

Planning and Development Council Meeting  
March 4, 2024

**Comments Received Regarding Item 6.2**  
Official Plan Amendment and Zoning By-law Amendment

Town-initiated  
Four Dwelling Units Per Property and Sheridan College Housing Area  
File No. 42.15.62 and 42.15.63

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**From:** Ellie Tilton  
**Sent:** Thursday, January 18, 2024 16:45  
**To:** Mayor Rob Burton <Mayor@oakville.ca>  
**Subject:** Change in zoning

Dear Mayor Burton,

Thank you for the invitation to comment on potential densification of housing in our neighborhood.

My husband and I live in a bungalow in west Oakville, near 3rd Line and Bridge Road. All around us, homes like ours are being demolished and are being replaced with very large houses. It seems to us that these structures could easily house at least three or four units, providing much-needed housing for singles, couples and/or families and still be in keeping with what was once a vibrant neighborhood with a real sense of community.

For our part, we could see the erection of a two-storey triplex or a four—plex on our lot: a three bedroom, perhaps one or two two bedrooms (one for ourselves), and a smaller studio or one bedroom, perhaps over a garage. While the structure may need to be set closer to the front of the lot, it really would not look all that different from the other very large modern houses currently appearing in our neighborhood. As our lot is quite deep, there would be room to arrange parking without causing too much disruption. As it is, many homes in the area already have ample driveways accommodating multiple vehicles. Transit is a very short walk away.

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**From:** JANETTE WHITE

**Sent:** Tuesday, February 27, 2024 3:55 PM

**To:** Town Clerks <TownClerk@oakville.ca>

**Subject:** Town-wide and Sheridan College Housing Area Special Policy Area Town-initiated - Opposition Notice

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attention: Vicki Tytaneck – Town Clerk, Town of Oakville

Re: Statutory public Meeting for Proposed Official Plan and Zoning By-law Amendments  
Town-wide and Sheridan College Housing Area Special Policy Area Town-Initiated

I received the Statutory Public Meeting for Proposed Official Plan and Zoning by-law Amendments in the mail on February 14, 2024 post marked February 12, 2024, of the scheduled public meeting which is to be held on Monday March 4, 2024 at 6:30 pm. This meeting to be hosted by the Planning and Development Council to discuss the above titled subject. I ask that my position herein be tabled to such committee and that it be read into record. Please advise at your earliest, if I have not followed the necessary or correct procedural path to voice my opposition to these amendments and that it has been duly noted on record.

I moved into the “College Park” area on Parklane Road 13 years ago. I was drawn to the amount of green space with interconnecting trails in this area. My area was also a very short drive up Trafalgar Road, past Dundas to a wonderful country setting. I understand the need for additional housing but the density has already been dramatically affected in this area with high rise apartment buildings and high density housing along Trafalgar and Dundas. I view the area as being family oriented and over the years it has harmoniously co-existed with Sheridan College and the attending students. We have experienced some non-property affiliated parking issues on the street which is due to the close proximity to the Sheridan campus and the obvious attempt to avoid the high campus parking fees. Over the years there has been a gradual increase in non-resident property ownership and room rentals throughout our neighbourhood. Some homes have been rented with 7 or 8 students sharing the costs or a basement has been rented. This has led to issues concerning pride of ownership, a lack of yard maintenance and garbage proliferation on waste collection days. Generally the neighbourhood has stood the test of time and has maintained its worth and pleasant appearance, however, with the changes being proposed by the Town, I cannot assume that this will continue.

In reviewing what has been presented by the Oakville City planning department on the above titled subject, I consider it to be an incomplete presentation, lacking in documentation, pertinent analysis and therefore totally inadequate for a neighbourhood and the Town as a whole to reach any consensus regarding opposition or otherwise. It appears that part of the proposed amendments, specifically targets my neighbourhood as the “Sheridan College Housing Area Special Policy Area”. This section of the proposed amendments has to be treated as an outright penalization to my neighbourhood as it truly lacks any credible rational or social and financial impact analysis. Proposing additional densification over and above the town-wide section of the amendments can only be taken as being punitive. This deviation from all other areas and targeting of my area has my vehement opposition.

My take on this “Special Policy Area” amendment is to allow random single dwelling house modifications so as to increase the low rental availability to students. I see no discussion that these multiple units would be treated as apartment buildings and therefore are to be treated as multiple level transient rental units. I also have to speculate that Developers will look at this and the cheaper the construction the lower the rental rates. This specific targeting of the College Park neighbourhood to allow these randomly placed four storey apartment buildings, is not supported by any planning analysis or controls which is not acceptable.

If this density increase is being undertaken under the assumption that there is a college accommodation problem, then the following questions arise:

- Is there any justification or analysis that has been used to come to this conclusion?
- Does Sheridan College need to expand? If so, where and when? How significant of an expansion?
- Does Sheridan College have issues with demand and providing a supply of accommodation for students?
- Has Sheridan College tried to solve any existing problem within its mandate? Or within the provincial mandate?
- If expansion is the issue, then how are they proposing to solve the problem? Has the Planning and Development Council pursued such with the College and are you willing to share that correspondence?
- Has Sheridan College raised any application with the Town concerning its vast under-utilized land holdings to address any student housing demand issues?
- Is the 800 meter distance limit so established for Sheridan College students due to the physical limitations of the students to go beyond this distance therefore needing the higher concentration/density of accommodations in the College Park area? Oakville Place shopping centre is 1200 meters away but Sheridan students have been frequenting this Mall without any issue for many years. Walmart is a little further away but I see a steady stream of students making the easy journey there and back for groceries.

#### Important Issues Not Addressed:

1. Is the federal government dollars and the value/amount linked exclusively to having the Sheridan College Special Policy Area proposal created?
2. Would the Town-wide amendment be sufficient to address the college needs without the incorporation of the "Special Policy Area" into the amendment proposal? Who determined the proposed boundaries and the rationale for setting them up? There is already high density housing being constructed just north of Dundas, why can't some of these units be subsidized and turned into rental housing for students?
3. Has Sheridan College been asked if removing the "College Park Special Policy Area" amendment will impact their plans and how?
4. The students have access to excellent bus and GO train service in Oakville as do other Universities and Colleges within Ontario. Would any of these Universities in Southern Ontario support or agree to what is being proposed with these changes?
5. Does the Minister view the "College Park Special Policy Area" as the only area in the Town of Oakville that meets his criteria? Or is this a targeted experiment to see how Municipalities can meet these theoretical targets to densify urban centres throughout the country?
6. There are no 4 storey structures in the current neighbourhood. The Town's building department currently reviews applications concerning individual variance's concerning height restrictions. Why is this process being alleviated in our targeted area? How can they totally disregard the impact to adjacent properties?

What are the concessions to the current home owners in this area? Your proposal suggests turning an area of single family dwellings into 4 storey apartment transient dwellings. These should be taxed as apartments and definitely count in density in the area. I am very concerned that the \$25 million will not cover upgrading the existing infrastructure of sewers, water, gas and electrical services to support the densification in the "Special Policy Area." Has the Planning Council taken this into consideration? Will this end up as future tax hikes directly associated with this proposed amendment? We are a very close knit community and would like to continue knowing our neighbours, and collaborating on our neighbourhood watch and still have the children play hockey and basketball on our streets, while maintaining our green spaces. What you are proposing will negatively impact our neighbourhood.

Based on the obvious targeting of the College Park neighbourhood and the lack of explanation, or any comprehensive economical evaluation, impact analysis or demand analysis and the lack of a consultative process with the community directly impacted, I must strongly object to these amendments moving forward and passing.

Janette White

Parklane Rd.

Oakville, Ontario

L6H 4J3

Sent from [Mail](#) for Windows



We look forward to further discussion on ways of increasing affordable housing in our community.

Sincerely,

Ellie and Bob Tilton  
Weynway rt.  
Oakville, ON

Sent from my iPad

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**From:** Bill McCreery  
**Sent:** Sunday, February 4, 2024 6:56 AM  
**To:** Allan Elgar; Town Clerks  
**Cc:** Janet Haslett-Theall; David Gittings; Rob Burton; \_Members of Council; Cathy Duddeck; Jane Clohec; Neil Garbe; Elizabeth Chalmers; elizabeth.chalmers  
**Subject:** Re: UN-HABITAT. For a Better Urban Future. MY NEIGHBOURHOOD January 2024

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**SECURITY CAUTION:** This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attention: Town Clerk  
Subject:  
Midtown Oakville - Responsible Growth & Intensification  
Provincially Mandated Urban Growth Centre @ Oakville GO Station

Hi Allan,

I'm pleased that you appreciated receiving the "UN-HABITAT ... MY NEIGHBOURHOOD" urban design 'checklist' of principles which covers key sectors including transport, housing, public space, utilities, etc. "For a Better Urban Future." It also focuses on spatial dimensions such as neighbourhood, street, open public space, and building unit.

I hope that the UN-HABITAT publication provides stakeholders, staff and council with an insightful view of the possibilities and positive opportunities for good or even excellent responsible balanced growth in urban planning design.

MY NEIGHBOURHOOD takes a first-principles universal approach to good and best urban planning practices. By utilizing day-to-day language where possible, it is helpful for us to understand, not just for professional urban planners.

Value-added knowledgeable subject matter expert consultants are required to ensure that the town professionally implements the ongoing well-thought out deliberations and directions of the Mayor and Town Council.

UN-HABITAT Reference List, page 38 of report:

Oakville's "Livable By Design. (2019) Urban Design Direction for Oakville. Publication by Local Oakville Council."

Congratulations to Oakville's Mayor and Town Council for demonstrating leadership on the "Livable By Design" document. To be referenced in the UN-HABITAT report, the "Livable By Design" report must have been inspirational to the UN-HABITAT Urban Lab.

I look forward to the Mayor's and Town Council's creative, innovative balanced solution that demonstrates a desire to provide exemplary urban planning leadership in Oakville.

If the product outcome is a well balanced densification/intensification approach, taking into account the fundamental need to tailor population capacity with transportation study capacity, it may also provide a precedent setting alternative path to successful urban planning for other GTHA communities to look to for guidance.

Best regards,

Bill McCreery

Sent from my iPad

On Feb 3, 2024, at 6:33 PM, Allan Elgar <allan.elgar@oakville.ca> wrote:

Bill

Thanks so much for sharing this information. Perhaps we do not have to spend thousands of dollars on consultants going forward.

Cheers

Allan

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**From:** Bill McCreery

**Sent:** Saturday, February 3, 2024 9:58 AM

**To:** Janet Haslett-Theall <janet.haslett-theall@oakville.ca>; David Gittings <david.gittings@oakville.ca>; Mayor Rob Burton <Mayor@oakville.ca>; \_Members of Council <MembersofCouncil@oakville.ca>; Cathy Duddeck <cathy.duddeck@oakville.ca>

**Cc:** Jane Clohecy <jane.clohecy@oakville.ca>; Neil Garbe <neil.garbe@oakville.ca>; 'elizabeth.chalmers'

**Subject:** UN HABITAT - For a Better Urban Future: MY NEIGHBOURHOOD January 2024

**UN HABITAT - For a Better Urban Future: MY NEIGHBOURHOOD January 2024**

A worthwhile read.

[https://unhabitat.org/sites/default/files/2023/05/my\\_neighbourhood\\_publication\\_19.05.2359.pdf](https://unhabitat.org/sites/default/files/2023/05/my_neighbourhood_publication_19.05.2359.pdf)

*"MY Neighbourhood The UN-Habitat Urban Lab has developed an extensive 'check list' of urban design principles applicable at the neighbourhood scale which facilitates an integrated approach to neighbourhood design by incorporating principles across five key city objectives, across sectors (transport, housing, public space, utilities etc), and across spatial dimensions (neighbourhood, street, open public space, and building unit"*

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**From:** [Lynda Funk](#)  
**To:** [Town Clerks](#)  
**Cc:** [lynda](#)  
**Subject:** Submission for planning department and council for march 4 meeting  
**Date:** Thursday, February 8, 2024 4:37:27 PM  
**Attachments:** [town meeting.pdf](#)  
[town meeting regarding 1493 6th line oakville.pdf](#)

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SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

*Attention To the Town Clerk,*

*I have sent this earlier but forgot to ask to submit it to the planning and development council and members of council, regarding Town-wide Sheridan College Housing Area Special Policy Area, march 4 meeting, let me know if I need to do more to have this topic addressed by council. Thank you*

## Town-wide Sheridan College Housing Area Special Policy Area

*Regarding my moms property 6th line.*

*in regards to upcoming meetings of*

*Town-wide Sheridan College Housing Area Special Policy Area Town-initiated  
42.15.62 and 42.15.63, Wards 1-7  
Monday, March 4, 2024, at 6:30 p.m.  
In-person and by videoconference broadcast from the Council Chamber  
Town Hall, 1225 Trafalgar Road*

*I have noted that the above property, 6th line, has been left out of the residential properties to be discussed for future rezoning and I would like it to be included as part the the discussion regarding extra housing for sheridan college (within 800 M) and rezoning.*

*Presently we are expecting our environmental impact study to be completed within the next three weeks. I have talked with the town regarding this property. Presently it is zoned NHS, which it never should have been. The first acre is cut grass and the back acre is a giant buckthorn thicket. It is understood that the Natural heritage Zoning should be removed off the majority of the property.*

*My request to you, with the future meetings taking place on march the 4th, and all future meetings, i would like to see        6th line added to this discussion and included wiht all the other properties for possible zone changes. I don't want to miss the opportunity for the property to be used for additional student housing etc. it is within 800 m of Sheridan College.*

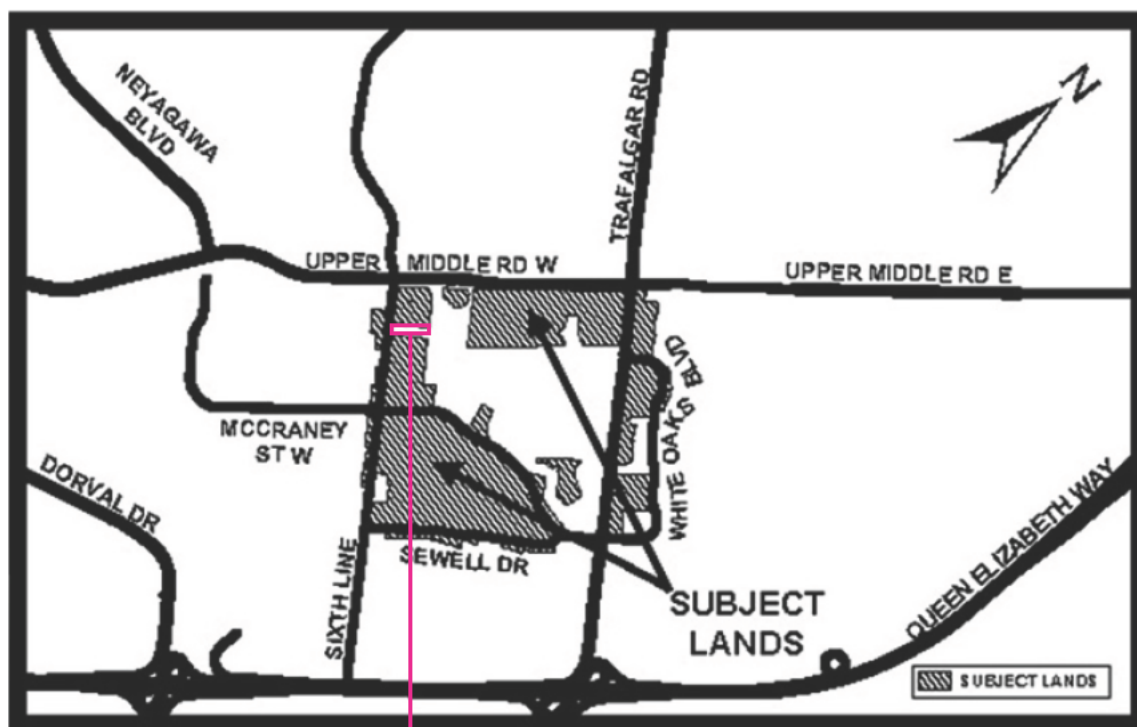
*I also viewed the map online and I am afraid my moms property is the only property not highlighted and included in part of the discussion. Being that the NHS zone is close to being lifted would you be able to add the property to be part of this discussion for march the 4th. Also i would like to be added in attendance for the march 4 meeting as well as two sisters. lynda funk (myself), susan mueller and robin post.*

*Can you please send this to all who need to be informed of this request. Also let me know if there is anything required of me to have this property included in future discussions. thanks you,*

*lynda funk*

*Note I have included a pdf showing the property as well as a pdf with the contents of this email as well as the map included in one pdf.*

## Map of proposed Sheridan College Housing Area Special Policy Area



6th line

Environmental Impact Study will be complete within three weeks.

[Previous](#)

[Next](#)

We have been told that the first acre which is cut grass should not have been zoned NHS, also the back acre is composed of a large buckthorn thicket and also does not meet the criteria of NHS. This leaves a very small portion of a few trees in the very back of the property (approximately 1/8th of the total of 2 acres).

We would like 6th line to be added as a residential property due to the soon to be released environmental impact study.

Attention To the Town Clerk,

Regarding my moms property 6th line.

in regards to upcoming meetings of  
Town-wide Sheridan College Housing Area Special Policy Area Town-initiated  
42.15.62 and 42.15.63, Wards 1-7  
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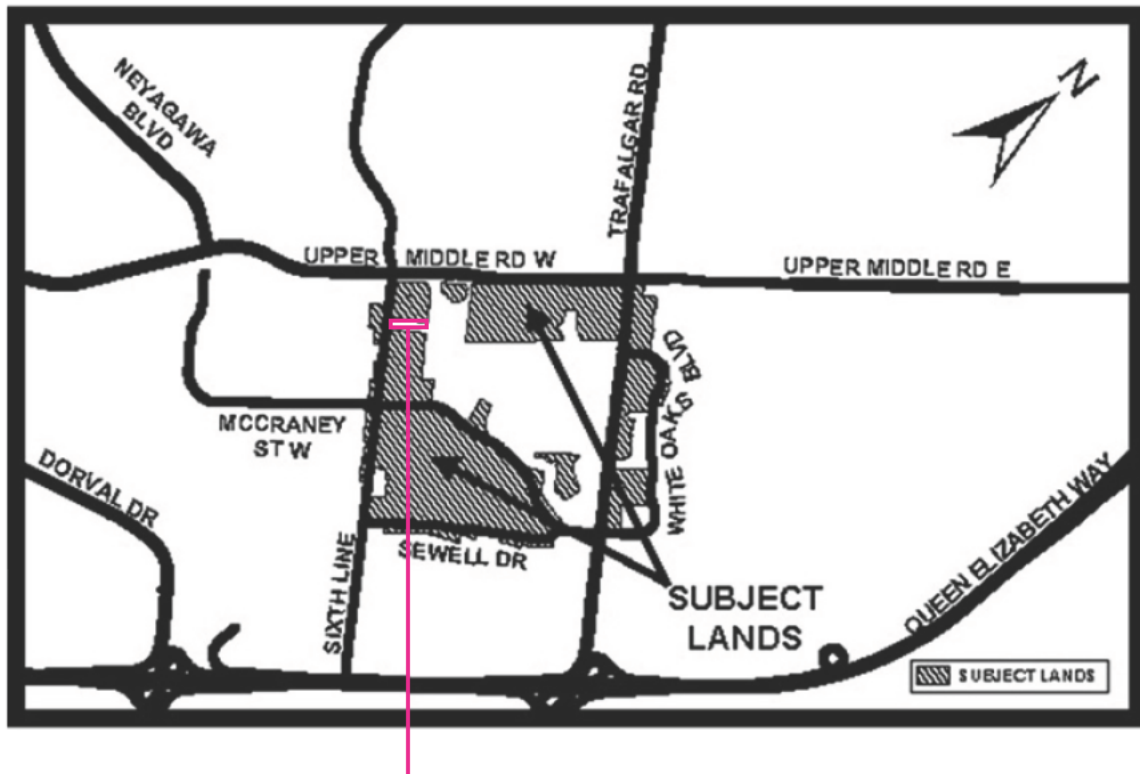
Also let me know if there is anything required of me to have this property included in future decisions.

thanks you,  
lynda funk

please see map of property on page two



## Map of proposed Sheridan College Housing Area Special Policy Area



6th line

Environmental Impact Study will be complete within three weeks.

[Previous](#)

[Next](#)

We have been told that the first acre which is cut grass should not have been zoned NHS, also the back acre is composed of a large buckthorn thicket and also does not meet the criteria of NHS. This leaves a very small portion of a few trees in the very back of the property (approximately 1/8th of the total of 2 acres).

We would like 6th line to be added as a residential property due to the soon to be released environmental impact study.



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**From:** Robert Lane  
**Sent:** Thursday, February 15, 2024 6:38 AM  
**Cc:** Town Clerks  
**Subject:** Zoning By-law Amendment - Public Meeting

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jeff Knoll and Marc Grant  
Regional Councillor and Councillor for Ward 5

Gentleman

I received in the mail yesterday a notice advising of the "Statutory Public Meeting for Proposed Official Plan and Zoning By-law Amendment".

Pointedly, what caught my attention was the specific reference to the Sheridan College Housing Area.

I live on Millbrook Avenue and have been a resident at that location for over 38 years.

The neighbourhood is family based/oriented and has harmoniously co-existed with Sheridan College and the attending students. Although we have experience some parking issues.

But I am now led to believe that the student community is experiencing accommodation problems. And I further assess that the solution to this problem, that being proposed by the city, is to allow random house modifications to increase the low cost rental availability. It is further being proposed that the College Park area will allow these random modifications up to four stories on single dwelling lots. Whereas, presently, the housing stock is only two stories. Unfortunately I have not been given any time to understand the proposed amendment.

