

**From:** Bruce 3D Consulting [REDACTED]

**Sent:** Monday, March 4, 2024 8:05 AM

**To:** Brad Sunderland <[brad.sunderland@oakville.ca](mailto:brad.sunderland@oakville.ca)>; Town Clerks <[TownClerk@oakville.ca](mailto:TownClerk@oakville.ca)>

**Cc:** Kirk Biggar <[kirk.biggar@oakville.ca](mailto:kirk.biggar@oakville.ca)>; Jeff Knoll <[jeff.knoll@oakville.ca](mailto:jeff.knoll@oakville.ca)>; Cathy Duddeck <[cathy.duddeck@oakville.ca](mailto:cathy.duddeck@oakville.ca)>; Ray Chisholm <[ray.chisholm@oakville.ca](mailto:ray.chisholm@oakville.ca)>; Allan Elgar <[allan.elgar@oakville.ca](mailto:allan.elgar@oakville.ca)>; Nav Nanda <[nav.nanda@oakville.ca](mailto:nav.nanda@oakville.ca)>

**Subject:** RE: Amended to official plan

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Thank you, Brad.

Essentially, the current funding plan seems to prioritize future residents of Oakville over existing taxpayers, with no relief for those already paying taxes. It appears that only Sheridan College and the town will directly benefit from the allocation of HAF funding to support the Action Plan initiatives within an 800-meter radius. Can you please clarify how exactly these initiatives will benefit the residents within this radius? Considering they bear the most burden, it seems logical that they should receive the most funding.

Additionally, I have a few other points to raise:

The criterion of walking distance, particularly the 800-meter radius, seems arbitrary, especially given Oakville's recent announcement of free transit for students. Therefore, we strongly disagree with this radius.

The term "affordable housing" needs clarification. What constitutes affordable housing, and how is it measured? Given current interest rates and land values, it seems unlikely that investors would be able to provide affordable rental fees in Oakville. Are there plans for government-subsidized rents similar to Ontario housing? As of this morning, there are 544 rental opportunities listed on MLS between Sheridan College and the uptown core, out of a total of 830 units available for rent in Oakville. This suggests that there is already ample availability for students, even without including rental units not listed on MLS. So where exactly is the housing shortage?

If Sheridan College's plan involves providing housing, shouldn't the focus be on allocating funds to build housing on their campus first, before impacting the rest of Oakville's residents? All funds should be directed towards making housing affordable on their campus before considering changes to the official plan that would affect residents within the 800-meter radius.

There's also the issue of the federal government's restrictions on international student admissions, which were imposed to alleviate housing demands. In light of these developments, wouldn't it be wise to postpone any zoning changes within the 800-meter radius until the impact of these policies on colleges and universities becomes clearer?"

Town Clerk – please make sure this tabled at tonight's town council meeting.

**From:** Brad Sunderland <[brad.sunderland@oakville.ca](mailto:brad.sunderland@oakville.ca)>

**Sent:** March 3, 2024 6:05 PM

**To:** 'Bruce 3D Consulting' [REDACTED]

**Cc:** Kirk Biggar <[kirk.biggar@oakville.ca](mailto:kirk.biggar@oakville.ca)>; Jeff Knoll <[jeff.knoll@oakville.ca](mailto:jeff.knoll@oakville.ca)>; Cathy Duddeck <[cathy.duddeck@oakville.ca](mailto:cathy.duddeck@oakville.ca)>; Ray Chisholm <[ray.chisholm@oakville.ca](mailto:ray.chisholm@oakville.ca)>; Allan Elgar <[allan.elgar@oakville.ca](mailto:allan.elgar@oakville.ca)>; Nav Nanda <[nav.nanda@oakville.ca](mailto:nav.nanda@oakville.ca)>

**Subject:** RE: Amended to official plan

Hello Bruce,

Please find below responses to your questions:

1. An 800 metre radius was chosen by the federal government. This distance is a typical “walkshed” distance that is used in several planning documents and represents an approximate 10-15 minute walk. As an example, this distance is outlined in the definition of “major transit station area” in the Ontario Growth Plan:

“... Major transit station areas generally are defined as the area within an approximate 500 to 800 metre radius of a transit station, representing about a 10-minute walk.”

The consideration for 800 metres represents a typical walking distance to Sheridan College.

