



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: March 4, 2024

FROM: Planning Services Department

DATE: February 20, 2024

SUBJECT: Statutory Public Meeting – Town-initiated Official Plan and Zoning By-law Amendments – Four Dwelling Units Per Property and Sheridan College Housing Area (File No. 42.15.62 and 42.15.63)

LOCATION: Ward 5 and Town-wide

WARD: Ward 5 and Town-wide

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RECOMMENDATION:

1. That comments from the public with respect to the proposed town-initiated Official Plan Amendments and Zoning By-law Amendments (File No. 42.15.62 and 42.15.63), be received.
2. That staff considers such comments as may be provided by Council and the public.

KEY FACTS:

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

- In spring 2023, the Canada Mortgage and Housing Corporation (CMHC) launched the Housing Accelerator Fund (HAF) program. The main objective of the program is to encourage housing supply growth and create certainty in development approvals. CMHC assisted town staff to develop the town's HAF application.

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- In summer 2023, the town submitted a HAF application that included a Council approved Action Plan with seven initiatives. Subsequent communications throughout the fall between the town and the federal government identified additional measures for improving the town’s application.
 - In response to those communications, on January 22, 2024, the following motion was passed by Council:

“In support of the Housing Accelerator Fund, as advised by Minister Fraser with due regard for heritage conservation and infrastructure capacity and servicing:

 - a) That staff be directed to bring forward a zoning by-law amendment to permit 4 units per property, as-of-right for Council’s consideration within 90 days of passing of this resolution; and
 - b) That staff be directed to bring forward a zoning by-law amendment permitting 4 storeys within 800m of Sheridan College for Council’s consideration within 90 days of the passing of this resolution;”
 - To address Council’s motion, draft town-initiated Official Plan Amendments and Zoning By-law amendments have been prepared and are attached to this report for discussion.

BACKGROUND:

HAF Application

On June 14, 2023, the town applied to the Housing Accelerator Fund (HAF) program by the application deadline provided to identified “growth leaders”.

On July 10, 2023, Council approved a Housing Action Plan, which is a requirement to participate in the HAF program. The Action Plan included seven initiatives to be undertaken as part of the HAF program and were included in the HAF application.

Subsequently, town staff worked with CMHC extensively to address refinements and revisions to the town’s HAF application while maintaining the intent of the Council approved Action Plan.

In January 2024, subsequent communications from the federal government requested that the town adopt a by-law to “allow for four dwelling units on a single

lot on an as-of-right basis” and “allowing four storeys and four or more units as of right within an 800-metre radius of Sheridan College”.

Purpose of Report

This report introduces draft Official Plan Amendments (OPA) and Zoning By-law Amendments (ZBA) that relate to the two initiatives being undertaken to address a Council motion regarding the federal HAF program:

- 1) Enabling four dwelling units per property across the Town of Oakville; and,
- 2) Creating a Special Policy Area pertaining to a new Sheridan College Housing Area to permit 4 storey buildings within 800 metres of Sheridan College.

The following OPAs and ZBAs are attached:

Appendix A Draft Official Plan Amendment – Additional Dwelling Units (Livable Oakville)

Appendix B Draft Official Plan Amendment – Additional Dwelling Units (North Oakville East Secondary Plan)

Appendix C Draft Official Plan Amendment – Sheridan College Housing Area – Special Policy Area (Livable Oakville)

Appendix D Draft Zoning By-law Amendment – Additional Dwelling Units (Zoning By-law 2014-014 – Livable Oakville Plan Area)

Appendix E Draft Zoning By-law Amendment – Additional Dwelling Units (Zoning By-law 2009-189 – North Oakville Planning Area)

Appendix F Draft Zoning By-law Amendment – Lands Around Sheridan College (Zoning By-law 2014-014 – Livable Oakville Plan Area)

Following the statutory public meeting and analysis of the comments received from the public and Council, staff will bring forward a recommendation report to Planning and Development Council for consideration. A recommendation meeting is anticipated in April 2024 to address Council’s 90-day timeframe.

