

Delegation to the Planning and Development Council

TCRA comment on

**Changes sought by the Federal Government
to Oakville's HAF application**

January 22, 2024

1. Permit 4 units per residential lot, as-of-right, Town-wide

**TCRA supports this change to our by-laws,
provided that ‘as-of-right’ is defined as:**

***“entitlement of the owner of property to use or develop it,
without recourse to a public hearing process or a vote of
municipal council, if the proposed use and/or development
accord with zoning by-laws.”***

2. Increase density around Sheridan

TCRA does not speak for residential neighbourhoods within 800 metres of Sheridan College

TCRA does support reasonable measures to increase availability of housing for Sheridan College students.

Note:

- the land concerned should not include the current parkland or forest surrounding much of the College
- the proximity of Oakville Place for possible development of student housing – about 20 minutes walking, 10 minutes by bus

3. “Commit dedicated staff to implement an affordable housing strategy, and to identify lands for affordable non-market housing”

TCRA has no comment on this proposed change

4. Delegate approvals for variances, affordable housing, and modular housing to Town staff with timelines

TCRA supports this measure provided:

- Policy is clear and unambiguous**
- Accountability remains with Council**