And I am sorry, but, I have not seen any open houses presenting the proposal or public consultations offered.

Furthermore I am unable to find any impact statements, economical evaluations, safety assessment, alternative analysis or benefit analysis for the full issue.

Also, I am not able to determine how the federal monies is to be spent or whether or not it is sufficient to cover the obvious infrastructure enhancements that will be required/ensue. I think it would work out to be about \$400-\$600 benefit per Oakville property owner as a one shot payment. Whereas the financial impact of such a change has not been defined and could be significant. For example the electrical power delivery and EV's.

In my limited time, I have not been able to determine if Sheridan College has any plans to expand their campus or enrolment. I guess I will have to now enquire to such of Minister Lecce. But I do note that the under utilized college property is significant.

I also have concerns that any adjacent four storey housing units next to my house will scuttle any opportunity to install solar panels on my roof. My neighbourhood group is looking into the feasibility of doing such.

Having presented this, I am asking your assistance and advice on how I can object to the way this is being handled and more specifically the lack of compliance under the Provincial Planning Act, Revised Statutes of Ontario.

Regards  
Robert Lane  
Millbrook Avenue  
Oakville

[Sent from the all new AOL app for iOS](#)

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**From:** Bill Patterson  
**Sent:** Friday, February 16, 2024 10:07 AM  
**To:** Town Clerks  
**Cc:** Bill Patterson  
**Subject:** Statutory public meeting for proposed official plan and zoning by-law amendments Town-wide and Sheridan College Housing area special policy area town-initiated 42.15.62 and 42.15.63, ward 1-7

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** TAT

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As outlined in the above Town document,

Please consider this email as my electronic submission for council response in regards to this amendment.

1. Currently in the Special Policy Area, homes already provide student housing. I am sure many may not meet the Town requirements of an "accessory apartment". I can't help asking myself Why a homeowner would go to the trouble of following all new guidelines for separate dwelling units when they can continue to rent out rooms with shared bathrooms, kitchen etc. at little to no cost. Sure it doesn't follow Town bylaws, but it does not appear the bylaw is enforced. Does the Town even know the addresses of these current student rentals and will they begin to enforce this if this new bylaw is enacted?
2. What is the rationale for creating the Special Policy Area at a limit of 800 metres? Has there been a study conducted to show that conversion to four dwelling units will solve the housing problems for Sheridan students within this area, or was some other arbitrary methodology used to get to 800 metres? I question why it isn't expanded throughout Oakville, can the students not be expected to commute to school? How many expected additional rental units are expected and does it solve the problem?
3. The devil is in the details, the effect of the proposed amendment does mention working with stakeholders, but seems to be centred around the Town and Sheridan only, it seems to omit the Homeowner and potential issues that I see arising as a result of moving forward with transitioning a residence into four dwelling units - would a house with four dwelling units have four addresses? Four electricity meters, four HVAC systems, etc. Have Canada Post, Oakville Hydro for example been notified of this and are they working on the details of how this would be integrated into their networks.

William John Patterson  
Martindale Avenue, Oakville, Ontario L6H 4G8

Sent from my iPad

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**From:** Chris Koelsch  
**Sent:** Saturday, February 17, 2024 2:52 PM  
**To:** Brad Sunderland; Town Clerks  
**Subject:** Re: Sheridan College Housing Special Policy Area Information  
**Attachments:** Screenshot 2024-02-17 143245.png

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, I read the proposed bylaw and found answers to a lot of my questions. I still have some things I couldn't find:

- How is the CMHC Accelerator fund being used in relation to the proposed bylaw?
- Where are the funds going and how are they dispersed?
- Is there a tender process for residents/corporations to access these funds?

There are some points in the proposed bylaw that are somewhat ambivalent:

26.5.5 Land Use Policies:

- i) Notwithstanding section 11.1.8 a), lands designated Low Density Residential within the Sheridan College Housing Area – Special Policy Area, may have sufficient lot area and lot frontage to accommodate appropriate intensification, including through lot consolidation and development approvals. Intensification of sites which have been appropriately assembled may be redeveloped with
- ii) maximum density of 50 dwellings per hectare

The current housing density of the proposed area already has a unit density capacity of 36-48 units (based on 1 hectare, approx. 12 detached residential houses per hectare, and 3 or 4 dwellings per unit)

I attached a screenshot showing the area of a hectare in the proposed area with 12 detached residential units as reference. This is the average residential housing density for the entirety of the Sheridan Housing Proposal site.

Questions:

- Why, for the sake of adding approx. 6-8 extra dwellings *per hectare* is the municipality going through this much effort?
- Are there *any* ways of developers proposing amendments to the bylaw to allow for *more* than 4 storeys and more than 50 units per hectare?

I'm sure you're getting a lot of questions about this, and I truly appreciate your time.

Take care,

Chris Koelsch

On Sat, Feb 17, 2024 at 1:38 PM Chris Koelsch  
Hi Brad,

> wrote:

I live in the area of the proposed Sheridan College housing area special policy bylaw and read through the notice you sent to local residents. Can you provide details on these points:

- How do you define a 'unit' in relation to the 4 unit building? (ie, is a unit 1 bedroom in a detached house? is it a bedroom, bath, and kitchen?)
- You mentioned special provisions for C1 zones to permit a maximum of four storey units. Can you tell me what the process would be to rezone R1 to C1 in the proposed area?
- Can you elaborate on what the 'holding provision' is? And what do you mean by, "coordinated, integrated, and comprehensive redevelopment"
- Who was the sponsor of the proposed bylaw? Was it proposed by you, a member of council, or someone else?
- What is the overall goal of the bylaw?

Information about those points, and any other material about the proposal would be greatly appreciated.

Thanks!

Chris

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**From:** Brenda Inskip  
**Sent:** Monday, February 19, 2024 2:32 PM  
**To:** Town Clerks  
**Cc:** \_Ward3; Janet Haslett-Theall; Rob Burton  
**Subject:** Comments on "Right of Way" policy in Oakville

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings,

I have lived in Oakville for 29 years in Ward 3. The Ward I live in is predominantly single detached Homes. I do not think that 4 units per Lot "Town wide" is a wise idea at all! It completely destroys the concept of Livable Oakville,

One problem it would raise, which we don't want, is parking and traffic! These are issues already and our residential streets

will end up looking like Toronto where cars line both sides of the street 365 days a year and 24/7, how could snowplows

function in clearing our streets in the winter when every street is filled with cars?

Accepting finances to relinquish control of our Town Planning to the Feds is not a wise idea and in the long run will only serve as a drop in the bucket to help reduce Municipal budget shortfalls.

Our Town Council and Mayor should keep their eyes on our Longterm commitment to Livable Beautiful Oakville!

Sincerely,  
Brenda Inskip  
Oakville, ON

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**From:** Jan Dobson  
**Sent:** Monday, February 19, 2024 1:57 PM  
**To:** Town Clerks  
**Cc:** \_Ward3; Janet Haslett-Theall; Rob Burton  
**Subject:** Comments on "Right of Way" policy in Oakville

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello:

I am a very long time resident of Oakville who lives in Ward 3. The Ward I live in is predominantly single detached Homes.

I know there will be other meetings in Oakville and much needed "Public Input" regarding this Policy as mandated by the Federal Government for those municipalities to qualify for Funds from the Accelerated Housing Program. This is my opinion and I would like it to be "on record" and to be included in future deliberations on this important topic.

My Thoughts:

I do not think allowing 4 units per Lot "Town wide" is a good idea at all. Areas of Oakville that are currently zoned for single detached homes should remain so....having said that there is a duplex at the corner of Navy St and Robinson that is very acceptable but it is located very close to the Business District of Downtown Oakville and adjacent to a much taller buildings that face Lakeshore Road. This duplex building does not have an overly High Height so is in keeping with other homes on the street. I do think Height restrictions of current levels need to stay in place.

I do think 😞 this 4 unit per Lot policy can be incorporated in areas in Oakville where apartment buildings, Townhouse Rows and Duplexes are already located, but to allow this policy Carte Blanche on ANY Lot located Anywhere in Oakville is not a good idea and completely destroys the concept of Liveable Oakville, building within the confines of the "character" of a neighbourhood and threatens Heritage designated areas.

Parking and traffic are huge issues already and our residential streets will end up looking like Toronto where cars line both sides of the street 365 days a year and 24/7....how can snow plows function in clearing our streets in the winter when every street is filled with cars.

Accepting some \$\$\$ now to relinquish control of our Town Planning to the Feds is a bad idea and in the long run will only serve as a drop in the bucket to help reduce Municipal budget short falls.

Our Town Council and Mayor should keep their eyes on our Longterm commitment to Liveable Beautiful Oakville.

Your most sincerely,  
Jan and Bill Dobson  
Elmhurst Avenue  
Oakville, Ontario

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**From:** Bill Patterson  
**Sent:** Wednesday, February 21, 2024 9:22 AM  
**To:** Town Clerks  
**Subject:** Re: Statutory public meeting for proposed official plan and zoning by-law amendments Town-wide and Sheridan College Housing area special policy area town-initiated 42.15.62 and 42.15.63, ward 1-7

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning, I have one follow-up comment to add to my submission.

Is Sheridan College planning on expanding their on site residences on their property before expanding this policy of 800 meters of Sheridan? It would seem to me to be wise for them to maximize the land they already have before extending to homeowners in this 800 meter area.

Thanks  
Sent from my iPad

> On Feb 16, 2024, at 15:06, Town Clerks <TownClerk@oakville.ca> wrote:  
>  
> Good Day,  
>  
> Thank you for contacting the Town of Oakville.  
>  
> Your correspondence has been forwarded to the appropriate parties for review.  
>  
> Thank you,  
> Tatiana  
> Clerk's Department  
>  
>  
>  
>  
> Town Clerks | Town of Oakville | 905-845-6601 | [www.oakville.ca](http://www.oakville.ca)  
>  
> Please consider the environment before printing this email.  
> <http://www.oakville.ca/privacy.html>  
>  
>  
> -----Original Message-----  
> From: Bill Patterson  
> Sent: Friday, February 16, 2024 10:07 AM  
> To: Town Clerks <TownClerk@oakville.ca>

> Cc: Bill Patterson

> Subject: Statutory public meeting for proposed official plan and zoning by-law amendments Town-wide and Sheridan College Housing area special policy area town-initiated 42.15.62 and 42.15.63, ward 1-7

>

> SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

>

>

> As outlined in the above Town document,

>

> Please consider this email as my electronic submission for council response in regards to this amendment.

>

> 1. Currently in the Special Policy Area, homes already provide student housing. I am sure many may not meet the Town requirements of an "accessory apartment". I can't help asking myself Why a homeowner would go to the trouble of following all new guidelines for separate dwelling units when they can continue to rent out rooms with shared bathrooms, kitchen etc. at little to no cost. Sure it doesn't follow Town bylaws, but it does not appear the bylaw is enforced. Does the Town even know the addresses of these current student rentals and will they begin to enforce this if this new bylaw is enacted?

>

> 2. What is the rationale for creating the Special Policy Area at a limit of 800 metres? Has there been a study conducted to show that conversion to four dwelling units will solve the housing problems for Sheridan students within this area, or was some other arbitrary methodology used to get to 800 metres? I question why it isn't expanded throughout Oakville, can the students not be expected to commute to school? How many expected additional rental units are expected and does it solve the problem?

>

> 3. The devil is in the details, the effect of the proposed amendment does mention working with stakeholders, but seems to be centred around the Town and Sheridan only, it seems to omit the Homeowner and potential issues that I see arising as a result of moving forward with transitioning a residence into four dwelling units - would a house with four dwelling units have four addresses? Four electricity meters, four HVAC systems, etc. Have Canada Post, Oakville Hydro for example been notified of this and are they working on the details of how this would be integrated into their networks.

>

>

> William John Patterson  
Martindale Avenue, Oakville, Ontario L6H 4G8

>

> Sent from my iPad



February 21, 2024

Dear Council c/o the Town Clerk at the Town of Oakville, Clerk's department

Re: Town-wide Sheridan College Housing Area Special Policy Area  
Town-initiated 42.15.62 and 42.15.63 Wards 1-7

I am writing to express my strong objection to the proposal to rezone my property at Nottingham Drive and the surrounding area from single-family to multi-family for the purpose of accommodating student housing. While I understand the need for student housing in our community, I believe that this rezoning would have a significant negative impact on the property values and the character and livability of our neighbourhood.

I've lived in my current subdivision for over 35 years. I bought and moved into the neighbourhood because it was single family detached and well maintained. Over the years I've experienced the negative effects of more and more homes being rented out to students and to other people. During the summer these homes can easily be identified by the poor upkeep of their property. I have seen garbage strewn across yards, front lawns rarely cut and yards covered with weeds. Allowing multi-family housing would not only legitimize what is occurring now but would make matters worse, much worse!

In addition to poor aesthetics, ever increasing student housing has already strained the nearby infrastructure worsening traffic congestion and increasing parking difficulties as well as increased noise levels and disturbances during all hours of the day and night. I cannot tell you the number of times I've been nearly knocked over while walking as students ride their bikes or run by me to catch a class. The peace and quiet that our neighbourhood enjoyed over the years is diminishing and affecting the quality of life for all existing residents.

I believe that the boundary for the proposed changes (the Sheridan College Housing Area Special Policy Area - 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) is completely arbitrary and extremely unfair. Since Sewell Drive is the southern boundary why isn't an equal distance to the north say River Oaks Blvd. the northern boundary? Why isn't 8th line the eastern boundary? This makes no sense. I don't know why our subdivision, which was single family detached when I moved in over 35 years ago, has to bear the brunt of the burden of the increasing student population so that the rest of Oakville can benefit from additional government funding.

The proposed rezoning does nothing for residents of our subdivision except negatively affect our property values. I respectfully request that the council reject the proposal to rezone my property for multi-family housing. I believe that there are better, more suitable

solutions that can meet the needs of the community without sacrificing the integrity and character of our neighbourhood or town.

Thank you for considering my objection.

Sincerely,

A handwritten signature in blue ink that reads "Tim Holden". The signature is written in a cursive style with a large, sweeping "T" and a long, horizontal "H".

Tim Holden  
Nottingham Drive  
Oakville, ON L6H4H7

c.c. Jeff Knoll

---

**From:** vivek asrani  
**Sent:** Thursday, February 22, 2024 7:26 PM  
**To:** Town Clerks  
**Subject:** Housing Densification

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello

My name is Vivek Asrani and I am a resident of college park for the last 12 years. I strongly object the densification of college park (condos around Sheridan or converting detached home to 4 family units)

This is exactly the thought that gives me nightmares from actual experience. My Neighbour had 8 Air B&b tenant with 6 cars on their driveway. They used to park multiple cars on the boulevard, on the grass and drive over my grass and property and park on the street on weekdays all the time, blatantly ignoring by- laws. This was utter nuisance and I had file multiple complains to the town which was ultimately resolved.

There is already unbearable congestion going down trafalgar and this will add to travel Times just reaching the Go station.

Oakville will become a thing of the past with added congestion and properties being acquired and converted by absentee landlords. We will deal with all the above problems. What we witnessed with this property as well as with others being exclusively used for student housing is that maintenance on the property went down, grass isn't cut, sidewalk aren't shovelled, cars illegally parked on the median as well as on the road in a no parking area and garbage piled up at the side of the house .

Not our vision of a Liveable Oakville.

My address        Queensbury Crescent  
Oakville L6H4G5

Thanks  
Vivek Asrani

Sent from my iPhone

**Subject** Statutory Public Meeting for Proposed Official Plan and Zoning By-law Amendment

**From** Robert Lane

**To:** <TownClerk@oakville.ca>

**Cc:** <Brad.Sunderland@oakville.ca>, <jeff.knoll@oakville.ca>,  
<marc.grant@oakville.ca>,

**Date** Today at 9:45 AM

Vicki Tytanneck  
Town Clerk  
Town of Oakville

**RECEIVED**

**FEB 22 2024**

**CLERK'S DEPT**

I received a notice in the mail on February 14, post marked February 12, of the scheduled public meeting which is to be held on Monday March 04, 2024 at 6:30 PM. This meeting is to be hosted by the Planning and Development Council to discuss the above titled subject.

I will not be in attendance, but, I ask that my position herein be tabled to such committee and that it be read into record.

I will also be providing a hard copy to you at the City Hall mailbox to assure that you receive it.

Please advise at your earliest, if I have not followed the necessary or correct procedural path to achieve my voicing of opposition and that it has been duly placed on record.

**Background** - I have been in my home in "CollegePark" on Millbrook Avenue for 38 years and I am an original owner.

I view the "College Park" Neighbourhood as being family based/oriented and has harmoniously co-existed with Sheridan College and the attending students. Although, we have experienced some non property affiliated parking issues on the street. This is due to the proximity to the campus and the obvious attempt to avoid the high campus parking fees. And we have noted over the many years a gradual increase in non resident property ownership and room rentals throughout our neighbourhood. As well, there has been marginal issues concerning a spotted lack of yard maintenance and garbage proliferation on waste collection day. But generally the neighbourhood has stood time and has maintained its worth and pleasant demeanour. However, with these proposed changes, I cannot assume or have any degree of comfort that this will continue.

**My position** - In reviewing what has been presented by the Oakville City planning department on the above titled subject, I consider it to be an incomplete presentation, lacking in documentation including pertinent analysis and therefore totally inadequate for a neighbourhood and the city as a whole to reach consensus (in opposition or otherwise). Furthermore, it appears that part of the proposed amendments, specifically targets my neighbourhood as the "Sheridan College Housing Area Special Policy Area". This section of the proposed amendments has to be treated as an outright penalization to my neighbourhood as it truly lacks any credible rational or social and financial impact analysis. Proposing additional densification over and above the "town-wide" section of the amendments can only be taken as being punitive and inconsistent with the characteristics of the area. Pointedly - this deviation or targeting has caught my attention and therefore my opposition. I also direct your attention to the facts on the ground, that the College Park area is the actual footprint of the target as the areas to immediate West and South of the College property are a seasonal nature trail and creek which prevents any foot traffic for purposes of getting to and from the college. Targeting a much smaller area should be considered "veiled" means of expropriation.

**Assessment** - My take is that this "Special Policy Area" amendment is allowing random single dwelling house modifications so as to increase the low rental availability to students. I see no discussion that these multiple units would be treated as condominiums and therefore are to be treated as multiple level rental units. Also I have to speculate that, the cheaper the construction, the lower the rentals rates. The specific targeting of the College Park neighbourhood by allowing these randomly placed four Storey units is not acceptable. Furthermore an explanation/ramifications of "as-to-right" is not explained. So, if this density increase, is being postured under the mantle that there is a college accommodation problem then I have some questions.

I would very much like to question the logic, justification or at least be privy to any analysis that have been used.

Here are my questions (for starters):

- Is Sheridan college proposing to expand? And if so - when? And how significant an expansion?
- Does Sheridan College have a problem with demand and supply of accommodation for students? Now? Future?
- Has Sheridan College tried to solve any existing problem within its mandate? Or within the provincial mandate?
- If an expansion is the issue, then how are they proposing to solve the problem? Has the Planning and Development Council pursued such with the College and are willing to share that correspondence?
- Has Sheridan College examined any application of its vast under-utilized land holdings to address this unsubstantiated issue?
- Is the 800 meter distance limit so established for Sheridan College students due to the physical limitations of the students to go beyond that frontier? Therein needing the higher concentration/density of accommodations in the College Park area? (I recognize that the shopping complex of Oakville Place is a staggering 1200 meters but I can report that Sheridan students have been frequenting this establishment without issue for many years. Walmart is a slightly higher distance but I see a steady stream of students making the easy journey there and back after securing groceries.)
- Why has the "Mid Town Plan" not addressed or been modified to address any of the college student resident needs, if indeed there are such requirements?

But of importance:

- Is the federal government dollars and the value/amount linked exclusively to having the Sheridan College Special Policy Area proposal created?
- Would the Town-wide amendment be sufficient to address the college needs without the incorporation of the "Special Policy Area" into the amendment proposal?
- Has Sheridan college been asked if removing the "College Park Special Policy Area" amendment impact their plans and how?
- Does Minister Sean Fraser hold the same view and sympathy with the students in having to commute more than 800 meters?
- Or does he also feel the alternatives of taking the bus service in Oakville or utilizing the Go Service to reach their accommodations to onerous?
- Or Does the Minister view the "College Park Special Policy Area" as the only area in the Town of Oakville that meets his criteria?
- Or is this more like an experiment as to see how Municipalities can meet his theoretical targets to densify urban centres throughout the country?

I may have missed the linkage completely and the rationale for the Special Policy Area but if the Oakville Planning Council can get any department heads of any of the Universities in Southern Ontario to support or agree with how these proposed Official Plans and Zoning By-law Amendments have been developed or unfurled - I will stand down.

**My Objective** - I would like to, some day, install solar panels on my roof. The ways things are going - probably sooner than later. I have no way of assessing the impact of the stove pipe housing heights that will be built adjacent to my property if these amendments are approved. Will they shadow me from significant solar energy, wherein reducing the viability or even the possibility of such an undertaking. Has this been considered? What recourse will I have should this occur?

I am also concerned that the \$25 million (the Feds Accelerator Funding) will not nearly cover the cost of any upsizing required for sewer, water, gas and electrical service to support the densification in the "Special Policy Area". Has the Planning Council taken this into consideration? Or will there be future tax hikes directly associated with this proposed amendment?

