

# Sheridan College Housing Area Special Policy Area Motion

**Presentation to  
Town of Oakville Council**

**Dan Pastoric  
Oakville Resident**

On January 22, 2024, Town Council provided the following motion

“In support of the **Housing Accelerator Fund Application**, as advised by Minister Fraser with due regard for heritage conservation and infrastructure capacity and servicing, that staff be directed to bring forward a zoning by-law amendment:

1

to **permit four units per property, as-of-right**

2

**permitting four storeys** within **800 metres of Sheridan College**

for Council’s consideration within 90 days of the passing of this resolution”

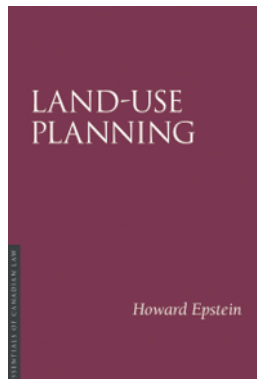
# Housing Accelerator Fund Application = Federal Funding of \$36MM to Oakville

Reference – Appendix F: Town of Oakville HAF Action Plan Initiatives (on website)

## Permit four units per property

Reference – Town of Oakville Survey - **Five Examples of 4 units** are illustrated + Multiple Questions Asked

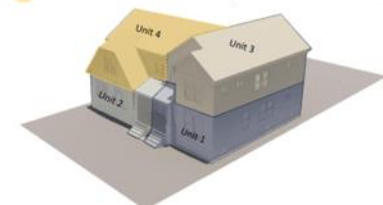
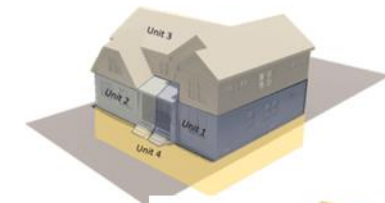
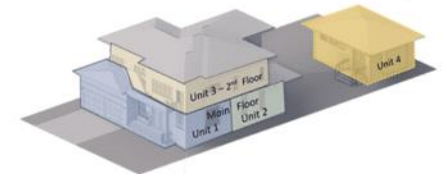
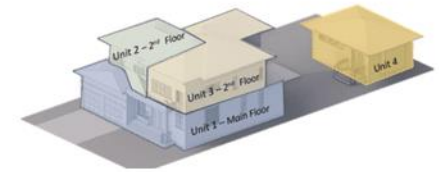
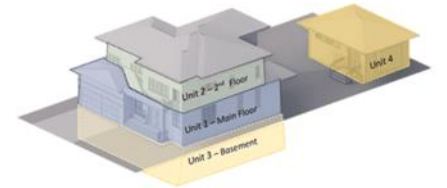
### “as-of-right”



In Canadian property law, "as-of-right" refers to the entitlement of a property owner to use or develop their property without the need for a public hearing process or a vote of the municipal council, as long as the proposed use complies with zoning by-laws

References: IrwinLaw.com & Stikeman.com

This is not an official legal opinion



## Do we need **4 storey apartment buildings** to get the \$36MM in Federal Funding?

**No!** – in the Town of Oakville’s Staff report (under Appendix F) stated that \$36MM is obtained from listed initiatives (not including requested new initiatives)

Item #9 Increasing Densification around Sheridan College is a new initiative and not included in the \$36MM

### Town of Oakville HAF Action Plan Initiatives

### APPENDIX F

	Initiative	Incented Units	Rationale for Incented Units	Estimated Cost and Details
				TOTAL: \$36,000,000 (not including requested new initiatives)
	<b>New Committed Initiative (As of December 21)</b>	<b>Incented Units</b>	<b>Rationale for Incented Units</b>	<b>Estimated Cost and Details</b>
9	<b>Increasing densification around Sheridan College</b>  Prepare a zoning by-law amendment, in coordination with Sheridan College, to pre-zone lands to give effect to the official plan policies for Sheridan College lands and to explore other opportunities for additional housing in the area surrounding Sheridan College (800 metre radius).	520	It is anticipated that a 300 unit building may be realized on the Sheridan College lands, and another 220 unit building may be realized on a high density site (McCraney Street) within 800 metre of Sheridan College.	TBD

Also, this new initiative is expected to bring in 520 units:

Sheridan College = 300 units  
&  
McCraney Street = 220 units

Why is College Park Community part of this motion?

