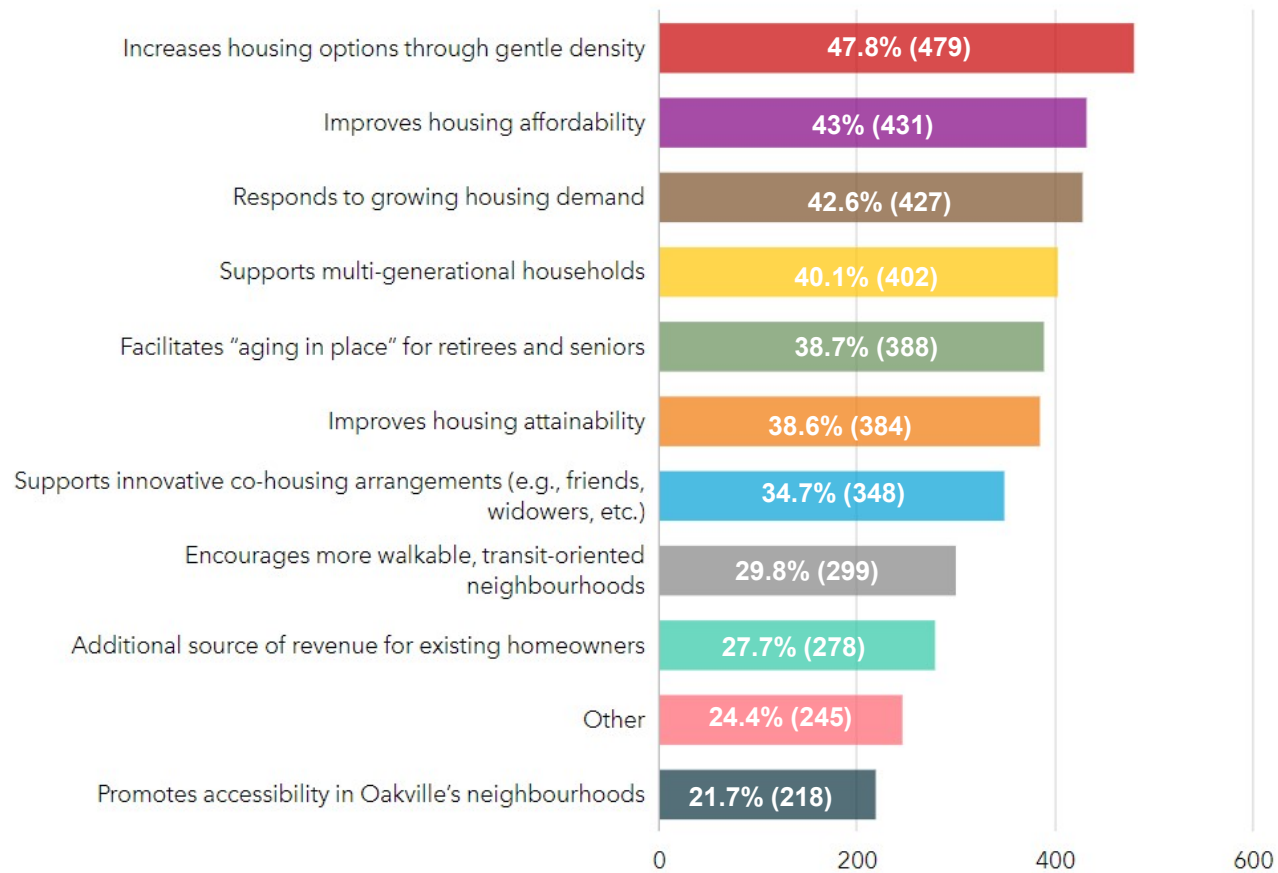


# Your Voice in Expanding Housing Options in Oakville: Online Survey Results (~1,000)

February 13 to March 8, 2024

## What are the benefits of more “missing middle” housing?

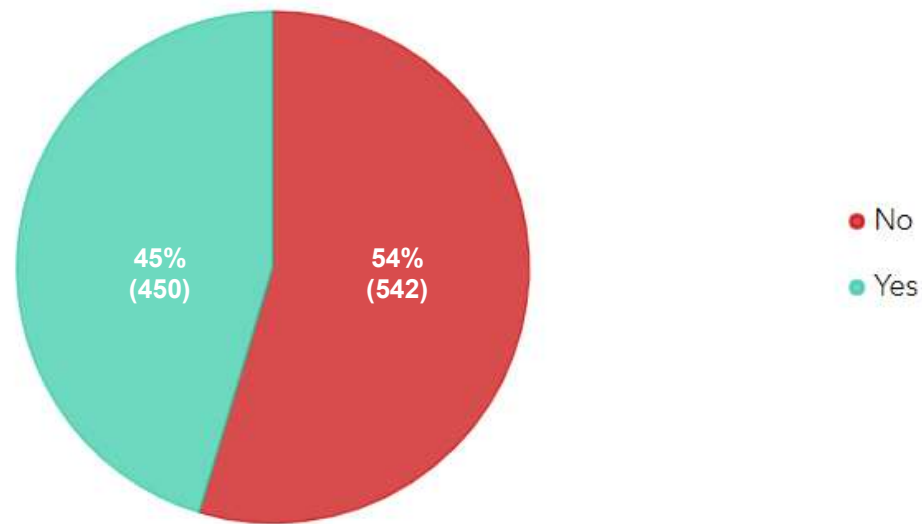


# What are the benefits of more “missing middle” housing?

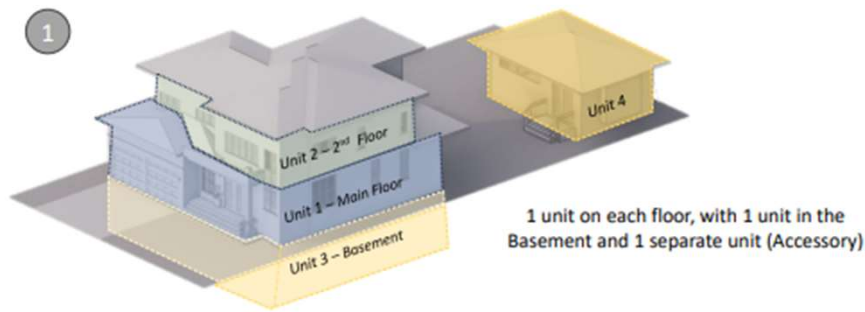
Long Form Responses (384) were submitted – a selection of common comments outlined below:

Technical	General (Supportive)	General (Unsupportive)	Consultation
<ul style="list-style-type: none"> <li>• Need to allow lot severances on big lot property, i.e. &gt; 45 foot wide lot. Allow properties to have lot severance if they are back on main road.</li> <li>• Why has Oakville not used the 2022 provincial legislation to build 3-unit dwellings instead of the huge single-family units on 60 ft lots near me?</li> <li>• When done right, can facilitate the addition of available housing units. But municipal services such as sewer must be taken into account.</li> <li>• A super idea. The success will be in the details. Tailoring the OBC, zoning require (ie parking) and no taxes (no crazy annual requirements).</li> <li>• It will only work if there is no red tape – Oakville is lagging; Kitchener adopted this years ago.</li> <li>• Would rather see a multi-house than a monster home. Unfortunately, if they are allowed to build within 3m of a property line, it will be awful design.</li> </ul>	<ul style="list-style-type: none"> <li>• Why are you only talking about around Sheridan? Why not West Harbour? East End? We need this too!</li> <li>• We need to embrace dense &amp; affordable housing. Village homes start at 1 million. They should start at 300K.