OFFICIAL PLAN AND ZONING AMENDMENTS:

Additional Dwelling Units - Four Dwelling Units Per Property (Detached Residential)

Purpose

The purpose of the OPAs to the town's Official Plans, being the Livable Oakville Plan and the North Oakville East Secondary Plan (1984 Oakville Official Plan), and ZBAs to the town's Zoning By-laws, being Zoning By-law 2014-014 (Livable Oakville Plan Area) and Zoning By-law 2009-189 (North Oakville Plan Area), is to modify the text and regulations to permit additional dwelling units (up to four dwelling units per property for detached dwellings).

Effect

The effect of the proposed amendments to the Livable Oakville Plan and North Oakville East Secondary Plan will:

- permit additional dwelling units subject to updated regulations of the Zoning By-law;
- ensure additional dwelling units do not count toward the calculation of density.

The effect of the proposed amendments to Zoning By-law 2014-014 to Zoning By-law 2009-189 will:

- redefine "accessory dwelling units" to "additional dwelling units" throughout the by-laws, including for greater clarity definitions for "detached" and "attached" additional dwelling units;
- in addition to the primary dwelling unit, permit a maximum of three attached additional dwelling units within a detached dwelling on a lot; or permit a maximum of two attached additional dwelling units within a detached dwelling and one detached additional dwelling unit within an accessory building on a lot;
- regulate access requirements to additional dwelling units with a minimum of 1.0 metre exterior path of travel to the entrance;
- require a minimum of four parking spaces for detached dwellings that accommodate four dwelling units (primary dwelling unit plus three additional dwelling units).

Location

Proposed changes relating to additional dwelling units, including four dwelling units per property (detached residential) would apply town-wide where residential uses are already permitted or exist.

Sheridan College Housing Area – Special Policy Area

Purpose

The purpose of the OPA is to modify the texts and schedules of the Livable Oakville Plan to establish a new Special Policy Area, known as the Sheridan College Housing Area, and establish a policy framework to enable increased density permissions, including building heights up to four storeys within the Residential Area and Nodes and Corridor – Trafalgar Road Corridor.

The purpose of the companion ZBA to Zoning By-law 2014-014 will modify the zoning regulations to permit expanded housing options throughout the area, including building heights up to four storeys when provided in an apartment building.

Effect

The effect of the proposed amendment to the Livable Oakville Plan will:

- establish a new Special Policy Area – “Sheridan College Housing Area”;
- establish a new goal, objectives, and development concept to guide decision making;
- establish new functional policies to address parking, accommodating increased density, housing, and urban design;
- establish new land use policies that enable a broader range of medium density residential uses within the Residential Area and Trafalgar Road Corridor;
- establish implementation policies to ensure appropriate transition, phasing, and coordination with Sheridan College over the long-term.

The effect of the proposed amendment to Zoning By-law 2014-014 will:

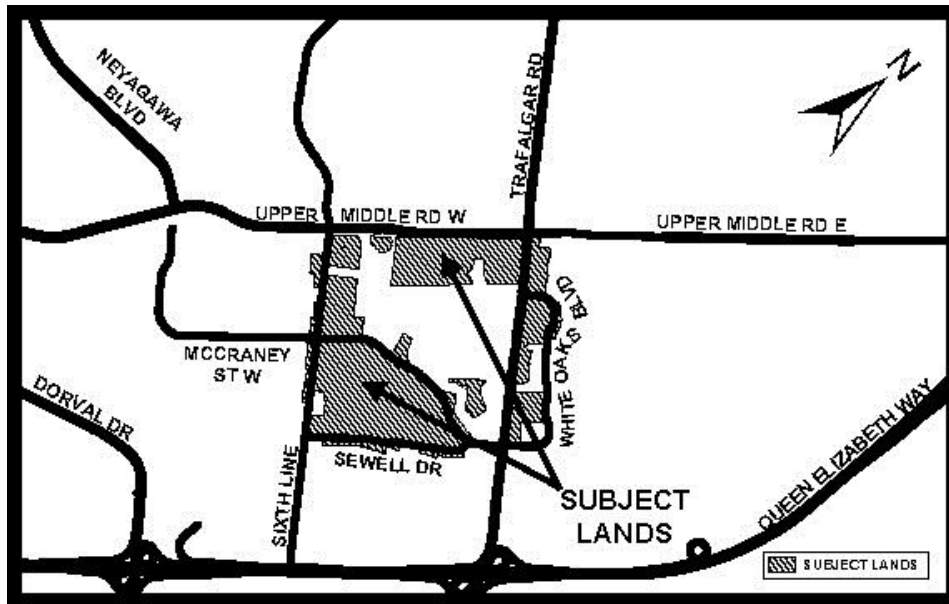
- create a new special provision for residential low zones within the Sheridan College Housing Area to permit RM1, RM2, RM3, and RM4 uses subject to same zone regulations;
- create a new special provision for RM1 zones within the Sheridan College Housing Area to permit RM2, RM3, and RM4 uses subject to same zone regulations;