I would like to continue to hold our street parties and celebrations, knowing my neighbours, collaborate on our neighbourhood watch, have the children play hockey and basket ball on our street. (Just count the number of basket ball hoops along our streets.) All this will be impacted by your proposed amendments. Does not Urban Design for residential areas consider comfort, safety and compatibility.

**Conclusion** - Therefore, based on there being an obvious targeting of the College Park neighbourhood, the lack of explanation, or any comprehensive economical evaluation, impact analysis or demand analysis and the very much lacking consultative process I must strongly object to these amendments moving forward/passing. This cannot be

making consultative process, I must strongly object to these amendments moving forward. This cannot be considered a comprehensive addition to the OP to meet some unknown, undocumented density targets. Nor in keeping with the spirit of Part C, sections 3.9, 4.3, 6.1.2a and 6.4 of the OP Livable Oakville.

Since the consultation has been missing or very much lacking in substance, I will now have to take time to discuss this with my immediate neighbours as well as those in the greater Oakville Community to see who's interest this is serving.

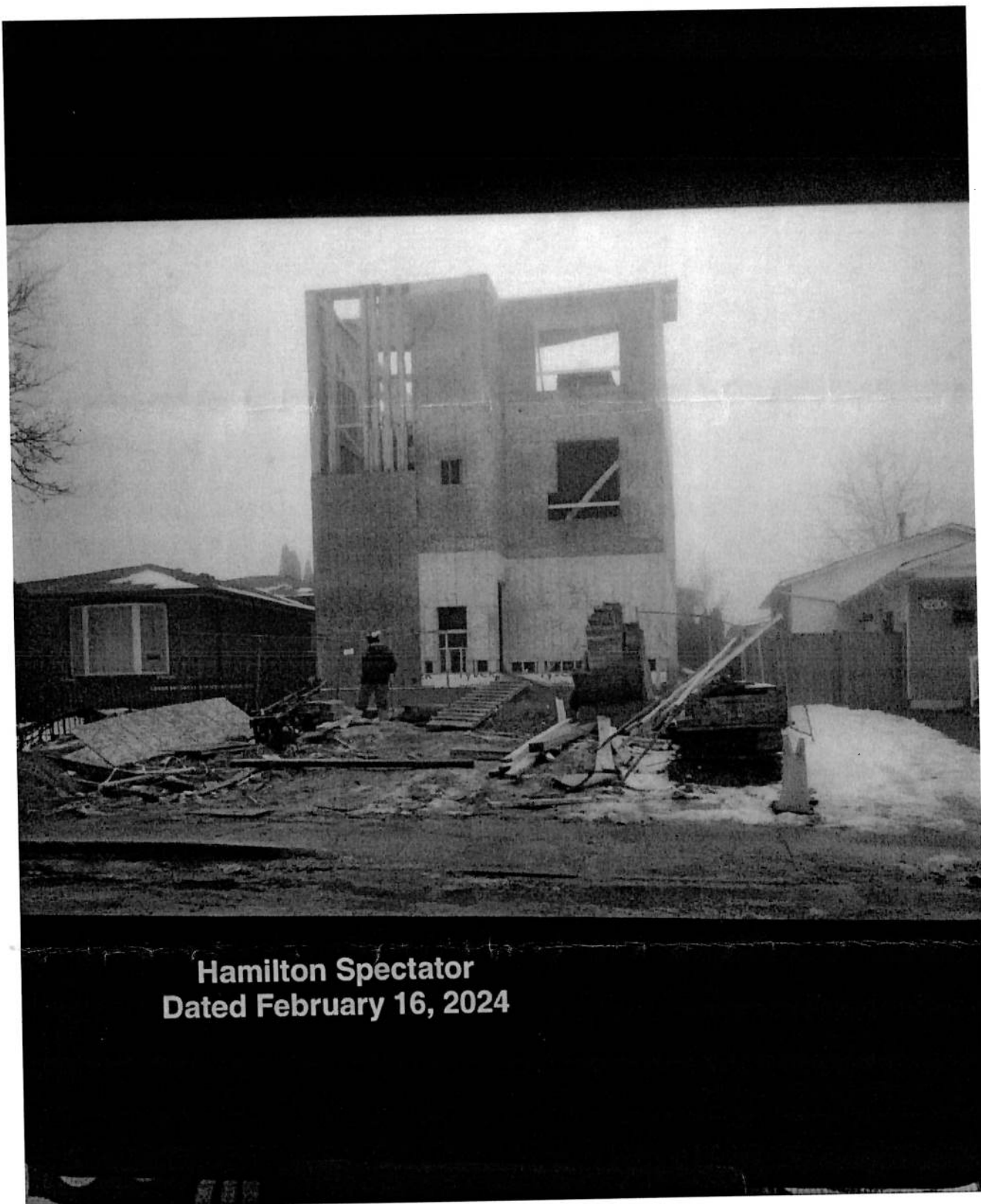
The immediate questions I will raise:

- *"Is it right that the citizenry of Oakville benefit one time to \$400 to \$600 per property at the possible social and direct impact to one small area called "College Park"?"*
- *"do you want to see the boondoggle which is happening in Hamilton right now, as shown in the attached picture extracted from the Hamilton Spectator dated February 16, 2024?"*
- *"can you imagine the next five, ten or twenty years of wannabe architects and DIY builders attacking our neighbourhood?"*

*Regards  
Robert Lane  
Millbrook Avenue  
Oakville*







**Hamilton Spectator**  
**Dated February 16, 2024**

---

**From:** R & K Gunner  
**Sent:** Thursday, February 22, 2024 9:21 AM  
**To:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Sheridan college housing meeting march 4th

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I am inquiring how I go about putting in my 2 cents to this proposed re-zoning amendment meeting on March 4th at 6:30? I have never done this before so unsure.

Here is my inquiry based on personal experience.

I live at Redbank Cres. In 2022, a semi-detached home ( Redbank Cres) was sold across the street. The new owner fixed it up and then had 5 tenants (based upon number of cars in the driveway) move in. The tenants are ok and no complaints about them. However, with 5 cars there are always a couple on the street. Then in Oct 2023, I came home to find the huge tree in the front yard cut down. I called the town and I was told they would take care of it since there was no permit acquired (not sure what happened). Then 2 weeks later someone came and graveled over the whole front yard for cars to park on. I again called the town and was told they can not do that, and will take care of it. Every night a large SUV parks on the gravel. I called the town again and said they would ticket the car every time they did this. However, it is still there every night.

This will bring my home value down when more people live in the house with more cars, don't take care of the property, illegally park on the grass/tree removal, etc.

What assurances do we have that with this new amendment, what has happened across the street from me will not occur in the future?



Cheers,  
Russell Gunner, C.A.T.(C), R.Ac.

---

**From:** Robert Condie  
**Sent:** Wednesday, February 28, 2024 8:28 AM  
**To:** Town Clerks  
**Subject:** Fw: Housing Accelerator Fund

**SECURITY CAUTION:** This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Sir:

As per the message below I was directed by Mr. Sunderland to table our comments that are cited below.

Thank you for help with this.

Robert and Shirley Condie  
Queensbury Crescent

---

**From:** Brad Sunderland <brad.sunderland@oakville.ca>  
**Sent:** February 22, 2024 3:03 PM  
**To:** 'Robert Condie'  
**Subject:** RE: Housing Accelerator Fund

Hello Robert,

Thank you for your comments. If you would like your input to be included in the package of comments to be provided to Council on this matter, please ensure you direct them via email to the Town Clerk.

Any submission to the Planning and Development Council, either in hard copy or in electronic format, must be forwarded to the Clerk's department for receipt no later than noon on Monday, March 4, 2024, to ensure its availability to the Members of Council at the meeting. Individuals wishing to make an oral submission at the public meeting are strongly encouraged to contact the Clerk's Department by noon on Friday, March 1, 2024 by email to:

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

Thank you,  
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)

**Vision: A vibrant and livable community for all**

Please consider the environment before printing this email.  
<http://www.oakville.ca/privacy.html>

---

**From:** Robert Condie  
**Sent:** Thursday, February 22, 2024 12:34 PM  
**To:** Brad Sunderland <brad.sunderland@oakville.ca>  
**Subject:** Housing Accelerator Fund

**SECURITY CAUTION:** This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Sunderland

We just completed your online survey but this did not provide ample ability to really express our concerns so hopefully you and our elected representative, who I also plan to send this to, will take what we have to say into consideration.

Oakville is one of the wealthiest communities in the country but here we are being tempted by “free money” with the result that greed sets in and common sense and sound reasoning are ignored. Liveable Oakville will become a thing of the past with added congestion and properties being acquired and converted by absentee landlords. We have lived in the College Park area for over thirty years and have witnessed what happens when there are absentee landlords. We had one adjacent property that was operating as an Air B&B but when the owner moved out she converted it to a rooming house with at least eight unrelated residents. What we witnessed with this property as well as with others being exclusively used for student housing is that maintenance on the property went down, grass isn’t cut, sidewalk aren’t shovelled, cars illegally parked on the median as well as on the road in a no parking area and garbage piled up at the side of the house. Not our vision of a Liveable Oakville.

The Oakville wide plans to densify as demanded under the Housing Accelerator Fund is bad enough but to single out the land surrounding Sheridan College for even greater densification is really damaging for this area. The 2024 - Draft OPA - Lands Surrounding Sheridan College (Livable Oakville).docx states:

Accommodating Increased Density

- i) Property consolidation and land assembly to allow for comprehensive site design and development is encouraged.
- ii) To ensure orderly and comprehensive redevelopment of existing low-rise housing, block context plans demonstrating how property consolidation and DRAFT By-law Number: 2024-xxx 8 land assembly fits contextually within the broader neighbourhood lotting pattern may be required as part of the development approvals process.
- iii) Where the planned scale or configuration of development is not feasible on an individual property, property consolidation shall be required. Where property consolidation is not possible, development permissions may be limited.

My interpretation of this is that our neighbourhood will be subject to a creeping cancer with the mess of reconstruction going on for years. Property values will plummet as families will not want to move here and we will be in the heart of an Unliveable Oakville.

Sheridan College has a Master Plan in which they envision the student population on the Oakville Campus increasing by two and half times. Is this supported by the Ministry of Education or would the Ministry sooner see new colleges or campuses developed in other communities to facilitate easier access? Given there are Sheridan Campuses in Brampton and Mississauga it would seem prudent to establish a new campus in Milton and thereby take the pressure off of Oakville.

I will leave it to other fellow residents of our area to put forward options within the 800 metre zone around Sheridan College but should the zoning in our area change from Low Density to Medium Density property values will plummet and as such our residents will demand an immediate reduction in property taxes. In all of Oakville should this go forward, properties that convert to three or four housing units per property should see an increase in taxes to reflect the added pressure on our infrastructure. In addition, such properties should be registered with the Town and this list should be made available to Revenue Canada.

Bottomline – get back to the vision of a Liveable Oakville and forgo any short-term gains under the Housing Accelerator Fund.

Sincerely,  
Robert and Shirley Condie

---

**From:** Patricia Sullivan  
**Sent:** Friday, February 23, 2024 11:14 AM  
**To:** Town Clerks  
**Cc:** Patricia Sullivan  
**Subject:** Opposition to having 4 units on a single lot

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a long term resident of Oakville I was astonished to hear that Council would consider such a change to zoning bylaws. My concerns with this proposal include:

-no public consultation prior to council voting on this change -loss of tree canopy -traffic issues -loss of enjoyment of existing properties due to noise and shadows created by new buildings -loss of privacy -parking issues -infrastructure issues (roads, utilities) -school crowding -insufficient recreation facilities -noise issues -loss of character of existing neighbourhoods

Council is exhibiting a knee-jerk reaction to the Federal Government's lack of planning for immigration . All of this for \$36 Million which will in turn make Oakville UNLIVEABLE!

A very concerned resident

**From:** [Lynda Funk](#)  
**To:** [Town Clerks](#)  
**Cc:** [lynda](#); [robin Post](#);  
**Subject:** Written submission for the March 4th meeting regarding Sheridan College Special Policy for housing  
**Date:** Friday, February 23, 2024 11:40:13 AM  
**Attachments:** [NRSI 3096 6th Line, Oakville Letter 2024 02 21 Final.pdf](#)

---

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayor and Members of Council

re Meeting March 4 to discuss the Town-wide Sheridan College Housing Area Special Policy

For the past 18 months our family has been working to change the designation of our Mother's property, known as Sixth Line , reversed back to its original status of residential.

Directed by the town and Halton Region we implemented the EIA study with Natural Resource Solutions Inc. in March 2022.

We believe this property would be an asset and should be considered for housing, recognising the great need for same. We have been told that planning is underway to rezone the plaza across the street for a lowrise. Our property is significantly larger than of that and we would impact only two single home dwellings with a road allowance between properties. Where as the plaza has 10 single home dwellings and 6 townhomes that would be backing onto the proposed lowrise. Ours is also with 800 metres of Sheridan College.

Although we are unable to provide you with the final report of the Environmental Impact Study we are pleased to submit an interim report from, Natural Resource Solutions Inc, indicating that 5/6 the property should be residential, not NHS (Natural Heritage System). The final report will be completed in 21 days.

We therefore submit this for your consideration and would appreciate being advised of any further meetings/information that might refer to the expansion of boundaries for housing purposes.

Sincerely  
Lynda (Post) Funk

Please see attached from Natural Resource Solutions Inc.



February 21, 2024

Project #3096

Rob Burton, Mayor of Oakville  
Town of Oakville

**RE:                6th Line, Oakville**  
**Environmental Impact Study Preliminary Findings**

---

Natural Resource Solutions Inc. (NRSI) has been retained by Lynda Funk to complete an Environmental Impact Assessment (EIA) for the property located at 6<sup>th</sup> Line, Oakville (hereafter referred to as the “subject property”; Map 1). The objective of this EIA is to determine the need for any refinements to Regional Natural Heritage System (RNHS) mapping on the subject property based on existing conditions.

According to the Halton Region Official Plan (OP, 2022), the entire subject property is mapped as RNHS. The property is currently zoned as N-Natural Area per the Town of Oakville’s Zoning By-law 2014-014 (2023). Prior to 2014, the subject property was zoned and designated as Low Density Residential. Under the By-law, adjacent areas are zoned CU – Community Use to the north, RM1 – Residential Medium to the west, and N – Natural Area to the east and south.

The landowner wishes to remove the RNHS designation from the subject property. Per Section 116.1 of the Region OP (2022), the boundaries of the RNHS may be refined through an Environmental Impact Assessment, accepted by the Region, or similar studies based on a Terms of Reference accepted by the Region.

In 2023, NRSI undertook a field survey program to characterize and delineate the boundaries of the natural features within the subject property. Based on field survey results as well as background information collected, an analysis of the significance of existing natural features was completed within and adjacent to (i.e., within 120m of) the subject property. This analysis is based on the rarity or significance of features and/or associated functions/processes and/or current OP natural heritage policies. It also recognizes the presence of Conservation Halton-regulated lands at the rear of the property, due to the mapped presence of a watercourse.

The EIA report is in the process of being finalized. However, based on the results of field investigations, and with regard for Town and Region OP natural heritage policies, it will be NRSI’s recommendation within the EIS report that the majority of the subject property be excluded from the RNHS. NRSI biologists have determined that much of the wooded features on the property comprise a thicket of non-native, invasive Common Buckthorn (*Rhamnus cathartica*), and that it is not appropriate to include the thicket within the RNHS. Only natural vegetation growth at the rear of the property will be recommended for inclusion in the revised RNHS mapping on the subject property. Further, Conservation Halton staff reviewed the watercourse feature within the rear of the property and confirmed that it no longer acts as a watercourse and, as such, is not regulated. See Map 2 for the proposed refinement to the RNHS where it exists on the subject property.

Should you have any questions or comments regarding this letter, please do not hesitate to contact me.

Sincerely,  
Natural Resource Solutions Inc.

A handwritten signature in black ink, appearing to read "Sydney Gilmour". The signature is fluid and cursive, with the first name "Sydney" and last name "Gilmour" clearly distinguishable.

Sydney Gilmour, M.Sc.  
Terrestrial and Wetland Biologist



## Maps

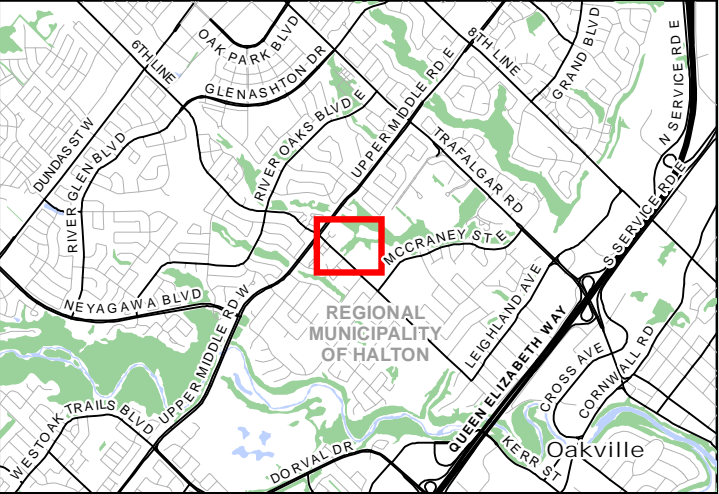
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Path: X:\3096\_EIS\_6thLine\_Oakville\NRSI\_3096\_Map1\_StudyArea\_NatFeatures\_2K\_2024\_02\_21\_DNH.mxd

6th Line, Oakville  
Study Area and Natural Features

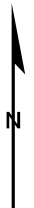
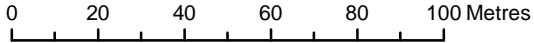


- Legend**
- Study Area (120m)
  - Subject Property
  - Tributary (Conservation Halton)
  - Natural Heritage System (Halton Region) (Approximate)

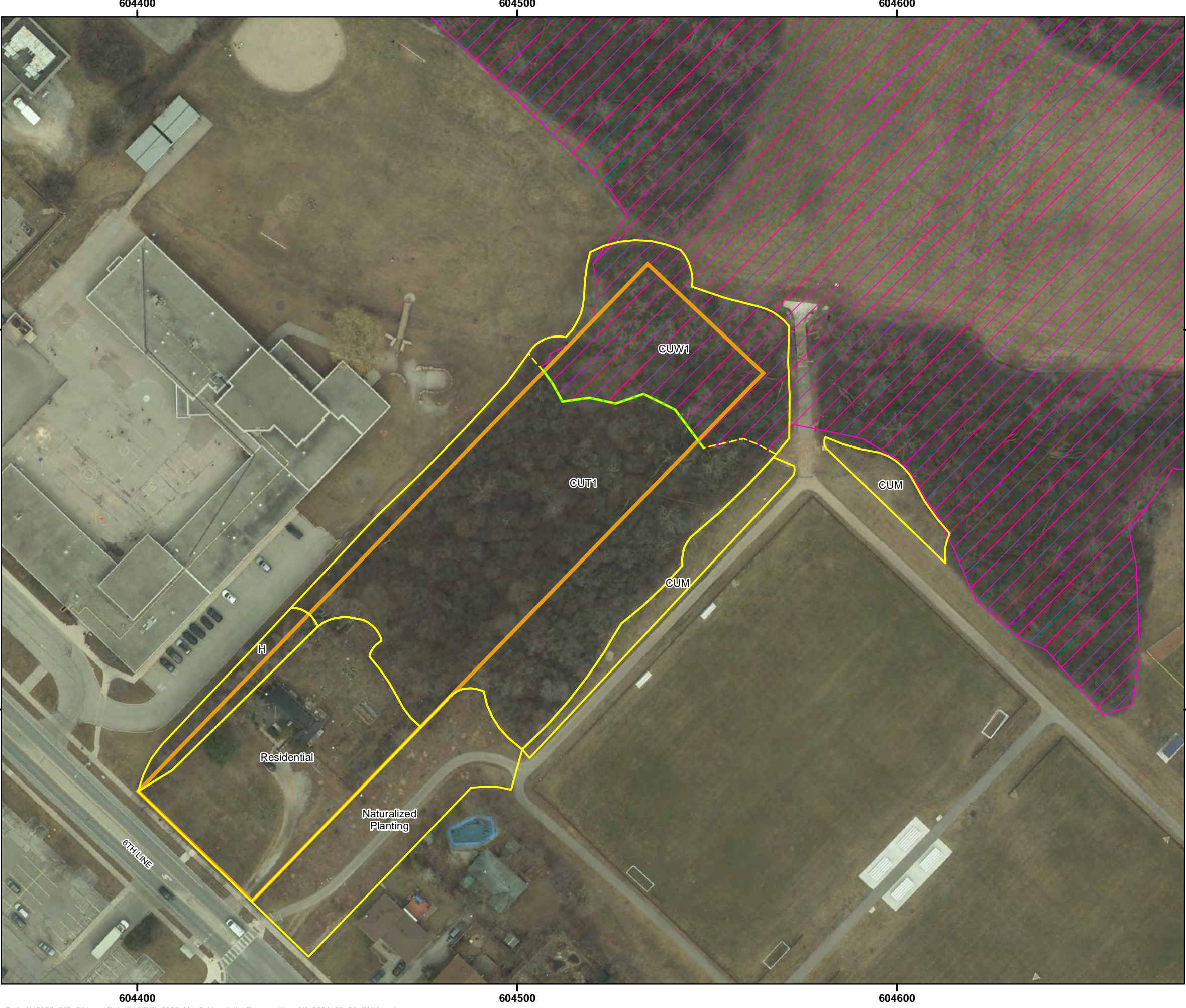


Map Produced by Natural Resource Solutions Inc. This map is proprietary and confidential and must not be duplicated or distributed by any means without express written permission of NRSI. Data provided by MNRF© Copyright: King's Printer Ontario. Imagery: First Base Solutions Inc. (2021).