</li> <li>• We need heavy density around the GO Train stations.</li> <li>• Unfortunate Ontario didn't get on this bandwagon way earlier. Coming from Montreal and having lived in a 4-plex owned by my parents, I am in favor.</li> <li>• This is a better option than highrises.</li> <li>• Much required for a growing town like Oakville. Adopt transit oriented gentle intensification of 4 to 6 stories.</li> <li>• Numerous comments: way for kids and young adults to stay in Oakville (more housing options / affordability).</li> <li>• Numerous comments: supportive of gentle density / gentle intensification.</li> </ul>	<ul style="list-style-type: none"> <li>• There are benefits to this type of housing (missing middle), but existing neighbourhoods are not the place.</li> <li>• Numerous comments: crime.</li> <li>• Numerous comments: devaluation of homes; reduce quality of life.</li> <li>• We generally oppose this because it increases density and lowers the quality of the neighborhood and also the safety of the neighborhood.</li> <li>• Numerous comments: traffic congestion and parking impacts.</li> <li>• Numerous comments: demographics (renters; low income residents).</li> <li>• Concerns of proliferation of poor quality basement apartments that “take advantage of students”.</li> <li>• Numerous comments: concerns on character of detached residential neighbourhoods, community feel.</li> </ul>	<ul style="list-style-type: none"> <li>• Why did the Town agree to federal demands to enable 4 units on property across the town and not consult to figure out what areas are appropriate?</li> </ul>

## Are you aware that up to three housing units per residential lot is permitted (town-wide) currently per provincial changes?



