action Plan

## What is a Complete Community?

A broad concept that refers to communities – or areas within a community that provide:



A diversity of housing types;



Housing that accommodate people at all stages;



Access to local job opportunities;



Access to local retail shops and community services;



All located within a short walk or bicycle ride.

## Town of Oakville | Housing Strategy and Action Plan

Scan here to take  
the survey!

# Action Items (Goal 1)

Action items have been developed to achieve each goal and objective in the draft Housing Strategy. Implementing them is intended to achieve positive housing outcomes.



## Goal 1: Support Growth Management and Increase the Housing Supply

**Objective:** Identify, encourage, and enable housing opportunities within the town's urban structure, which functions as the foundation for growth management in Oakville.

Action Item	Which action item under GOAL 1 would you prioritize? Place a sticker on the applicable action item.
Review, analyze and be consistent with the proposed provincial planning framework (Provincial Planning Statement 2023), upon its approval.	
Explore opportunities for growing the housing supply within the town's established residential areas while upholding the overall urban structure and growth management framework that directs the majority of growth to an identified system of nodes and corridors. As part of a future study, explore locations for increased housing opportunities, including mixed-use development where appropriate, within the town's residential areas include:	
<ul style="list-style-type: none"> <li>a) community commercial designated sites</li> <li>b) town-owned lands</li> <li>c) south-east corner of Trafalgar Road and Cornwall Road (Inglehart Street)</li> <li>d) accessory dwelling units (3 units per lot)</li> <li>e) vacant and/or underutilized sites and overall opportunities for infill development</li> </ul>	
Complete the review of the Midtown Oakville Urban Growth Centre and protected major transit station area to assure it will be a transit-oriented community with a minimum of 20,600 people and jobs by 2031 which means at least 7,200 units.	
Complete a review for the Uptown Core Growth Area as part of the town's broader Official Plan Review and explore opportunities for additional housing which is transit supportive and contributes to the creation of complete communities.	
Develop a policy section specific to housing in the general policies in the Livable Oakville Plan, including any goals and objectives for housing town-wide. This will ensure housing policies apply to all land use designations where housing is permitted, including mixed use areas.	
Update the Zoning By-law to put in place as-of-right zoning, where possible, to enable increased housing supply in locations which promote transit use and complete communities. Focus areas include major transit station areas to be zoned within one year of being designated, as required by the Planning Act.	
Leverage Oakville's Municipal Development Corporation to identify opportunities for the town's surplus or under-utilised lands, including the town's former public works site that has a plan accounting for a minimum of 1,215 residential units. At least one hundred of these units are slated to be affordable.	

## Town of Oakville | Housing Strategy and Action Plan

Scan here to take  
the survey!

# Action Items (Goal 2)

Action items have been developed to achieve each goal and objective in the draft Housing Strategy. Implementing them is intended to achieve positive housing outcomes.



## Goal 2: Improve Housing Affordability, Housing Options and Housing Choice

**Objective:** Enable a greater diversity of housing types in more places throughout the town, where appropriate, focusing on housing types, sizes and tenures that are in short supply and housing that improves affordability.

Action Item	Which action item under GOAL 2 would you prioritize? Place a sticker on the applicable action item.
Complete a housing needs assessment to inform the housing snapshot for Oakville, including the type, size, and tenure of housing that Oakville needs, including affordable housing, which will inform future official plan policies that would enable needed housing.	
Establish official plan policy that requires multi-unit residential developments and high-density housing development incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes, including a minimum number of family sized units, as applicable.	
Enhance official plan policies that support innovative housing solutions and housing options in both form and tenure (e.g. rental, ownership, rent-to-own, co-operative housing, affordable, assisted, independent living, and housing that serves vulnerable populations, etc.) that provides a full range of housing that meets the needs of residents throughout all stages of their lives.	
Enhance official plan policies that support innovative housing solutions through encouraging alternative forms of housing construction such as modular housing, manufactured housing, and prefabricated housing.	
Develop official plan policy which considers retaining existing rental housing, the demolition of rental housing stock, replacement of demolished rental housing stock, including maintaining affordability for replaced units.	
Prepare a Residential Rental-by law to ensure that the rental housing stock in Oakville is maintained, as appropriate, and considers demolition, replacement, and affordability of units.	
Undertake a required Assessment Report to review the potential for inclusionary zoning and to enable the establishment of an inclusionary zoning policy framework.	
Updating official plan policies and zoning by-law regulations regarding accessory dwelling unit permissions in accordance with updated legislation (Bill 23), which allow for three units per lot and maximum parking requirements for additional dwelling units.	
Prioritize Regional projects for supportive and assisted housing developments.	
Review parking requirements in the zoning by-law to consider reduced or eliminated required parking for new developments, where applicable and appropriate.	



## Town of Oakville | Housing Strategy and Action Plan

Scan here to take  
the survey!

# Action Items (Goal 3)

Action items have been developed to achieve each goal and objective in the draft Housing Strategy. Implementing them is intended to achieve positive housing outcomes.



## Goal 3: Streamline Approvals

**Objective:** Create new and enhanced processes that improve the efficiency of the development approvals process and the timely delivery of housing.

Action Item	Which action item under GOAL 3 would you prioritize? Place a sticker on the applicable action item.
Advance the Town's on-line presence and providing for enhanced and efficient development processes (e.g., on-line portal for building permit and development application submissions).	
Implement new and enhanced electronic processes and systems to accelerate development approvals and improve efficiency, including implementation of ProjectDox ePlan, Arc Urban, and the Planning Data Hub.	
Apply LEAN principles to the development review and building permit review processes to ensure efficiencies and streamline overall processes with a staff complement across various town departments.	
Enhance the pre-consultation process to provide clarity and direction to applicants.	
Finalize projects initiated under the province's Streamline Development Approvals Fund, which is supporting eleven streamlining projects across the town that will improve timely and efficient access to development-related services.	

## Town of Oakville | Housing Strategy and Action Plan

Scan here to take  
the survey!

# Action Items (Goal 4)

Action items have been developed to achieve each goal and objective in the draft Housing Strategy. Implementing them is intended to achieve positive housing outcomes.



## Goal 4: Make Housing Feasible

**Objective:** Ensure the delivery of infrastructure and community service facilities are coordinated, appropriately funded, and implemented in alignment with growth to enable the delivery of housing and complete communities.

Action Item	Which action item under GOAL 4 would you prioritize? Place a sticker on the applicable action item.
Explore opportunities to increase housing supply, improve affordability, enhance choice, and accelerate delivery beyond the policy solutions that may be provided by the town's official plan, including financial tools available through Community Improvement Planning (CIPs).	
Undertake the required studies, including Environmental Assessment, Area Servicing Plan, and Transportation Studies, to advance the delivery of housing and a mixed-use complete community around the Bronte GO Major Transit Station Area, which is planned for a minimum of 5,800 residential units and almost 1 million square metres of retail, service commercial and employment space.	
Review and update the Town's 10-year capital forecast to account for on-going master plans and determine any adjustments in capital project forecasts in order to prioritise and support the acceleration of housing.	
Invest in the renewal and provision of community service and facilities to support a growing population and revitalise business opportunities and economic development.	
Partner with Halton Region to expedite the delivery of water, wastewater, and transportation infrastructure in support of Midtown Oakville and across the town, in particular south of Dundas Street.	
Ensuring that town's Development Charge By-law, Community Benefits Charge By-law, and Parkland Dedication By-law are clear, transparent, and pre-determined to ensure timely development with understood costs.	
Resolve outstanding appeals of the town's Development Charge By-law, Community Benefit Charge By-law, and Parkland Dedication By-law with the intent of maximizing revenues where possible so that growth pays for growth.	
Resolve outstanding appeals of the town's Palermo Village Growth Area and North West Area (OPA 34, 37, and 38) which would enable and facilitate the creation of thousands of housing units.	
Undertake an analysis of the town's debt forecast to understand growth financing capacity.	
Advocate that the Province funds and expedites approval for necessary infrastructure including water supply and wastewater treatment plants.	
Work with the Province to ensure they fully fund, plan and deliver the capital projects in and around Oakville necessary to enable housing development, support the town's housing pledge, and facilitate timely infrastructure investment in that regard, including: the Kerr Street grade separation at Speers Road and Kerr Street, the extension of the GO Train platform and bus loop re-location in Midtown, and the interchange improvements along QEW at Trafalgar Road and Royal Windsor Drive needed to support growth in Midtown Oakville.	
Work with Halton Region to identify and prioritize key regional infrastructure projects that can advance the timing of development.	
Rely on the Province of Ontario to ensure there is no funding shortfall for housing enabling infrastructure, including community infrastructure, because of Bill 23 and that the Province will keep municipalities whole, provided the town achieves its housing pledge.	

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# Action Items (Goal 5)

## Goal 5: Engage, Raise Awareness, Build Capacity

**Objective:** Engage town staff, agency partners and the public to raise awareness and build the community capacity necessary to support the construction of a wide range of housing types that are needed throughout Oakville.