Project: 3096 Date: February 21, 2024	NAD83 - UTM Zone 17 Size: 11x17" 1:1,750
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Map 2

6th Line, Oakville  
Vegetation Communities

**Legend**

Subject Property

NRSI Surveyed Dripline Boundary (2023)

Natural Heritage System (Halton Region) (Approximate)

Ecological Land Classification (ELC)

ELC Inclusion

(CUM) Cultural Meadow

(CUT1) Mineral Cultural Thicket Ecosite

(CUW1) Mineral Cultural Woodland Ecosite

(H) Hedgerow

**NATURAL RESOURCE SOLUTIONS INC.**  
Aquatic, Terrestrial and Wetland Biologists

Map Produced by Natural Resource Solutions Inc. This map is proprietary and confidential and must not be duplicated or distributed by any means without express written permission of NRSI. Data provided by MNRF© Copyright: King's Printer Ontario. Imagery: First Base Solutions Inc. (2021).

Project: 3096  
Date: February 21, 2024

NAD83 - UTM Zone 17  
Size: 11x17"  
1:1,000

Path: X:\3096\_EIS\_6thLine\_Oakville\NRSI\_3096\_Map2\_Vegetati\Communities\_1K\_2024\_02\_21\_DNH.mxd



Oakville Town Council  
C/O the Town Clerk at the Town of Oakville, Clerk's Department  
1225 Trafalgar Road  
Oakville, Ontario, L6H 0H3

February 22, 2024

Re: By-law Amendments

Town-wide and Sheridan College Housing Area Special Policy Area Town-initiated  
42.15.62 and 42.15.63, Ward 1-7

Dear Members of Oakville Town Council,

As a resident of the proposed Sheridan College Housing Area- Special Policy Area I am very upset that I am being discriminated against for purchasing a home close to Sheridan College. Any By-law Amendments regarding increased density should apply equally to all housing units in Oakville not just those located close to Sheridan College.


All residents and homeowners living in Oakville benefit from the fact that Sheridan College is located in Oakville. They should all share in the plan to provide any additional housing on an equal basis and not just for students..

If the students at Sheridan College require more housing, Sheridan should build and operate more student residences.

Our area is already impacted by the poor upkeep and maintenance of several neighbouring houses that are rented to students. We do not want our quiet neighbourhood of single-family residences to turn into a student housing ghetto similar to what has happened to parts of Kingston near Queens University and parts of Hamilton near McMaster.

The need for more housing is understood but it should not be achieved by discriminating against some parts of Oakville and not all of Oakville.

Yours truly,

  
Alan R. Boyes

Millbrook Avenue  
Oakville, Ontario, L6H 4J7

RECEIVED  
FEB 23 2024  
CLERK'S DEPT

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**From:** Ron Bell  
**Sent:** Saturday, February 24, 2024 3:17 PM  
**To:** Town Clerks  
**Subject:** Proposed Official Plan and Zoning by-law amendments for review March 4, 2024

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have several questions and concerns of the proposed amendments to be discussed at Town Hall on Monday March 4, 2024. Please provide a response to these items or direct me to who could.

Also, as advised in the handout distributed about these matters, please **include me in any notification of the decision** of the Town of Oakville.

#### **Initiative 1 – Four Dwelling Units Per Detached Residential Property**

- Please confirm this proposal is to increase the limit of dwelling units per detached residential property from the current 3 units to proposed 4 units AND that is to be applied town-wide.

#### **Initiative 2 – Sheridan College Housing Area**

- Why not wait for results of the related proposal to increase units per dwelling from 3 to 4, town wide, before trying to adopt this proposal of allowing 4 story apt buildings in an already developed community? There may be no need, if many homeowners expand their existing dwellings to multiple units within (or on property).
- How would this proposal work, when most of the “subject lands” are already developed with existing homes? Would the Town pursue some kind of “conversion? Or would developers be encouraged to buy up multiple adjacent homes to demolish and replace with multi level buildings?
- What is the proposed timeline for any such 4 story buildings to be built? There must be a controlled limit per year, to minimize damage to community and environment, as well as impact on the value of existing detached homes.
- Why does the proposal focus on 800m radius of Sheridan College, which is already a developed residential area, when there is vacant space and unused lots on the west side of Trafalgar, north of Upper Middle Rd up to Dundas? Developing those areas would have far less impact on the community and existing residents.

- Please provide a larger, more detailed map with street names clearly shown to ensure there is no impact to existing parkland.
- The proposed subject land appears to include the soccer fields north west of Gaetan-Gervais Secondary School (between baseball diamond and sixth line), which must not be allowed.
- It's not clear but the proposal seems to impact Munn's public school and White Oaks Secondary School, which should not be allowed.
- It's not clear but does the proposed subject land include destruction of the Sixth Line Plaza across from Munn's Public School?
- In addition to restricting the building height to 4 stories, there must be a restriction to the total number of units per story. This should be no more than 8, for total maximum of 32 units per building.
- What provision will be put in place to prevent any exceptions to the maximum height and unit restriction? It seems that other high-rise buildings in Oakville were able to go above the documented maximum if the developer was willing to pay a fee. This can not be allowed.
- Existing tree canopy must be maintained.
- In addition to height and number of unit restriction, there must be a limit to how many new buildings would be allowed on each street and in total. With the defined objective of mixed density, there must be a defined ratio to be maintained between detached dwellings and multi level buildings and per kilometer of roadway.

**Sincerely, Ron Bell**  
**Queensbury Cres, Oakville, Ontario L6H4G9**

Roger Lower  
Pallatine Drive  
Oakville  
Ontario L6H 1Z1  
24<sup>th</sup> Feb 2024

I am writing to express my strong opposition to the proposed amendments for By-laws 2014-014 and 2009-189, the proposed rezoning of the Sheridan College Housing Area. While the local community may be unable to prevent development, that in itself will be detrimental to the area, the addition of multi-family housing will cause traffic and safety problems, create even more problems with schools that are already over-capacity, and potentially lower the property values of the existing community.

Local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for all of the affected areas. The traffic surge during morning and afternoon rush hours will also negatively impact safety for children, since students walk to school then.

Schools in the area are already reported at overcapacity requiring portable units for the excess, and the council should not approve multi-family dwellings that creates or exacerbates a this situation.

Property values are likely to go down in the area if multi-family apartments, condominiums or duplexes are built. Multi family dwellings are inconsistent with the neighborhoods developed in the area. The area to be affected has a largely elderly population, and I suspect that the notice of the proposed amendment which was written in quite difficult to understand language will go mostly ignored.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,



**From:** [Miriam Martin](#)  
**To:** [Jeff Knoll](#); [Marc Grant](#); [mayo@oakville.ca](mailto:mayo@oakville.ca); [Town Clerks](#)  
**Cc:** [Miriam Martin](#)  
**Subject:** Feedback regarding by-law amendments and Sheridan College Housing Area  
**Date:** Monday, February 26, 2024 8:30:38 AM

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SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

(Sorry, my first email, did not get delivered to everyone properly)

Dear Mayor, Town Clerk, Mr. Knoll and Mr. Grant,

At the outset, we want to identify ourselves as residents of College Park in Oakville, who have been citizens of this great community for almost 30 years. We understand the need for rental housing and the overall housing crisis across Canada. Promoting rental housing and moderate to high density housing is a necessity to avoid urban sprawl and make use of existing urban footprints. Our neighbourhood has many households where adult children have had to return to live in their childhood homes as they cannot afford housing of their own. We support Oakville's initiative to adjust existing by-laws to accommodate affordable housing. We do believe that these by-laws should be applied **across all Oakville**, without bias or prejudice, and not associated with a particular area. This is why we **strongly object** to the sudden proposed Sheridan College Housing Special Policy Area. Any such by-law should have been on the table 40+ years ago. The town's vision is articulated in the Livable Oakville Plan, yet if this Special Policy Area is approved it will have a huge footnote "**except the College Park area**".

The housing crisis is not only about creating affordable houses but also affordable rental units. Oakville should **encourage the building of rental apartment buildings** instead of condos. Luxury condos, like those at the south-west corner of Dundas and Trafalgar have monthly condo fees that more expensive than most people can afford in rent. This makes them unlikely to be subleased.

Sheridan College should be encouraged to optimize the use of their existing lands which includes allowing the building of more residences for students or apartment buildings on their land. The city of Guelph Ontario has put in several low-rise rental apartment buildings, along Gordon Street, aimed at shared accommodation. They have 2-4 bedrooms and a shared living space in the centre, purpose built for student rentals. London Ontario, working with Western University, has taken a similar approach.

Fundamentally, between walking, cycling and public transit, access to the Sheridan's Trafalgar campus should not be bounded by 800m. The Halton District School Board will bus students who are further than 3.6 km of their school. Why was a **3.6 km radius for secondary students chosen and 0.8 km for Sheridan students**? Other post-secondary schools pay local transit authorities in order for students to ride for free. This is included in the student's fees. This should be offered to Oakville Sheridan students.

Creating a limited Sheridan College Housing area could mean that this area becomes an **unliveable student ghetto**. This has occurred to the detriment of other Canadian cities like Kingston. These proposed specialized zone bylaws have also been rejected by other Ontario municipalities to avoid such destruction of established neighborhoods into ghettos. I don't believe that anyone, living anywhere in Oakville would want to see this occur here.

In addition, we have a few comments about retrofitting existing houses to allow for 4 separate units.

- Garden suites will impact privacy and light for next door neighbours. This is not a preferred option.
- Widening driveways or putting in parking pads to allow for 4 cars will likely mean reducing the size of lawns, boulevards and possibly removal of trees.



For safety reasons, parking on road is not an option due to current bylaws and those bylaws should be kept.

- Should encourage actual duplexes and four-plexes like in Toronto instead of trying to retrofit existing houses into one of the designs being proposed.
- There is currently a bylaw to only allow at most 4 unrelated people in one house. This bylaw will be ignored and very difficult to enforce. Currently, it is hard enough to enforce. We know of at least one house in our neighbourhood that has 7 unrelated students.
- The new by-law should state that the **building owner must live in one of the units**. This means that the property will hopefully be maintained, and the residents are good neighbours. Typically, rental houses where the owner is in residence causes less issues for the neighbourhood.

Here are a few thoughts regarding the 4-story low-rise apartments:

- 4 story low-rise apartments are wonderful but should not be allowed to exist within established family neighbourhoods as they will increase traffic, decrease privacy and sunlight and negatively impacting these neighbourhoods.
- Keep these for major streets or existing commercial locations.
- Change by-law in Oakville, so **any new commercial strip mall must include second story apartments**, or 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floor apartments.
- You say that changes to existing residential neighbourhoods will be integrated and compatible. Who will make this decision? Will neighbours get to give input?

Here is a summary of our concerns about a Special Sheridan Zone area

- New proposed by-law should be for **all of Oakville**, not just one targeted neighbourhood, area highlighted already established family neighbourhoods.
- No need to confine to 0.8 km, if housing is made available along public transit routes
- Highschool students have to walk if within 3.6 km of school.
- Do not want these existing family friendly neighbourhoods to become “student ghettos”.
- A few years ago, the neighbourhood north of Sheridan and south of Upper Middle was becoming overrun with “**boarding houses**” where properties were not looked after and neighbours felt they were being pushed out and did not feel safe/comfortable, by-law was put in place for only 4 unrelated people in one home, this made it less lucrative for home owner, so houses returned to family homes, we do not want this to occur again.
- Many, many homes in the area north of Sheridan and south of Upper Middle already have basement apartments used by students.

Potential Other Solutions:

- Existing commercial properties should be changed to medium or high rise buildings, for example the mini malls at Martindale and Upper Middle, and the one across from Sheridan on Trafalgar.
- Any new commercial sites in Oakville should be made as multi-story buildings with rental apartments above retail spaces.

Thank you for taking the time to hear our concerns and comments.

Sincerely,

Randy and Miriam Martin

Nottingham Drive

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**From:** Julie Verhoeven  
**Sent:** Tuesday, February 27, 2024 11:32 AM  
**To:** Town Clerks  
**Subject:** Sheridan College Housing area - Special Policy area

**SECURITY CAUTION:** This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to express my objection to more housing density in the proposed area around Sheridan college. This area is already too dense from a traffic perspective. It takes 40 minutes to get from the GO station to River Oaks area during weekday commutes. It should take about 5 minutes. The traffic in that area is way too congested already. There is no way to expand Trafalgar any more. It cannot handle more housing density.

We have exceeded our growth goals as set out by the province. There is no need to grow further in already established areas. These areas cannot handle the growth.

What happened to Oakville's goals of being Canada's most liveable city? What happened to the TOWN of Oakville. You are turning Oakville into an overcrowded city.

Julie Verhoeven  
Pelee Blvd  
L6H 4E2

Date: February 27<sup>th</sup>, 2024

**Planning and Development Council**  
**C/o the Town Clerk**  
1225 Trafalgar Road  
Town of Oakville  
Oakville, Ontario

Attn: Development Council members

## **Subject: Support for Increased Zoning in Oakville**

I am writing to express my support for the proposal to increase zoning across Oakville. This proposal to change “as of right” ZBA and or OPA, with some gentle intensification along a select set of corridors or pockets should alleviate housing shortfall and affordability issues. In addition, it is important to update these regulations and is going to be a crucial step towards creating a more diverse and affordable housing landscape in our town.

### **Sheridan College – Special Policy Area:**

This proposal offers a unique opportunity to address housing challenges surrounding Sheridan College. Increased density near the college would provide much-needed housing options for students and staff, contributing to a more vibrant and sustainable community. This approach aligns with the growing trend of creating vibrant and walkable communities around educational institutions.

While increasing zoning is commendable, it is crucial to recognize the need to address other regulations that contribute to housing unaffordability, such as - Lot size, lot frontage, side yard setbacks, and parking minimums must also be reevaluated to create more flexibility and encourage higher density development.

It is important to refine the Draft ZBA regulations - for example: Section 15.AAA.3 Zone Provisions for Apartment Dwellings – is keeping the same existing regulations as in the current Zoning By-law 2014-014 Table 6.3.8 – RM1 to RM4. This approach is going to give way to land banking and land consolidation, like what occurred in some areas of Toronto and delay the development of much needed housing requirements. I would encourage town to consider the following:

1. Permitting four to six stories small apartment buildings within single family lots.
2. Minimize lot size and lot coverage requirements for Apartment buildings.

3. Permit building on stilts so parking can be on ground level rather than underground.
4. Permit variable height requirements subject to parking on ground level.

### **Learning from Toronto's "Missing Middle" Challenges:**

The City of Toronto's experience with "Missing Middle" zoning serves as a cautionary tale. This approach, while well-intentioned, has shown limited success in generating a significant increase in housing options due to slow implementation as availability of CR zoned lands were limited. Recently, City of Toronto introduced EHON Major Street Study focuses on permitting gentle density, missing middle housing on major streets in low-rise neighbourhoods across Toronto (See [Schedule A – Image 1](#)). We must learn from such experiences and adopt a more comprehensive approach in Oakville.

### **Beyond Three Units: Exploring Alternative Densities:**

While the proposal for three units per lot represents a positive step, exploring alternative densities should also be considered. Permitting construction of four to six-story apartment buildings on single lots (see [Schedule A - Image 2](#)), like projects currently underway in Toronto, could offer a more efficient way to achieve higher density and provide a wider range of housing options. Today's townhouse complexes are 3 stories in height, adding two or three more storeys will blend-in with existing build forms and maintain the character of the neighbourhood.

I urge the Town of Oakville to consider these additional perspectives and implement a comprehensive strategy that addresses not just zoning but also associated regulations. This approach, combined with safeguards against land banking and unreasonable price expectations, offers the potential to create a more diverse, inclusive, and affordable housing market for the benefit of all Oakville residents.

Thank you for your time and consideration.

Yours Sincerely,

**Gopikannan Pillai, LL.M**

Cell: 647 218 3849

Schedule – A

Image 1

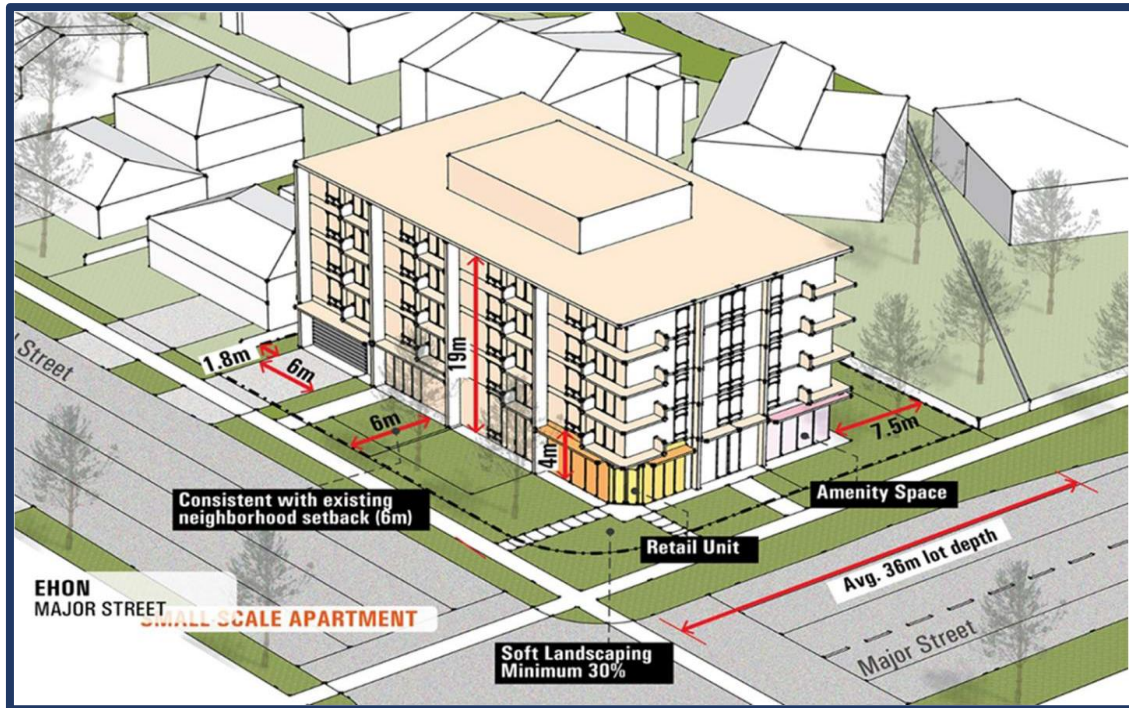


Image 2



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**From:** Dan Ferraro  
**Sent:** Tuesday, February 27, 2024 12:16 PM  
**To:** Marc Grant; Jeff Knoll; mayo@oakville.ca; Town Clerks  
**Subject:** Sheridan College Housing Area and Proposed By-Law Amendments

**SECURITY CAUTION:** This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning all: I'm a 35 yr. resident of the area described as "Sheridan College Housing Area" and the following is my response to the proposed by-law amendments that will have a very detrimental effect on my home and family.

1. When we moved to our current home, one of the attractions was the closed nature of the subdivision. An enclave of single family dwellings with traffic limited (primarily) to the residents of the subdivision was a featured selling point of our home. Our collective ability to raise a family without undue fear of traffic, trucks, and strangers helped to develop the nature and character of our subdivision. Either of these proposed zoning changes will fundamentally change our daily lives.
2. The financial impact on current home owners will be devastating. As the inevitable student ghetto develops the impact on property values will be significant. For those that have paid off their mortgage, the equity in their home acts as an anchor for their retirement and financial planning. Whatever they thought they had in equity in their property will be severely diminished and their retirement plans will be devastated. For those that are paying off their mortgage, raising their kids and paying their taxes, they will wake up one day to the sounds of a new construction project next door and find that their property value has sunk accordingly. They'll be over-mortgaged on a house without the value that they were planning on. Banks don't like that and neither do home owners.
3. The student ghetto problem is real and should not be diminished in any way. We've already seen the impact of too many rental units in our subdivision. Renters do not maintain their properties to the same degree as owners. Lawns don't get cut and maintenance projects always seem to be on the back burner. Fortunately this problem has somewhat rectified itself and some of those rental homes are now owner occupied. However, this historical perspective has had the effect of reducing home values in our subdivision already. Our homes do not have equal value to similar homes in other parts of Oakville. Any parent with a child that has gone to University is fully aware of what a student ghetto is, what it looks like and how it reflects on the town that it is located in.
4. Green spaces are important. Every home in our neighbourhood has a tree in front of it and many have them in their back yards. Every home has a front and back yard -all green spaces. When a four-storey building goes up trees go down - there's just no way around it. In addition, parking pads and increased

street parking will become the norm. We currently restrict this type of vehicle storage because it's unsightly and dangerous for children.

5. Other options to provide student housing and other higher density housing are available to consider. There is no shortage of space on campus for additional dorms or expansion of existing dormitories. The undeveloped land north of Dundas on Trafalgar could be used for this purpose. Access to the campus could easily be provided for by public transit, a short bus ride down Trafalgar doesn't seem unreasonable.
6. The Housing Accelerator Fund is just that. A rush to solve a problem without consideration of other issues. Let's not be part of a poorly thought out change to our Livable Oakville Plan. Let's continue to solve our housing problems through long term, thoughtful planning and not chase government dollars that might not even be available after the next election.

Thanks for your time and consideration,  
Dan Ferraro  
Nottingham Dr.