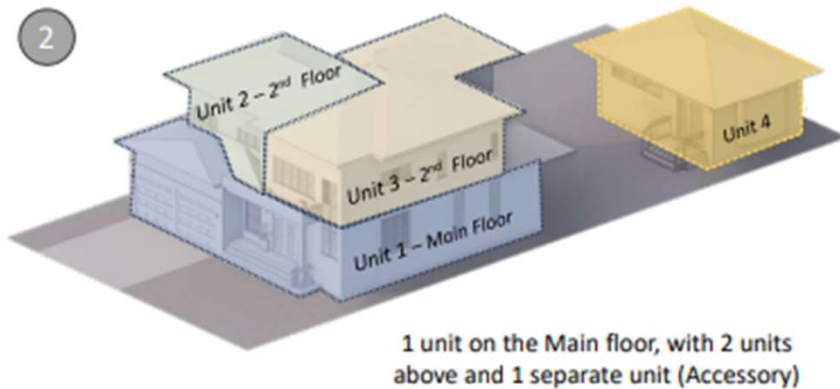
## The town is proposing to permit up to four housing units per residential lot containing detached dwellings for “missing middle” housing. This is 1 additional unit beyond what is currently permitted.



### Summary of Comments on Illustrative Option:

- Numerous concerns with parking on-site and traffic congestion.
- Without changing the outer structure of a building, this would be OK.
- With possibly two vehicles per housing unit, there will not be room for 8 vehicles to park on site.
- With a permit from the town, a homeowner can, at this point in time, build an apartment on all three levels of a 3 story building. Will the town permit building a 2nd story on a 1 floor plan & basement? What size lot is needed to build Unit 4 in a backyard? All necessary facilities will be needed to make unit 4 livable. At what inconvenience & cost will unit 4 be made livable? Recently built homes have very small backyards, would building out the entire property be acceptable under this by-law?
- What is the height of this type of design? This type of unit could need up to 6-8 parking spaces, potentially even more. Does this design account for parking needs. Please do not say parking will not be needed for all units. That is just not true. Does this design have the separate unit 4 right on the lot line as so many new builds do? That is quite invasive for existing homes. But it is good to have a single-story more accessible unit.

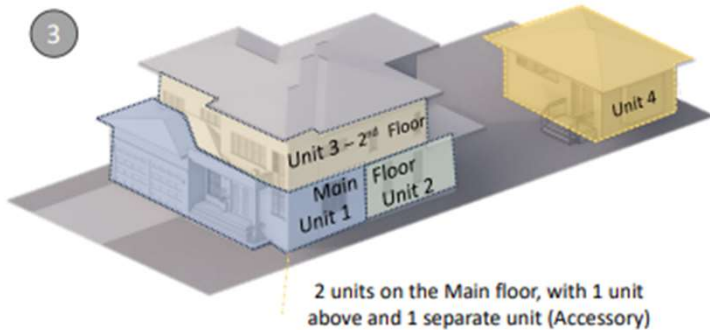
## The town is proposing to permit up to four housing units per residential lot containing detached dwellings for “missing middle” housing. This is 1 additional unit beyond what is currently permitted.



### Summary of Comments on Illustrative Option:

- Yes to option 2 Oakville added a planning requirement that a studio apartment constructed on top of garage in Oak Park MUST have a parking space. This killed a potential for a few hundred affordable units for students, young working adults and elderly parents since only a few corner lots meet this requirement. Neither students, working adults commuting to work by public transit nor elderly need parking, but the requirement is there set by the planners.
- Yes this is also nice for a multi generational family home.
- Yes I like this. I have no preference to how the units are implemented.
- You should also be considering the ability to sever lots and build multiple detached houses.
- With the Town allowing very high single MONSTER homes to be built in our neighborhood prior to 2022, I prefer the higher built units. I completely agree with the high multi-unit properties being allowed.
- Will erode neighbouring property values.
- Why all this excessive restriction? No need to have an accessory unit. Just permit 4 units in the building.