- create a new special provision for C1 zones within the Sheridan College Housing Area to permit a maximum height of four storeys and residential uses above the first storey;
- create a new holding provision applying to the Sheridan College Housing Area to ensure coordinated, integrated and comprehensive redevelopment.

Location

Proposed changes relating to the Sheridan College Housing Area – Special Policy Area apply to the area generally bounded by Upper Middle Road to the north, White Oaks Boulevard to the east, Sewell Drive to the south, and Sixth Line to the west, as seen in Image 1 below. This boundary is approximately 800 metres from Sheridan College and delineated using prominent features within the adjacent community such as major roadways and natural features to assist concentrating areas of change to contiguous communities. It applies to the lands that are designated Low Density Residential, Medium Density Residential, Neighbourhood Commercial, and their corresponding zones.

Image 1: Subject lands: Sheridan College Housing Area – Special Policy Area



PLANNING POLICY & ANALYSIS:

The subject lands for both initiatives presented in this report are subject to the following policy and regulatory framework:

- Provincial Policy Statement (2020)

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- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)
 - Halton Region Official Plan
 - Livable Oakville Official Plan
 - North Oakville East Secondary Plan (Four Units Per Property initiative only)
 - Zoning By-law 2014-014
 - Zoning By-law 2009-189 (Four Units Per Property initiative only)

An analysis of the Provincial Policy Statement (2020), Growth Plan for the Greater Golden Horseshoe (2019), and Halton Region Official Plan will be included within the recommendation report. However, staff notes that the draft town-initiated OPAs and ZBAs are consistent with and/or conform to the applicable plans.

Provincial Policy Statement

The Provincial Policy Statement (PPS) sets the policy foundation for land use planning in Ontario, providing policy direction on matters of provincial interest and key land use planning issues. The PPS recognizes that municipal official plans are the most important vehicle to implement the PPS and achieve comprehensive, integrated and long-term planning. The PPS 2020 is issued under Section 3 of the *Planning Act* and came into effect on May 1, 2020. All planning decisions must be consistent with the PPS.

The PPS promotes a policy-led planning system which recognizes that there are complex relationships among environmental, economic and social factors in land use planning. It encourages building strong healthy communities, the wise use and management of land and resources and the protection of public health and safety. Key components of the PPS include directing growth to settlement areas to achieve efficient land use patterns and promoting a compact development form.

The subject lands of the draft OPAs and ZBAs are located within the settlement area of the PPS and areas of focus for growth and development.

The PPS is currently under review by the province.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe

On May 16, 2019, A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) came into effect. It was later amended by Growth Plan Amendment 1, which came into effect on August 28, 2020 (Office Consolidation 2020).

The Growth Plan is a long-term plan to manage growth and build complete communities, providing a horizon year for land use planning to 2051. The Growth Plan builds upon the policy foundation provided by the PPS and provides additional

and more specific land use planning policies to address issues facing the Greater Golden Horseshoe, which includes Oakville.

The subject lands of the OPAs and ZBAs are located within the Growth Plan area. The *Planning Act* requires that all decisions in respect of planning matters shall conform with any applicable Provincial plan or shall not conflict with it.

An intended outcome of the Growth Plan is the creation of complete communities that, among other matters, provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes. The Growth Plan also intends to create vibrant communities with a more compact built form and enable intensification efforts which ensure the viability of transit, connect people to homes, jobs and other aspects of daily living for people of all ages, and meet climate change mitigation and adaptation objectives.

The Growth Plan is currently under review by the province.

Halton Region Official Plan

The Halton Region Official Plan provides policy direction for land use planning in Halton Region. All development in Oakville is subject to the policies of the Regional Plan. The subject lands of the draft OPAs and ZBAs are designated Urban Area in the Halton Region Official Plan where growth is to be directed.

The Halton Region Official Plan is in full force and effect for the subject lands.

