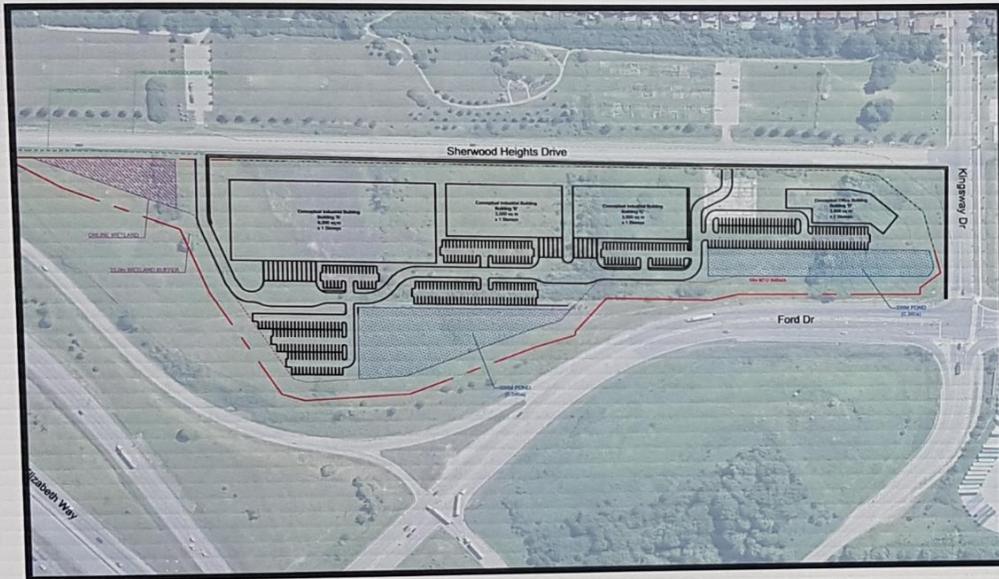




The town has received an application to consider a change to the Official Plan to redesignate the property from the Parkway Belt to the Business Employment designation to facilitate the future development of the site.



The above image represents the applicant's proposal as submitted and may change.

*2551 Sherwood Heights Drive
East District, Ward 3
File: OPA 1504.03*



Planning questions?

Contact the Planning department at 905-845-6601 or planning@oakville.ca quoting the file number.



Feedback and comments

Please review the materials for the application and submit any comments to the Town Clerk at townclerk@oakville.ca



Come to the meeting

Monday, January 23, 2023, at 6:30p.m.
In-person and by videoconference broadcast from the Council Chamber
Town Hall, 1225 Trafalgar Road
[youtube.com/TownofOakvilleTV](https://www.youtube.com/TownofOakvilleTV)



More information

To review the application and for more information about this matter, including information about preserving your appeal rights contact the Planning department, visit oakville.ca and the file number provided, or scan the QR code.



A new development is being proposed in your neighbourhood



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Monday, January 23, 2023, at 6:30p.m.
In-person and by videoconference (link: <https://bit.ly/3m0000000>)



More information

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OAKVILLE



Planning Justification Report

50 Sherwood Heights Drive, Oakville

Official Plan Amendment

Town of Oakville

March 2022

Prepared for:
Infrastructure Ontario
Suite 2000, 1 Dundas St. W
Toronto, Ontario
M5G 1Z3

Prepared by:
GSP Group Inc.
72 Victoria Street South
Kitchener, ON
N2G 4Y9



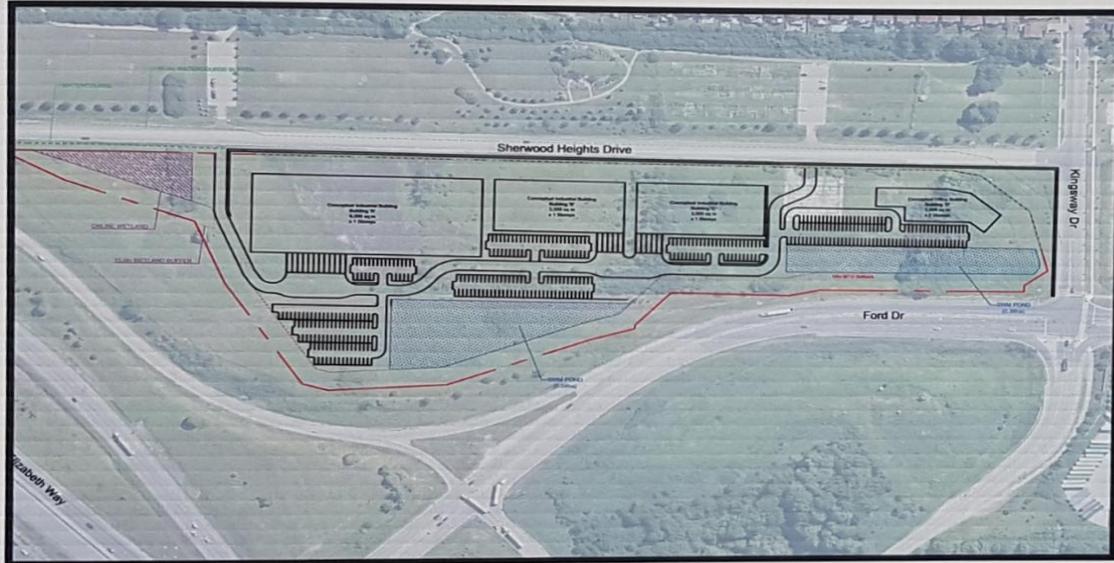
PHOTO: Facing west towards Ford Drive (& the Ford Plant/Office)