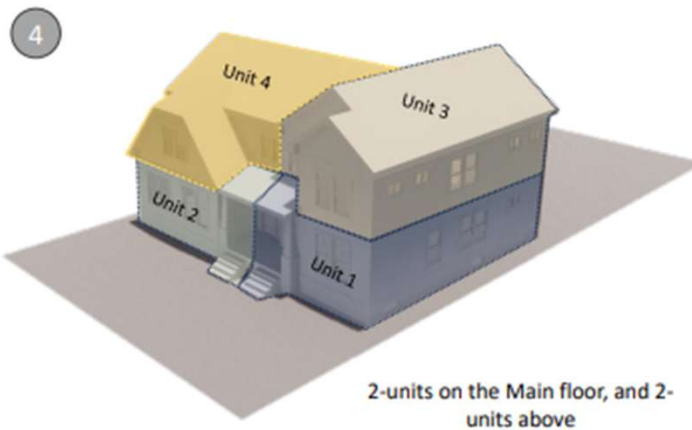
## The town is proposing to permit up to four housing units per residential lot containing detached dwellings for “missing middle” housing. This is 1 additional unit beyond what is currently permitted.



### Summary of Comments on Illustrative Option:

- You want to put this in College park, will you be expanding Trafalgar and Upper middle more to accommodate all these cars and people?
- Would not encourage a separate dwelling. Would be very cluttered from an aesthetics lens.
- Would be better to have the larger, family size unit easier access to grade and garden for young families and children.
- Works for large homes. Do both units on the main level need separate kitchen facilities etc, or can there be flexibility? e.g. Unit 1 with full facilities, and unit 2 more like a bachelor pad with just a living and washroom space, and a smaller kitchenette?
- Works better than the other options outlined.
- This layout is similar to my thoughts on Option 2, however splitting the units on the ground floor is much better in my opinion, as while the space might not be as large, having direct access to the outdoors provides more benefit than living in a second floor unit with no immediate outdoor access (i.e. a backyard or green space).

## The town is proposing to permit up to four housing units per residential lot containing detached dwellings for “missing middle” housing. This is 1 additional unit beyond what is currently permitted.

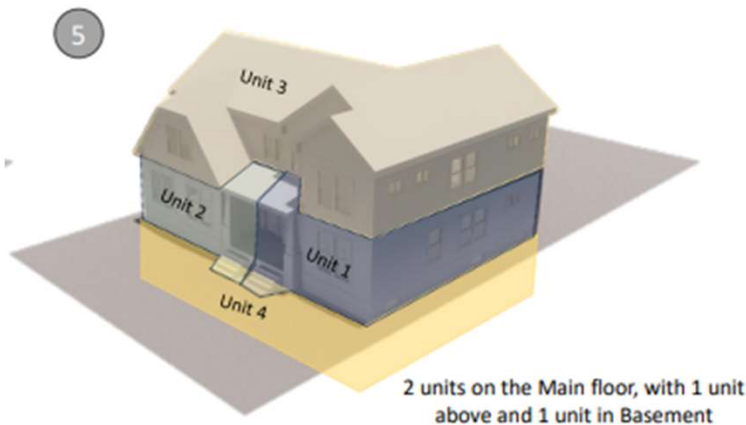


### Summary of Comments on Illustrative Option:

- Numerous comments in support of option 4.
- Yes. Excellent. Don't tell me where my 4 units can go, make it as flexible as possible. There is no logical reason to restrict it.
- This option appears to look like housing that would blend in vs stand out.
- YES. Providing all dwelling units are within the existing building parameters and footprint of the existing dwelling. Nothing outside that would constitute a separate dwelling on an existing or expansion of an existing lot. And the height of the new building would NOT exceed the height of a normal 2 story dwelling unit that currently meets the building bylaws and regulations. NO amendments to the height of existing 2 story dwellings.
- This option is ok although I don't see any of these aesthetic pleasing to the eye. If we are going to add these types of accommodations to our neighbourhoods, we should at least demand some landscaping so we are just not a concrete town. And again, where are these potentially 8 cars going to park?
- This method would require a central hub that connects all the units which could require taking away space from the units to create.