Action Item	Which action item under GOAL 5 would you prioritize? Place a sticker on the applicable action item.
Encourage the province to allow zoning for limited types of tenure to help ensure new purpose-built rental buildings are part of the overall housing mix.	
Consider establishing a Housing Advisory Panel to assist with the implementation of the Action Plan, made up of representatives from various parts of the housing industry and local leaders.	
Raise awareness of Halton Region's role as the Housing Service Manager for Halton's local municipalities, and directing residents to the programs offered through Halton Region.	
Promote, support and partner with Halton Region, where appropriate, to implement Halton Region's Comprehensive Housing Strategy and related strategic directions, initiatives, and updates thereto.	
Promote the town's Brownfield Community Improvement Plan and Program to support investment in new housing opportunities.	
Raise awareness with Oakville's development industry about the town's priorities and locations for new housing opportunities in alignment with the Urban Structure.	
Advocate for on-going funding to support the associated growth required for transit – for both Oakville Transit and expanded Metrolinx service.	
Advocate that the Province work with municipalities to create a new long-term, permanent municipal funding strategy to fund critical growth-related infrastructure projects.	
Advocate for upfront funding from upper levels of government to finance the infrastructure required to service greenfield and intensification developments so as to manage the financial risk of servicing sites for anticipated development and to reduce the capital cost of growth on both new and existing taxpayers.	
Advocate that the Province continues to invest in, and support, the delivery of local and regional public transit to support related housing growth.	
Advocate that the Province supports municipalities in the remediation of identified brownfields for the purpose of reclaiming urban land for new housing opportunities.	
Advocate that the Province commit to building supporting institutions including schools, hospitals, daycares, and long-term care facilities to support increased population growth due to accelerated housing delivery.	
Advocate that the Province addresses the shortage of parkland a municipality receives through development application changes under the <i>Planning Act</i> to ensure Oakville maintains its parkland standard, preserves its livability, and builds complete communities.	
Advocate that the Province returns to the Provincial Policy Statement 2020 income-based definition of "affordable housing" for both home ownership and rental housing.	
Advocate that the Province provides additional investments for student housing in municipalities with post-secondary institutions.	
Advocate that the Province increases education and training in skilled trades and other careers and talent needed for development and growth.	
Advocate that the Province increases funding for affordable and supportive housing projects to address the critical shortage across the Province which would include funding for new units as well as ongoing support services.	
Communicate with Oakville Hydro and other third-party utility providers to keep them aware of the town's growth forecasts.	



## Town of Oakville | Housing Strategy and Action Plan

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## Action Items (Goal 6)



## Goal 6: Collaborate

**Objective:** Work with agency partners and other levels of government to achieve the goal of creating more housing, while ensuring growth is contextually appropriate and fiscally responsible.

Action Item	Which action item under GOAL 6 would you prioritize? Place a sticker on the applicable action item.
Define the roles and responsibilities of Halton Region and the Town of Oakville in the delivery of housing and housing programs.	
Work with Halton Region to establish the roles and responsibilities between the Region and the Town in regard to the administration and implementation of inclusionary zoning programs.	
Work with the Province of Ontario to ensure that the Premier of Ontario's stated objective to support municipalities who experience a financial shortfall as a result of implementing Bill 23 is upheld.	
Support Halton Region to ensure their existing community housing remains available and well maintained, and that it's assisted housing stock is improved.	
Support Halton Region to improve residents access to Halton's housing supports and programs.	
Collaborate with Halton Region in the facilitation and partnership between community housing groups and the private sector to create new assisted housing opportunities, including the development of a procurement strategy that encourages private sector involvement in the development of new community housing units.	
Work with Halton Region to update infrastructure master plans to align with the town's vision for growth and change in accordance with the town's urban structure.	
Meet regularly with the Town's building and development industry partners to identify and address process issues and concerns.	
Work with the Province to addresses supply chain shortages and gaps as well as interest rates and inflation that will impact the housing market and market decisions by homebuilders.	
Work with the Province to ensure that they develop appropriately designated provincially owned urban lands for a full continuum of housing including supportive and assisted housing.	
Participate in future federal and provincial housing programs.	
Work in partnership with Ontario Big City Mayors (OBCM), Mayors and Regional Chairs of Ontario (MARCO), and the Association of Municipalities of Ontario (AMO) to advocate for housing.	
Work with the Province and Region to understand the impacts of Bill 97 and the resulting approaches for housing targets, housing pledge, and housing supply.	
Encourage and protect affordable housing by, in partnership with Halton Region, monitoring market trends, housing cost and income thresholds, and supply and demand shortfalls to assist in developing the Region's State of Housing Report and informing the policy framework on an ongoing basis.	
Work in coordination with Halton Region to create employment opportunities for jobs in the skilled trades.	
Work in co-operation with the Province of Ontario and Halton Region to deliver infrastructure (i.e. water and wastewater services) and community services such as schools and hospitals to advance the required housing units to meet the town's housing pledge.	

**Summary of Input:**

During the open house, an activity was available that presented the HSAP action items (see display panels above) and asked participants to identify which action items they would prioritize under each “goal”. Responses from the activity are provided below. Action items which received the most votes under each goal are highlighted in orange.

**Goal 1: Support Growth Management and Increase the Housing Supply**

Action Item	Number of responses to prioritize
Review, analyze and be consistent with the proposed provincial planning framework (Provincial Planning Statement 2023), upon its approval.	0
Explore opportunities for growing the housing supply within the town’s established residential areas while upholding the overall urban structure and growth management framework that directs the majority of growth to an identified system of nodes and corridors. As part of a future study, explore locations for increased housing opportunities, including mixed-use development where appropriate, within the town’s residential areas include:  (a) community commercial designated sites (b) town-owned lands (c) south-east corner of Trafalgar Road and Cornwall Road (Inglehart Street) (d) accessory dwelling units (3 units per lot) (e) vacant and/or underutilized sites and overall opportunities for infill development	2
Complete the review of the Midtown Oakville Urban Growth Centre and protected major transit station area to assure it will be a transit oriented community with a minimum of 20,600 people and jobs by 2031 which means at least 7,200 units.	2
Complete a review for the Uptown Core Growth Area as part of the town’s broader Official Plan Review and explore opportunities for additional housing which is transit supportive and contributes to the creation of complete communities.	0
Develop a policy section specific to housing in the general policies in the Livable Oakville Plan, including any goals and objectives for housing town-wide. This will ensure housing policies apply to all land use designations where housing is permitted, including mixed use areas.	1
Update the Zoning By-law to put in place as-of right zoning, where possible, to enable increased housing supply in locations which promote transit use and complete communities. Focus areas include major transit station areas to be zoned within one year of being designated, as required by the Planning Act.	2
Leverage Oakville’s Municipal Development Corporation to identify opportunities for the town’s surplus or underutilized lands, including the town’s former public works site that has a plan accounting for a minimum of 1,215 residential units. At least one hundred of these units are slated to be affordable.	2

**Goal 2: Improve Housing Affordability, Housing Options and Housing Choice**

Action Item	Number of responses to prioritize
Complete a housing needs assessment to inform the housing snapshot for Oakville, including the type, size, and tenure of housing that Oakville needs, including affordable housing, which will inform future official plan policies that would enable needed housing.	3
Establish official plan policy that requires multi-unit residential developments and high-density housing development incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes, including a minimum number of family sized units, as applicable.	3
Enhance official plan policies that support innovative housing solutions and housing options in both form and tenure (e.g. rental, ownership, rent-to-own, co-operative housing, affordable, assisted, independent living, and housing that serves vulnerable populations, etc.) that provides a full range of housing that meets the needs of residents throughout all stages of their lives.	5
Enhance official plan policies that support innovative housing solutions through encouraging alternative forms of housing construction such as modular housing, manufactured housing, and prefabricated housing.	1
Develop official plan policy which considers retaining existing rental housing, the demolition of rental housing stock, replacement of demolished rental housing stock, including maintaining affordability for replaced units.	1
Prepare a Residential Rental-by law to ensure that the rental housing stock in Oakville is maintained, as appropriate, and considers demolition, replacement, and affordability of units.	2
Undertake a required Assessment Report to review the potential for inclusionary zoning and to enable the establishment of an inclusionary zoning policy framework.	1
Updating official plan policies and zoning by-law regulations regarding accessory dwelling unit permissions in accordance with updated legislation (Bill 23), which allow for three units per lot and maximum parking requirements for additional dwelling units.	0
Prioritize Regional projects for supportive and assisted housing developments.	0
Review parking requirements in the zoning bylaw to consider reduced or eliminated required parking for new developments, where applicable and appropriate.	1

**Goal 3: Streamline Approvals**

Action Item	Number of responses to prioritize
Advance the Town's on-line presence and providing for enhanced and efficient development processes (e.g., on-line portal for building permit and development application submissions).	0
Implement new and enhanced electronic processes and systems to accelerate development approvals and improve efficiency, including implementation of ProjectDox ePlan, Arc Urban, and the Planning Data Hub.	1
Apply LEAN principles to the development review and building permit review processes to ensure efficiencies and streamline overall processes with a staff complement across various town departments.	0
Enhance the pre-consultation process to provide clarity and direction to applicants.	6
Finalize projects initiated under the province's Streamline Development Approvals Fund, which is supporting eleven streamlining projects across the town that will improve timely and efficient access to development-related services.	1