PHOTO: Facing west, more north on Sheridan Heights Drive



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Planning and Regulatory Overview

Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS), issued under the Planning Act with the latest version coming into effect on May 1, 2020, provides direction on matters of provincial significance related to land use planning. The Planning Act requires that, “decisions affecting planning matters shall be consistent with” the PPS. The overriding vision of the PPS states that “the long-term prosperity and social well-being of Ontarians depends on maintaining strong communities, a clean and healthy environment and a strong economy.” The PPS has been considered in its entirety. The following PPS policies are relevant to the future development of the Site.

Community Design

Section 1.1.1 of the PPS seeks the establishment of “healthy, livable, and safe communities” through:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- h) promoting development and land use patterns that conserve biodiversity;

Response: The Concept proposes the introduction of several buildings to the Site, demonstrating efficient and effective organization. The office buildings are representative of compact development, and the light industrial buildings are a suitable scale for the location, resulting in an overall desirable built form pattern. The Concept accommodates a mix of employment uses, including office and light industrial, and will not impact the public enjoyment and safe use of the adjacent Kingsford Gardens. The incorporation of the existing watercourse mitigates environmental impact.



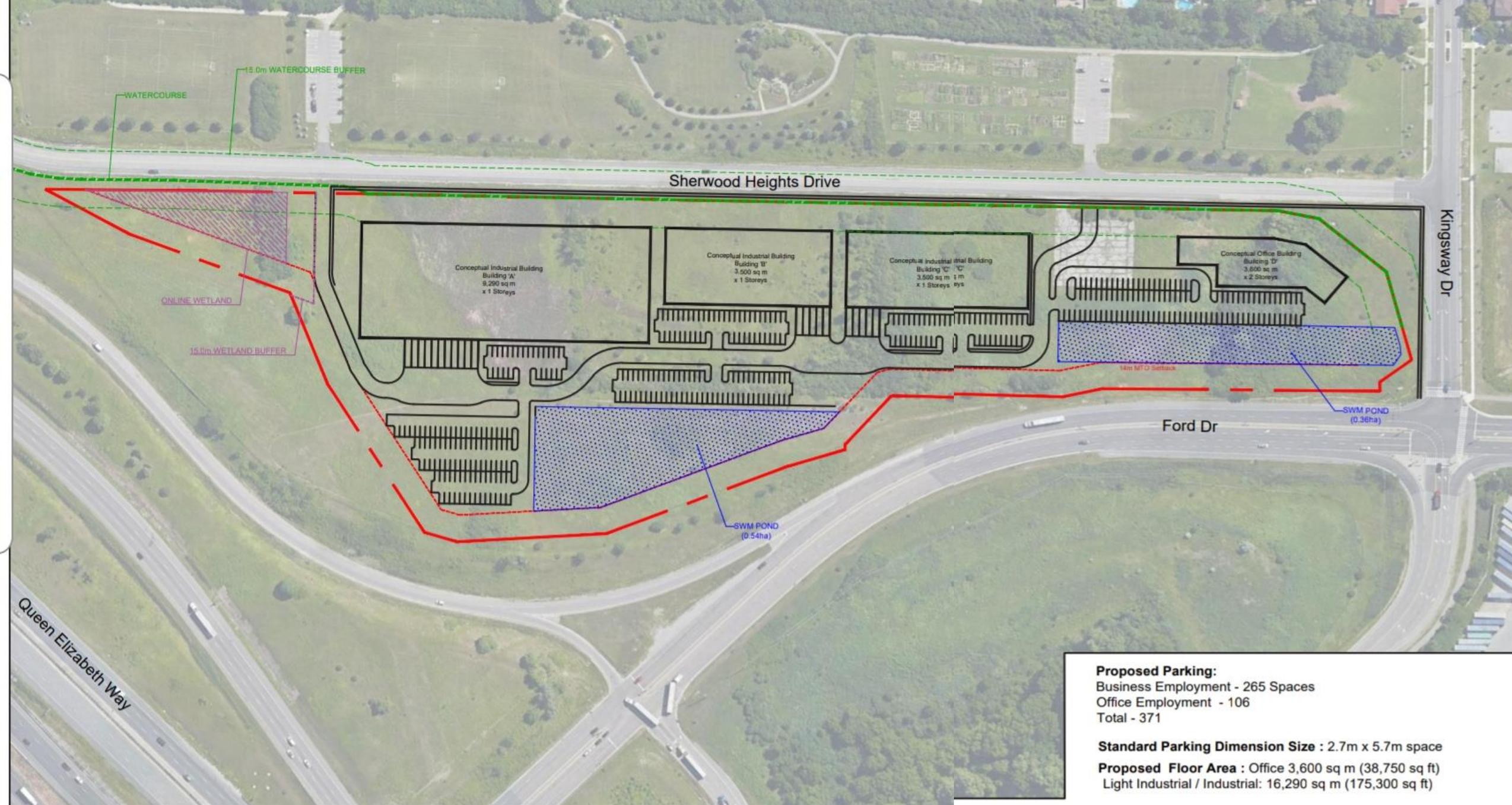
Location Map
Source: Google Earth (2018)