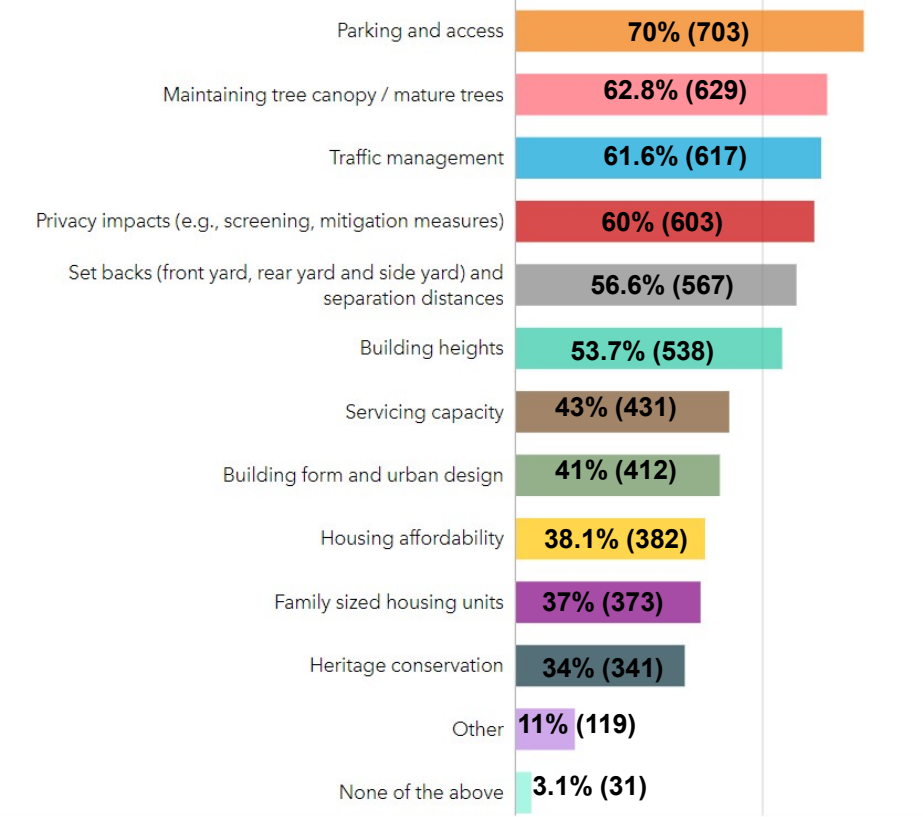
## The town is proposing to permit up to four housing units per residential lot containing detached dwellings for “missing middle” housing. This is 1 additional unit beyond what is currently permitted.



### Summary of Comments on Illustrative Option:

- Consistent concerns with traffic and parking (as with options 1-4 as well).
- Why does the arrangement even matter, the fundamental question is moving closer to overcrowding, but there won't be any talk of reducing taxes with all these new residents, the existing longtime residents will have to keep paying more every year, maybe even larger increases to account for the new social problems you will be bringing us with this regulation.
- All 5 options presented are viable.
- This makes sense as a split if the house is large enough to hold this many sections.
- This is the European model that supports multigenerational homes. No need for separate building on a lot. The youngest move to the top, the seniors on main floor with no stair risk, young adults have a standalone unit or for live in support or for renter. Ideally basement has walk out access for rental opportunity or young adults.
- This is considered a quadruplex condominium and not an acceptable option for this area of single family homes. This would be detrimental to surrounding homes in this area targeted "Sheridan Special Policy Area" from a height perspective. How are you proposing access and egress from Unit 3 & 4? Where is the allocation for parking in this scenario?