**Goal 4: Make Housing Feasible**

Action Item	Number of responses to prioritize
Explore opportunities to increase housing supply, improve affordability, enhance choice, and accelerate delivery beyond the policy solutions that may be provided by the town's official plan, including financial tools available through Community Improvement Planning (CIPs).	2
Undertake the required studies, including Environmental Assessment, Area Servicing Plan, and Transportation Studies, to advance the delivery of housing and a mixed-use complete community around the Bronte GO Major Transit Station Area, which is planned for a minimum of 5,800 residential units and almost 1 million square metres of retail, service commercial and employment space.	3
Review and update the Town's 10-year capital forecast to account for on-going master plans and determine any adjustments in capital project forecasts in order to priorities and support the acceleration of housing.	0
Invest in the renewal and provision of community service and facilities to support a growing population and revitalize business opportunities and economic development.	1
Partner with Halton Region to expedite the delivery of water, wastewater, and transportation infrastructure in support of Midtown Oakville and across the town, in particular south of Dundas Street.	0

Ensuring that town's Development Charge Bylaw, Community Benefits Charge By-law, and Parkland Dedication By-law are clear, transparent, and pre-determined to ensure timely development with understood costs.	1
Resolve outstanding appeals of the town's Development Charge By-law, Community Benefit Charge By-law, and Parkland Dedication By-law with the intent of maximizing revenues where possible so that growth pays for growth.	0
Resolve outstanding appeals of the town's Palermo Village Growth Area and North West Area (OPA 34, 37, and 38) which would enable and facilitate the creation of thousands of housing units.	0
Undertake an analysis of the town's debt forecast to understand growth financing capacity.	0
Advocate that the Province funds and expedites approval for necessary infrastructure including water supply and wastewater treatment plants.	0
<p>Work with the Province to ensure they fully fund, plan and deliver the capital projects in and around Oakville necessary to enable housing development, support the town's housing pledge, and facilitate timely infrastructure investment in that regard, including:</p> <ul style="list-style-type: none"> <li>the Kerr Street grade separation in support of residential development at Speers Road and Kerr Street</li> <li>extension of the GO Train platform and bus loop re-location in Midtown</li> <li>interchange improvements along QEW at Trafalgar Road and Royal Windsor Drive which Oakville needs for development in Oakville's Urban Growth Centre to proceed.</li> </ul>	4
Work with Halton Region to identify and prioritize key regional infrastructure projects that can advance the timing of development.	0
Rely on the Province of Ontario to ensure there is no funding shortfall for housing enabling infrastructure, including community infrastructure, because of Bill 23 and that the Province will keep municipalities whole, provided the town achieves its housing pledge.	0

#### Goal 5: Engage, Raise Awareness, Build Capacity

Action Item	Number of responses to prioritize
Encourage the province to allow zoning for limited types of tenure to help ensure new purpose-built rental buildings are part of the overall housing mix.	0
Consider establishing a Housing Advisory Panel to assist with the implementation of the Action Plan, made up of representatives from various parts of the housing industry and local leaders.	0



Raise awareness of Halton Region's role as the Housing Service Manager for Halton's local municipalities, and directing residents to the programs offered through Halton Region.	1
Promote, support and partner with Halton Region, where appropriate, to implement Halton Region's Comprehensive Housing Strategy and related strategic directions, initiatives, and updates thereto.	1
Promote the town's Brownfield Community Improvement Plan and Program to support investment in new housing opportunities.	0
Raise awareness with Oakville's development industry about the town's priorities and locations for new housing opportunities in alignment with the Urban Structure.	0
Advocate for on-going funding to support the associated growth required for transit – for both Oakville Transit and expanded Metrolinx service.	0
Advocate that the Province work with municipalities to create a new long-term, permanent municipal funding strategy to fund critical growth-related infrastructure projects.	2
Advocate for upfront funding from upper levels of government to finance the infrastructure required to service greenfield and intensification developments so as to manage the financial risk of servicing sites for anticipated development and to reduce the capital cost of growth on both new and existing taxpayers.	0
Advocate that the Province continues to invest in, and support, the delivery of local and regional public transit to support related housing growth.	1
Advocate that the Province supports municipalities in the remediation of identified brownfields for the purpose of reclaiming urban land for new housing opportunities.	0
Advocate that the Province commit to building supporting institutions including schools, hospitals, daycares, and long-term care facilities to support increased population growth due to accelerated housing delivery.	3
Advocate that the Province addresses the shortage of parkland a municipality receives through development application changes under the Planning Act to ensure Oakville maintains its parkland standard, preserves its livability, and builds complete communities.	0
Advocate that the Province returns to the Provincial Policy Statement 2020 income-based definition of "affordable housing" for both home ownership and rental housing.	0
Advocate that the Province provides additional investments for student housing in municipalities with post-secondary institutions.	2
Advocate that the Province increases education and training in skilled trades and other careers and talent needed for development and growth.	4

Advocate that the Province increases funding for affordable and supportive housing projects to address the critical shortage across the Province which would include funding for new units as well as ongoing support services.	0
Communicate with Oakville Hydro and other third-party utility providers to keep them aware of the town's growth forecasts.	0

**Goal 6: Collaborate**

Action Item	Number of responses to prioritize
Define the roles and responsibilities of Halton Region and the Town of Oakville in the delivery of housing and housing programs.	3
Work with Halton Region to establish the roles and responsibilities between the Region and the Town in regard to the administration and implementation of inclusionary zoning programs.	0
Work with the Province of Ontario to ensure that the Premier of Ontario's stated objective to support municipalities who experience a financial shortfall as a result of implementing Bill 23 is upheld.	0
Support Halton Region to ensure their existing community housing remains available and well maintained, and that it's assisted housing stock is improved.	1
Support Halton Region to improve residents access to Halton's housing supports and programs.	0
Collaborate with Halton Region in the facilitation and partnership between community housing groups and the private sector to create new assisted housing opportunities, including the development of a procurement strategy that encourages private sector involvement in the development of new community housing units.	0
Work with Halton Region to update infrastructure master plans to align with the town's vision for growth and change in accordance with the town's urban structure.	0
Meet regularly with the Town's building and development industry partners to identify and address process issues and concerns.	1
Work with the Province to addresses supply chain shortages and gaps as well as interest rates and inflation that will impact the housing market and market decisions by homebuilders.	0
Work with the Province to ensure that they develop appropriately designated provincially owned urban lands for a full continuum of housing including supportive and assisted housing.	0
Participate in future federal and provincial housing programs.	0

Work in partnership with Ontario Big City Mayors (OBCM), Mayors and Regional Chairs of Ontario (MARCO), and the Association of Municipalities of Ontario (AMO) to advocate for housing.	0
Work with the Province and Region to understand the impacts of Bill 97 and the resulting approaches for housing targets, housing pledge, and housing supply.	0
Encourage and protect affordable housing by, in partnership with Halton Region, monitoring market trends, housing cost and income thresholds, and supply and demand shortfalls to assist in developing the Region's State of Housing Report and informing the policy framework on an ongoing basis.	0
Work in coordination with Halton Region to create employment opportunities for jobs in the skilled trades.	2
Work in co-operation with the Province of Ontario and Halton Region to deliver infrastructure (i.e. water and wastewater services) and community services such as schools and hospitals to advance the required housing units to meet the town's housing pledge.	1

## Oakville Seniors Housing Symposium

**News Release:** [October 5, 2023](#)

Town planning staff attended the Oakville Seniors Housing Symposium and Information Fair on October 28, 2023. The event was hosted by Oakville Seniors Services and the Seniors Working Action Group (SWAG). The event was held at the Sir John Colborne Recreation Centre for Seniors featuring and included information booths and an expert panel discussion to help older adults explore alternative housing solutions, navigate local housing options, and plan for their current and future needs.

Town planning staff were available for conversation and provided attendees an opportunity to give comments on the draft Housing Strategy and Action Plan and participate in the online survey.

Comments received at the symposium included suggestions to:

1. Update the positive housing outcome and/or actions relating to it, regarding 'enhanced housing choice: more types of homes people need' to include a reference to accessible housing.
2. Consider including an action item to explore data collection on accessible units and encouraging new units be built as accessible units, or units that could be easily converted. Reference was made to the Accessibility for Ontarians with Disabilities Act (AODA) and its goal to create an accessible Ontario by the year 2025.
3. Encourage the Province to make changes to the Ontario Building Code to better address accessibility needs in new buildings.

### Refinements made to the Housing Strategy and Action Plan

The following is a list of refinements that were made to the Housing Strategy and Action Plan from the version presented to Council in July 2023. These updates are based on public input received, as well as a continued review of documents from the Federal Government, Province and Halton Region.

#### 1.0 INTRODUCTION

1. Updated list of key document which provide direction on housing and informed the HSAP, including the most up to date Region of Halton State of Housing Report (2023) and removing references to the Housing Accelerator Fund.

#### 2.0 SETTING THE STAGE

2. General updates to language in section 2.2 regarding housing targets, including recognition that the Halton Region Official Plan is now under the purview of the Town, as Halton Region is now an upper-tier municipality without planning responsibilities, as per the *Planning Act*.