---

**From:** Bell mail

**Sent:** Tuesday, February 27, 2024 5:19 PM

**To:** Jeff Knoll <[jeff.knoll@oakville.ca](mailto:jeff.knoll@oakville.ca)>; Marc Grant <[marc.grant@oakville.ca](mailto:marc.grant@oakville.ca)>; Mayor Rob Burton <[Mayor@oakville.ca](mailto:Mayor@oakville.ca)>

**Subject:** Feedback regarding by-law amendments and Sheridan college housing area

Some people who received this message don't often get email from [noelmike@sympatico.ca](mailto:noelmike@sympatico.ca). [Learn why this is important](#)

Dear Mr. Burton, Mr. Grant and Mr. Knoll

We have been homeowners in the College Park area for almost thirty years. We moved into this area to enjoy a quiet family-oriented community with an abundance of school-aged children, friendly neighbours and dog walking enthusiasts. We raised our children here. Although many original owners have moved on, new families with young children are moving in, thus keeping our community aligned with its origins.

The integrity of our neighbourhood would be changed permanently with the implementation of the amendments to the current zoning in which you are in support of. Have you truly considered the impact the new Sheridan College Housing Policy Area would have on homeowners like ourselves?

We do not want our privacy taken away by a four storey structure built next to our home.

We do not want our neighbours yards and trees replaced by paved parking spaces.

We do not want the safety of neighbourhood children, seniors and dog walkers jeopardized by the increase in traffic on our crescents.



We do not want the increase in noise pollution an influx in younger people in the area could bring.

We do not want to walk by unkept, littered properties which often are a result of student occupied dwellings.

Our new splash pad should be enjoyed by children not Sheridan College students.

We are sympathetic to the need for affordable student housing but this proposed zoning change has no benefit to homeowners. It benefits Sheridan College, the City of Oakville and developers. Why has the burden of solving the student housing crisis been placed on our neighbours and ourselves?

There are other options. The city could designate land within walking distance of Sheridan College for affordable rental apartments instead of executive townhomes and luxury condominiums. Sheridan College could build additional residences on existing vacant college property. Sheridan College could reinstate their shuttle bus service to facilitate easy commuting for students thus alleviating the necessity of imposing an 800 m proximity to the college.

Finally, please add to your records that we STRONGLY OBJECT to the sudden proposed Sheridan College Housing Special Policy Area you are attempting to establish. Let it be known that we are also very disappointed that you, as elected officials, have given your support to this ill-conceived plan which will negatively impact your constituents and their families.

Please keep our small corner of Oakville liveable.

Thank you for your time and understanding.

Cheryle and Michael Noel

Nottingham Drive Sent from my iPad

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**From:** ann ferraro

**Sent:** Tuesday, February 27, 2024 3:34 PM

**To:** Mayor Rob Burton <[Mayor@oakville.ca](mailto:Mayor@oakville.ca)>; Marc Grant <[marc.grant@oakville.ca](mailto:marc.grant@oakville.ca)>; Jeff Knoll <[jeff.knoll@oakville.ca](mailto:jeff.knoll@oakville.ca)>

**Subject:** Four Dwelling Units and Sheridan College Housing

Dear Sirs:

I am an owner stakeholder of a home located in an enclave of homes identified as College Park. We have owned our home in this neighbourhood for 35 years. We are strongly opposed to the Town of Oakville's proposed Sheridan College Housing Special Policy Area.

The proposals outlined in this policy appears to attempt to create a much higher student housing opportunity within close proximity to the Sheridan College campus totally at the expense of the homeowners within the mapped zone. If this proposal were to play out in reality as it is imagined by it's architects, then the resulting outcome would certainly mean the transition from a lovely family neighbourhood into an unliveable student ghetto. One need only visit university campuses across our country where this scenario has been permitted to occur to see what the inevitable outcome actually looks like in reality. The noise and partying; the increased police presence; the garbage; the constant littering; the total absence of any respect for the premises temporarily occupied by any of the students as well as those of their neighbours compounded with a lack of owner ability to keep up with the ensuing constant necessary repairs to internal as well as external property damages all culminates in a rapid physical and aesthetic decay impacting all properties. We are hard pressed to believe that anyone in our neighbourhood, near or far from Sheridan College, would be in favour of such a proposal or any of its authors.

What renders this proposal even more baffling is the fact that Sheridan College has the available lands located within its campus to achieve this very goal. It has the ground space to erect more new student housing and it has the foundational structure to add more floors by building upward on existing buildings. And so, this begs the question: Why? Why is this not the first thought in attempting to find the solution to student housing? Why does the Town of Oakville and Sheridan College eye its immediate neighbours and owners of single family dwellings with this proposal of disruption and ruin to

our existing family neighbourhoods? If the answer to this question is proximity; then again it begs the question: Why? Are the students incapable of walking greater distances; riding bicycles or taking the bus?

In this regard the Town of Oakville and our elected officials are exhibiting a fundamental disregard and disrespect for the long-time owners and residents of these single family dwellings and neighbourhoods. People who chose to purchase these homes by investing their life savings and move into these areas did so precisely because they were small, sheltered enclaves in neighbourhoods conducive to raising their children; knowing and recognizing the majority of their neighbours and nurturing an environment we're proud and happy to call home.

The sweeping rezoning reform of existing 40 year old single family dwelling neighbourhoods is not the manner in which to approach these housing matters.

With respect to the rezoning changes to the Livable Oakville Plan proposal; I find it interesting that this proposal again targets only specific neighbourhoods while steering clear of others with much larger and more accommodating lot sizes, i.e. South Oakville. To my eyes, this appears as a two tier representation of the interests of the residents of Oakville: if you reside in South Oakville, you and your properties are sacrosanct. If you reside elsewhere in this Town, your interests and residential homes are fair game. The message becomes very clear, our elected officials work at protecting the interests of the wealthiest homeowners among us.

For reasons outlined above in my statement, I do not support this proposal.

Further, the re-defining of long term existing family neighbourhoods only results in alienating, upsetting and angering those stakeholders.

The reduction of existing green spaces and mature trees replaced with paved surfaces to provide more room for additional parking will only contribute to the potential for more serious future flooding issues with rainwater having no absorption ability. To name only one environmental impact.

A higher density of population in an area never originally designed for such use will only result in ugly looking, quicker to run down, transient neighbourhoods. Increases in population translates into an increase in vehicular traffic and parking bringing with it risks to our children, our elderly and pets. As well as a loss of privacy and enjoyment of property for existing homeowners. Sewage, water services and hydro service were designed and put in place for R1 not R4 densities.

If four storey low rise apartments is the direction this Town would like to take, then, it should seriously look to new building permits to include provision for added residential floors to proposed strip malls, retail spaces and commercial sites. There is undeveloped land still available for achieving these housing goals. That is where the Town should be looking to making changes NOT retrofitting existing 40 year old, established single family housing neighbourhoods.

Thank you for taking the time to hear my concerns. I look forward to hearing our elected representatives speak to this issue on March 4th evening.

Sincerely,

Ann Ferraro  
Nottingham Drive

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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**From:** Angela MacMillan  
**Sent:** Wednesday, February 28, 2024 12:28 PM  
**To:** Marc Grant <marc.grant@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Vote for Item 6.2 - Angela MacMillan

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing as a constituent to urge you and every other member of Oakville Planning and Development council to **vote in favour of the proposed town-initiated Official Plan Amendments which are item 6.2 at the March 4th Oakville Planning and Development council**. In particular, I am urging you to ensure passage of the draft Official Plan Amendment and Zoning Bylaw Amendment to permit four units per property, as-of-right in Oakville.

Adding new, family-sized apartments to Oakville's existing residential lots is a necessary and effective way for Oakville Town Council to rescue much of the Halton region farmland and wildlife habitat that is currently under threat from provincially-imposed settlement boundary expansions designed to accelerate destructive sprawl in Halton Hills and Milton. Put simply, each new home that is added to Oakville's existing streets and neighbourhoods is one less home that will get pushed into our Region's remaining prime farmland, wetlands or endangered species habitat. Adding three new units to existing lowrise "neighborhood" lots - and ensuring that all of them can be built at modest "family" sizes (i.e., around 1000 square feet) is of particular importance, because it allows demand by families with children for housing on low-car-traffic streets to be met without more sprawl (and without more induced demand for motor traffic). Four-plex apartments and "garden suites" provide a different "product" that is necessary to effectively compete with environmentally-destructive sprawl development.

Adding new homes and additional residents to existing low-rise residential streets in Oakville is also a vital step towards retrofitting them for a net-zero GHG emissions future. Delivering the emissions reductions Canada needs as quickly as Canada needs them will require that communities like Oakville and regions like Halton replace most of the trips we currently take by car with public transit and active transportation like walking and cycling. That simply won't be possible with the low population densities in most low-rise Oakville neighborhoods. Oakville's residential streets need the extra residents that four-plexes (and other planning reforms) can bring in order to support shops, restaurants and public amenities within walking distance, and in order to make it cost effective for Oakville to provide frequent, reliable and direct public transit.

The current version of the four-plex bylaw is a step in the right direction. However, I do encourage you to propose and vote for amendments that actually make it practical and economically viable to add three additional family-sized units to most existing residential lots in Oakville, rather than merely removing the formal prohibition. To that end, I urge you in particular to introduce and vote for amendments that would provide in Oakville the same loosened height, depth, side-set back, and the same exemption from floor space restrictions and minimum parking requirements specific to four-plex redevelopments as the City of Toronto did with its own multiplex bylaw, in May of last year.

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far greater ecological importance, because it would sharply reduce the number of families that we actually house in neighborhoods, displacing them into farms, wildlife habitat and even (if this Ontario government gets its way) the Greenbelt.

Sincerely,

Angela MacMillan

L6L 5K2

cc: Clerk Town Clerk

---

**From:** Alison Gemmell  
**Sent:** Wednesday, February 28, 2024 1:08 PM  
**To:** Ray Chisholm <ray.chisholm@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Vote for Item 6.2 - Alison Gemmell

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Sincerely,

Alison Gemmell

L6H6K2

cc: Clerk Town Clerk

Madden Blvd  
Oakville, ON  
L6H 3L7

Town Clerk, Clerk's Dept.  
Town of Oakville  
1225 Trafalgar Rd.  
Oakville, ON  
L6H 0H3.

To Whom It May Concern,

Thank you for the recent letter regarding the Proposed Official Plan & Zoning Bylaw Amendments, especially the Sheindan College Housing Area.

I certainly am not in favor of the amendments that allow "Four Dwelling Units / Detached Residential Properties". It is illogical to state that such changes do not influence density & all that those changes can entail - impact of property values, road systems & traffic, noise, etc. No mention is made of the effect on property tax, demand for additional green space & recreational services, medical access, etc. It definitely could affect neighborhood density!!

Re: the Sheindan College Housing Area proposal:  
I would like it noted that I would have the ability to appeal the Town's decision as I live on the boundary of the designated area (specifically 6<sup>th</sup> Line & Upper Middle). Traffic flow on 6<sup>th</sup> Line is already significant at times & Upper Middle is already used to bypass Dundas.

→



The proposed area is quite large. Schools  
+ a Church are already located on Sewell +  
6<sup>th</sup> + Mc Crary + Montclair!!  
Line. Children's safety must be safeguarded.

"Medium density" is not what most home  
owners in this well established community.

I would like to be notified of the decision  
of the Town of Oakville on this matter. I  
fear property values will once again be im-  
pacted.

Sincerely,

Bernice Schneider -

---

**From:** Brian Nichol  
**Sent:** Wednesday, February 28, 2024 1:24 PM  
**To:** Marc Grant <marc.grant@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Vote for Item 6.2 - Brian Nichol

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Dear Councillor,

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Sincerely,

Brian Nichol

L6M 4N7

cc: Clerk Town Clerk

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**From:** Bev Kennedy  
**Sent:** Wednesday, February 28, 2024 12:46 PM  
**To:** Janet Haslett-Theall <janet.haslett-theall@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Vote for Item 6.2 - Bev Kennedy

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Dear Councillor,

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Sincerely,

Bev Kennedy

L6J6M9

This needs to be coordinated with older builds and question the exclusion of Mid and high rise condos from past Mrcam green home initiatives as well as Ford governments push back on energy link up that undermine environmental and it also has to be understood that none of these items happen magically overnight as well as how jurisdictional excuses make it harder to coordinate and deliver with consistency and provide excuses not to

cc: Clerk Town Clerk

---

**From:** Bob Downey  
**Sent:** Wednesday, February 28, 2024 12:58 PM  
**To:** Ray Chisholm <ray.chisholm@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Vote for Item 6.2 - Bob Downey

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Sincerely,

Bob Downey

L6H 2G9

cc: Clerk Town Clerk

---

**From:** Catherine Vasilaros  
**Sent:** Wednesday, February 28, 2024 1:58 PM  
**To:** Natalia Lishchyna <natalia.lishchyna@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Vote for Item 6.2 - Catherine Vasilaros

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Sincerely,

Catherine Vasilaros

L6K 1K5

cc: Clerk Town Clerk

---

**From:** Catherine Smith  
**Sent:** Wednesday, February 28, 2024 12:46 PM  
**To:** Natalia Lishchyna <natalia.lishchyna@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Vote for Item 6.2 - Catharine Smith

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Sincerely,

Catherine Smith

L6M 2X2

cc: Clerk Town Clerk

---

**From:** cynthia ferrier  
**Sent:** Wednesday, February 28, 2024 12:20 PM  
**To:** Natalia Lishchyna <natalia.lishchyna@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Vote for Item 6.2 - Cynthia Ferrier

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Dear Councillor,

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Sincerely,

cynthia ferrier

L6L1J4

cc: Clerk Town Clerk

---

**From:** Charlene Fausto  
**Sent:** Wednesday, February 28, 2024 12:50 PM  
**To:** Scott Xie <scott.xie@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Vote for Item 6.2 - Charlene Fausto

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Adding new homes and additional residents to existing low-rise residential streets in Oakville is also a vital step towards retrofitting them for a net-zero GHG emissions future. Delivering the emissions reductions Canada needs as quickly as Canada needs them will require that communities like Oakville and regions like Halton replace most of the trips we currently take by car with public transit and active transportation like walking and cycling. That simply won't be possible with the low population densities in most low-rise Oakville neighborhoods. Oakville's residential streets need the extra residents that four-plexes (and other planning reforms) can bring in order to support shops, restaurants and public amenities within walking distance, and in order to make it cost effective for Oakville to provide frequent, reliable and direct public transit.

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far greater ecological importance, because it would sharply reduce the number of families that we actually house in neighborhoods, displacing them into farms, wildlife habitat and even (if this Ontario government gets its way) the Greenbelt.

Sincerely,

Charlene Fausto

L6M3R8

cc: Clerk Town Clerk

---

**From:** Dan Ferraro

**Sent:** Tuesday, February 27, 2024 12:16 PM

**To:** Marc Grant <marc.grant@oakville.ca>; Jeff Knoll <jeff.knoll@oakville.ca>; mayo@oakville.ca; Town Clerks <TownClerk@oakville.ca>

**Subject:** Sheridan College Housing Area and Proposed By-Law Amendments

**SECURITY CAUTION:** This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning all: I'm a 35 yr. resident of the area described as "Sheridan College Housing Area" and the following is my response to the proposed by-law amendments that will have a very detrimental effect on my home and family.

1. When we moved to our current home, one of the attractions was the closed nature of the subdivision. An enclave of single family dwellings with traffic limited (primarily) to the residents of the subdivision was a featured selling point of our home. Our collective ability to raise a family without undue fear of traffic, trucks, and strangers helped to develop the nature and character of our subdivision. Either of these proposed zoning changes will fundamentally change our daily lives.
2. The financial impact on current home owners will be devastating. As the inevitable student ghetto develops the impact on property values will be significant. For those that have paid off their mortgage, the equity in their home acts as an anchor for their retirement and financial planning. Whatever they thought they had in equity in their property will be severely diminished and their retirement plans will be devastated. For those that are paying off their mortgage, raising their kids and paying their taxes, they will wake up one day to the sounds of a new construction project next door and find that their property value has sunk accordingly. They'll be over-mortgaged on a house without the value that they were planning on. Banks don't like that and neither do home owners.
3. The student ghetto problem is real and should not be diminished in any way. We've already seen the impact of too many rental units in our subdivision. Renters do not maintain their properties to the same degree as owners. Lawns don't get cut and maintenance projects always seem to be on the back burner. Fortunately this problem has somewhat rectified itself and some of those rental homes are now owner occupied. However, this historical perspective has had the effect of reducing home values in our subdivision already. Our homes do not have equal value to similar homes in other parts of Oakville. Any parent with a child that has gone to University is fully aware of what a student ghetto is, what it looks like and how it reflects on the town that it is located in.
4. Green spaces are important. Every home in our neighbourhood has a tree in front of it and many have them in their back yards. Every home has a front and back yard -all green spaces. When a four-storey building goes up trees go down - there's just no way around it. In addition, parking pads and increased street parking will become the norm. We currently restrict this type of vehicle storage because it's unsightly and dangerous for children.



5. Other options to provide student housing and other higher density housing are available to consider. There is no shortage of space on campus for additional dorms or expansion of existing dormitories. The undeveloped land north of Dundas on Trafalgar could be used for this purpose. Access to the campus could easily be provided for by public transit, a short bus ride down Trafalgar doesn't seem unreasonable.
6. The Housing Accelerator Fund is just that. A rush to solve a problem without consideration of other issues. Let's not be part of a poorly thought out change to our Livable Oakville Plan. Let's continue to solve our housing problems through long term, thoughtful planning and not chase government dollars that might not even be available after the next election.

Thanks for your time and consideration,  
Dan Ferraro  
Nottingham Dr.

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**From:** Daniela Jansson  
**Sent:** Wednesday, February 28, 2024 2:42 PM  
**To:** Scott Xie <scott.xie@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Vote for Item 6.2 - Daniela Jansson

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

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far greater ecological importance, because it would sharply reduce the number of families that we actually house in neighborhoods, displacing them into farms, wildlife habitat and even (if this Ontario government gets its way) the Greenbelt.

Sincerely,

Daniela Jansson

L6K 2Z6

Our children and grandchildren need leadership that thinks seven generations into the future. Please keep them in mind when you make decisions. Many thanks!

cc: Clerk Town Clerk

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**From:** Debra Olguin  
**Sent:** Wednesday, February 28, 2024 1:16 PM  
**To:** Marc Grant <marc.grant@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Vote for Item 6.2 - Debra Olguin

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Dear Councillor,

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far greater ecological importance, because it would sharply reduce the number of families that we actually house in neighborhoods, displacing them into farms, wildlife habitat and even (if this Ontario government gets its way) the Greenbelt.

Sincerely,

Debra Olguin

L6M 4C8

cc: Clerk Town Clerk

---

**From:** Elinor Hawke-Szady  
**Sent:** Wednesday, February 28, 2024 1:34 PM  
**To:** Scott Xie <scott.xie@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Vote for Item 6.2 - Elinor Hawke-Szady

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

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far greater ecological importance, because it would sharply reduce the number of families that we actually house in neighborhoods, displacing them into farms, wildlife habitat and even (if this Ontario government gets its way) the Greenbelt.

Sincerely,

Elinor Hawke-Szady

L6K 3R6

There is no such thing as affordable housing in Oakville and there needs to be. The average single person with no children making less than \$100,000 a year cannot afford to buy a home here.

cc: Clerk Town Clerk

---

**From:** heather donaldson  
**Sent:** Wednesday, February 28, 2024 1:52 PM  
**To:** Scott Xie <scott.xie@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Vote for Item 6.2 - Heather Donaldson

**SECURITY CAUTION:** This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

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Sincerely,

heather donaldson

L6H 6J3

cc: Clerk Town Clerk

---

**From:** Ian Johnson  
**Sent:** Wednesday, February 28, 2024 2:00 PM  
**To:** Scott Xie <scott.xie@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Vote for Item 6.2 - Ian Johnson

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Sincerely,

Ian Johnson

L6K1A6

cc: Clerk Town Clerk

---

**From:** Jim Hemphill  
**Sent:** Wednesday, February 28, 2024 12:22 PM  
**To:** Scott Xie <scott.xie@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Vote for Item 6.2 - Jim Hemphill

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

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Sincerely,

Jim Hemphill

L6L 3J4

I am worried that this doesn't increase on street parking. It will require increased bus services.

cc: Clerk Town Clerk

---

**From:** Judith Tyson  
**Sent:** Wednesday, February 28, 2024 12:58 PM  
**To:** David Gittings <david.gittings@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Vote for Item 6.2 - Judith Tyson

**SECURITY CAUTION:** This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing as a constituent to urge you and every other member of Oakville Planning and Development council to **vote in favour of the proposed town-initiated Official Plan Amendments which are item 6.2 at the March 4th Oakville Planning and Development council**. In particular, I am urging you to ensure passage of the draft Official Plan Amendment and Zoning Bylaw Amendment to permit four units per property, as-of-right in Oakville.

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Sincerely,

Judith Tyson

L6M4S2

I support this motion for Sustainable Homes. Fourplexes could permit more people to qualify for home ownership by living in the property with tenant income to help pay the mortgage. It could reduce the size and number of highrises. Existing lowrise neighbourhoods have infrastructure like transit, food, services, schools. It diversifies the investor pool from big developers, who delay new building for higher profit margins. Fourplexes retain a friendlier, neighbourhood profile than highrises, and promote social connection. Finally, they diversify incomes and demographics within a community. Regards Judy Tyson

cc: Clerk Town Clerk

---

**From:** Jo Ann Morello  
**Sent:** Wednesday, February 28, 2024 12:58 PM  
**To:** Natalia Lishchyna <natalia.lishchyna@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Vote for Item 6.2 - Jo Ann Morello

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

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far greater ecological importance, because it would sharply reduce the number of families that we actually house in neighborhoods, displacing them into farms, wildlife habitat and even (if this Ontario government gets its way) the Greenbelt.