Livable Oakville Plan and the North Oakville East Secondary Plan

To address Council's motion for zoning by-law amendments:

“In support of the Housing Accelerator Fund, as advised by Minister Fraser with due regard for heritage conservation and infrastructure capacity and servicing:

- a) That staff be directed to bring forward a zoning by-law amendment to permit 4 units per property, as-of-right for Council's consideration within 90 days of passing of this resolution; and
- b) That staff be directed to bring forward a zoning by-law amendment permitting 4 storeys within 800m of Sheridan College for Council's consideration within 90 days of the passing of this resolution;”

Official Plan Amendments to update policy permissions in the Livable Oakville Plan and the North Oakville East Secondary Plan are required because zoning by-laws are not allowed to be more permissive than an Official Plan.

Four Dwelling Units Per Property

The Livable Oakville Plan and North Oakville East Secondary Plans currently contemplate and consider the creation of “second units” subject to regulations in the town’s Zoning By-laws. However, recent changes to the *Planning Act* under various Provincial bills (including Bill 23) require municipalities to permit three dwelling units in a detached house, semi-detached house and townhouse on a parcel of urban residential land (e.g. two additional dwelling units per lot), and have established new and more permissive frameworks around additional dwelling units.

The OPAs to the Livable Oakville Plan and the North Oakville East Secondary Plan propose updates to permit additional dwelling units in order to:

- a) implement in-force Provincial legislation;
- b) build on the established policy frameworks within both Official Plans; and,
- c) enable regulations for additional dwelling units in the implementing zoning by-laws, such as permitting three additional dwelling units per lot (total of 4 units) to address Council’s motion.

Sheridan College Housing Area – Special Policy Area

The Livable Oakville Plan provides a framework for how and where the town will grow, established and enabled through the Urban Structure. The Urban Structure directs the majority of new growth to Nodes and Corridors, with some growth and change anticipated in the towns’ Residential Areas.

To address Council’s motion to enable four storey building heights within 800 metres of Sheridan College, new special policies are required which would enable greater levels of change to take place within the town’s Residential Areas, beyond what is currently contemplated. The proposed amendment sets out the expectations for the type of change that may be permitted within a new special policy area.

Zoning By-laws

Additional Dwelling Units - Four Dwelling Units Per Property (Detached Residential)

The draft ZBAs for Zoning By-law 2014-014 (Livable Oakville Plan Area), and Zoning By-law 2009-189 (North Oakville Planning Area) build upon the existing zoning framework and regulations which permit three dwelling units per lot (i.e. the

primary dwelling unit and 2 additional dwelling units per lot) associated with a detached dwelling, semi-detached dwelling, linked dwelling, or townhouse dwelling, as required by provincial legislation.

The ZBAs expand permissions for detached dwellings to permit, in addition to the primary dwelling unit:

- a maximum of three attached additional dwelling units within a detached dwelling on a lot; or
- permit a maximum of two attached additional dwelling units within a detached dwelling and one detached additional dwelling unit within an accessory building on a lot.

These permissions would allow for the conversion of detached dwellings within the existing residential low zoning regulations, which would continue to apply, such as set backs, built form and height requirements.

An additional regulation is proposed to regulate fire department access to an additional dwelling unit entrance, with a requirement of a 1 metre clearway to the entrance.

No additional parking spaces are required for the third additional dwelling unit, resulting in a detached dwelling with 4 units requiring a total of four parking spaces on the lot.

These regulations ensure that the implementation of four units on a lot is not encumbered by undue regulation, while ensuring safety measures for fire access are incorporated.

Sheridan College Housing Area – Special Policy Area

The draft OPA for the Sheridan College Housing Area – Special Policy Area, is implemented in the draft zoning by-law amendment through special provisions and a holding provision. The draft zoning by-law:

- creates a new special provision for residential low zones within the Sheridan College Housing Area to permit RM1 uses (i.e. townhouses at 3 storeys), RM2 uses (i.e. back-to-back townhouse at 3 storeys), RM3 uses (i.e. stacked townhouses at 3 storeys), and RM4 uses (i.e. low-rise apartment buildings at 4 storeys), which will be subject to the existing zoning regulations for those zones;
- create a new special provision for RM1 zones within the Sheridan College Housing Area to permit RM2 uses (i.e. back-to-back townhouse at 3 storeys),

RM3 uses (i.e. stacked townhouses at 3 storeys), and RM4 uses (i.e. low-rise apartment buildings at 4 storeys), which will be subject to the existing zoning regulations for those zones;

- create a new special provision for C1 zones within the Sheridan College Housing Area to permit a maximum height of four storeys and residential uses above the first storey;
- create a new holding provision applying to the Sheridan College Housing Area to ensure coordinated, integrated and comprehensive redevelopment.