2. Funds from the Housing Accelerator Fund program can be used towards:
  - Investments in HAF Action Plans such as:
    - any initiative included in the town’s action plan that is approved by CMHC .
  - Investments in Affordable Housing such as:
    - construction of affordable housing
    - repair or modernization of affordable housing
    - land or building acquisition for affordable housing
  - Investments in Housing-related Infrastructure such as:
    - drinking water infrastructure that supports housing
    - wastewater infrastructure that supports housing
    - solid waste management that supports housing
    - public transit that supports housing
    - community energy systems that support housing
    - disaster mitigation that supports housing
    - brownfield redevelopment that supports housing
    - broadband and connectivity that supports housing
    - capacity building that supports housing
    - site preparation for housing developments
  - Investments in Community-related Infrastructure that supports housing such as:
    - local roads and bridges
    - active transportation facilities such as sidewalks and bike lanes
    - firehalls
    - landscaping and green space

The permitted uses of HAF funds are broad, and the allocation of funding is at the town's discretion. The town intends to allocate HAF funding to support the Action Plan initiatives, and growth related infrastructure projects that are in line with the permitted uses of the funds.

3. The town's [Livable Oakville Plan](#) contains a policy framework for growth and change on the Sheridan College property as part of the *Trafalgar Road Corridor Special Policy Area*. Policy 26.3.4 of the Livable Oakville Plan includes policy direction specific to the Sheridan College property.

One of the initiatives the town may undertake as part of its HAF application initiatives, is rezoning the Sheridan College lands to further enable the policies in Livable Oakville.

You may also be interested to see [Sheridan College's own master plans](#) for development on its campus':

[Trafalgar Campus - Campus Master Plan Executive Summary - June 2020 \(sheridancollege.ca\)](#)

The town will continue to work with Sheridan College to realize its growth and development opportunities on campus.

I trust this helps,  
Brad

**Brad Sunderland, (He/Him), MCIP, RPP**  
**Senior Planner, Policy Planning**  
**Planning Services**

Town of Oakville | 905-845-6601, ext. 3043 | f: 905-338-4414 | [www.oakville.ca](http://www.oakville.ca)

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<http://www.oakville.ca/privacy.html>

**From:** Bruce 3D Consulting <[bdeabreu3d@gmail.com](mailto:bdeabreu3d@gmail.com)>

**Sent:** Sunday, March 3, 2024 10:32 AM

**To:** Brad Sunderland <[brad.sunderland@oakville.ca](mailto:brad.sunderland@oakville.ca)>

**Cc:** Kirk Biggar <[kirk.biggar@oakville.ca](mailto:kirk.biggar@oakville.ca)>; Jeff Knoll <[jeff.knoll@oakville.ca](mailto:jeff.knoll@oakville.ca)>; Cathy Duddeck

<[cathy.duddeck@oakville.ca](mailto:cathy.duddeck@oakville.ca)>; Ray Chisholm <[ray.chisholm@oakville.ca](mailto:ray.chisholm@oakville.ca)>; Allan Elgar

<[allan.elgar@oakville.ca](mailto:allan.elgar@oakville.ca)>; Nav Nanda <[nav.nanda@oakville.ca](mailto:nav.nanda@oakville.ca)>

**Subject:** RE: Amended to official plan

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Hi Brad,

I'm surprised that despite taking to time out of my very busy schedule to share our questions and concerns you haven't yet responded. Can you please provide the answer to my question prior to tomorrow meeting.

Thanks

**From:** Bruce 3D Consulting [REDACTED]  
**Sent:** February 23, 2024 7:49 AM  
**To:** 'Brad Sunderland' <[brad.sunderland@oakville.ca](mailto:brad.sunderland@oakville.ca)>  
**Cc:** 'Kirk Biggar' <[kirk.biggar@oakville.ca](mailto:kirk.biggar@oakville.ca)>; [jeff.knoll@oakville.ca](mailto:jeff.knoll@oakville.ca)  
**Subject:** RE: Amended to official plan

Hi Brad,  
Thanks for your email.

Our primary concern revolves around the proposed 800-meter zoning adjustment for Sheridan College. We have several questions regarding this matter:

1. Why has the 800-meter radius been chosen? What criteria were utilized to arrive at this specific distance? Have considerations been made to extend the zoning adjustments further towards downtown Oakville? Expanding the zoning could distribute the effects across a broader segment of residents, especially considering the provision of free transit funded by Oakville taxpayers for students.
2. Regarding the accelerator fund provided by the Ontario government, how will these funds be allocated? Will there be any alleviation in tax obligations for Oakville residents as a result? It would be helpful to understand the direct benefits for current taxpayers who have consistently supported the council through their taxes, ensuring the provision of essential services and the employment of council staff.
3. There is a notable absence of information in the amendments concerning Sheridan College's property. Particularly, there appears to be a significant parking area that could potentially accommodate housing complexes, and move the parking to either underground or aboveground. While there may be plans for future housing development on the college's grounds, the specifics elude us. It seems inequitable that the responsibility for addressing the housing needs primarily falls on Oakville residents within an 800-meter radius, while Sheridan College, as a profit-driven institution, remains largely unaffected.