Sincerely,

Jo Ann Morello

L6H 6B2

cc: Clerk Town Clerk

---

**From:** Kathy Mason  
**Sent:** Wednesday, February 28, 2024 2:14 PM  
**To:** Scott Xie <scott.xie@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Vote for Item 6.2 - Kathy Mason

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far greater ecological importance, because it would sharply reduce the number of families that we actually house in neighborhoods, displacing them into farms, wildlife habitat and even (if this Ontario government gets its way) the Greenbelt.

Sincerely,

Kathy Mason

L6J2G8

cc: Clerk Town Clerk

---

**From:** Lisa Wallace  
**Sent:** Wednesday, February 28, 2024 12:18 PM  
**To:** Scott Xie <scott.xie@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Vote for Item 6.2 - Lisa Wallace

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far greater ecological importance, because it would sharply reduce the number of families that we actually house in neighborhoods, displacing them into farms, wildlife habitat and even (if this Ontario government gets its way) the Greenbelt.

Sincerely,

Lisa Wallace

L6J 4S3

cc: Clerk Town Clerk

---

**From:** Linda Smart  
**Sent:** Wednesday, February 28, 2024 12:40 PM  
**To:** Marc Grant <marc.grant@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Vote for Item 6.2 - Linda Smart

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing as a constituent to urge you and every other member of Oakville Planning and Development council to **vote in favour of the proposed town-initiated Official Plan Amendments which are item 6.2 at the March 4th Oakville Planning and Development council**. In particular, I am urging you to ensure passage of the draft Official Plan Amendment and Zoning Bylaw Amendment to permit four units per property, as-of-right in Oakville.

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far greater ecological importance, because it would sharply reduce the number of families that we actually house in neighborhoods, displacing them into farms, wildlife habitat and even (if this Ontario government gets its way) the Greenbelt.

Sincerely,

Linda Smart

L6H 4Z2

cc: Clerk Town Clerk

---

**From:** Lou Lord  
**Sent:** Wednesday, February 28, 2024 2:16 PM  
**To:** Scott Xie <scott.xie@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Vote for Item 6.2 - Lou Lord

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far greater ecological importance, because it would sharply reduce the number of families that we actually house in neighborhoods, displacing them into farms, wildlife habitat and even (if this Ontario government gets its way) the Greenbelt.

Sincerely,

Lou Lord

L6J 4G7

High time we go up rather than out. I can just imagine the look on the faces of the South East Oakvillians when this is adopted !

cc: Clerk Town Clerk

---

**From:** Lynne Kropman  
**Sent:** Wednesday, February 28, 2024 12:18 PM  
**To:** Marc Grant <marc.grant@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Vote for Item 6.2 - Lynne Kropman

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Sincerely,

Lynne Kropman

L6L 6L2

cc: Clerk Town Clerk

---

**From:** Linda Jaklich  
**Sent:** Wednesday, February 28, 2024 1:30 PM  
**To:** Natalia Lishchyna <natalia.lishchyna@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Vote for Item 6.2 - Linda Jaklich

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

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far greater ecological importance, because it would sharply reduce the number of families that we actually house in neighborhoods, displacing them into farms, wildlife habitat and even (if this Ontario government gets its way) the Greenbelt.

Sincerely,

Linda Jaklich

L6h 4w9

cc: Clerk Town Clerk

---

**From:** lawrence falconer  
**Sent:** Wednesday, February 28, 2024 3:01 PM  
**To:** Town Clerks  
**Subject:** Zoning By-law Amendment and Sherian College Housing Area Special Policy 42.15.62 42.15.63 Ward 1-7  
**Attachments:** Trafalgar Corridor By- Law Zoning Amendment.28Feb2024.docx

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

Please find attached my input with respect to the above-noted zoning amendment.

I wish to attend the meeting on March 4th 2024.

Lawrence Falconer

Freeman Crescent

Oakville On L6H 4R3

**28<sup>th</sup> February 2024**

**To: Oakville Town Council**

**RE: Proposed Official Plan and Zoning By-Law Amendment,  
Town-Wide and Sheridan College Housing Area Special Policy  
Area.**

**42.15.62 and 42.15.63, Ward 1-7**

I have two major concerns regarding the above Zoning By-Law Amendments affecting the area where my wife and I live and jointly own a real estate residential property.

## **1<sup>st</sup> CONCERN**

What I can discern from the proposed changes is that we can expect to see changes in the **frontages** of residential single dwelling properties most notably as they are modified to accommodate the increased occupancy level.

Driveways will be **widened**.

**More cars** will be visible. **More roadside parking** will become evident

**Extra Walkways** will be introduced alongside the houses.

**More wear and tear** on the property will occur due to increased population density over and above what was originally intended.

As to the **rear view** of the affected properties, we will see surrounding us from our rear and side upper level windows :



- **New structures** where previously the view was our neighbours' gardens
- **Reduced care of gardens** as properties are re-orientated toward student accommodation.

## **ALSO**

**Whole neighbourhoods** consisting at present of Detached Residential Properties will acquire a **less attractive look** as 4-storey buildings are erected. The overall appearance of such areas will be **degraded**.

Under the new by-law can we expect to see our neighborhood houses **BULLDOZED AND REPLACED WITH 4 STOREY APARTMENT STYLE BUILDINGS? IF YES, THEN THIS IS UNACCEPTABLE IN MY VIEW.**

## **2<sup>ND</sup> CONCERN**

As a result of the new zoning by-law amendment it seems obvious to me that the **market value** of the residential property-owners houses **will decline** within the affected areas and to those houses in the vicinity. The market values will **fail to increase** at the same rate as those in the non-proximate areas.

**ARE HOMEOWNERS AFFECTED IN THIS WAY TO BE COMPENSATED FOR SUCH DECLINES IN MARKET VALUE? IF NOT, THEN WHY NOT?**

**WHY SHOULD WE NOT SUE FOR THE DECLINE IN MARKET VALUE?**

## QUESTIONS

1. Why are affected homeowners and those in the nearby vicinities not given a chance **to VOTE** on these decisions? Not just given the option to comment through submissions to the council.
2. Why are the **existing zoning bylaws** not disclosed in the communication regarding the proposed amendment. You are expecting the public to make informed comments or input on the proposal aren't you?
3. Why are no **pictorial illustrations** provided to inform affected homeowners and nearby neighbours of what their residential and commercial areas may look like with the passage of time?
4. Why is there such a thing as the Sheridan College Housing Area Special Policy Area. It's not a law but simply a policy that has wide significant

effect on local homeowners. Why does it require lifting of zoning restrictions to the detriment of homeowners?

5. Does not the college have space to erect **more halls of residence** for students **on its own campus** or acquire space **elsewhere at appropriate locations** and to do so without penalizing the local residents by re-zoning their residential areas?

### **Recommendation**

**Retain the existing Zoning By-Law with allowance for limited number of student lodgings and room rentals subject to the existing statutory requirements. This, in addition to Sheridan College's development of additional halls of residence on their own existing land, should be**

**sufficient to meet the requirements of the Sheridan College Housing Special Policy Area.**

**Specifically, in our neighbourhood, we ask that you retain the existing Zoning bylaw RL 5.0 (Residential Low) for the homes on the south and west side of White Oaks Boulevard that extend from Huron St. to Erin St. and to the north juncture of White Oaks Boulevard with Trafalgar Road.**

**I wish to attend the meeting on March 4<sup>th</sup> 2024**

Respectfully, Lawrence Sidney Falconer

joint owner and resident of the following property for over 30 years:

Freeman Crescent. OAKVILLE ON L6H 4R3

Dated 28<sup>th</sup> February 2024

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**From:** Laraine Bowen  
**Sent:** Wednesday, February 28, 2024 1:46 PM  
**To:** Peter Longo <peter.longo@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Vote for Item 6.2 - Laraine Bowen

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing as a constituent to urge you and every other member of Oakville Planning and Development council to **vote in favour of the proposed town-initiated Official Plan Amendments which are item 6.2 at the March 4th Oakville Planning and Development council**. In particular, I am urging you to ensure passage of the draft Official Plan Amendment and Zoning Bylaw Amendment to permit four units per property, as-of-right in Oakville.

Adding new, family-sized apartments to Oakville's existing residential lots is a necessary and effective way for Oakville Town Council to rescue much of the Halton region farmland and wildlife habitat that is currently under threat from provincially-imposed settlement boundary expansions designed to accelerate destructive sprawl in Halton Hills and Milton. Put simply, each new home that is added to Oakville's existing streets and neighbourhoods is one less home that will get pushed into our Region's remaining prime farmland, wetlands or endangered species habitat. Adding three new units to existing lowrise "neighborhood" lots - and ensuring that all of them can be built at modest "family" sizes (i.e., around 1000 square feet) is of particular importance, because it allows demand by families with children for housing on low-car-traffic streets to be met without more sprawl (and without more induced demand for motor traffic). Four-plex apartments and "garden suites" provide a different "product" that is necessary to effectively compete with environmentally-destructive sprawl development.

Adding new homes and additional residents to existing low-rise residential streets in Oakville is also a vital step towards retrofitting them for a net-zero GHG emissions future. Delivering the emissions reductions Canada needs as quickly as Canada needs them will require that communities like Oakville and regions like Halton replace most of the trips we currently take by car with public transit and active transportation like walking and cycling. That simply won't be possible with the low population densities in most low-rise Oakville neighborhoods. Oakville's residential streets need the extra residents that four-plexes (and other planning reforms) can bring in order to support shops, restaurants and public amenities within walking distance, and in order to make it cost effective for Oakville to provide frequent, reliable and direct public transit.

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Finally, I would urge you, in the strongest terms, to ignore the voices of "NIMBY" groups who may be telling you it is somehow bad for "green space" or the environment to eliminate floor space restrictions and loosen height and depth requirements for four-plex homes. Environmental experts, like Environmental Defence, disagree. While ornamental trees and lawns are aesthetically pleasing, they tend to be of relatively low value for the sensitive species that are actually at risk in Oakville and Halton more broadly. Refusing to provide rules that would make four-plexes viable would destroy far more trees in absolute terms, and destroy habitats that are of

far greater ecological importance, because it would sharply reduce the number of families that we actually house in neighborhoods, displacing them into farms, wildlife habitat and even (if this Ontario government gets its way) the Greenbelt.

Sincerely,

Laraine Bowen

L6H 2B5

cc: Clerk Town Clerk

---

**From:** Margaret Turpin  
**Sent:** Wednesday, February 28, 2024 2:28 PM  
**To:** Jonathan McNeice <jonathan.mcneice@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Vote for Item 6.2 - Margaret Turpin

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Dear Councillor,

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far greater ecological importance, because it would sharply reduce the number of families that we actually house in neighborhoods, displacing them into farms, wildlife habitat and even (if this Ontario government gets its way) the Greenbelt.

Sincerely,

Margaret Turpin

L6H1N7

cc: Clerk Town Clerk

---

**From:** Melissa Tervit  
**Sent:** Wednesday, February 28, 2024 1:20 PM  
**To:** Janet Haslett-Theall <janet.haslett-theall@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Vote for Item 6.2 - Melissa Tervit

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing as a constituent to urge you and every other member of Oakville Planning and Development council to **vote in favour of the proposed town-initiated Official Plan Amendments which are item 6.2 at the March 4th Oakville Planning and Development council**. In particular, I am urging you to ensure passage of the draft Official Plan Amendment and Zoning Bylaw Amendment to permit four units per property, as-of-right in Oakville.

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far greater ecological importance, because it would sharply reduce the number of families that we actually house in neighborhoods, displacing them into farms, wildlife habitat and even (if this Ontario government gets its way) the Greenbelt.

Sincerely,

Melissa Tervit

L6H 6N7

cc: Clerk Town Clerk

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**From:** Mary Rose  
**Sent:** Wednesday, February 28, 2024 12:30 PM  
**To:** Natalia Lishchyna <natalia.lishchyna@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Vote for Item 6.2 - Mary Rose

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

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Sincerely,

Mary Rose

L6H 3L9

cc: Clerk Town Clerk

---

**From:** Millennial Millennial

**Sent:** Thursday, February 29, 2024 9:26 AM

**To:** Tom Adams <tom.adams@oakville.ca>; Scott Xie <scott.xie@oakville.ca>; Nav Nanda <nav.nanda@oakville.ca>; Town Clerks <TownClerk@oakville.ca>

**Subject:** Affordable Place to Live

**SECURITY CAUTION:** This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Town Council,

As a young resident deeply invested in our town's future, I urge you to reconsider the current proposals to increase housing density. While the allure of federal funding is undeniable, our focus should diverge towards creating sustainable, high-rise affordable apartments on Sheridan Campus.

Our lives as students revolve around studying and socializing. Having affordable housing options directly on campus could significantly enhance our educational experience, fostering a stronger sense of community and making our day-to-day logistics much more manageable.

The proposal to convert single-family homes into multi-unit dwellings or to push for four-story buildings near Sheridan overlooks a crucial opportunity to directly address the housing needs of students. By voting down these proposals and instead advocating for high-rise student accommodations on campus, we can ensure a balanced approach to development that respects the character of our town while meeting the genuine needs of its younger residents.

Let's prioritize solutions that truly reflect the needs of all community members, especially those of us whose voices are often overshadowed.

Sincerely,

Mollie M

Millennial Podcast

## Franca Piazza

---

**From:**  
**Sent:** Wednesday, February 28, 2024 9:43 AM  
**To:** Town Clerks  
**Subject:** Sheridan College Housing Amendments

**SECURITY CAUTION:** This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern:

We want to express our deep concern and absolute lack of support for the Proposed Official Plan and Zoning By-law Amendments Town-wide and specifically, the Sheridan College Housing Area Special Policy Area Town-initiated Zoning By-law amendments.

We have lived on Queensbury Crescent, College Park for over 30 years. The houses were built as single-family dwellings according to the Town of Oakville's development plan. Home owners have taken pride in their upkeep, and have shown respect for the family community of Oakville, its bylaws, the green spaces, and the well-being of our children and our elderly residents.

Sadly, we have seen a loss in the above stated values and particularly, the blatant disregard of bylaws by absentee landlords and their move to make single family dwellings into multiple rental units. This has resulted in poor property upkeep, parking issues on the street and boulevard, increase of rat activity, lack of snow removal on sidewalks, no lawn care (front and back), noise violations, and speeding cars. Bylaw officers have responded multiple times to complaints by various neighbours living on Queensbury Crescent and Martindale Avenue.

Please keep College Park safe, green, and family oriented as it has been since its development. Changing the housing zoning bylaws for College Park will ruin a subdivision that Oakville has been proud to call its own.

Sincerely,  
Mark and Cheryl Baber  
Queensbury Cres.  
Oakville, ON  
L6H 4G6

---

**From:** Soraya Parak  
**Sent:** Wednesday, February 28, 2024 12:22 PM  
**To:** Scott Xie <scott.xie@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Vote for Item 6.2 - Soraya Parak

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing as a constituent to urge you and every other member of Oakville Planning and Development council to **vote in favour of the proposed town-initiated Official Plan Amendments which are item 6.2 at the March 4th Oakville Planning and Development council**. In particular, I am urging you to ensure passage of the draft Official Plan Amendment and Zoning Bylaw Amendment to permit four units per property, as-of-right in Oakville.

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Sincerely,

Soraya Parak

L6M 5G3

cc: Clerk Town Clerk

---

**From:** Roger Paiero  
**Sent:** Wednesday, February 28, 2024 12:48 PM  
**To:** Scott Xie <scott.xie@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Vote for Item 6.2 - Roger Paiero

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

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Sincerely,

Roger Paiero

L6H 1H8

cc: Clerk Town Clerk

---

**From:** Russell Kemp  
**Sent:** Wednesday, February 28, 2024 1:34 PM  
**To:** Scott Xie <scott.xie@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Vote for Item 6.2 - Russell Kemp

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing as a constituent to urge you and every other member of Oakville Planning and Development council to **vote in favour of the proposed town-initiated Official Plan Amendments which are item 6.2 at the March 4th Oakville Planning and Development council**. In particular, I am urging you to ensure passage of the draft Official Plan Amendment and Zoning Bylaw Amendment to permit four units per property, as-of-right in Oakville.

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Finally, I would urge you, in the strongest terms, to ignore the voices of “NIMBY” groups who may be telling you it is somehow bad for “green space” or the environment to eliminate floor space restrictions and loosen height and depth requirements for four-plex homes. Environmental experts, like Environmental Defence, disagree. While ornamental trees and lawns are aesthetically pleasing, they tend to be of relatively low value for the sensitive species that are actually at risk in Oakville and Halton more broadly. Refusing to provide rules that would make four-plexes viable would destroy far more trees in absolute terms, and destroy habitats that are of far greater ecological importance, because it would sharply reduce the number of families that we actually house in neighborhoods, displacing them into farms, wildlife habitat and even (if this Ontario government gets its way) the Greenbelt.

Sincerely,

Russell Kemp

l6l5v1

cc: Clerk Town Clerk

---

**From:** Robert Coupland  
**Sent:** Wednesday, February 28, 2024 1:06 PM  
**To:** Ray Chisholm <ray.chisholm@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Vote for Item 6.2 - Robert Coupland

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing as a constituent to urge you and every other member of Oakville Planning and Development council to **vote in favour of the proposed town-initiated Official Plan Amendments which are item 6.2 at the March 4th Oakville Planning and Development council**. In particular, I am urging you to ensure passage of the draft Official Plan Amendment and Zoning Bylaw Amendment to permit four units per property, as-of-right in Oakville.

Adding new, family-sized apartments to Oakville's existing residential lots is a necessary and effective way for Oakville Town Council to rescue much of the Halton region farmland and wildlife habitat that is currently under threat from provincially-imposed settlement boundary expansions designed to accelerate destructive sprawl in Halton Hills and Milton. Put simply, each new home that is added to Oakville's existing streets and neighbourhoods is one less home that will get pushed into our Region's remaining prime farmland, wetlands or endangered species habitat. Adding three new units to existing lowrise "neighborhood" lots - and ensuring that all of them can be built at modest "family" sizes (i.e., around 1000 square feet) is of particular importance, because it allows demand by families with children for housing on low-car-traffic streets to be met without more sprawl (and without more induced demand for motor traffic). Four-plex apartments and "garden suites" provide a different "product" that is necessary to effectively compete with environmentally-destructive sprawl development.

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Sincerely,

Robert Coupland

L6h2R8

cc: Clerk Town Clerk

---

**From:** Patricia Campbell  
**Sent:** Wednesday, February 28, 2024 12:26 PM  
**To:** Ray Chisholm <ray.chisholm@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Vote for Item 6.2 - Patricia Campbell

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing as a constituent to urge you and every other member of Oakville Planning and Development council to **vote in favour of the proposed town-initiated Official Plan Amendments which are item 6.2 at the March 4th Oakville Planning and Development council**. In particular, I am urging you to ensure passage of the draft Official Plan Amendment and Zoning Bylaw Amendment to permit four units per property, as-of-right in Oakville.

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far greater ecological importance, because it would sharply reduce the number of families that we actually house in neighborhoods, displacing them into farms, wildlife habitat and even (if this Ontario government gets its way) the Greenbelt.

Sincerely,

Patricia Campbell

l6l1x7

cc: Clerk Town Clerk

---

**From:** Natalie Musallam Stevens  
**Sent:** Wednesday, February 28, 2024 12:36 PM  
**To:** Natalia Lishchyna <natalia.lishchyna@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Vote for Item 6.2 -Natalie Musallam

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing as a constituent to urge you and every other member of Oakville Planning and Development council to **vote in favour of the proposed town-initiated Official Plan Amendments which are item 6.2 at the March 4th Oakville Planning and Development council**. In particular, I am urging you to ensure passage of the draft Official Plan Amendment and Zoning Bylaw Amendment to permit four units per property, as-of-right in Oakville.

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Sincerely,

Natalie Musallam Stevens

L6K 3R5

cc: Clerk Town Clerk

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**From:** Nancy Brooks  
**Sent:** Wednesday, February 28, 2024 1:26 PM  
**To:** Marc Grant <marc.grant@oakville.ca>  
**Cc:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Vote for Item 6.2 - Nancy Brooks

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillor,

I am writing as a constituent to urge you and every other member of Oakville Planning and Development council to **vote in favour of the proposed town-initiated Official Plan Amendments which are item 6.2 at the March 4th Oakville Planning and Development council**. In particular, I am urging you to ensure passage of the draft Official Plan Amendment and Zoning Bylaw Amendment to permit four units per property, as-of-right in Oakville.

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Sincerely,

Nancy Brooks

L6H 5E9

cc: Clerk Town Clerk

---

**From:** alan mclaren  
**Sent:** Thursday, February 29, 2024 10:50 AM  
**To:** Rob Burton; Jonathan McNeice; Sean O'Meara; Ray Chisholm; Cathy Duddeck; David Gittings; Janet Haslett-Theall; Peter Longo; Allan Elgar; Marc Grant; Jeff Knoll; Natalia Lishchyna; Tom Adams; Scott Xie; Nav Nanda; Town Clerks  
**Subject:** Sheridan College Housing Area Special Policy Motions  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**SECURITY CAUTION:** This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I want to express my vehement disagreement with the two motions before you for College Park and the rest of Oakville.

Respectfully, your short-term thinking to secure 36 Million has the potential to turn college park into a Student Ghetto and the rest of our city into a mishmash of 6 car driveways and traffic.

And if you think the survey will help with your due diligence - it demonstrates your bias in checking the box on a public consultation. The leading questions you asked are NOT representative of a consultation, they are a confirmation of a decision you have already made.