This approach expands medium density housing options and opportunities throughout the Sheridan College Housing Area with height permissions up to four storeys for low-rise apartments. It also ensures that if redevelopment within the Residential Areas of the Sheridan College Housing Area takes place, the introduction of medium density housing forms will be subject to the same zoning regulations as exist for medium density residential uses found throughout the town's Residential Areas today, ensuring compatibility can be more easily addressed.

The approach using holding provisions ensure that:

- infrastructure is available to support development; and
- when redevelopment is to take place, block plans are submitted to allow an examination of lotting fabric and layout to ensure orderly development that is contextually appropriate, while not encumbering other properties from also being developed.

TECHNICAL & PUBLIC COMMENTS:

Jurisdictional Scan of Ontario Municipalities

The policies and zoning regulations of 19 Ontario municipalities were reviewed to examine best practices for regulating gentle density and “missing middle” housing in residential neighbourhoods to inform the town's approach to expanding gentle density. A review is provided in **Appendix G**.

Hamilton and Toronto are the leading Ontario jurisdictions that have existing, in-effect policies and zoning that permit up to four units per residential lot as-of-right, and up to 6 units per residential lot on arterial and collector roads (Hamilton), in effect since August 2022 (Hamilton) and May 2023 (Toronto), respectively.

The City of Ottawa has policy direction in its Official Plan to support the production of missing middle housing (defined as low-rise, multiple unit residential development of between three and sixteen units). Ottawa's zoning regulations are being updated

currently, with draft zoning by-law amendments anticipated for March 2024 to permit missing middle housing across Ottawa neighbourhoods. The City of London's in-effect zoning permits up to four units as-of-right through converted dwellings in some residential zones through its zoning by-law. City-wide permissions for four units as-of-right are being developed by staff throughout 2024.

Most Ontario municipalities reviewed have existing, in-effect policies that speak to "Additional residential units" (ARUs) or "Additional dwelling units" (ADUs) up to three units as-of-right, per Bill 23, the *More Homes Built Faster Act*, 2022 that came into effect on November 28, 2022. Of the Ontario municipalities reviewed that do not have in-effect policies and zoning permitting four or more units as-of-right, 16 (84%) have received Council Motions directing staff to bring forward policy and zoning amendments to enable four units as-of-right. Two municipalities (Windsor and Pickering) voted no to four units as-of-right. As a result, Windsor was not given HAF funding. Two municipalities (St. Catharines and Cambridge) did not have information clarifying whether four units as-of-right was being contemplated by Council and staff.

Official Plan Policies

Toronto, Hamilton and Ottawa's Official Plan policies require multiplexes maintain or be compatible with the low-rise character of the respective neighbourhoods, further regulated through zoning (Hamilton and Toronto; Ottawa forthcoming). Toronto enables conversion or purpose-built multiplexes; Hamilton only contemplated conversions of existing dwellings in 2022, with purpose-built now being contemplated as part of Hamilton's Residential Zones Review currently underway. The City of Mississauga, in response to their November 2023 Council Motion, is contemplating two approaches for conversions and purpose-built, together with additional gentle density policies for 5+ units/lot.

The policies reviewed establish permissions for multiplexes including the number of dwelling units per residential lot, size of units (e.g., family sized), low-rise built form requirements (e.g., prevailing block patterns, lot sizes / configurations, setbacks), and requirements for heritage conservation. Some of the OPAs (e.g. Toronto) include policies to address sustainability through policies regarding low carbon building materials, contiguous soft landscaping, and maintaining and expanding the tree canopy.

Public Engagement

There have been two public engagements related to the proposed amendments. The first engagement was a request from the Mayor for public feedback on possible revisions to the town's HAF application that could be made in order to be successful in accessing funds in the federal HAF program. The Mayor made this request in a

newsletter that went out to the public on October 25, 2023 and 51 responses were received.