## Permitting four storeys within 800 metres of Sheridan College

Reference – Minister’s Letter (on website)

Extract from Appendix C “**Letter from the Honourable Sean Fraser**, Minister of Housing, Infrastructure and Communities to Mayor Rob Burton, Town of Oakville”.

*“As well, we require greater clarity on your actions to increase the amount and density of housing for students within walking distance of Sheridan College. Many students are living in single family homes that surround Sheridan, which could be much better utilized as homes for families.”*

*A measure such as allowing four storeys and four or more units as of right within an 800 metre radius of Sheridan College would be acceptable. Alternatively, I would also be open to seeing your plans on how you intend to accelerate the development of more mid to high-rise rental apartment buildings within walking distance of the College.”*

**Town staff:** Minister wants Oakville to increase density around Sheridan College to allow 4 storey apartment buildings.

**Minister said:** Many students are living in single family homes that surround Sheridan, **which could be much better utilized as homes for families.**

*Minister wrote that single family homes that surround Sheridan – are better utilities as homes for families. He is putting existing families ahead of future absentee apartment owners and short term students.*

**Let’s do what the Minister asked!**

## Permitting four storeys within 800 metres of Sheridan College

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Extract from Appendix C “**Letter from the Honourable Sean Fraser**, Minister of Housing, Infrastructure and Communities to Mayor Rob Burton, Town of Oakville”.

*“As well, we require greater clarity on your actions to increase the amount and density of housing for students within walking distance of Sheridan College. Many students are living in single family homes that surround Sheridan, which could be much better utilized as homes for families.*

*A measure such as allowing four storeys and four or more units as of right within an 800 metre radius of Sheridan College would be acceptable. Alternatively, I would also be open to seeing your plans on how you intend to accelerate the development of more mid to high-rise rental apartment buildings within walking distance of the College.”*

**Town staff:** Minister wants four storey apartments within 800m of Sheridan College.

**Minister wrote:** four storeys (apartments) are acceptable – but alternatively show me your plans (options) for more mid to high rise rental apartments and (the Minister) is open to seeing the Town’s plans.

### **Let’s do what the Minister asked!**

Don’t convert homes to apartments. Allow four storeys where its possible, not from homes. But show the Minister the Town’s plans for multi-storey rental apartment building. As the focus is on Sheridan College - maybe Sheridan College can build on their vacant land – why haven’t they built a residence in 10 years

# Permitting four storeys within 800 metres of Sheridan College

Reference – Town of Oakville Survey - No Examples of four storey apartments + Two Questions

## Online survey

Take the online survey about the initiatives focused on providing four units as-of-right in detached dwellings, and the Sheridan College Housing Area.

The survey will be available February 13 to March 8, 2024.

### Special Policy Area

The town is also proposing to establish a new Special Policy Area - the "Sheridan College Housing Area" which would permit a broader range of medium density housing options (townhouses, back-to-back townhouses, stacked townhouses, low rise apartments) and allow up to four storeys for low rise apartment buildings within the residential area and Trafalgar Road transit corridor. This would enable more housing options for post-secondary students, workers, and other residents within walking distance of public transit and community amenities.

### 5. How important is increasing housing options in the Sheridan College Housing Area?

Very Important

Somewhat Important

Neutral

Unimportant

Other

Focus on students

6. What are priority considerations for permitting up to 4 storeys housing within an 800 metre radius (approximately a 15-20 minute walk) of Sheridan College? Select all that apply.

Walkability and access to public transit

Building heights

Accessibility

Family sized housing units

Housing affordability

Parking and access

Building form and urban design

Heritage conservation

Set backs (front yard, rear yard and side yard)

Maintaining tree canopy/mature trees

Sense of place/sense of community

Lighting

Other

One Question to itemize concerns

Affected property owners were not shown any graphics for illustrative purposes nor any related information regarding impacts due to 4 storey apartment buildings

And the proximity of these 4 storey apartment buildings can be literally metres from your family home.

Is a public consultation process without information even valid?