We will remember this at the ballot box.

Alan McLaren  
L6H 5J9

---

**From:** Dennis Gasparotto  
**Sent:** Friday, March 1, 2024 10:24 AM  
**To:** Town Clerks  
**Subject:** Presentation submission  
**Attachments:** Sheridan Housing Area – Special policy area.pptx

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Brad,

Please find attached my presentation submission for the March 4th virtual public meeting regarding The Sheridan Housing Area - Special Policy area.

Please confirm receipt.

Thank you  
Dennis Gasparotto  
Queensbury Crescent, Oakville, ON L6H 4G4

# SHERIDAN HOUSING AREA – SPECIAL POLICY AREA

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Statutory Public Meeting Item 6.2 March 4  
2024

College Park resident response



# College Park

- Many residents living in this community for decades. Pay taxes, law abiding , safe community
- Family oriented. Detached homes
- Some homes have rental units already housing students and others
- Parking is not permitted on streets during the week and 3 hour limit at other times.
- Traffic is not an issue currently however with traffic increasing on Upper Middle road access in and out of College park is affected
- College Park is a close knit community we know each other and we care for one another. We work, we play we enjoy our neighbourhood and we contribute to a “Liveable” Oakville.

# College Park Impact Statement

- We recognize the housing crisis we are in. International students need housing.
- Already have several houses in College Park with units being rented now. Ie basement apartments and rental units...BUT
- We are NOT in favour of the “Special Policy Area” to include our specific neighbourhood to allow for \*Large MDU and FOUR storey buildings.
- Essentially removing detached homes to construct Large MDU and FOUR storey buildings right next to homes **WILL**; Drastically alter the living environment we have worked hard to build in our neighbourhood. Home environment, privacy and safety, parking and critical traffic flow ( emergency response), noise, extraneous lighting, privacy concerns, property valuation, and environmental concerns ( canopy removal, drainage etc),construction mayhem
- This is NOT “Liveable Oakville”

\* Refers to muti-storey or four story MDU complexes. These structures are larger that those outlined in the Online Survey ie. Multi-storey MDU buildings ( beyond those detailed in the Online Survey)

# Alternatives and Requests

- There appears to be plenty of land right on Sheridan campus property and other city owned land or commercial land which should be considered to construct larger structures to house students
- The College Park residents are requesting that the portion which includes Large MDU and FOUR storey structures to be not permitted in College Park residential areas where detached homes currently exist.
- Again we recognize the urgent need for housing but allowing FOUR storey buildings and larger MDU in place of current detached homes is not something that can be justified in our neighbourhood.

---

**From:** Doug Hanson  
**Sent:** Thursday, February 29, 2024 6:09 PM  
**To:** Town Clerks  
**Subject:** Comments Regarding Proposed Amendments Sheridan College Housing Area  
**Attachments:** Sheridan Housing.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**To the Attention of the Oakville Town Clerk**

Please find attached my comments regarding the Proposed By-Law Amendments for the Town-Wide and Sheridan College Housing Area Special Policy Area.

Thank you for reviewing my comments and passing them on to the appropriate Planning Staff.

Regards,  
Doug Hanson

Pallatine Drive  
Oakville

## Sheridan College Housing Area Special Policy Area

To: Mayor, Council Members, Appropriate Town Staff

From: **Douglas Hanson**

I would like to submit my comments regarding the changes to the Zoning By-Law Amendments as proposed in the Town-wide and Sheridan College Housing Area Special Policy Area.

### Description of My Neighbourhood: **Pallatine Drive**

**The** neighbourhood is made of an assortment of housing styles. From Bungalows, Back-split Semis, Two Story Semis, and Detached Two Story Homes. Most all are single family homes with some college student rentals.

**This** Community is home from families with small children to retirees. It is a quiet, safe, and peaceful environment.

**With** many schools and playgrounds nearby, it is an idyllic place to raise families and enjoy one's retirement.

**The** residential street is 23 feet wide, two lanes wide with a deep ditch on both sides with no curbs or sidewalks.

**Other** than garages and garden sheds, there are no added dwellings on the properties.

**All** the homes are landscaped surrounded by a large mature tree canopy.

**This** Community has existed for 50 years

### The Proposed Addition of Added Dwellings to the Side of Existing Homes:

**There** is no room on the existing Lot Size to accommodate an added dwelling that could be considered as suggested and outlined in your Survey Options. The existing Lots Sizes simply do not allow that space.

**In** addition, there would be no additional parking available to accommodate the proposed increase in tenancy.

**Those** current homes that have additional rooms currently used for rental do not have sufficient parking space resulting in streetside parking.

### The Proposal to Allow 4 Story Apartment/Condo Dwellings:

**As** I understand the Proposal, these suggested sized dwellings would extend over and be confined to cover 3 current Lots. This would dramatically alter the look, feel, and enjoyment of the area.

**Here** are some reasons why this proposed Amendment to the existing By-Laws **should NOT go forward**:

1. The proposed 4 story dwellings could house 15 – 20 units. It would require parking either underground or on the Lot surface. Just ONE of these structures would dramatically increase the volume of traffic at all hours of the day as tenants come and go to work, schools, or colleges.
2. The infrastructure of the entire street would have to be upgraded to accommodate the not just ONE of these 4 story Dwellings, but several.
3. Traffic volume would dramatically increase to unpredicted numbers.
4. With added traffic in a small area and street, noise levels and more importantly safety to older retired adults with mobility problems and small children would dramatically increase.
5. **There are 4 school campuses in this area within walking distance** of those who live in the area with school-age children. The surrounding streets are already overrun with school buses and cars as they transport students to and from school. In addition, many parents park on the side residential streets as they drop off, walk them to school, and return in the afternoon to pick them up.
6. The additional volume of traffic created by these apartment size structures would be climatic.
7. If these Amendments go through, there will be tremendous pressure **by Developers** on existing home-owners to sell their properties. No one desires the continual harassment that would follow such a decision. Even today, I personally receive 2 – 3 phone

calls and door knocks from Real Estate Agents trying to get me to sell my **Home**.

8. This would be extremely disruptive to existing Home Owners. And, if it turns out that one does sell, the pressure on their neighbours to sell the adjacent lots so they could build 4 story structures would be unsettling.
9. In a quiet Community where all are neighbourly and help each other, this could cause friction and distrust amongst those who do not intend to sell no matter what.
10. Property Values will decline. NO perspective buyer will want to buy a house surrounded by 4 story structure. The curb appeal and esthetics will be gone. Many current home owners have upgraded their driveways, curbing and landscape.
11. The government is providing funding to build AFFORDABLE homes. None of these apartments/condos will be affordable. The current average rent in Oakville for a 1-bedroom apartment is \$2,419 and a 2-bedroom is \$3193. The average student or new-comer cannot afford these prices.
12. **Environmental** concerns. Rebuilding the road, gas, water, and electric infrastructure to support the proposed amendments would cause considerable time and disruption to the landscape. I have 3 large mature Maple Trees in my backyard which would be lost if an apartment building were built on my current property.  
This would occur on all lots similarly effected causing significant loss of the tree canopy.

**In closing**, this proposal to amend the current By-Laws is not conducive to this neighbourhood for the reasons outlined above. This is an established mature neighbourhood surrounded by long established schools and churches.

The community is home to retirees as well to young families with school-age children.

Like all the communities within this area, members retire and move away, and new young families move in to begin their families and their lives.

## **THE CYCLE OF LIFE OF A COMMUNITY CONTINUES**



---

**From:** Deepak Kapoor  
**Sent:** Thursday, February 29, 2024 2:25 PM  
**To:** Town Clerks  
**Subject:** Appeal of Decision Regarding Changes to Zoning By-law for Sheridan College Housing Area

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Team,

I hope this email finds you well. I am writing to formally appeal the recent decision made by the Town of Oakville regarding changes to the Zoning By-law for the Sheridan College housing area.

As a resident and stakeholder in the community, I am deeply concerned about the implications of the decision and its potential impact on the surrounding neighborhood. The proposed changes raise several important issues that warrant further consideration and discussion.

Firstly, the density and scale of the proposed housing developments could have significant effects on traffic congestion, parking availability, and overall neighborhood character. Without adequate planning and infrastructure improvements, these developments may strain existing resources and diminish the quality of life for residents in the area.

Additionally, I am troubled by the lack of community input and consultation in the decision-making process. It is essential that residents have the opportunity to provide feedback and express their concerns about developments that directly affect their lives and surroundings. Transparency and inclusivity are fundamental principles of good governance, and I urge the Town to prioritize meaningful engagement with all stakeholders going forward.

Furthermore, I believe there may have been oversights or inaccuracies in the assessment of the proposed changes and their potential impacts.

It is essential that decisions regarding zoning and land use are based on thorough research, analysis, and consideration of all relevant factors. I respectfully request that the Town revisits the decision and conducts a comprehensive review to ensure that it aligns with the best interests of the community.

In conclusion, I urge you to reconsider the recent decision regarding changes to the Zoning By-law for the Sheridan College housing area. By addressing the concerns raised by residents and stakeholders and fostering a more inclusive and transparent decision-making process, we can work together to create a vibrant and sustainable community for current and future generations.

Thank you for your attention to this matter. I look forward to your response and to the opportunity to participate in further discussions on this important issue.

Best,  
Deepak  
Erin St resident

---

**From:** Darko Radman  
**Sent:** Thursday, February 29, 2024 2:09 PM  
**To:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Sheridan College Housing Area

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern,

Our family does not agree with proposed Sheridan College Housing Area Special Policy. We believe this would impact our neighbourhood in a negative way and will destroy community that we now have, along with a look and appeal that currently is.

Below is the letter I have sent to Mr. Knoll and Mr. Grant to voice my displeasure.

If you require any other action and/or clarification on my part, please let me know.

Regards,

Darko Radman  
Martindale Avenue

Dear Mr. Knoll and Mr. Grant,

I am a resident in the College Park area that Sheridan College Housing Area will impact. Regardless of how phrased this proposal is, the bottom line is that overcrowding our neighbourhood is not something that any of us would enjoy. The whole reason for buying house in this area is to enjoy quite and not populated neighborhood. How would you feel if someone builds 4 storeys housing on each side of your home? Essentially this is what you are proposing. How would that even look? 4 storeys housing - single detached home -4 storeys housing, because I don't want to sell my house? How is that even esthetically pleasing?

Having a blanket policy to let anyone do whatever they want leads to anarchy.

Never mind about services, transportation, crime, parking, etc.

I urge you not to proceed with this proposal. If housing is needed for Sheridan College, Sheridan College should build a residence for students, they have enough land to do so.

Regards,

Darko Radman

**Darko Radman**  
IT Services Coordinator  
Information Technology

**Sheridan**

---

**From:** Eric Genier  
**Sent:** Thursday, February 29, 2024 11:06 PM  
**To:** Town Clerks  
**Subject:** Public Hearing March 4 Delegation Item 6.2  
**Attachments:** Why 4 As Of Right Might Be Nice.pptx

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Eric Génier

Hearing item 6.2

# Why 4 As Of Right Might Help

By a couple of young people



# Meet Cullen

- Moved to Oakville in 2021 to continue schooling in person after Covid-19
- Has graduated from Sheridan College in April 2023
- Currently still lives in Oakville
- Pays \$394 for rent
- Sounds pretty reasonable

This is the size of his room



# His Room...

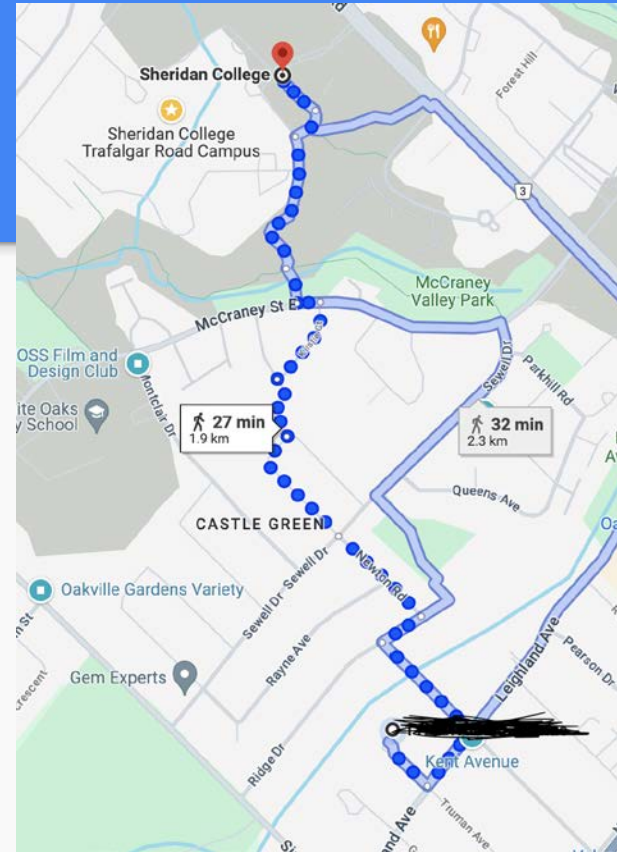
- About 8 by 12 feet.
- He splits the rent of the full room of \$788 between his partner
- In addition, he shares the home with 4 other roommates

This is the size of his only sink he shares  
between everyone else in the house





It's a 30 minute walk from  
Sheridan College



But it does have space for 6 parking spots

-But only one of his roommates we're able to afford a car



# We're asking for more variety

- 4 As Of Right could be the right step to give Cullen and many of our friends a livable Oakville. To maintain an affordable life he had to downgrade to a lower quality of life.
- Give students a reason to stay in Oakville.
- Because right now unfortunately, the reasons are few and far between.
- Let's make a new reason.
- Vote yes!

**From:** [J Gagnon](#)  
**To:** [Rob Burton](#); [Jonathan McNeice](#); [Sean O'Meara](#); [Ray Chisholm](#); [Cathy Duddeck](#); [Janet Haslett-Theall](#); [Peter Longo](#); [Allan Elgar](#)  
**Cc:** [Town Clerks](#)  
**Subject:** Chers membres du Conseil Municipal,  
**Date:** Thursday, February 29, 2024 9:04:39 AM

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SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Chers membres du Conseil Municipal,

Je m'adresse à vous avec une pointe de frustration, non seulement à cause des propositions d'augmentation de densité qui nous préoccupent tous, mais aussi parce que cette conversation n'a pas lieu dans notre belle langue française. C'est un peu une gifle, non? On se demande où est passée notre belle diversité linguistique.

Concernant les fameuses propositions, c'est clair comme de l'eau de roche que l'appât du gain proposé par le Fonds d'Accélération du Logement Fédéral de 36 millions ne devrait pas nous aveugler. On ne parle pas juste de rajouter quelques logis ici et là; on parle de transformer notre petit coin de paradis en quelque chose de méconnaissable. Et puis quoi encore? La proposition de densifier autour de Sheridan sans consulter le peuple, c'est du n'importe quoi.

Je vous implore, avec toute la passion que je peux rassembler, de voter contre ces propositions. On est capables de trouver des solutions plus astucieuses qui respectent l'âme de notre communauté. Ne laissons pas le chant des sirènes du financement nous éloigner de ce qui fait vraiment l'essence de notre ville.

Avec toute ma considération,

J Gagnon

---

Translation:

Dear members of the Town Council,

I am reaching out with a hint of frustration, not only because of the density increase proposals that concern us all, but also because this conversation is not happening in our beautiful French language. It feels a bit like a slap in the face, doesn't it? One wonders where our linguistic diversity has gone.

As for the infamous proposals, it's crystal clear that the lure of the \$36 million from the Federal Housing Accelerator Fund should not blind us. We're not just talking about adding a few homes here and there; we're talking about transforming our little slice of heaven into something unrecognizable. What's next? Proposing to densify around Sheridan without

consulting the people is nonsense.

I implore you, with all the passion I can muster, to vote against these proposals. We are capable of finding smarter solutions that respect the soul of our community. Let's not let the siren song of funding drift us away from what truly makes the essence of our town.

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**From:** James Toronto  
**Sent:** Thursday, February 29, 2024 10:20 AM  
**To:** Rob Burton; Jonathan McNeice; Sean O'Meara; Ray Chisholm; Cathy Duddeck; David Gittings; Janet Haslett-Theall; Peter Longo; Allan Elgar; Marc Grant; Jeff Knoll; Natalia Lishchyna; Tom Adams; Scott Xie; Nav Nanda; Town Clerks  
**Subject:** Changing the Character of Oakville  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**SECURITY CAUTION:** This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Oakville Town Council,

As long-time residents of Oakville, our family has deeply cherished the community spirit, safety, and quality of life this town offers. We have proudly raised five children here, contributing to the community and believing in Oakville as an ideal place for families to thrive. However, the recent motions before the council have caused us great concern.

We understand the pressure to address housing shortages and the opportunities presented by the Federal Housing Accelerator Fund. Yet, the proposals to permit four units per property as-of-right and four storeys within 800m of Sheridan College significantly alter the fabric of our community. Such changes risk displacing the very essence of what makes Oakville special to us and many long-standing residents.

These motions, while aimed at increasing housing density, do not directly benefit from the mentioned \$36MM funding, nor do they align with the Minister's emphasis on improving housing options for students in a way that preserves family homes. The town's interpretation to convert family homes into student apartments seems a departure from fostering a community where families can continue to grow and prosper.

We urge the council to reconsider these motions, taking into account the voices of those who have built their lives here. Let's explore alternative solutions that enhance our town without sacrificing the character and unity of our community. Oakville's legacy should be one of thoughtful growth that respects its residents' values and the town's heritage.

In closing, we ask the council to vote down these motions, remembering the families who have dedicated themselves to Oakville, envisioning a future where our children and grandchildren can also call this town home.

Sincerely,

James S.

**From:** Louella  
**Date:** February 28, 2024 at 10:27:08 PM EST  
**To:** Town Clerks <TownClerk@oakville.ca>  
**Subject:** Draft noise bylaw on construction

Dear town Clerks,

I should have reread my email to you before I sent it, not after.  
When talking about Old Oakville aesthetics I meant BONA FIDES, not BONA FIXES.  
Are you able to somehow add this to it. I also when talking about the farm on Colonial Crescent repeated myself FARM FARM.

I hope I didn't make too many others. Obviously when I got into aesthetics, that was meant to be the start of the last paragraph, but when I correct things DRAFT does its own thing!

Thank you for forwarding this to the appropriate parties. I appreciate it.

Louella Brace

Sent from my iPad

**28<sup>th</sup> February 2024**

**REVISED**

**To: Oakville Town Council**

**RE: Proposed Official Plan and Zoning By-Law Amendment,  
Town-Wide and Sheridan College Housing Area Special Policy  
Area.**

**42.15.62 and 42.15.63, Ward 1-7**

I have two major concerns regarding the above Zoning By-Law Amendments affecting the area where my wife and I live and own a real estate residential property.



## **1<sup>st</sup> CONCERN**

What I can discern from the proposed changes is that we can expect to see changes in the **frontages** of residential single dwelling properties most notably as they are modified to accommodate the increased occupancy level.

Driveways will be **widened**.

**More cars** will be visible. **More roadside parking** will become evident

**Extra Walkways** will be introduced alongside the houses.

**More wear and tear** on the property will occur due to increased population density over and above what was originally intended.

As to the **rear view** of the affected properties, we will see surrounding us from our rear and side upper level windows :

- **New structures** where previously the view was our neighbours' gardens
- **Reduced care of gardens** as properties are re-orientated toward student accommodation.

## **ALSO**

**Whole neighbourhoods** consisting at present of Detached Residential Properties will acquire a **less attractive look** as 4-storey buildings are erected. The overall appearance of such areas will be **degraded**.

Under the new by-law can we expect to see our neighborhood houses **BULLDOZED AND REPLACED WITH 4 STOREY APARTMENT STYLE BUILDINGS? IF YES, THEN THIS IS UNACCEPTABLE IN MY VIEW.**

## **2<sup>ND</sup> CONCERN**

As a result of the new zoning by-law amendment it seems obvious to me that the **market value** of the residential property-owners houses **will decline** within the affected areas and to those houses in the vicinity. The market values will **fail to increase** at the same rate as those in the non-proximate areas.

**ARE HOMEOWNERS AFFECTED IN THIS WAY TO BE COMPENSATED FOR SUCH DECLINES IN MARKET VALUE? IF NOT, THEN WHY NOT?**

**WHY SHOULD WE NOT SUE FOR THE DECLINE IN MARKET VALUE?**

## QUESTIONS

1. Why are affected homeowners and those in the nearby vicinities not given a chance **to VOTE** on these decisions? Not just given the option to comment through submissions to the council.
2. Why are the **existing zoning bylaws** not disclosed in the communication regarding the proposed amendment. You are expecting the public to make informed comments or input on the proposal aren't you?
3. Why are no **pictorial illustrations** provided to inform affected homeowners and nearby neighbours of what their residential and commercial areas may look like with the passage of time?
4. Why is there such a thing as the Sheridan College Housing Area Special Policy Area. It's not a law but simply a policy that has wide significant

effect on local homeowners. Why does it require lifting of zoning restrictions to the detriment of homeowners?

5. Does not the college have space to erect **more halls of residence** for students **on its own campus** or acquire space **elsewhere at appropriate locations** and to do so without penalizing the local residents by re-zoning their residential areas?