The second public engagement took place at the Planning and Development Council meeting on January 22, 2024, during which Council approved a motion directing staff to draft by-laws to implement changes related to allowing four units as of right on urban residential properties town-wide and increased density around Sheridan College for further consideration. At this meeting, 10 delegates presented to Council with their views on the matter.

Regarding the topic of permitting four units on a residential lot town-wide, of the 61 responses, including responses to the Mayor's newsletter and Council delegations, 18 were in favour; 37 were opposed; and 6 were silent on the matter. Regarding the topic of permitting increased density around Sheridan College, of the 60 responses, 20 were in favour; 29 were opposed; and 12 were silent on the matter.

The responses covered a range of themes including in order of most to least referenced: character, housing affordability, housing options, alternatives, infrastructure, traffic, parking, transit, mobility, safety, compatibility, and the environment. The most frequently referenced themes reflect the themes having the largest concerns among respondents.

Character was a theme most referenced among those opposed to any changes to permissions regarding height and density. Housing affordability and housing options were the most referenced among those in favour of the changes. Many of the responses that were in favour of either the four units or the increased density around Sheridan College also included stipulations that any changes should be subject to appropriate guidance and regulations.

Examples of comments related to each theme are outlined below:

Character – comments received about character were opposed to the changes and expressed concerns that additional density town-wide will erode the “town-like” character of Oakville.

Housing affordability – comments received about affordability were in favour of the changes and expressed broad recognition that housing in Oakville is not affordable, and that the lack of affordability means less diversity in communities and prevents people from aging in place.

Housing options – comments expressing the need for additional housing types were in favour of the changes and cited a need for housing options to support families, seniors, people from all life stages and income levels throughout Town.

Alternatives – some comments requested that Council consider alternatives to allowing four units or increasing density around Sheridan, such as:

- developing seniors housing so that over-housed individuals could move to more appropriate housing and free up some housing stock.
- focus on meeting the town's housing pledge to address the housing crisis instead of agreeing to additional density.
- explore more opportunities in addition to those put forward by the Minister.

Infrastructure – concern about the adequacy of water, wastewater and road infrastructure to handle the additional density.

Traffic – concern that changes will worsen traffic in Oakville, including traffic on Trafalgar Road and the QEW.

Parking – concern that if four units per lot is permitted, that front yards would become parking lots.

Transit – support that additional dwelling units and increased density is essential to supporting the development of more transit and transit priority systems throughout the Town.

Mobility – support for increased density around Sheridan College will enable more students to walk to school.

Safety – concerns about road safety on Trafalgar Road with increased density and traffic

Compatibility – comments that regulations should ensure compatibility.

Environment – comments expressed included:

- concern that additional housing density could infringe on greenspace in the Town.
- Support for increased density in addressing climate change and improving air quality by increasing options for people to live where they work and increasing alternatives to single occupancy automobile trips.

Issues Under Review/Matters to be Considered

Heritage Conservation Districts

The motion of Council requested staff to have due regard for heritage conservation in consideration of the initiatives for four units per property and Sheridan College.

To that end, staff notes that a heritage permit is required prior to any change that is likely to impact one or more heritage attributes on an individually designated heritage property or on a designated property within a Heritage Conservation District.

Further, a heritage permit is required prior to the issuance of a building permit. In other words, if a building permit is required to construct additional dwelling units within a building (e.g. four units), the *Ontario Heritage Act* is 'applicable law' and a building permit could not be issued where a heritage permit is required and not obtained.

The heritage permit process ensures that built heritage resources and cultural heritage landscapes are conserved. Development, including the creation of additional dwelling units, both attached and detached, as well as any exterior site alteration, would only be permitted where it has been properly evaluated and it has been demonstrated that the cultural heritage value of the protected heritage property will be conserved.

Heritage Conservation District plans and heritage designation by-laws do not typically speak to the number of units permitted within a property. As such, there is no conflict in regard to the number of units that can be located within a building. However, there is a conflict provision in the *Ontario Heritage Act* specific to Heritage Conservation Districts that provides that a Heritage Conservation District plan prevails to the extent of any conflict with a municipal by-law that affects the designated district. Therefore, to the extent of any conflict with a zoning by-law permission for four units, the Heritage Conservation District plan prevails.

There are no listed or designated heritage properties within the proposed Sheridan College Housing Area – Special Policy Area.