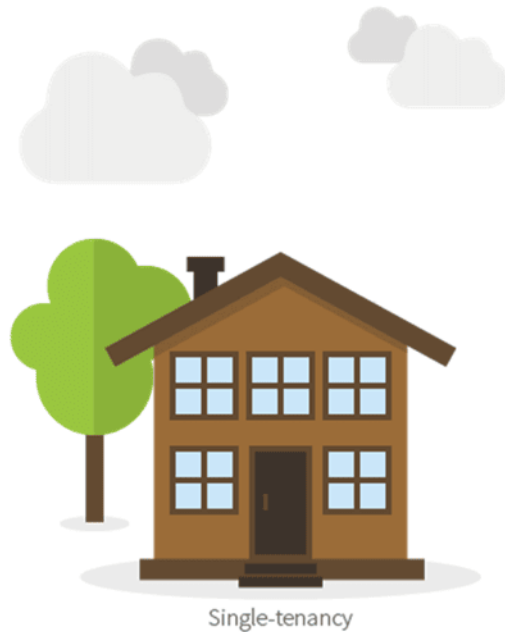
A "when this happens what should we consider" type question

## Permitting four storeys within 800 metres of Sheridan College

Reference – Town of Oakville Survey (No Examples shown)

As per the Minister:

“single family homes that surround Sheridan...better utilized as homes for families”



**Existing  
Homes for Families**

VS



**Four (4) Storey Student  
Apartment Building**

“as-of-right”  
giving up any rights to have  
public consultation or municipal  
approval regarding affected  
property development:

### Disruptions to:

- Community Character ↓
- Trees/Green Space ↓
- Infrastructure Strain
- Property Care ↓
- Parking – 6 spots ↑
- Traffic Congestion / Noise ↑
- Privacy ↓
- Shadow Impact ↑
- Loss of Value ↓
- Setbacks/Fencing - TBD
- Livable Oakville ↓



## Permitting four storeys within 800 metres of Sheridan College



**Existing Homes for Families  
In College Park Community  
With Existing Resident Owners**

As per the Minister: “single family homes that surround Sheridan...could be much better utilized as homes for families”



**Proposed Bylaw  
Four (4) Storey Apartment Buildings  
With Absentee Owners + Short Term Students**

Why is the Town discarding the “needs” of existing home owners for the “needs” of future absentee owners and temporary students

2

## Permitting four storeys within 800 metres of Sheridan College



**Future of College Park Community  
Four (4) Storey Apartment Buildings**

# Permitting four storeys on Sheridan College Campus

Let's Help  
Sheridan  
College

Build Out  
their lands

800 units

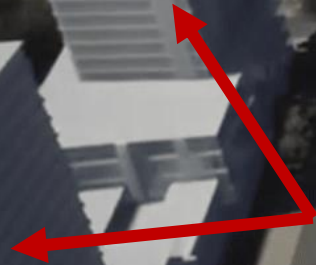
1600 units

2400 units

or more

What if?

Student  
Residences



From: Sheridan College's Master Plan – Build Out

2

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### **Consequences of removing the “special policy” motion:**

- Town still gets its \$36 MM,
- Fulfills Minister’s letter: *single family homes that surround Sheridan, .... could be much better utilized as homes for families,*
- Provide the Minister with high rise options .....on Sheridan College lands,
- Reinforces the consultation process where affected property owners will be listen to, and
- **Council are the champions** for existing residents – keep homes for families.

2

On January 22, 2024, Town Council provided the following motion:

Alternative

“In support of the **Housing Accelerator Fund Application**, as advised by Minister Fraser with due regard for heritage conservation and infrastructure capacity and servicing, that staff be directed to bring forward a zoning by-law amendment **permitting four storeys or more on Sheridan’s College existing campus** for Council’s consideration within 90 days of the passing of this resolution.”

**Changing “seven words” will save 290 existing families  
in the College Park Community!**

7-words

**“permitting four storeys or more on Sheridan College’s existing campus”**

8-words

(examples next slide)

**“permitting four storeys or more with Sheridan College on undeveloped land”**

(this includes lands on Sheridan College or lands close to major transportation corridors near Metrolinx hubs)

**Vote Yes – single family homes are better utilized as homes for families – as per the Minister**

**Vote No – to converting family homes to 4 storey student apartments**

**Student Resident Buildings (First Floor Retail, Classrooms on Several Floors and Above are Residences/Rentals)**



**GEARS Property on Trafalgar (undeveloped)**



**GE Property on South Service Rd (undeveloped)**



A woman with red hair, wearing a dark jacket and boots, is walking a light-colored dog on a leash along a paved path. The path is lined with large, mature trees with green and yellowing leaves. In the background, a white house with a blue roof is visible behind a wooden fence. The scene is set in a well-maintained park or residential area with green grass and various plants.

**Thank You in advance...**

**For continuing to make Oakville - a Livable Community!**

**Vote Yes – single family homes are better utilized as homes for families – as per the Minister**

**Vote No – to converting family homes to 4 storey student apartments**