Figure 1



Surrounding Land Uses

Source: Google Earth (2018), Oakville Land use map Schedules G, J, (2018), Mississauga Land Use Map (2020)



Proposed Parking:
 Business Employment - 265 Spaces
 Office Employment - 106
 Total - 371

Standard Parking Dimension Size : 2.7m x 5.7m space

Proposed Floor Area : Office 3,600 sq m (38,750 sq ft)
 Light Industrial / Industrial: 16,290 sq m (175,300 sq ft)



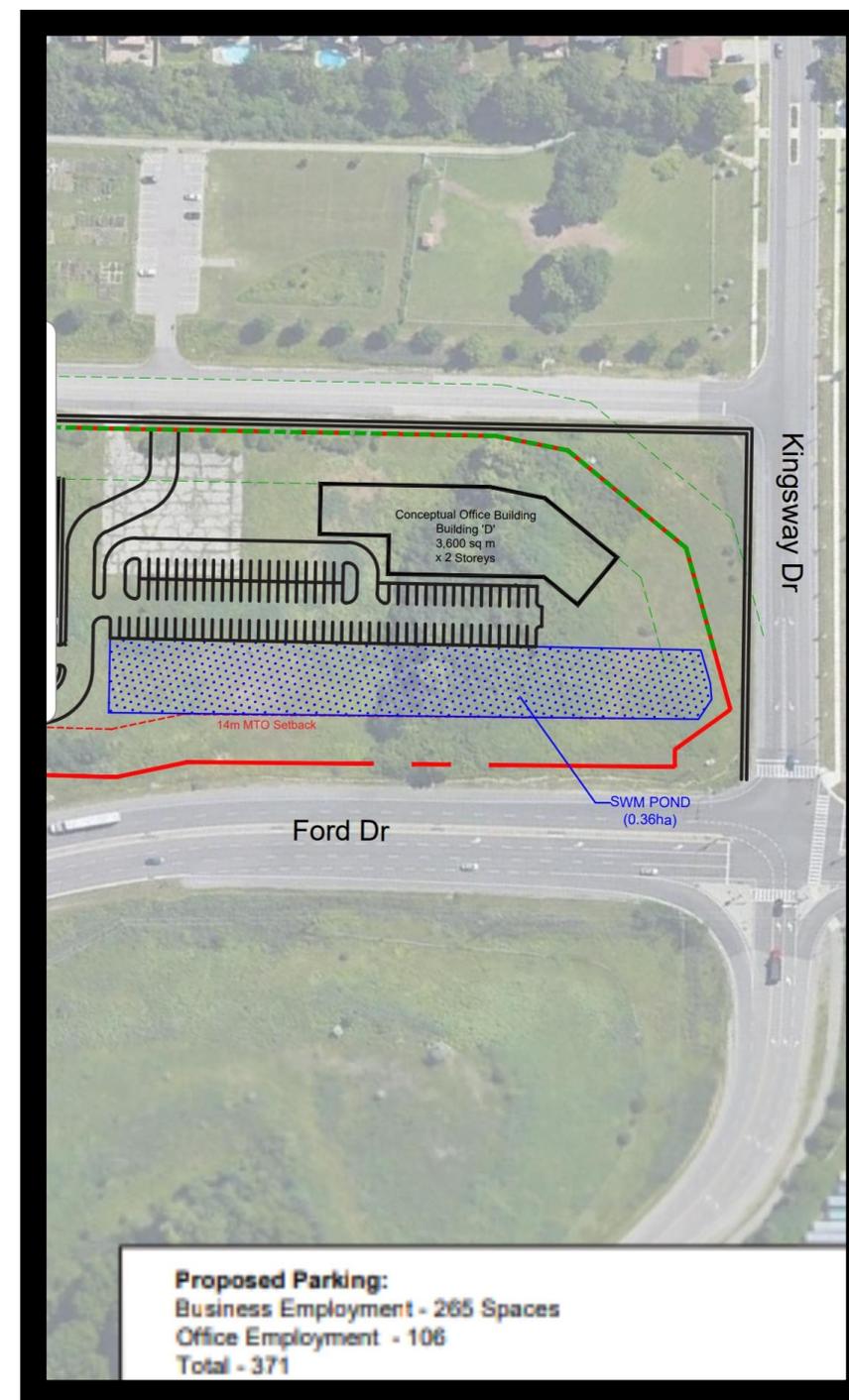
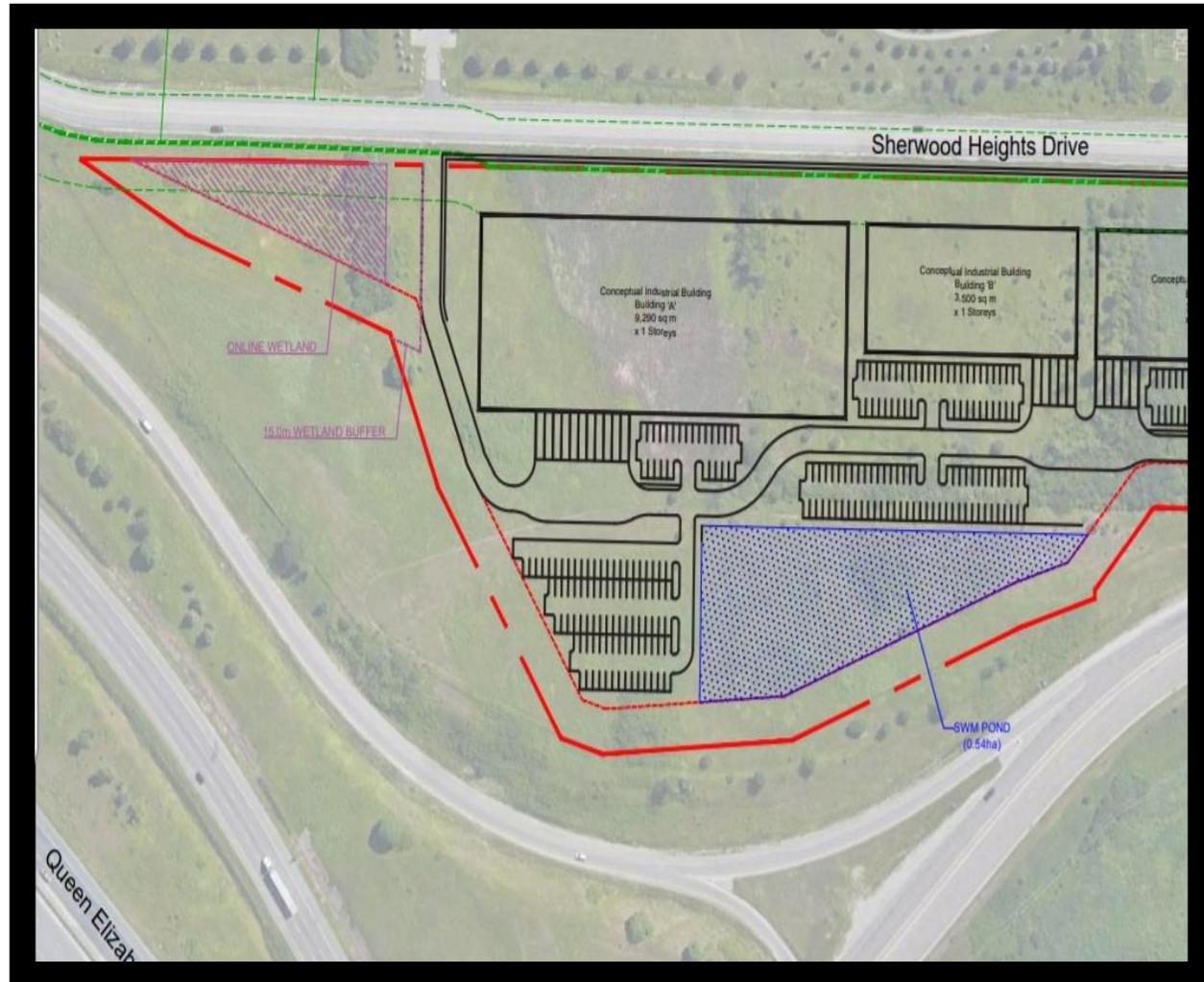
BIODIVERSITY







Creative Changes to Concept





Other Properties and
Assets within our
Sherwood Heights
Community