#### 3.0 HOUSING SNAPSHOT

3. Section 3.1, Oakville's Housing Mix, has been updated to reflect the updated Regional Official Plan housing mix target and the Halton Region 2023 State of Housing Report.
4. Section 3.2 has been revised from "Recent Housing Development" to "Housing Completions", including an updated graph showing annual housing completions by housing type in Oakville to 2023. Data associated with Oakville's yearly building permits has been removed with a focus on "housing starts".
5. A new Section 3.3 – Housing Completions & Housing Targets, is added to contrast housing completions with growth targets.
6. A new Section 3.4 – Housing in Development, is added to reflect data provided in the 2023 State of Housing Report regarding housing starts and housing under construction, as well as year-to-date housing starts reporting for Oakville.
7. Section 3.4, renumbered to Section 3.5 – Unbuilt Housing, was updated to reflect more current data.
8. Section 3.5, renumbered to Section 3.6 – Affordability, was updated to reflect more current data, including Halton Region's 2023 State of Housing Report - Additional Information memo, presented to Regional Council September 18, 2024.
9. Section 3.6, renumbered to Section 3.7 – Rental Housing, was updated to reflect more current data.

### 4.0 GOALS & OBJECTIVES

10. Updated the objective under the goal 4, to include the word “livable complete communities”.
11. Updated the objective under goal 6 to include the word “environmentally and fiscally responsible.”

### 5.0 HOUSING OUTCOMES

12. Updated the housing outcome for “complete communities” to include the word “livable complete communities”.

### 6.0 ACTIONS & PERFORMANCE INDICATORS

13. All action items have been numbered for ease of reference.
14. All action items have been re-order under each goal by estimated timeframe.
15. Update timeframes and priority items throughout.
16. Revise action item 1.3 to include reference to a gentle density and/or missing middle strategy as part of the exploration of increased housing opportunities within the town’s residential areas.
17. Revise action item 1.5 to consider the incorporation of housing policies from the Halton Region Official Plan into Livable Oakville, as the Halton Region Official Plan is now under the purview of the town.
18. Revise action item 2.6 to include the “accessibility needs” and “seniors” as part of considering enhanced official plan policies that support innovative housing solutions.
19. Update the performance indicator under Action Item 5.4 regarding “Promote, support and partner with Halton Region, where appropriate, to implement Halton Region’s Comprehensive Housing Strategy and related strategic directions, initiatives, and updates thereto.” A new performance indicator to recognize the town’s participation in implementing strategic directions from the Region was added in response to public comments received (e.g. implementing a potential vacant home tax, which is being studied by Halton Region, to contribute to Halton’s Comprehensive Housing Strategy).
20. Remove action item regarding the definition of affordability proposed in the previous proposed draft version of the PPS 2020, as the new Provincial Planning Statement 2024 has been released and will replace the PPS 2020.
21. Add a new action item 6.2 to create a Housing Secretariate Office to implement the HSAP.
22. Include a new action item 6.5 regarding the Sheridan College Taskforce.

23. Revise action item 6.17 to reflect departmental changes at Halton Region and update partnership opportunities.
24. Include a new action item 6.19 which speaks to working with the province to consider affordability and accessibility needs when making updates to the Ontario Building Code.

### **7.0 HOUSING ACCELERATOR FUND (HAF)**

25. Removed Section 7 of the HSAP in its entirety regarding HAF.

# Rental Housing

## Demolition or Conversion Guidelines

A user guide to understanding By-law 2023-102 to regulate the demolition and conversion of residential rental properties in the Town of Oakville.

September 2024



## Table of Contents

<u>Introduction</u>	.....	2
➤ Purpose		
➤ Authority		
➤ Background		
➤ Objective		
<u>When does the by-law apply?</u>	.....	5
<u>Application Process</u>	.....	6
<u>Evaluation of Application</u>	.....	8
➤ Process for conversion		
➤ Process for demolition		
➤ Notice and Communication		
➤ Conditions		
➤ Tenant Assistant Package		
<u>Transition</u>	.....	14
<u>Definitions</u>	.....	15

## Introduction

On July 10, 2023, Town Council passed By-law 2023-102, known as the Town of Oakville Rental Housing Protection By-law, under Section 99.1 of the *Municipal Act*. The purpose of this by-law is to manage the impact of redevelopment on the existing rental housing inventory in Oakville.

These guidelines have been developed to assist landlords, tenants, and the development community in understanding the process for demolition or conversion of existing residential rental units on a property. This document should be reviewed when completing the Declaration of Use and Screening Form, and the Demolition or Conversion Applications, as part of the Pre-consultation or Building Permit application processes.

The intent of By-law 2023-102 is to:

1. Preserve the existing rental housing supply;
2. Preserve the *affordable rental* housing supply;
3. Increase *purpose-built rental* housing;
4. Improve the existing rental housing stock;
5. Obtain an enhanced *Tenant Assistant Package* beyond the requirements of the Residential Tenancies Act 2006 as amended for existing tenants; and
6. Formalize a consistent process in processing such applications which achieves an appropriate *Tenant Assistant Package* in the particular circumstances of an application by way of issuance of a Section 99.1 Permit with conditions, which conditions are secured by an executed registered agreement binding on the existing owner and future owners of the subject site.

## Purpose

These Guidelines for Rental Housing Demolition or Conversion (Guidelines) provide an overview of the Town's processing of applications for the demolition or conversion of a residential rental property, either independent of, or in conjunction, with a development application under the *Planning Act*. They support the administration of the Rental Housing Protection By-law 2023-102 (as amended), approved and in effect on July 10, 2023.

## Authority

The By-law was approved under the authority of Section 99.1 of the Municipal Act, 2001 which allows municipalities to regulate the demolition and conversion of residential rental properties containing six or more dwelling units. Applications to demolish or convert more than six dwelling units will require a Section 99.1 Permit. In most cases, a Section 99.1 Permit will require Council approval. By-law 2023-102 is consistent with the Town's Livable Oakville Official Plan Policy 11.1.2, which seeks a balance in housing tenure and discourage conversions of existing rental accommodation to condominium or other forms of ownership.

## Background

*Purpose-built rental* housing is an important part of the Town's housing supply. The loss of *affordable rental* housing for low and middle income households, or less than 1.8 times the *average market rent* has become a growing concern in recent years. As the town continues to experience growth, there is an ongoing need to protect rental housing to ensure that diverse housing options remain in Oakville.

According to the Canadian Mortgage and Housing Corporation (CMHC), there are 5,140 residential units in the primary rental market, as of October 2023. This includes bachelor, one-bedroom, two-bedroom, and three-bedroom or greater units.

## Objectives

The availability of rental housing typically provides stable housing options for low and middle income households when home ownership is not financially feasible or where rental tenure is preferred. The for-market or luxury rental housing also provides opportunities for alternative housing tenure options for higher income households. The objectives of the Rental Housing Protection By-law are to:

- Protect the existing supply of *purpose-built rental* units so there is no net loss of rental units;
- Be flexible in the application of the By-law so as not to stagnate the rental market; and,
- Support the revitalization of areas in the Town where appropriate.

These Guidelines provide a range of options for applicants to meet the objective of “no net loss” of rental units and *affordable rental* units as a result of a redevelopment proposal by demolition or conversion.

## When does the By-law apply?

The Declaration of Use and Screening Form is required for all proposals that concern either the demolition or conversion of rental dwelling units. The completion of the Screening Form identifies that proposals to demolish or convert to condominium tenure or a mixed-use building containing six or more dwelling units are subject to the By-law 2023-102. This includes *purpose-built rental* apartments or townhouses.

The By-law does not apply to a Residential Rental Property that:

1. Contains less than six Dwelling Units; or
2. Is a condominium governed by the *Condominium Act*, 1998; or
3. Is organized as a Life Lease Project; or
4. Is described in section 5 (Exemptions from Act) of the *Residential Tenancies Act*, 2006 other than subsection 5(c) (a member unit of a non-profit housing co-operative); or
5. Is described in Section 7 (Exemptions related to social housing) of the *Residential Tenancies Act*, 2006

## Application Process & Information Required

An application to demolish or convert residential rental properties where there are six or more dwelling units, will trigger the need for a municipal review.

The application form can be found on the [Town's website under Planning and Development](#).

Demolition and conversion applications are evaluated on a case-by-case basis. As outlined under section 7 of the By-law, applications for the demolition or conversion of rental units shall include the following information:

1. Description of the proposed Demolition or Conversion;
2. The number of existing Dwelling Units;
3. The number of existing and proposed Rental Units by unit type, including number of bedrooms, unit gross floor area, unit locations, unit amenities, and unit rents;
4. The rents roll(s) including utilities for the Residential Rental Property, categorized by unit type;
5. A list containing the names and mailing addresses of the tenants of the Residential Rental Property;
6. Identification of any *Related Applications*;
7. A proposal for the replacement or retention of the Rental Units proposed for Demolition or Conversion;
8. A proposal for the replacement or retention of the *affordable Rental* Units proposed for Demolition or Conversion;

9. A proposal for tenant engagement by the owner or applicant, including consultation, education and assistance with finding alternative accommodation on vacating the Rental Unit at the time of Demolition or Conversion;
10. Proposal for assistance that is enhanced over that required by the *Residential Tenancies Act*, 2006 for displaced tenants on vacating the Rental Unit at the time of Demolition or Conversion, including a right-of-return to a similar unit type, of similar size, of similar rent, of similar location, with similar amenities, as may be applicable in the circumstances;
11. Any additional information or documentation required to evaluate the application, as specified by the Commissioner of Community and Development; and,
12. The applicable fees.

The application process will determine the number of rental units that are protected under the By-law, the number of *affordable rental* units that are protected under the By-law, and the types of conditions that may be imposed on a Section 99.1 Permit, to allow for either the demolition or conversion of said units, including any *Tenant Assistant Package*. Applicants will be required to fill out a form that includes data on existing dwelling unit types and rents (Attachment A).