# What are priority considerations for permitting “missing middle” housing (up to four units per lot) across Town?

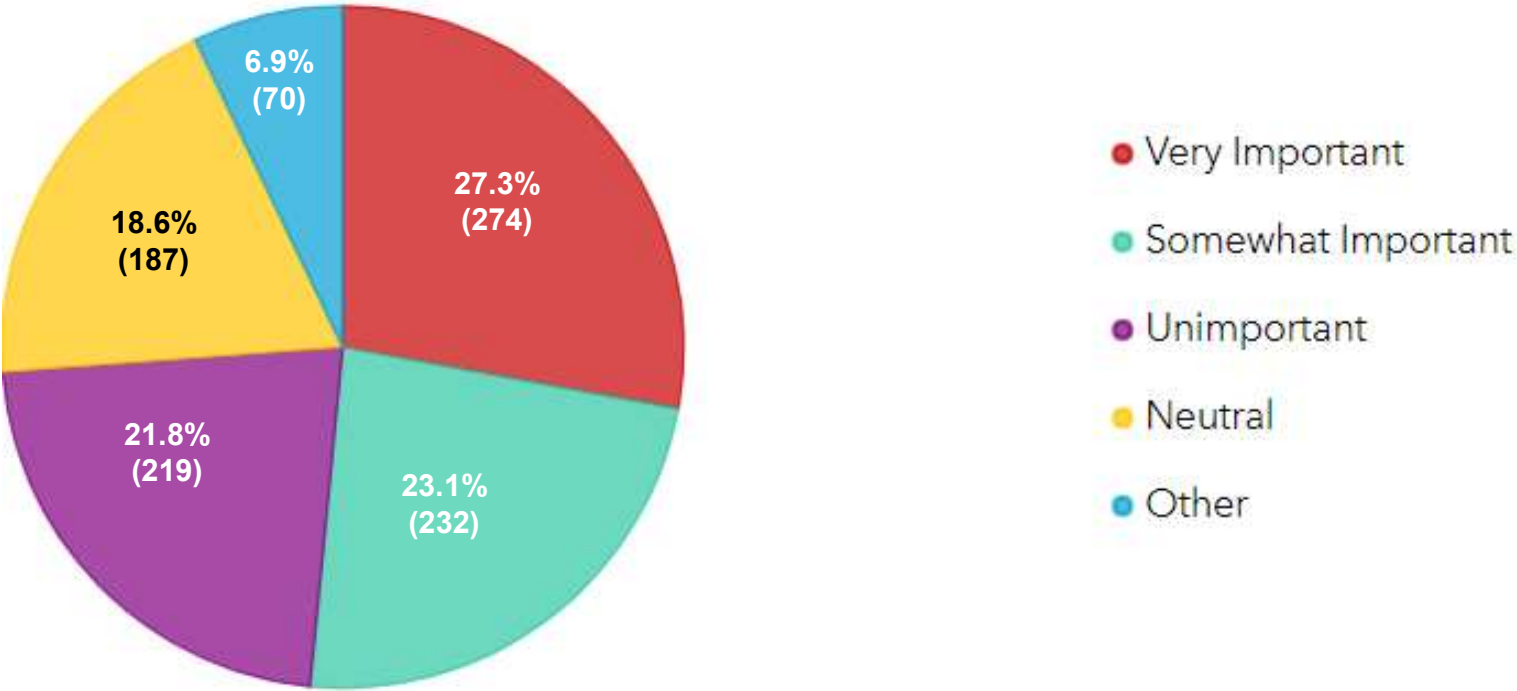


# What are priority considerations for permitting “missing middle” housing (up to four units per lot) across Town?

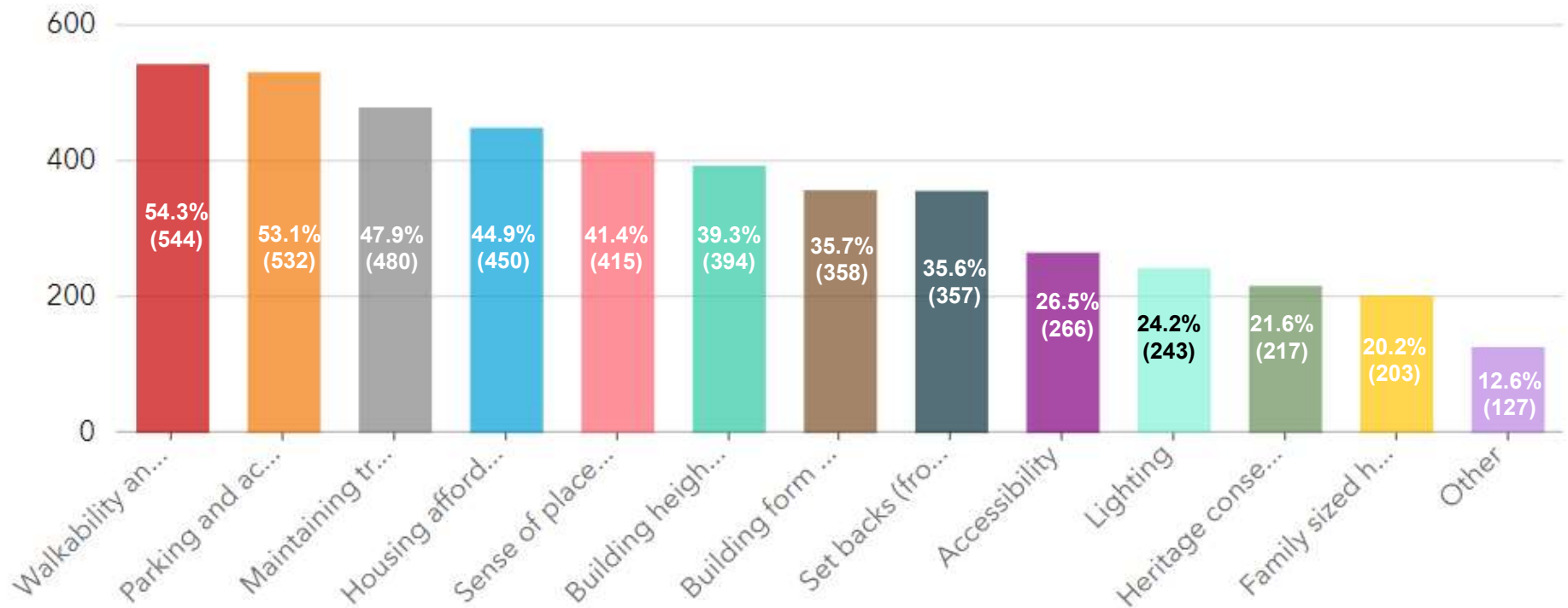
Long Form Responses (475) were submitted on Q4 – a selection of common comments outlined below:

