

# Public Meeting for Proposed Official Plan and Zoning Amendments

March 4/24 Delegation – Ron Bell

# Introduction

- Ron Bell: resident of Oakville since 1992 and College Park area since 2001
- Moved to Town of Oakville for small town atmosphere, willing to commute to work in Toronto
- Here to provide input and comments regarding:
  - Four Dwelling Units per Detached Residential Property (ie. "4 as of right")
  - Sheridan College Housing Area (ie. 4 story buildings within 800m radius of Sheridan College)

# General Comments / Concerns

- Public meeting format
- Lack of public consultation on these topics
- Pressure to fast track and \$36M incentive
- Housing shortage

# 1. Four Dwelling Units Per Detached Residential Property

- “4 as of right”; already have 3 as of right
- Must be applied contextually; not appropriate for all locations
- As “town wide” amendment, must include south Oakville
- Apply in conjunction with other housing initiatives underway
- Consider additional options

## 2. Sheridan College Housing Area

- 4 story buildings within 800m of Sheridan
- Specifically mandated, or Town's proposal towards density goal?
- Significance of 800m radius?
- Impact on existing, established community
- Options (maintaining eligibility for \$36M)

# Options

- Sheridan College Campus Master Plan 2020-2050
  - includes additional residence buildings in existing space
- Building above retail and commercial, nearby Sheridan
- Build up on existing residences
- Creative alternative (utilizing parking lots)

Sheridan property apx 30-40% parking





# Housing Above Existing Parking Lots | Henner Herrmanns

Affordable Dwellings

Koblenz / Germany

love 0 Love 3,391 Visits PUBLISHED 5/12/2016

Share 0 33 +

Rendering Info Comments



Affordable housing units could be built above parking lots, using columns or stilts, similar to this design for covered parking as seen in downtown Kitchener, says Hamilton. Rather than part of the building being elevated, he suggests the entire building would be above the parking spots. (Kate Bueckert/CBC)

Philip Mills, chief executive officer of Habitat Waterloo Region, thinks it's a great idea.



# Kitchener votes yes on idea to build housing over parking in advance of tonight's regional vote

Cambridge voted against the idea last month and now takes a backseat as other local municipalities pick up the torch to lead the way on investigating affordable housing options



[Joe McGinty](#)

Jan 24, 2024 12:28 PM



*A rendering by German architect Henner Herrmanns shows what housing over parking could look like | Herrmanns Architekten*

## Other Housing Initiatives Underway

*December 2022 staff report:* "the town's urban structure is comprehensive and provides certainty to guide major infrastructure investment and to maximize cost effectiveness. It is the basis for the policies in the town's Official Plan and for making planning decisions". Growth will be directed to the Strategic Growth Areas (i.e. Midtown, Bronte GO, Uptown, Hospital District);



### Oakville Council pledges 33,000 new housing approvals

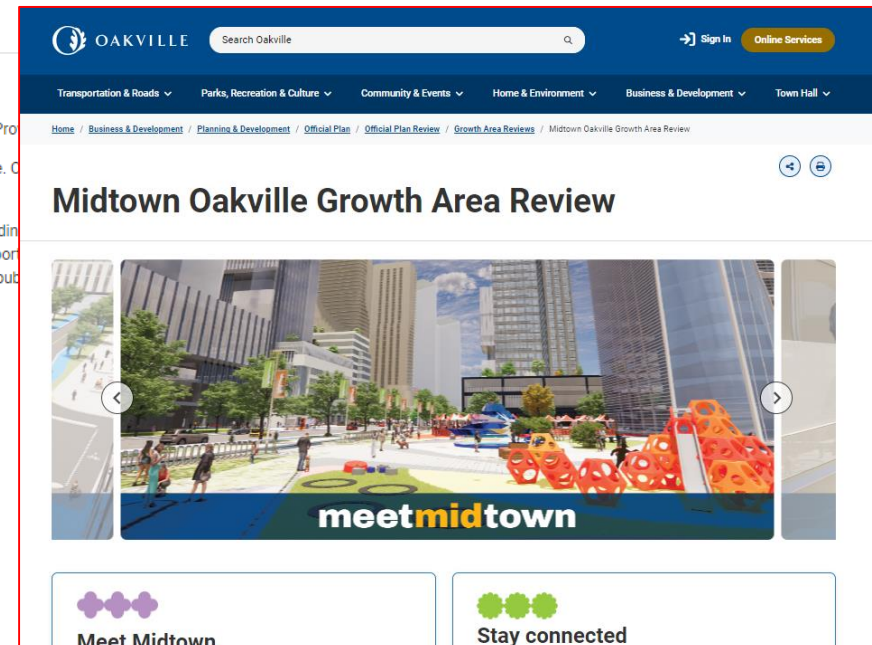
Wednesday, March 22, 2023

#### Work already underway will achieve 10-year pledge

At the March 20, 2023 Special Council meeting, Town Council unanimously approved the Housing Pledge the Pro

The pledge outlines how Council can facilitate the approvals of 33,000 new housing units over the next decade. C applications, not in building housing units.

The pledge highlights 18 specific actions Oakville needs from the Province to support its pledge, including fundin Oakville. The Province's anticipated surge in population will also require a provincial commitment to build support daycares, and long-term care facilities; in addition to continued investment and support for local and regional pub



# Summary / Recommendation

- Understand and agree on need for additional housing, mixed density
- Need to apply due diligence and study options
- Avoid major disruption to existing neighbourhoods
- Important to meet \$36M eligibility
- “4 as of Right”
  - To increase density and provide more housing opportunity for all...
  - *support, with conditions*
- Sheridan College Housing Area
  - To improve ability to house Sheridan students...
  - *do NOT support 4 story buildings in “special policy area”*

END



## 800m radius from Sheridan College