Section 99.1 Permits may be granted based on conditions to retain or replace the number of rental units, and the number of *affordable rental* units to be secured with be through an agreement registered on title.

## Evaluation of Application

The Town's Planning Services department will evaluate applications, regardless of whether a planning application is also required for the proposed redevelopment of the site.

The evaluation process will rely on CMHC data for vacancy rates and existing rents to determine the circumstance in which the replacement or retention of rental units and affordable rental units will be required. This data will be updated yearly and contained in the application form.

The decision to approve applications that demolish / convert less than six rental units is delegated to the Commissioner of Community Development.

The decision to approve applications that demolish / convert six or more units is made by Council.

## Process for Conversion

The following is a step-by-step process for the conversion of rental housing:

1. It is recommended that the applicant discuss their proposal with Planning Services Staff to be informed of Town's Rental Housing Protection By-law and Demolition Control By-law 2023-102 and the requirements to retain the present number of residential rental units and the present number of *affordable rental* units.
2. The applicant must complete and submit the Application Form to Planning Services Staff, which includes information on rental rates and number, type, and size of rental units, consultation with tenants and proof that tenants are aware of the application and their rights.



3. The Application is circulated for review to identify and confirm the number of units to be retained as rental and recommended terms.
4. The applicant will review the comments and confirm their proposal and acceptance of conditions.
5. Staff will prepare a report for Council (or delegated authority) for recommendation and includes any conditions for an approved permit.
6. Applicant and staff collaborate to clear conditions (i.e. Agreements to retain and/or provide *affordable rental* units executed, etc.)
7. Section 99.1 Permit issued by the Commissioner once all conditions have been satisfied and/or secured.

## Process for Demolition

1. It is recommended that the applicant discuss their proposal with Planning Services Staff to be informed of Town's Rental Housing Protection By-law and Demolition Control By-law 2023-102 and the requirements to retain the present number of residential rental units and the present number of *affordable rental* units.
2. The applicant must complete and submit the Application Form to Planning Services Staff, which includes information on rental rates and number, type, and size of rental units, consultation with tenants and proof that tenants are aware of the application and their rights.
3. The Application is circulated for review to identify and confirm the number of units to be replaced as rental and recommended terms.
4. The applicant will review the comments and confirm their proposal and acceptance of conditions.

5. Staff will prepare a report for Council (or delegated authority) for recommendation and includes any conditions for an approved permit.
6. Applicant and staff collaborate to clear conditions (i.e. Agreements to replace *affordable rental* units executed, etc.)
7. Section 99.1 Permit issued by the Commissioner once all conditions satisfied and/or secured.

## Notice and Communication Strategy

The applicant is required to provide proof of notice of the application to tenants/leaseholders 14 days after the application is deemed complete. To maximize communication opportunities of any proposed conversion or demolition, the following strategy shall be followed:

1. Notice shall consist of:
  - Signage in common areas such as the lobby and/or mail room that contains:
    - Purpose and effect of the proposal
    - Contact information for applicant and town staff
    - Date of information meeting for tenants/leaseholders
  - Distribution of letters to tenants/leaseholders containing:
    - Purpose and effect of the proposal
    - Contact information for applicant and town staff
    - Date of information meeting for tenants/leaseholders
2. The applicant shall conduct an information meeting for tenants/leaseholders virtually, on-site or in close proximity to the subject lands, or a combination thereof.

3. The applicant shall provide a minimum of 20 calendar days' notice of such meeting.
4. The applicant shall provide staff with the minutes of the information meeting, which shall include the number of tenant attendees, issues raised, and confirmation of the number of letter notices issued within seven calendar days of the meeting being held.
5. The Notice and Communication Strategy must be completed before the preparation of conditions.
6. The applicant may combine their Section 99.1 permit application meeting with a Public Information Meeting required by any *related applications* under the *Planning Act*, provided the Section 99.1 permit is to be submitted within 6 months of the meeting being held.

## Conditions

The town (Council or the Commissioner) may impose conditions with the approval of a Section 99.1 Permit. A full list of items that can be conditioned is included in the By-law, Part 12 Section (D).

Following the submission of the Application, the decision regarding the replacement or retention of *purpose-built rental* is at the discretion of the town, with the following situations being the benchmark for consideration:

- The Town's vacancy rate is less than 3% (current vacancy rate is 1.6%; subject to change annually by CMHC); or,
- Existing rents for the units proposed to be converted or demolished are less than the affordable rate of 1.8 times *average market rent* (see table below for rents by unit type).

When neither of the above situations is present, a Section 99.1 Permit for demolition or conversion will be issued without conditions for replacement or retention of the rental units.

However, when vacancy rates are below a balanced market threshold of 3% and/or rent levels are below 1.8 times the *average market rent*, a Section 99.1 Permit for demolition or conversion may be issued subject to appropriate conditions for replacement or retention of rental units to be secured by an agreement registered on title.

In neither case should the proposed demolition or conversion result in a decrease in the 3% threshold and/or rent levels are below 1.8 times the average market rent.

Conditions for the replacement or retention of rental units to be imposed by the town are exclusively listed in Section 12 D of the By-law, and may also include, but are not limited to:

- The replacement of rental or *affordable rental* units on or off site, or a combination thereof;
- Site or building improvements for the betterment of existing or retained tenants;
- Financial compensation for displaced and/or evicted tenants;
- Provision for new rental units off site and within the neighbourhood of the impacted rental units;
- A specific term for which the rental units and rates are required to be provided; and/or
- Cash-in-lieu, where a cash-in-lieu reserve is available.

Additional public consultation may be required for each Application, depending on the complexity of the proposal, which may include information for existing tenants, as well as abutting properties in accordance with *Planning Act* requirements.

## Tenant Assistant Package

The purpose of the *Tenant Assistant Package (TAP)* is to mitigate the negative financial and disruptive impacts on existing rental tenants/leaseholders from any proposed conversion or demolition of existing rental units.

The *TAP* can be included as a condition of approval for the conversion or demolition of existing rental units and would be included within any agreement required to issue the Section 99.1 Permit, including any *related applications*. The *TAP* will specify the arrangements agreed to by the landowner and the Town and may include the provision of:

- financial compensation for moving and disruption, such as first and last months rent at *affordable market rates*;
- financial compensation for temporary relocation during development;
- maintenance of existing rental rates for a period of 10 years (subject to annual increases permitted by CMHC); and/or
- the provision of new units within a plan of condominium at *affordable rental rates*;

## Transition

Where a related Site Plan Application, under the *Planning Act*, was submitted to the Town as of July 10, 2023, conditions of a Section 99.1 Permit may be scoped commensurate to the status of the site plan application provided the following criteria is met, up to and including no conditions:

1. The site plan application did not already provide for replacement of rental units as of July 10, 2023; and,
2. Less than 6 existing rental units were occupied as of July 10, 2023.

## Definitions

**Affordable rental or Affordable rent** – affordable to low and moderate income households or less than 1.8 times the *average market rent*.

**Average Market Rent** - in respect of a Rental Unit, means rent that is at or below the average market rent by type of unit in the Town of Oakville as established annually by the Canada Mortgage Housing Corporation (CMHC) and published in the Region of Halton's Annual Housing Report for the calendar year concerned.

**Purpose-built rental** – more than one dwelling unit on a single lot all of which have never been within a registered plan of condominium and where neither unit(s) have been owned individually.

**Related Applications** – Development or building applications submitted to a municipal or other public authority for the proposal under the *Planning Act*, *Building Code Act*, *Conservation Authorities Act*, or other applicable development or building legislation.

**Tenant Assistant Package** – Compensation provided to any existing leaseholder(s) to mitigate the negative financial and disruptive impacts.





## THE CORPORATION OF THE TOWN OF OAKVILLE

### BY-LAW NUMBER 2024-146

A by-law to declare that certain land is not subject to part lot control (Blocks 1, 8, 9, 11, 12 and 18, Plan 20M-1275 – Redoak G & A Inc.)

**WHEREAS** By-law 2006-125 delegates to the Director of Planning and Development the authority to approve certain applications to designate lands not subject to part lot control; and

**WHEREAS** the Director of Planning and Development has approved such an application for the lands described in Schedule “A”;

#### **COUNCIL ENACTS AS FOLLOWS:**

1. Part lot control pursuant to subsection 5 of Section 50 of the *Planning Act*, R.S.O. 1990, c.P-13, as amended does not apply to lands as set out in Schedule “A” attached hereto.
2. This by-law expires one (1) year from the date it has been passed by Council.
3. Schedule “A” forms part of this by-law.
4. The solicitor is hereby authorized to amend the parcel designation, if necessary, upon registration of this by-law.