Technical	General (Supportive)	General (Unsupportive)	Other
<ul style="list-style-type: none"> <li>• Zoning and Regulation Challenges: Allowing homeowners to build additional units on their properties may pose challenges in terms of zoning regulations, building codes, and property maintenance standards. This could lead to issues with code enforcement, building safety, and neighborhood aesthetics.</li> <li>• Concerns with tree removal and flooding.</li> <li>• Concerns with noise (by-law updates?)</li> <li>• Would there be a min. lot size for this many dwellings on one property? Would not want this on smaller standard lots of new builds.</li> <li>• Will my taxes increase if I put extra units?</li> <li>• When writing the regulations for the 4-units and for backyard ADUs, make sure that it is possible to construct viable units, that can be designed to be accessible. For example, allowing sizes of 550- 800sqft, if the yard allows. Also keep in mind that we are trying to create walkable communities</li> </ul>	<ul style="list-style-type: none"> <li>• You should allow construction of narrow buildings with 4-8 storeys on any lot with no parking requirements, as well as allow a convertible unit on the ground floor to be a small coffee shop or a studio apartment.</li> <li>• Why not build higher density buildings?</li> <li>• We would have our child/grand children live in one of the units if allowed to do the renovation. However we are restricted by “flood plain” regulation. Would restriction be relaxed based on the size of the creek?</li> </ul>	<ul style="list-style-type: none"> <li>• 4 units as-of-right in all established neighborhoods, not just heritage ones, would ruin Oakville. New areas could be planned to allow for such "gentle" density, but it would destroy existing neighborhoods and bring ongoing uncertainty as well as a decrease in property values for taxpayers.</li> <li>• Numerous comments about livability, crime, garbage, over-crowding.</li> <li>• Numerous comments: parking, traffic.</li> <li>• Numerous comments: over crowding of schools, community facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• You worry about missing middle but allow developers to take a 2 or 3 bed bungalow, tear it down and build a huge mansion. If you make developers rebuild a same size unit, or just renovate then you keep housing stock we desperately need. Stop developers tearing down small houses!</li> </ul>

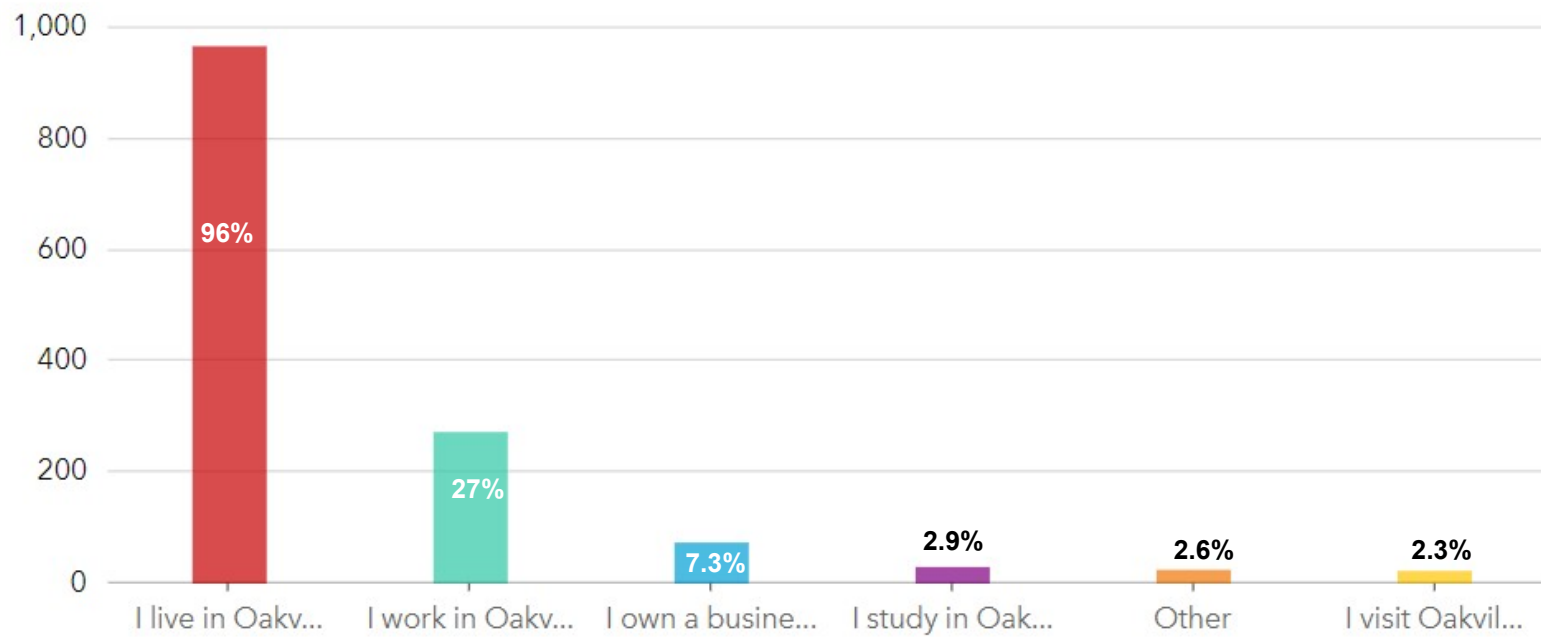
# How important is increasing housing options in the Sheridan College Housing Area?