Affordability

Halton Region's State of Housing reporting identifies a correlation between higher density housing options and greater affordability levels. As such, enabling a more diverse range of higher density housing options such as low-rise apartment buildings and additional dwelling units across the town will support the creation of a greater supply of housing that is more affordable.

Enabling affordability is an important part of why expanding housing options is critical and is also why the draft policies which are proposed for the Sheridan College Housing Area consider affordability as an objective.

Affordability will be further reviewed as part of broader housing strategies across the town, including the completion of a Housing Needs Assessment Report which is a requirement of the HAF program, and the ongoing/emerging provincial regulatory approach, including the release of a “Affordable Residential Units bulletin” for the purposes of the *Development Charges Act, 1997*, as identified by the Minister of Municipal Affairs and Housing.

Parking

Bill 23, the provincial *More Homes Built Faster Act, 2022*, which requires municipalities to permit three dwelling units per property, provided that no official plan may contain any policy that has the effect of requiring more than one parking space for any additional dwelling unit. Given this, any property in town which has three dwelling units must have a minimum of four parking spaces: 2 parking spaces for the primary unit, and 1 parking space for each additional dwelling unit.

The draft zoning by-law amendment proposes to permit a third additional dwelling unit on lots with detached dwellings (i.e. four dwelling units per property) with no additional parking required. This is to better enable the creation of additional dwelling units and support the creation of walkable and transit-oriented communities. Reduced parking is also key strategy to support housing within the HAF program materials.

Town-wide parking standards will be reviewed as part of the future comprehensive Zoning By-law Review.

Broader Strategic Review of Housing

The coordination of the initiatives discussed in this report will be considered alongside the town’s other broader housing initiatives, including the finalization of the Housing Strategy and Action Plan, and the initiatives put forth as part of the town’s HAF application which include additional work undertaken by staff and CMHC.

NEXT STEPS:

A recommendation report with final proposed Official Plan Amendments and Zoning By-law Amendments is anticipated at the April 22, 2024, meeting of Planning and

Development Council, for Council's consideration. This timeframe is necessary to meet the 90-day timeframe as per the Council motion.

CONSIDERATIONS:

(A) PUBLIC

Preliminary comment on permitting four units as-of-right and increased density around Sheridan College was received in response to the mayor's newsletter dated October 25, 2023. Public comment was also received at the Planning and Development Council meeting on January 22, 2024.

An online public engagement survey was made available from February 13 to March 8, 2024. The online survey seeks feedback on the two initiatives outlined in this report.

Notice of the public meeting was published on the town's website on February 7, 2024 and in the Globe and Mail on February 12, 2024. Notice was also mailed to properties within 800 metres of Sheridan College, being approximately 3,999 addresses.

This report, associated with the statutory public meeting, provides an opportunity for the public to provide comments. Input received will be presented in a future recommendation report to Council.

(B) FINANCIAL

There are no financial impacts resulting from this report. However, Council approval of future recommended Official Plan Amendments and Zoning By-law Amendments will be required to access funds from the HAF program.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

There are no direct impacts to other departments because of this report. However, to implement the initiatives in the HAF application, various town departments will be required to assist and/or lead various studies and related programs. A Housing Secretariat Office is also anticipated to be created through HAF funding.

(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 within residential areas, near major institutional facilities, and along transit routes, while ensuring it is provided in a manner that is less car dependant, reduces urban sprawl, creates walkable and transit-supportive development patterns and creates conditions for the development of low-carbon, climate-resilient, complete communities.

CONCLUSION:

The town-initiated draft OPAs and ZBAs attached to this report respond to Council's motion and establish a policy and regulatory framework for the consideration of four units per property town-wide and increased density around Sheridan College, including 4 storey building height permissions.

Planning staff will continue to review and refine the OPAs and ZBAs based on further technical review and public input received.

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

APPENDICES:

Appendix A Draft Official Plan Amendment – Additional Dwelling Units (Livable Oakville)

Appendix B Draft Official Plan Amendment – Additional Dwelling Units (North Oakville East Secondary Plan)

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Appendix G Jurisdictional Scan of Ontario Municipalities

SUBJECT: Statutory Public Meeting – Town-initiated Official Plan and Zoning By-law Amendments – Four Dwelling Units Per Property and Sheridan College Housing Area (File No. 42.15.62 and 42.15.63)

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