### **Recommendation**

**Retain the existing Zoning By-Law with allowance for limited number of student lodgings and room rentals subject to the existing statutory precautionary requirements. This, in addition to Sheridan College's development of additional halls of residence on their own existing land,**

**should be sufficient to meet the requirements of the Sheridan College Housing Special Policy Area.**

**Specifically, in our neighbourhood, we ask that you retain the existing Zoning bylaw RL 5.0 (Residential Low) for the homes on both sides of White Oaks Boulevard extending from Huron St. to Erin St. on the south and west and Freeman Crescent on the north side up to the northern juncture of White Oaks Boulevard with Trafalgar Road.**

Respectfully from:

Lawrence Falconer and Agnes Falconer, owners and residents of the following property for over 30 years: **Freeman Crescent. OAKVILLE ON L6H 4R3**

Dated March 1<sup>st</sup> 2024

Submission to Town of Oakville  
Planning and Development Council  
For the meeting to be held on Monday, March 4, 2023

Thursday, February 29, 2024

Laura Temple-Smith  
Michael G.W. Smith  
Golden Meadow Trail  
Oakville, ON  
L6H 3G9

Oakville Town Council  
C/O Town Clerk at the Town of Oakville  
Clerk's Department  
1225 Trafalgar Road  
Oakville, ON  
L6H 9H3

Oakville Town Council,

It is with significant concern that we state our opposition to the by-law Amendments Town-wide and Sheridan College Housing Area Special Policy Area Town-initiated 42.15.62 and 42.15.63, Ward 1-7.

We disagree with the plan as it currently exists. Three dwellings on a single residential property are too many. Four will increase further the town's density. This increased density will make further demands on already overburdened public infrastructure—hospitals and medical facilities, schools, green space, transportation, water, and sewer services.

Your bylaw states that each structure must have one parking space. What is the plan for all those families who have two cars? It is obvious from the building north of Upper Middle Road that narrow streets and one car garages are not an effective solution.

A significant part of the problem around Sheridan College has been caused by an influx international of students. Where is Sheridan's responsibility in the proposed plan? There are significant open lands around Sheridan College. Why is there no building slated for that area? It seems that the responsibility for Sheridan's housing issues is being placed solely on the Oakville tax payers.

We send this letter to express our concern about increasing the number of houses per lot and to comply with the rules of appeal as set out in the letter included in our tax bill.



Michael Smith



Laura Temple-Smith

**From:**  
**To:** [Town Clerks](#)  
**Subject:** Re: Item 6.2 - own-initiated Official Plan and Zoning By-law Amendments – Four Dwelling Units Per Property and Sheridan College Housing Area  
**Date:** Thursday, February 29, 2024 1:38:14 PM

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SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

In the past two days, we have learned that we will not be allowed to attend, in person, the Oakville Town Council meeting on March 4. We understand that the council felt threatened by another group at a previous meeting. We have no respect for their platform, nor their actions at a municipal level.

The Zoning By-law items, tabled for Monday, are indeed a municipal concern. We request that this meeting be opened to all Oakville residents. If the council believes that there is not adequate public space, then the meeting should be moved to a larger venue. If the council is concerned for their safety, then police protection should be requested.

We are concerned, after reading the letter from Housing Minister Mr. Sean Fraser to Mayor Burton, that council is rushing the process. Money is the focus, rather than the well-being of safe, established, single-family dwelling communities such as College Park.

Mr. Knoll and Mr. Grant, you were visible in College Park during the past municipal elections as you sought our votes. Why haven't you reached out to College Park residents during this life changing zoning by-law agenda? We trust that you have read our letter of disapproval submitted earlier this week. Our community feels threatened and nervous. We respectfully ask that you will fight for the residents of College Park. We also ask that serious considerations be given to moving this back to a public, in-house meeting. If it is too late to secure a larger, safer venue, then we respectfully request that this motion be tabled until we can meet in person.

Thank you,  
Mark and Cheryl Baber  
Queensbury Cres.  
Oakville, ON  
L6H 4G6



**From:** [Mr Fitzpatrick](#)  
**To:** [Rob Burton](#); [Town Clerks](#)  
**Subject:** Urgent Appeal for Reconsideration of Current Housing Motions  
**Date:** Thursday, February 29, 2024 9:01:10 PM

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SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Members of the Town Council of Oakville,

Dear Council Members,

I write to you as a long-standing resident of Oakville, deeply invested in the future and well-being of our community. The decisions before us concerning housing and development near Sheridan College are of monumental importance, poised to significantly alter the fabric of our town. These changes could be our legacy, impacting Oakville's character for generations to come.

Upon careful examination of the proposals to permit four units per property as-of-right and to allow four storeys within 800 meters of Sheridan College, it has become apparent that these measures, while potentially transformative, have not been afforded the depth of consultation and transparency required under the Ontario Planning Act. This act mandates rigorous procedural standards to ensure decisions are made in an open, fair, and equitable manner, reflecting the following key components:

- **Public Participation:** Ensuring meaningful engagement with residents and stakeholders.
- **Consistency and Conformity:** Actions must align with provincial policies and municipal official plans.
- **Accountability:** Decision-making processes must be clear and accessible to the public.

The information presented during the Town's meeting on January 22nd, particularly the discussion surrounding the letter from Minister Sean Fraser, highlights a critical disconnect between the proposed initiatives and the broader objectives outlined by the Federal Housing Accelerator Fund (HAF). It is noteworthy that the potential \$36MM in funding, while substantial, does not encompass the proposed densification initiative around Sheridan College, raising questions about the alignment of these proposals with our community's long-term interests.

Moreover, the Minister's letter calls for a nuanced approach to increasing housing density, emphasizing the need for clarity and consideration of alternative plans that might better serve the community's needs without compromising the character of our residential areas. This advice seems to have been overlooked in favor of a narrow interpretation that risks undermining the very fabric of our community.

The current process, lacking in transparency and comprehensive stakeholder consultation, fails to meet the standards of due process as outlined in the Ontario Planning Act. By pushing forward without adequate engagement, we risk not only the ire of our community members but also potential legal entanglements that could delay any development indefinitely.

As a dedicated resident of Oakville, I have witnessed many changes over the years. However,

the approach currently being taken represents a departure from the values of consultation, transparency, and respect for community that Oakville has long stood for. It is, without doubt, the most concerning tactic I have observed to date.

In light of these considerations, I strongly urge the Town Council to reject the current motions and instead commit to a process that embodies the high standards of due process, consultation, and transparency mandated by the Ontario Planning Act. Such an approach will not only ensure that our community's development aligns with both our values and legal obligations but also preserves the integrity and character of Oakville for future generations.

Thank you for your attention to this matter. I trust that you will act in the best interests of our community, respecting the voices of its residents and the legal frameworks that guide our collective decision-making.

Sincerely,

M.Fitzpatrick

**From:** [Priyanka Kapoor](#)  
**To:** [Town Clerks](#)  
**Subject:** Appeal of Decision Regarding Changes to Zoning By-law for Sheridan College Housing Area  
**Date:** Thursday, February 29, 2024 3:25:45 PM

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SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Oakville Team,

I hope this email finds you well. I am writing to formally appeal the recent decision made by the Town of Oakville regarding changes to the Zoning By-law for the Sheridan College housing area.

As a resident and stakeholder in the community, I am deeply concerned about the implications of the decision and its potential impact on the surrounding neighborhood. The proposed changes raise several important issues that warrant further consideration and discussion.

Firstly, the density and scale of the proposed housing developments could have significant effects on traffic congestion, parking availability, and overall neighborhood character. Without adequate planning and infrastructure improvements, these developments may strain existing resources and diminish the quality of life for residents in the area.

Additionally, I am troubled by the lack of community input and consultation in the decision-making process. It is essential that residents have the opportunity to provide feedback and express their concerns about developments that directly affect their lives and surroundings. Transparency and inclusivity are fundamental principles of good governance, and I urge the Town to prioritize meaningful engagement with all stakeholders going forward.

Furthermore, I believe there may have been oversights or inaccuracies in the assessment of the proposed changes and their potential impacts. It is essential that decisions regarding zoning and land use are based on thorough research, analysis, and consideration of all relevant factors. I respectfully request that the Town revisits the decision and conducts a comprehensive review to ensure that it aligns with the best interests of the community.

In conclusion, I urge you to reconsider the recent decision regarding changes to the Zoning By-law for the Sheridan College housing area. By addressing the concerns raised by residents and stakeholders and fostering a more inclusive and transparent decision-making process, we can work together to create a vibrant and sustainable community for current and future generations.

Thank you for your attention to this matter. I look forward to your response and to the opportunity to participate in further discussions on this important issue.

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**From:** S.Wong  
**Sent:** Thursday, February 29, 2024 8:46 AM  
**To:** Rob Burton; Jonathan McNeice; Sean O'Meara; Ray Chisholm; Cathy Duddeck; David Gittings; Janet Haslett-Theall; Peter Longo; Allan Elgar; Marc Grant; Jeff Knoll; Natalia Lishchyna; Tom Adams; Scott Xie; Nav Nanda; Town Clerks  
**Subject:** HAF - Vote No  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**SECURITY CAUTION:** This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Town Council Members,

I hope this letter finds you well. As a longtime resident and fervent supporter of Oakville's unique charm, I'm reaching out regarding the upcoming vote on housing density proposals. These decisions, as you well, could significantly alter the fabric of our beloved town.

The allure of the \$36MM from the Federal Housing Accelerator Fund is undeniable. Yet, upon a closer look, it becomes apparent that the proposals for four units per property and four-storey buildings near Sheridan College might not be in our best interest. Notably, the push for increased density around Sheridan doesn't directly tie to this funding, raising questions about the necessity of such drastic changes.

Minister Fraser's letter, while advocating for more student housing, doesn't mandate the conversion of family homes into multi-storey student residences. His openness to alternatives suggests we have room to explore solutions that preserve the character of our neighborhoods.

Our town's commitment to procedural fairness and meaningful consultation with stakeholders is paramount. Recent surveys and consultations seem to fall short of capturing the community's concerns and aspirations fully. Furthermore, focusing on densification without considering alternative plans for student housing on Sheridan's own lands misses an opportunity to address the issue without disrupting our residential areas.

As we stand at this crossroads, let's remember what makes Oakville special. Our dedication to family-friendly neighborhoods, the importance of thoughtful development, and the need to maintain a dialogue that reflects our community's values.

I urge the Council to reconsider the current proposals. By voting them down, we can protect the essence of Oakville for generations to come. Let's find solutions that uphold our town's legacy, ensuring it remains a place we're proud to call home.

Thank you for your consideration.

Warmest regards,

S.Wong

**From:** [Nava AP](#)  
**To:** [Town Clerks](#)  
**Subject:** Concerns Regarding Proposed Amendments to Official Plan and Zoning By-law- Four Dwelling Units Per Detached Residential Property  
**Date:** Friday, March 1, 2024 2:21:43 AM

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SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I am writing to express my deep concerns regarding the proposed amendments to the Official Plan and Zoning By-law, specifically regarding the allowance of four dwelling units per detached residential property.

As a member of the community, I believe it's crucial to consider the long-term implications of such amendments on our neighborhood's quality of life. While the intention may be to increase housing opportunities, I fear that the proposed changes will have several detrimental effects on our community.

Firstly, adding four dwelling units per property will lead to a significant increase in population density. This rapid population growth will strain our existing infrastructure, including transportation, schools, and healthcare facilities, ultimately diminishing the quality of life for current residents.

Moreover, the focus on providing housing primarily for students raises concerns about the transient nature of the new residents. This influx of temporary occupants may disrupt the sense of community and neighborly trust that currently defines our neighborhood.

Additionally, the increased turnover of residents could lead to a lack of investment in maintaining properties, further deteriorating the overall aesthetic appeal of our area.

Furthermore, the environmental impact of these amendments cannot be ignored. Clearing land for additional dwelling units will result in the loss of green spaces and mature trees, exacerbating issues related to air quality and urban heat island effect.

Moreover, the anticipated rise in vehicular traffic will contribute to pollution and noise, diminishing the tranquility of our neighborhood.

In considering the long-term financial implications, it's essential to recognize that catering primarily to student housing may not attract the affluent homeowners needed to sustain property values. Instead, the influx of transient residents could lead to a decrease in property values over time, as the neighborhood becomes perceived as less desirable due to overcrowding and associated issues.

In addition to these concerns, I would like to highlight several other potential issues that could arise from the proposed amendments:

1. Strain on Public Services: The increased population density could overload public services

such as waste management, emergency response, and utilities, leading to longer wait times and decreased service quality for residents.

2. Parking Shortages: With more dwelling units per property, there may be a shortage of parking spaces, leading to congestion on residential streets and difficulty finding parking for both residents and visitors.

3. Loss of Privacy: Additional dwelling units could lead to a loss of privacy for existing residents, as more people occupy the same amount of space, potentially impacting sightlines, noise levels, and overall sense of security.

4. Impact on Schools: An influx of new residents, especially students, could put strain on local schools, leading to overcrowded classrooms and decreased educational resources for students.

5. Decreased Sense of Community: The transient nature of student housing may result in a decreased sense of community cohesion, as residents come and go frequently without establishing long-term connections with their neighbors.

6. Potential for Overdevelopment: Allowing four dwelling units per property may open the door to overdevelopment and speculative real estate practices, leading to the degradation of the neighborhood's character and charm.

7. Legal and Regulatory Challenges: Implementing such significant changes to zoning regulations may pose legal and regulatory challenges, potentially leading to conflicts and litigation within the community.

8. Impact on Property Taxes: A change in the demographic makeup of the neighborhood, particularly if it leads to a decrease in property values, could impact property tax revenues for the municipality, affecting funding for essential services and infrastructure projects.

These comprehensive concerns highlight the need for careful consideration and thorough community engagement before moving forward with the proposed amendments. I appreciate your attention to these matters and look forward to further discussions on how we can address these issues together.

Thank you for taking the time to address these concerns.

Nava Ahadipoor & Farzad Rouhani  
Romain Cres, Oakville, ON  
L6H 5A4

**From:** [Bradley Price](#)  
**To:** [Rob Burton](#); [Jonathan McNeice](#); [Sean O'Meara](#); [Ray Chisholm](#); [Cathy Duddeck](#); [David Gittings](#); [Janet Haslett-Theall](#); [Peter Longo](#); [Allan Elgar](#); [Marc Grant](#); [Jeff Knoll](#); [Natalia Lishchyna](#); [Tom Adams](#); [Scott Xie](#); [Nav Nanda](#); [Town Clerks](#)  
**Subject:** March 4, 2024 Town Council Meeting - College Park / Housing Accelerator Fund  
**Date:** Friday, March 1, 2024 11:01:36 AM

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SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Councillors

This e mail is with regard to the Council meeting scheduled for March 4, 2024. The purpose of this e mail is to register our objection to the two motions on the agenda concerning the College Park community. Specifically, the two motions at issue provide as follows:

1. Four Dwelling Units Per Detached Residential Property: Modifications to allow up to four dwelling units per detached property town-wide, including changes in definitions and requirements for additional dwelling units, access, and parking.
2. Sheridan College (College Park) Housing Area – Special Policy Area: Establishment of a Special Policy Area to enable increased density, including building heights up to four storeys and expanded medium density housing options.

### **Lack of Community Involvement**

There has been limited opportunity for community members, the very people affected by these proposals, to have their voices heard and considered. The Town of Oakville, has set up the obligatory online survey ostensibly allowing community stakeholders to voice their concerns.

The survey's available responses are designed such that it largely presupposes that respondents are in favour of the proposals. The survey does not ask the fundamental question, "Are you in favour of the proposals?". In fairness, the survey does have the perfunctory free-format sections where respondents are able to provide their input. Having said that, the reality is that narrative, free-format responses to a survey are given less weight as they do not lend themselves to numerical summary and are largely relegated to "footnote status".

Furthermore, holding a virtual town meeting as opposed to "in person" is not inconsistent with a goal of limiting opportunities for community members to voice their concern. This allows councillors to avoid having to respond directly to difficult questions from their constituents. Additionally, it has the potential to create the mistaken impression on the part of councillors that community members are not concerned about the proposals under consideration. In speaking with our neighbours and other College Park community members, they are understandably very concerned about the harmful effect of these proposals.

### **Student Housing Runs Contrary to "Community Building"**

While the Council is careful to avoid stating it, it cannot be disputed that the primary focus of these motions is to use the funds to increase the amount of available student housing. The background to the motions provide that the affected area is the area within 800 metres of the Sheridan College campus. Why limit the affected area to within 800 metres of the Sheridan College campus? The true housing crisis is throughout Oakville. It is not limited to the Sheridan College campus and its immediate area. If the objective of these proposals is genuinely to increase housing for families, there are numerous alternative locations that would

be infinitely more effective in addressing the housing crisis for families.

By their very nature, occupants of student housing are more transient than families. With limited exceptions, transient occupants have no vested interest in building a community, raising a family, coexisting with their neighbours in a peaceful, respectful manner. There are numerous, verifiable instances in the College Park community where student housing has had a negative impact on the community. Furthermore, bylaw enforcement has proven not to be an effective solution. In our experience, bylaw enforcement have seemingly abrogated their responsibilities in this regard by failing to act until repeated complaints from community members.

**Improper Use of Funds under the Federal Housing Accelerator Fund (n.b., hereinafter referred to as the "Fund")**

Numerous communities throughout Canada have applied to access the financial resources available under the Fund. In a letter to the Mayor Burton dated January 11, 2024, Sean Fraser, Minister of Housing, Infrastructure and Communities characterizes the Fund as "highly ambitious, competitive and over-subscribed...". It is unconscionable that the Council would make an application to access these limited funds for student housing under the guise of creating housing for families. Presumably, other community applicants throughout Canada are planning to use the funds for their intended purpose. It does not matter that the federal Minister is aware of Oakville's intended use of the funds; student housing is not family housing.

\*\*\* \*\*

In summary, the proposals should be rejected. We are very concerned about the housing crisis as it affects families and that Town Council is not taking advantage of this opportunity to address the family housing crisis. The proposals under consideration should be rejected and meaningful, effective family housing solutions should be put forward in their stead.

Respectfully,

Shelley and Bradley Price  
Queensbury Crescent



## Franca Piazza

---

**From:** Robert Condie  
**Sent:** Thursday, February 29, 2024 9:03 AM  
**To:** DPastoric G-Email; Marc Grant; Jeff Knoll; Dennis Gasparotto; Rod Stein; alan mclaren; Cheryl & Mark Baber; Laurie McGregor; Shelley Price; Alex man; ann ferraro; Mike & Cheryle; Howard & Sunny; Tony Desouza; Kate Long; Paula & Daniel; Jen Mosca;  
**Cc:** Joanna Wojcik; Rob Burton; Jonathan McNeice; Sean O'Meara; Ray Chisholm; Cathy Duddeck; David Gittings; Janet Haslett-Theall; Peter Longo; Allan Elgar; Natalia Lishchyna; Tom Adams; Scott Xie; Nav Nanda; Town Clerks  
**Subject:** Re: Item 6.2 - own-initiated Official Plan and Zoning By-law Amendments – Four Dwelling Units Per Property and Sheridan College Housing Area  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**SECURITY CAUTION:** This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Extremely well stated - thank you Dan for all your hard work in bringing a clearer focus on the issues. I am still struggling to see where this 36 million brings any long term benefit to the vast majority of the residents of Oakville and hopefully Council gives full consideration to this. We have been Oakville residents since 1971 and have never witnessed anything with as far reaching implications as this. Given the magnitude of this, a plebiscite should be in order so that the residents of this Town have a real say in the future of where we reside.

One additional premiss I feel that needs to be challenged is Sheridan College's plans for expansion. Is the demand for this amount of growth in students wishing to attend Sheridan actually realistic? Does expanding the Oakville campus make sense or should growth be accommodated at a new satellite campus say in Milton?

Robert and Shirley Condie

---

**From:** DPastoric G-Email  
**Sent:** February 28, 2024 8:03 PM  
**To:** marc.grant@oakville.ca <marc.grant@oakville.ca>; jeff.knoll@oakville.ca <jeff.knoll@oakville.ca>; Robert Condie

DPastoric G-Email

**Subject:** Item 6.2 - own-initiated Official Plan and Zoning By-law Amendments – Four Dwelling Units Per Property and Sheridan College Housing Area

**Councillors Knoll and Grant [Ward 5]**

The Jan. 22nd meeting was disheartening. Before you are two watershed motions.

I had hoped that at least one of you would have raised a concern regarding the College Park residents and the potential to have homes in their neighbourhoods leveled and converted into 4 Storey Apartments. The concern about short term student living conditions and an absence of concern over the existing families in College Park, Canada Court, Sixth Line and McCraney Street – was surprising and inconsistent with Councils duty of care to the community.

After 41 years in Oakville - this issue is one I must stand up and be counted to be against. My family and many of my friends are in College Park and we have the special designation of being affected by both motions.

You both have an opportunity to stand up for your residents. I hope you will vote for existing families, the 290 families in College Park. And vote no to both motions.

I know the letter attached is long - I hope you read it and look at the photos. However (just in case) a summary is below.

**Executive Summary:**

- Housing decisions before the Town Council will significantly alter Oakville's landscape and be devastating for College Park families.
- The Federal Funding of \$36MM is the key motivator.
- The Town Staff proposal to convert family homes into four storey student apartments is not part of the \$36MM (Appendix F) and goes against the written statements of the Minister – he writes “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.” He clearly states these homes are better utilized for families.
- Consultation Process Concerns: Lack of clarity and transparency in the survey and consultation process as well as failure to provide affected property owners with relevant information undermines the process (see attached illustrations).
- Motion for four-storey apartments near Sheridan College should be removed.
- The Town Staff proposal contradicts the Minister's intentions – he wants family homes to stay with families.
- Shift focus to med- to high-rise solutions on Sheridan College's land, and preserve homes for families.

Vote to support existing Oakville families. The Minister's letter was clear – single family homes are for families.

Dan Pastoric