PASSED this 15<sup>th</sup> day of October, 2024

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MAYOR

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CLERK

### **SCHEDULE “A”**

1. Block 1, Plan 20M-1275, designated as Parts 1 to 12, inclusive, on Plan 20R-22760, Oakville
2. Block 8, Plan 20M-1275, designated as Parts 13 to 22, inclusive, on Plan 20R-22760, Oakville
3. Block 9, Plan 20M-1275, designated as Parts 23 to 40, inclusive, on Plan 20R-22760, Oakville
4. Block 11, Plan 20M-1275, designated as Parts 1 to 24, inclusive, on Plan 20R-22765, Oakville
5. Block 12, Plan 20M-1275, designated as Parts 25 to 45, inclusive, on Plan 20R-22765, Oakville
6. Block 18, Plan 20M-1275, designated as Parts 1 to 16, inclusive, on Plan 20R-22752, Oakville

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-149

**A by-law to designate the Crosbie House (south half) at 135 Chisholm Street as a property of cultural heritage value or interest.**

**WHEREAS** pursuant to Section 29, Part IV of the *Ontario Heritage Act*, R.S.O. 1990, chapter O.18, the council of a municipality is authorized to enact by-laws to designate a real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

**WHEREAS** the property described in Schedule A to this By-law (“the Property”) contains the cultural heritage resource known as the Crosbie House (south half);

**WHEREAS** the council of the Corporation of the Town of Oakville, by resolution passed on August 12, 2024, has caused to be served on the owner of the lands and premises at 135 Chisholm Street, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Crosbie House (south half) at 135 Chisholm Street as a property of cultural heritage value or interest, and further, has caused the notice of intention to be published on the town’s website in accordance with the town’s *Ontario Heritage Act* Alternative Notice Policy;

**WHEREAS** no objection to the proposed designation was served on the municipality by September 13, 2024, being the last date for filing an objection;

**AND WHEREAS** the Town Council has described the Property, set out the statement of cultural heritage value or interest for the Property, and described the heritage attributes of the Property in Schedule “B” to this By-law, which forms part of this By-law;

**COUNCIL ENACTS AS FOLLOWS:**

1. That the real property legally described in Schedule “A” to this By-law, is hereby designated to be of cultural heritage value or interest under Section 29 of the *Ontario Heritage Act*.
2. That the attached Schedules form part of the By-law.
3. And that the Town Solicitor be authorized to cause a copy of this by-law to be registered against the property described in Schedule “A” at the Land Registry Office.

PASSED this 15<sup>th</sup> day of October, 2024

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MAYOR

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CLERK

SCHEDULE "A" TO  
BY-LAW 2024-149

In the Town of Oakville in the Regional Municipality of Halton, property description as follows:

Crosbie House (south half)  
135 Chisholm Street  
PART LOT 5, BLOCK 57, PLAN 1, PART 2, 20R2672; PART LOT 6, BLOCK  
57, PLAN 1, PART 2, 20R2672; TOWN OF OAKVILLE  
PIN: 24819-0013

SCHEDULE "B" TO  
BY-LAW 2024-149

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The property at 135 Chisholm Street is located on the southeast corner of Chisholm Street and Rebecca Street west of downtown Oakville. The property contains one half of a semi-detached house known as the Crosbie House.

Statement of Cultural Heritage Value or Interest

*Design and Physical Value*

The Crosbie House (south half) has design and physical value as a representative example of an early 20<sup>th</sup> century vernacular Oakville frame house built with influences from the Arts and Crafts movement. Built in 1913, the house contains many of its original features that are typical of this movement, which focused on natural materials and craftsmanship. Heritage attributes of the home include: low massing with intersecting gable roof; front gable dormer with overhang; shingle cladding on the upper storey and horizontal cladding on the lower storey; wooden roof trim, fascia, and soffits; covered front porch; 9/1 wooden windows with wooden trim and sills 9/1; and two brick chimneys.

*Historical and Associative Value*

The Crosbie House (south half) is associated with the theme of late 19<sup>th</sup> and early 20<sup>th</sup> century industrial and residential development of the area west of Sixteen Mile Creek. Located west of the Oakville Harbour, this area was sometimes referred to historically as 'West Harbour', first developed in the mid to late 1800s. Houses were originally built to support the rise in industrial development along this side of the harbour, including the Tannery complex which was a significant employer in Oakville throughout the 19<sup>th</sup> and 20<sup>th</sup> centuries. The property remains as one of the modest working-class houses built in the early 20<sup>th</sup> century and continues to contribute to the value of this historic neighbourhood.

*Contextual Value*

The Crosbie House (south half) is important in defining, supporting, and maintaining the character of the local residential neighbourhood. Most of the 19<sup>th</sup> and early 20<sup>th</sup> century homes in this area are modest in size and design and were built to house the local working class. The streetscape of the area consists of mature trees and moderate to small lots which contain medium to small sized houses, many of them from the early days of settlement in the town. The subject house is one of the older ones in the neighbourhood and its presence and prominent corner location adds to

the historical character of the area. The property is physically, functionally, visually, and historically linked to its surroundings. It stands in its original location and retains the original portion of the house. As one of the earlier houses built in the block, its presence is a reminder of the residential and working-class history of the neighbourhood.

#### Description of Heritage Attributes

Key attributes of the property at 135 Chisholm Street that exemplify its cultural heritage value as a vernacular house frame house built with influences from the Arts and Crafts movement, as they relate to the original one-and-a-half storey house, include:

- The low massing of the original one-and-a-half storey structure with intersecting gable roof with front gable dormer;
- Wooden shingle cladding on the upper storey and wooden horizontal cladding on the lower storey;
- Wooden roof trim, fascia, and soffits;
- The presence of nine-over-one wooden windows with wooden trim and sills throughout;
- Front brick chimney; and
- The presence of a front porch.



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-150

**A by-law to designate the Crosbie House (north half) at 137 Chisholm Street as a property of cultural heritage value or interest.**

**WHEREAS** pursuant to Section 29, Part IV of the *Ontario Heritage Act*, R.S.O. 1990, chapter O.18, the council of a municipality is authorized to enact by-laws to designate a real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

**WHEREAS** the property described in Schedule A to this By-law (“the Property”) contains the cultural heritage resource known as the Crosbie House (north half);

**WHEREAS** the council of the Corporation of the Town of Oakville, by resolution passed on August 12, 2024, has caused to be served on the owner of the lands and premises at 137 Chisholm Street, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Crosbie House (north half) at 137 Chisholm Street as a property of cultural heritage value or interest, and further, has caused the notice of intention to be published on the town’s website in accordance with the town’s *Ontario Heritage Act* Alternative Notice Policy;

**WHEREAS** no objection to the proposed designation was served on the municipality by September 13, 2024, being the last date for filing an objection;

**AND WHEREAS** the Town Council has described the Property, set out the statement of cultural heritage value or interest for the Property, and described the heritage attributes of the Property in Schedule “B” to this By-law, which forms part of this By-law;

**COUNCIL ENACTS AS FOLLOWS:**

1. That the real property legally described in Schedule “A” to this By-law, is hereby designated to be of cultural heritage value or interest under Section 29 of the *Ontario Heritage Act*.
2. That the attached Schedules form part of the By-law.
3. And that the Town Solicitor be authorized to cause a copy of this by-law to be registered against the property described in Schedule “A” at the Land Registry Office.

PASSED this 15<sup>th</sup> day of October, 2024

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MAYOR

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CLERK

SCHEDULE "A" TO  
BY-LAW 2024-150

In the Town of Oakville in the Regional Municipality of Halton, property description as follows:

Crosbie House (north half)  
137 Chisholm Street  
PART LOT 5 & 6, BLOCK 57, PLAN 1, PART 1, 20R2672; OAKVILLE  
PIN: 24819-0003

SCHEDULE "B" TO  
BY-LAW 2024-150

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The property at 137 Chisholm Street is located on the southeast corner of Chisholm Street and Rebecca Street west of downtown Oakville. The property contains one half of a semi-detached house known as the Crosbie House.

Statement of Cultural Heritage Value or Interest

*Design and Physical Value*

The Crosbie House (north half) has design and physical value as a representative example of an early 20<sup>th</sup> century vernacular Oakville frame house built with influences from the Arts and Crafts movement. Built in 1913, the house contains many of its original features that are typical of this movement, which focused on natural materials and craftsmanship. Heritage attributes of the home include: low massing with intersecting gable roof; front gable dormer with overhang; shingle cladding on the upper storey and horizontal cladding on the lower storey; wooden roof trim, fascia, and soffits; covered front porch; 9/1 wooden windows with wooden trim and sills 9/1; and two brick chimneys.

*Historical and Associative Value*

The Crosbie House (north half) is associated with the theme of late 19<sup>th</sup> and early 20<sup>th</sup> century industrial and residential development of the area west of Sixteen Mile Creek. Located west of the Oakville Harbour, this area was sometimes referred to historically as 'West Harbour', first developed in the mid to late 1800s. Houses were originally built to support the rise in industrial development along this side of the harbour, including the Tannery complex which was a significant employer in Oakville throughout the 19<sup>th</sup> and 20<sup>th</sup> centuries. The property remains as one of the modest working-class houses built in the early 20<sup>th</sup> century and continues to contribute to the value of this historic neighbourhood.

*Contextual Value*

The Crosbie House (north half) is important in defining, supporting, and maintaining the character of the local residential neighbourhood. Most of the 19<sup>th</sup> and early 20<sup>th</sup> century homes in this area are modest in size and design and were built to house the local working class. The streetscape of the area consists of mature trees and moderate to small lots which contain medium to small sized houses, many of them from the early days of settlement in the town. The subject house is one of the older ones in the neighbourhood and its presence and prominent corner location adds to

the historical character of the area. The property is physically, functionally, visually, and historically linked to its surroundings. It stands in its original location and retains the original portion of the house. As one of the earlier houses built in the block, its presence is a reminder of the residential and working-class history of the neighbourhood.