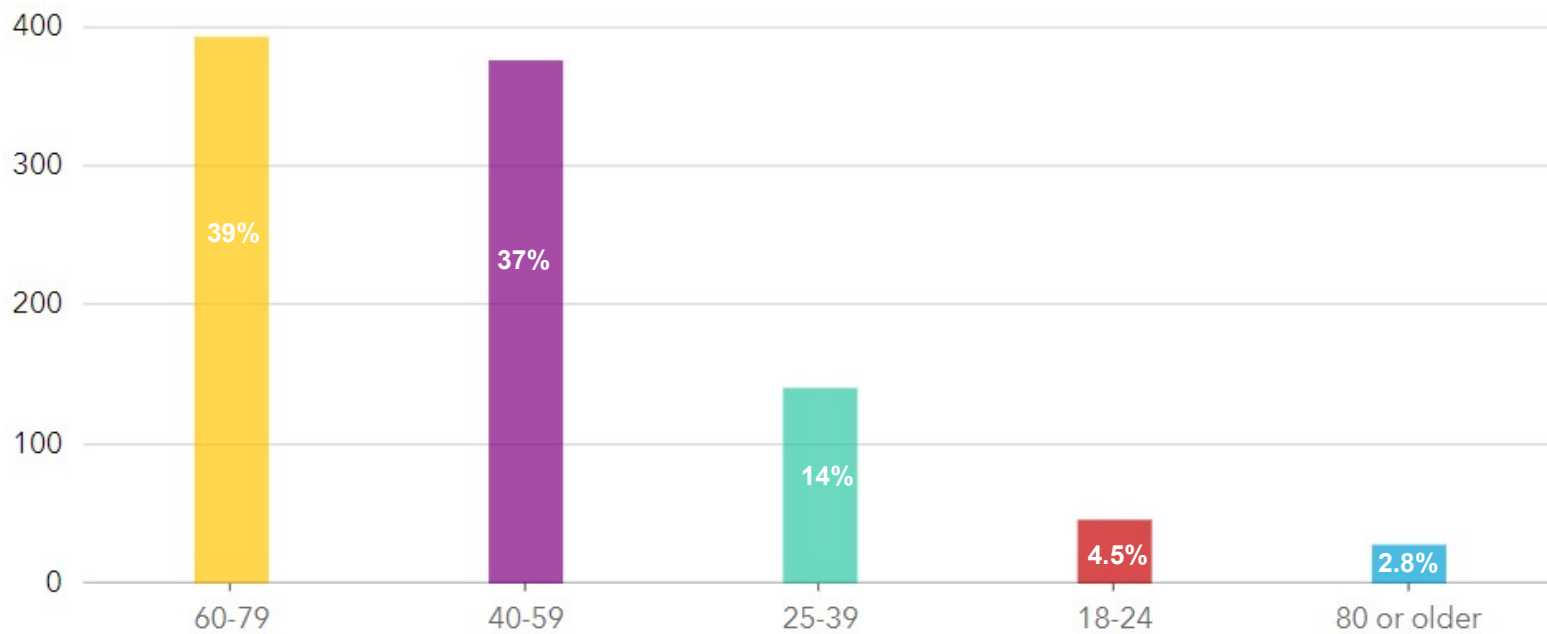
**What are priority considerations for permitting up to 4 storeys housing within an 800 metre radius (approximate 15-20 minute walk) of Sheridan College? Select all that apply**



## Tell us about yourself



## What is your age group?



## Please Select Your Household Income Range