Additionally, there are pertinent facts gleaned from Sheridan College's 2022/2023 financial statements:

## 2022/23 Financial Results Management Analysis

Table 4 – Tuition and Fee Revenue

\$ millions	2021/22 Actuals	2022/23 Actuals	Year-over-Year Change	2022/23 Budget	Variance to Budget
Domestic Tuition	65.2	57.0	(8.2)	58.2	(1.2)
International Tuition	105.3	142.7	37.4	148.1	(5.4)
Collaborative Tuition	11.3	9.5	(1.8)	5.3	4.2
Student Fees	30.4	39.4	9.0	37.8	1.6
<b>Total</b>	<b>212.2</b>	<b>248.6</b>	<b>36.4</b>	<b>249.4</b>	<b>(0.8)</b>

Figure 10 – Tuition Trend

- Approximately 58% of all tuition fees collected by Sheridan College are from international students. Unlike domestic students, international students invariably require housing accommodations. In their forward-looking statements, Sheridan College acknowledges the necessity of attracting more international students to offset rising costs. However, it is the Oakville residents who bear the burden of accommodating this growth, without Sheridan College bearing any apparent responsibility. Shouldn't there be a requirement for Sheridan College to utilize its property to accommodate this growth, considering they are the primary catalyst for this issue?
- Another noteworthy point is the federal government's imposition of restrictions on international student admissions to alleviate housing demands. Given these developments, wouldn't it be prudent to defer any zoning changes within the 800-meter radius until the ramifications of these policies on colleges and universities become clearer?"

Looking forward to hearing from you.

-----Original Message-----

From: Brad Sunderland <[brad.sunderland@oakville.ca](mailto:brad.sunderland@oakville.ca)>

Sent: February 16, 2024 9:30 AM

To: 'Bruce De ABreu' [REDACTED]

Cc: Kirk Biggar <[kirk.biggar@oakville.ca](mailto:kirk.biggar@oakville.ca)>

Subject: RE: Amended to official plan

Good morning Bruce,

Thank you for reaching out. The draft Official Plan Amendments and Zoning By-law amendments, as well as other background information, can be found on the project webpage:

<https://www.oakville.ca/business-development/planning-development/housing/housing-accelerator-fund/>

In regard to why the town why these draft amendments are being proposed:

In spring 2023, the Canada Mortgage and Housing Corporation (CMHC) (a federal agency) 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. 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, the federal government identified additional measures necessary 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 notification to area residents has been provided as per the requirements of the Ontario Planning Act..

More about the Housing Accelerator Fund application and council's motion can be found here:

<https://pub-oakville.escribemeetings.com/Meeting.aspx?Id=8c7049e8-070c-40e4-b162-ed865fefe866&Agenda=Addendum&lang=English&Item=79&Tab=attachments>

Please know that the meeting on March 4 is a Public Meeting being held by the town's Planning and Development Council. It is a required meeting to be held as per the legislation of the Ontario Planning Act. A staff report, which brings forward the draft OPA and ZBA, will be available in advance of the meeting on the town's web agenda page on February 20, 2024.

The Public Meeting on March 4 is an opportunity for Council to hear comments from the public (concerns, support, etc.) about the draft amendments. No decision by Council will be made at this meeting. A final recommendation by staff will be provided at a future Recommendation Meeting, where Council will be asked to adopt/approve the amendments. The final recommendation must take into consideration comments received at the Public Meeting. The Recommendation Meeting is currently anticipated in April 2024 in order to meet Council's 90 day timeframe.

I trust this helps,  
Brad

Brad Sunderland, MCIP, RPP  
Senior Planner, Policy Planning

Planning Services

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-----Original Message-----

From: Bruce De ABreu [REDACTED]

Sent: Thursday, February 15, 2024 9:19 PM

To: Brad Sunderland <[brad.sunderland@oakville.ca](mailto:brad.sunderland@oakville.ca)>

Cc: Jeff Knoll <[jeff.knoll@oakville.ca](mailto:jeff.knoll@oakville.ca)>

Subject: Amended to official plan

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Can you please share amended plans for 42.15.62 and 42.15.63.

The folks in our community have a serious concern with the proposed Sheridan housing policy area.

I will rallying the troops in the area.

Can you explain why this is being proposed and why this area has been specifically targeted?

Sent from my iPhone