#### Description of Heritage Attributes

Key attributes of the property at 137 Chisholm Street that exemplify its cultural heritage value as a vernacular house frame house built with influences from the Arts and Crafts movement, as they relate to the original one-and-a-half storey house, include:

- The low massing of the original one-and-a-half storey structure with intersecting gable roof with front gable dormer;
- Wooden shingle cladding on the upper storey and wooden horizontal cladding on the lower storey;
- Wooden roof trim, fascia, and soffits;
- The presence of nine-over-one wooden windows with wooden trim and sills throughout;
- Front brick chimney; and
- The presence of a front porch.

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-151

**A by-law to designate the William H. Carson House at 506 Lakeshore Road East as a property of cultural heritage value or interest.**

**WHEREAS** pursuant to Section 29, Part IV of the *Ontario Heritage Act*, R.S.O. 1990, chapter O.18, the council of a municipality is authorized to enact by-laws to designate a real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

**WHEREAS** the property described in Schedule A to this By-law (“the Property”) contains the cultural heritage resource known as the William H. Carson House;

**WHEREAS** the council of the Corporation of the Town of Oakville, by resolution passed on August 12, 2024, has caused to be served on the owner of the lands and premises at 506 Lakeshore Road East, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the William H. Carson House at 506 Lakeshore Road East as a property of cultural heritage value or interest, and further, has caused the notice of intention to be published on the town’s website in accordance with the town’s *Ontario Heritage Act* Alternative Notice Policy;

**WHEREAS** no objection to the proposed designation was served on the municipality by September 13, 2024, being the last date for filing an objection;

**AND WHEREAS** the Town Council has described the Property, set out the statement of cultural heritage value or interest for the Property, and described the heritage attributes of the Property in Schedule “B” to this By-law, which forms part of this By-law;

**COUNCIL ENACTS AS FOLLOWS:**

1. That the real property legally described in Schedule “A” to this By-law, is hereby designated to be of cultural heritage value or interest under Section 29 of the *Ontario Heritage Act*.
2. That the attached Schedules form part of the By-law.
3. And that the Town Solicitor be authorized to cause a copy of this by-law to be registered against the property described in Schedule “A” at the Land Registry Office.

PASSED this 15<sup>th</sup> day of October, 2024

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MAYOR

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CLERK



SCHEDULE "A" TO  
BY-LAW 2024-151

In the Town of Oakville in the Regional Municipality of Halton, property description as follows:

William H. Carson House  
506 Lakeshore Road East  
PART LOT 26, PLAN 114, AS IN 463283; TOWN OF OAKVILLE  
PIN: 24781-0087

SCHEDULE “B” TO  
BY-LAW 2024-151

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The property at 506 Lakeshore Road East is located on the south side of Lakeshore Road East between Park Avenue and Howard Avenue in Oakville. The property contains a two-and-half-storey frame house known as the William H. Carson House.

Statement of Cultural Heritage Value or Interest

*Design and Physical Value*

The William H. Carson House has design and physical value as a representative example of an Arts and Crafts era house with Craftsman, Tudor Revival, and Queen Anne influences. The goal of the residential Arts and Crafts movement was to portray the home as a place of serenity, with a focus on the home as part of the natural environment. The home was built in 1921, with Craftsman characteristics such as: symmetrical massing with front gabled roof and large front porch with hipped roof; horizontal wooden siding; wooden soffit and fascia; wooden details on the front porch; multipaned window fenestration on all four elevations, with wooden trim and remaining storm windows; projecting window on the west elevation; and brick chimneys. Tudor Revival elements include the half-timbering and large wooden brackets along the roof trim. Queen Anne elements include the steeply pitched roof, ornate wood detailing, and multiple sets of narrow windows.

*Historical and Associative Value*

The William H. Carson House property has cultural heritage value for its direct associations with the theme of the development of the local residential area known as ‘Orchard Beach’ and then ‘Orchard Park’, an early 20<sup>th</sup> century subdivision of Oakville. Its presence contributes to the story of Oakville’s early 20<sup>th</sup> century residential development that was defined by large lots with well-designed homes built by well-to-do families. The property also has historical value for its associations with owner and builder William H. Carson, a local builder and contractor and who ran the Carson Brothers Planing Mill on Trafalgar Road. The Carson family was a notable local family, and William and his brother Charles built many structures around Oakville.

*Contextual Value*

The William H. Carson House has contextual value because it is physically, functionally, visually, and historically linked to its surroundings. It is a prominent house in the historical Orchard Park (originally Beach) subdivision and continues to function as a residential house. It is visually present along Lakeshore Road East, and it

contributes to the understanding of the local community and its early houses along Lakeshore Road East, particularly those houses that were developed as part of the Orchard Beach subdivision. The subdivision was a significant development for Oakville and many buyers of the lots and houses during this time were upper middle-class businesspeople from larger cities, whose presence in turn affected Oakville. The house is one of the earlier structures built as part of the subdivision and its presence contributes to the historical character of the area, including other Arts and Crafts houses from the era.

#### Description of Heritage Attributes

Key attributes of the property at 506 Lakeshore Road East that exemplify its cultural heritage value as an Ontario Arts and Crafts house built with Craftsman, Tudor and Queen Anne style influences, as they relate to the original two-and-a-half storey house, include:

- The symmetrical and large massing and form of the two-and-a-half storey frame building with steeply gabled roof;
- Wide front porch with low gabled roof, low porch wall and the presence of large square columns;
- Horizontal wooden siding;
- Stucco and half-timbered cladding in the front and rear gables and in the front porch gable;
- Wooden exposed eaves with wooden soffits, wooden fascia, wooden trim and large wooden brackets;
- Projecting front entrance with the presence of a panelled wooden front door;
- Fenestration of the windows on the west, north and east elevations;
- Projecting bay window on the west elevation;
- The presence of multipaned wooden sash and casement windows with wooden trim; and
- Red brick chimneys.

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-152

**A by-law to designate The Woodlands at 1242 Bronte Road as a property of cultural heritage value or interest.**

**WHEREAS** pursuant to Section 29, Part IV of the *Ontario Heritage Act*, R.S.O. 1990, chapter O.18, the council of a municipality is authorized to enact by-laws to designate a real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

**WHEREAS** the property described in Schedule A to this By-law (“the Property”) contains the cultural heritage resource known as The Woodlands;

**WHEREAS** the council of the Corporation of the Town of Oakville, by resolution passed on August 12, 2024, has caused to be served on the owner of the lands and premises at 1242 Bronte Road, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate The Woodlands at 1242 Bronte Road as a property of cultural heritage value or interest, and further, has caused the notice of intention to be published on the town’s website in accordance with the town’s *Ontario Heritage Act* Alternative Notice Policy;

**WHEREAS** no objection to the proposed designation was served on the municipality by September 13, 2024, being the last date for filing an objection;

**AND WHEREAS** the Town Council has described the Property, set out the statement of cultural heritage value or interest for the Property, and described the heritage attributes of the Property in Schedule “B” to this By-law, which forms part of this By-law;

**COUNCIL ENACTS AS FOLLOWS:**

1. That the real property legally described in Schedule “A” to this By-law, is hereby designated to be of cultural heritage value or interest under Section 29 of the *Ontario Heritage Act*.
2. That the attached Schedules form part of the By-law.
3. And that the Town Solicitor be authorized to cause a copy of this by-law to be registered against the property described in Schedule “A” at the Land Registry Office.

PASSED this 15<sup>th</sup> day of October, 2024

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MAYOR

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CLERK

SCHEDULE "A" TO  
BY-LAW 2024-152

In the Town of Oakville in the Regional Municipality of Halton, property description as follows:

The Woodlands  
1242 Bronte Road  
PART LOT 31, CON 2 TRAFALGAR SOUTH DUNDAS STREET, PART 1  
20R15001; TOWN OF OAKVILLE  
PIN: 24926-0412

SCHEDULE “B” TO  
BY-LAW 2024-152

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The property at 1242 Bronte Road is located on the west side of Bronte Road, between Upper Middle Road West and the Queen Elizabeth Highway. The property contains a two-and-half-storey stone and stucco-clad house known as The Woodlands.

Statement of Cultural Heritage Value or Interest

*Design and Physical Value*

The Woodlands has design and physical value as a representative and evolved example of a circa 1860s-1870s Gothic Revival style farmhouse with unique elements adapted to the style around 1905 after a fire. The house includes many historic elements, including its: large, tall two-and-a-half storey massing and form with prominent gables; wooden soffit and boxed frieze with decorative bargeboards and brackets; stone construction with stucco cladding; front entrance, including recessed columns beside the front door and large transom window; wraparound porch with wooden columns, ceiling, brackets, beams and second-storey porch and railings; and fenestration on the south, north, and east elevations, including the drip edges and wooden sills and frames. The property also contains a remnant stone chimney and fireplace from a former building, as well as an almost century-old Norway Spruce tree planted by the Atkins.

*Historical and Associative Value*

The Woodlands has cultural heritage value for its direct associations with two important families of the area, specifically the White, Campbell and Atkins families. The house has historical significance to the Bronte area and Trafalgar Township at large. James White was a notable figure in local history as an MPP for Halton, lumber merchant, sawmill owner, gentleman farmer, livestock breeder, and the winner of the first Queen’s Plate. Paul Campbell, the son-in-law of James White, was well-known in Toronto and in Canada as a dry goods businessman, and his work at The Woodlands made the orchard famous on a national level. The property is also associated with George Stuart Atkins, a respected farmer, broadcaster, and the creator of Farm Radio International who was recognized both locally and nationally. He also farmed the original property, helped to create the Bronte Creek Provincial Park and worked to protect The Woodlands, notably the Bronte White Oak Tree that remains today.



