

Sheridan College Housing Area – Special Policy Area

Guidance for Property Consolidation and Land Assembly

Overview

The Sheridan College Housing Area is a Special Policy Area delineated in the Livable Oakville Plan. The policies identify the Sheridan College Housing Area as an area for incremental change that:

- permits redevelopment of exiting low-rise housing over the long term;
- ensures the maintenance of a low-rise residential character;
- enables opportunities for increased density through the introduction of medium density housing forms and building heights up to four storeys; and,
- requires property consolidation to realize orderly and comprehensive development.

To ensure the orderly and comprehensive redevelopment of existing low-rise housing, the Livable Oakville Plan requires block context plans be submitted as part of the development approvals process, which demonstrate how property consolidation and land assembly fits contextually within the broader neighbourhood lotting pattern.

Corresponding zoning for the Sheridan College Housing Area, as enabled through special provisions, requires that as part of lifting a Holding “H” provision to permit new medium density housing, a block context plan for a proposed development be submitted that demonstrates a coordinated, integrated and comprehensive approach to redevelopment of the subject lands.

The following guidelines are intended to assist in the implementation of the policy and zoning framework for the Sheridan College Housing Area, Special Policy Area, and provide direction for appropriate property consolidation and land assembly required to support increased densities and medium density housing forms. The policies of 11.1.9 of the Livable Oakville Plan continue to apply, as applicable.

Guidelines

- 1) Lot consolidation should result in the creation of regular shaped lots to better enable development patterns that are compatible with the surrounding area and to avoid creating unusable remnant spaces.
- 2) Lot consolidation should ensure assembled lands complement the existing lotting pattern of the surrounding neighbourhood and provide a logical arrangement of lots.
- 3) Lot consolidation should ensure assembled lands maintain a consistent lot orientation along the streetscape that is compatible with surrounding lots.
- 4) Lot consolidation should enable development that has consistent building orientation along the streetscape with the surrounding neighbourhood, including primary building facades and main entrances.

APPENDIX G

- 5) Lot consolidation should ensure that assembled lands do not limit adjacent properties from being redeveloped with medium density uses, as envisioned in the Livable Oakville Plan and implementing zoning by-law.