The Woodlands has the potential to yield information that contributes to an understanding of a community or culture; the area has many Indigenous archaeological sites given its proximity to Bronte Creek, and no extensive investigative work has been done on the subject property. Future archaeological investigations could provide significant material and evidence for both Indigenous and settler history.

#### *Contextual Value*

The Woodlands has contextual value because it is physically, functionally, visually, and historically linked to its surroundings. The house and property are linked to over 150 years of farming history on the historic lot. The house is located in a significant natural setting, defined by Bronte Creek to the west, the adjacent woodlot, the Bronte White Oak Tree across the road and the larger protected natural area to the west of Bronte Road. The Bronte White Oak Tree, a designated heritage tree, was historically on the White family property and was preserved by the White and Atkins families. The presence of the house and its related history helps give context to the natural area and this significant tree.

#### Description of Heritage Attributes

Key heritage attributes of The Woodlands at 1242 Bronte Road that exemplify its cultural heritage value as an evolved example of a Gothic Revival farmhouse, as they relate to the historic two-and-a-half storey house, include:

- Large and tall massing and form of the two-and-a-half-storey building with hipped roof and three gables;
- Stone construction with stucco cladding;
- Wooden soffit and boxed wooden frieze with decorative wooden bargeboard and wooden brackets;
- Wraparound front porch with round wooden columns, wooden frieze with brackets and the presence of low-profile second storey wooden railings;
- Front entrance, including recessed round wooden columns beside the front door and large transom window;
- Fenestration of the circa 1905 windows on the south, north, and east elevations;
- One-over-one historic wooden sash windows with louvered wooden shutters, trim and drip moulds; and
- Its presence on raised ground.

Key heritage attributes of The Woodlands at 1242 Bronte Road that exemplify its cultural heritage value as part of a historic farmstead, as they relate to the grounds, include:

- Stone chimney and fireplace remnants from the farmhand house built by George Chew Atkins in the 1920s; and
- Large spruce tree planted by the Atkins family in the 1930s and associated historical plaque.

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-153

**A by-law to designate the Rivaz Family Farmhouse at 3367 Dundas Street West as a property of cultural heritage value or interest.**

**WHEREAS** pursuant to Section 29, Part IV of the *Ontario Heritage Act*, R.S.O. 1990, chapter O.18, the council of a municipality is authorized to enact by-laws to designate a real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

**WHEREAS** the property described in Schedule A to this By-law (“the Property”) contains the cultural heritage resource known as the Rivaz Family Farmhouse;

**WHEREAS** the council of the Corporation of the Town of Oakville, by resolution passed on August 12, 2024, has caused to be served on the owner of the lands and premises at 3367 Dundas Street West, Oakville, ON and upon the Ontario Heritage Trust, notice of intention to designate the Rivaz Family Farmhouse at 3367 Dundas Street West as a property of cultural heritage value or interest, and further, has caused the notice of intention to be published on the town’s website in accordance with the town’s *Ontario Heritage Act* Alternative Notice Policy;

**WHEREAS** no objection to the proposed designation was served on the municipality by September 13, 2024, being the last date for filing an objection;

**AND WHEREAS** the Town Council has described the Property, set out the statement of cultural heritage value or interest for the Property, and described the heritage attributes of the Property in Schedule “B” to this By-law, which forms part of this By-law;

**COUNCIL ENACTS AS FOLLOWS:**

1. That the real property legally described in Schedule “A” to this By-law, is hereby designated to be of cultural heritage value or interest under Section 29 of the *Ontario Heritage Act*.
2. That the attached Schedules form part of the By-law.
3. And that the Town Solicitor be authorized to cause a copy of this by-law to be registered against the property described in Schedule “A” at the Land Registry Office.

PASSED this 15<sup>th</sup> day of October, 2024

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MAYOR

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CLERK

SCHEDULE "A" TO  
BY-LAW 2024-153

In the Town of Oakville in the Regional Municipality of Halton, property description as follows:

Rivaz Family Farmhouse  
3367 Dundas Street West  
PART LOT 34, CON 1 TRAFALGAR NORTH DUNDAS STREET, AS IN  
645159 EXCEPT PART 1 HR1836450 & PARTS 1,2 HR1999996; SUBJECT  
TO AN EASEMENT OVER PARTS 2,3,4 HR1836450 AS IN HR1836450;  
TOGETHER WITH AN EASEMENT AS IN 645159; TOWN OF OAKVILLE  
PIN: 24927-0231

SCHEDULE "B" TO  
BY-LAW 2024-153

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

Description of Property

The property at 3367 Dundas Street West is located on the north side of Dundas Street West, east of Tremaine Road in north Oakville. The property contains a two-and-half-storey brick house known as the Rivaz Family Farmhouse.

Statement of Cultural Heritage Value or Interest

*Design and Physical Value*

The Rivaz Family Farmhouse is a representative example of vernacular architecture with Edwardian Classical and Queen Anne Revival influences. The Edwardian era house, with its square form, horizontal lines and solid detailing, began to gain traction in the early 20<sup>th</sup> century. This particular house incorporates a number of architectural features of the Edwardian Classical style, including: the smooth, red-brick exterior; a relatively square footprint; a pyramidal hipped roof with a flat deck; wide, overhanging eaves; and an attic dormer. The house also includes details carried over from the more picturesque late Queen Anne Revival style, such as: the asymmetrical front façade with two-storey bay and pedimented gable; the protruding bay window on the east elevation; and the front porch with brick detailing.

*Historical and Associative Value*

The Rivaz Family Farmhouse property has historical value for its associations with the theme of agricultural development in early 20<sup>th</sup> century Trafalgar Township. The house remains as an important reminder of this agricultural period while the area transitions to suburban development. These historic farmsteads produced a substantial amount of produce that contributed significantly to the local economy. With the loss of these farmsteads across the town, the conservation of the Rivaz Family Farmhouse provides a visual link to this important part of Oakville's past.

*Contextual Value*

The Rivaz Family Farmhouse property has contextual value because it is physically, visually and historically linked to its formerly rural surroundings, currently transitioning to suburban development. The house acts as an important remnant of this former rural landscape that contributed to the early development of Trafalgar Township and to Oakville.

### Description of Heritage Attributes

Key heritage attributes of the property at 3367 Dundas Street West that exemplify its cultural heritage value as a representative example of an early 20<sup>th</sup> century farmhouse with Edwardian Classical and Queen Anne Revival style influences, as they relate to the north, east, south and west elevations of the two-and-a-half-storey brick house, including its:

- Square massing and footprint with two-storey bay with pedimented gable on south elevation and protruding bay window on east elevation;
- Pyramidal hipped roof with attic dormer on east elevation;
- Smooth red brick cladding in Common bond with brick voussoirs above windows and doors;
- First storey front porch with its low brick wall and brick columns;
- The fenestration of windows and doors on the east, south and west elevations of the house, excluding the windows on the enclosed porch on the northeast corner;
- The presence of doors and one-over-one windows in the Edwardian era style;
- Stone sills; and
- The fieldstone foundation above grade.





## THE CORPORATION OF THE TOWN OF OAKVILLE

### BY-LAW NUMBER 2024-154

A by-law to declare that certain land is not subject to part lot control (Block 1, Plan 20M-1280 – 2667711 Ontario Inc.)

**WHEREAS** By-law 2006-125 delegates to the Director of Planning Services the authority to approve certain applications to designate lands not subject to part lot control; and,

**WHEREAS** the Director of Planning and Development has approved such an application for the lands described in Schedule “A”;

### COUNCIL ENACTS AS FOLLOWS:

1. Part lot control pursuant to subsection 5 of Section 50 of the *Planning Act*, R.S.O. 1990, c.P-13, as amended does not apply to lands as set out in Schedule “A” attached hereto.
2. This by-law expires one (1) year from the date it has been passed by Council.
3. Schedule “A” forms part of this by-law.
4. The solicitor is hereby authorized to amend the parcel designation, if necessary, upon registration of this by-law.

PASSED this 15<sup>th</sup> day of October, 2024

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MAYOR

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CLERK

SCHEDULE "A"

1. Block 1, Plan 20M-1280, designated as Parts 1 to 9, inclusive, on Plan 20R-22762, Oakville



## THE CORPORATION OF THE TOWN OF OAKVILLE

### BY-LAW NUMBER 2024-155

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

#### **COUNCIL ENACTS AS FOLLOWS:**

1. Subject to Section 3 of this by-law, every decision of Council taken at the meeting at which this by-law is passed and every resolution passed at that meeting shall have the same force and effect as if each and every one of them had been the subject matter of a separate by-law duly enacted.
2. The execution and delivery of all such documents as are required to give effect to the decisions taken at the meeting at which this by-law is passed and the resolutions passed at that meeting are hereby authorized.
3. Nothing in this by-law has the effect of giving to any decision or resolution the status of a by-law where any legal prerequisite to the enactment of a specific by-law has not been satisfied.

PASSED this 15<sup>th</sup> day of October, 2024

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Janet Haslett-Theall      Acting Mayor

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Andrea Holland      Acting Town Clerk