

Planning and Development Council Meeting
May 6, 2024

Comments Received Regarding Item 6.1
Four Units As-of-Right and Sheridan College Housing Area

Town-initiated
Official Plan and Zoning By-law Amendments
File No. 42.15.62 and 42.15.63

From: [Ron Bell](#)
To: [Natalia Lishchyna](#); [Tom Adams](#)
Cc: [Town Clerks](#)
Subject: Voting against "4 as of right" and "four storey apt buildings"
Date: Thursday, April 11, 2024 12:28:18 PM

Dear Councillors Lishchyna and Adams,

I'm writing to you to ask for your support in voting against the recent proposals regarding housing densification as part of the action plan to apply for HAF incentive.

First, I want to clarify that I have discussed with many residents and we are not against these proposals under all conditions - just that they should not be applicable to already existing neighbourhoods that were designed, built and sold under an urban plan which does not support (and was never intended to support) dwellings other than single family homes. Most of these well established areas are 30-40 years old and would be completely destroyed by such changes.

However, going forward, these types of housing densification techniques do make sense in areas of new development or existing areas that already have a similar mix and would be minimally impacted.

In addition, there are many other ways to increase the number of residential units without disrupting long standing neighbourhoods, where residents have chosen to live and, in many cases, invested life savings to do it. (I've outlined several ways to do this in other emails and would be happy to meet to discuss).

Please honour your statement in the Winter 2023 "Let's Talk Oakville" publication, under "Managing Growth"

- *Oakville's plan directs denser growth to nodes and corridors like the GO station, the Dundas/Trafalgar Uptown Core area, the Trafalgar Road corridor as well as to the lands north of Dundas. **Allowing higher density development in these areas protects existing neighbourhoods from unexpected development applications.***

Please vote AGAINST the proposed densification changes (4 as of right and Four storey apartment buildings) for existing, inconsistent, neighbourhoods.

Regards, Ron Bell
Concerned Oakville resident

From: mch.baber@mch.baber
To: [Mayor Rob Burton](#); [Town Clerks](#)
Subject: HAF application consideration
Date: Thursday, April 11, 2024 7:51:03 PM

Dear Mayor Burton:

The proposed Housing By-Law Amendments that the planning department presented for your consideration are not necessary for the HAF application. HAF Applications require seven initiatives to satisfy the approval process laid out by the federal government; this we know. Why are Oakville's plans listing eleven initiatives? The town wide 4 units as of right, which has been eliminated by the provincial government recently and The Sheridan College Housing Area-Special Policy Area, which does not meet the transit hub distinction are still on the table; why? Both of these can easily be removed and the application from Oakville will still meet the federal government requirements for HAF. All clear minded, logical residents can come to the conclusion that town council is just interested in receiving the money from the Feds. This makes sense. I am not against building affordable housing and the continuation in constructing mid and high density housing, which this town is currently doing.

It is unclear why the Town of Oakville is looking to shoulder the responsibility for expanded student housing for Sheridan College Trafalgar Campus. I am calling for full disclosure and transparency with this issue. The HAF application does not dictate to any municipality to be responsible for the cost of, or plans for post secondary institution's housing needs.

In the Planning & Development Council meeting Jan. 22/24, Councillor Adams states: "In the case of Sheridan College...the latest thing is they are going to buy up single detach homes and rent them out as and have a middle man do the renting out of these units. They aren't buying out them directly but their contracting to have landlords um be residences for them...".

This is disturbing and an underhanded policy that the town needs to investigate. The amendment concerning the Sheridan College Housing Area means that the planning department recommends town council validate and condone this underhanded strategy towards the college's neighbours. Shame goes all around.

Please consider to vote no on May 6th.

Thank you for your time and dedication to our town

Mark Baber

A 32 year resident of College Park in Oakville.

From: mch.baber@mch.baber
To: [Ray Chisholm](#); [Town Clerks](#)
Subject: HAF application considerations,
Date: Thursday, April 11, 2024 8:06:03 PM

Dear Mr. Chisholm,

I want to take this opportunity to ask you to request that the vote on May 6th be split into two votes. The amendment; Four Dwelling Units per Detached Residential Property. The second amendment; Sheridan College Housing Area-Special Policy Area. My reasoning is to not discourage you from voting no to both of these amendments. I want both amendments to be rejected. There are some of your fellow councillors who are undecided regarding one or the other as well as those who do appear to be in favour of both.

As a resident of the College Park area near Sheridan College, my primary concern is to see the amendment; Sheridan College Housing Area-Special Policy Area be defeated. At the risk that the wording of the final amendments to be voted upon are combined into one, some councillors may be swayed to vote yes, even though some parts may seem unappealing.

Finally, as I have written to you before, I am not against any affordable housing initiatives that the town is currently considering. I simply do not see these two amendments are answering that need.

Your work and dedication to our town is admirable and appreciated.

Thank you,

Mark Baber

A 32 year resident of College Park in Oakville.

From: [Slavica Golijanin](#)
To: [Mayor 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 Collage Area Special Policy Rezoning Proposal - please vote NO
Date: Friday, April 12, 2024 9:29:40 AM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)

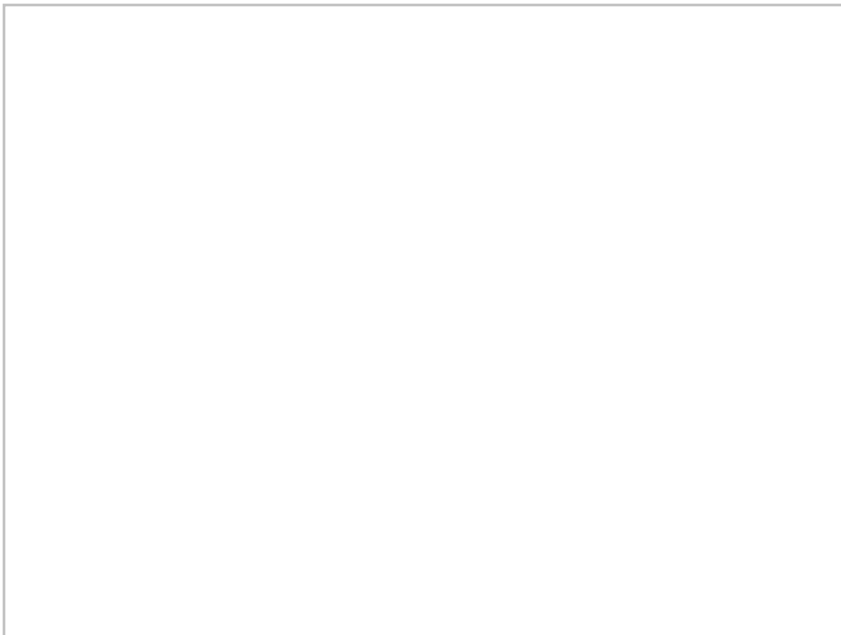
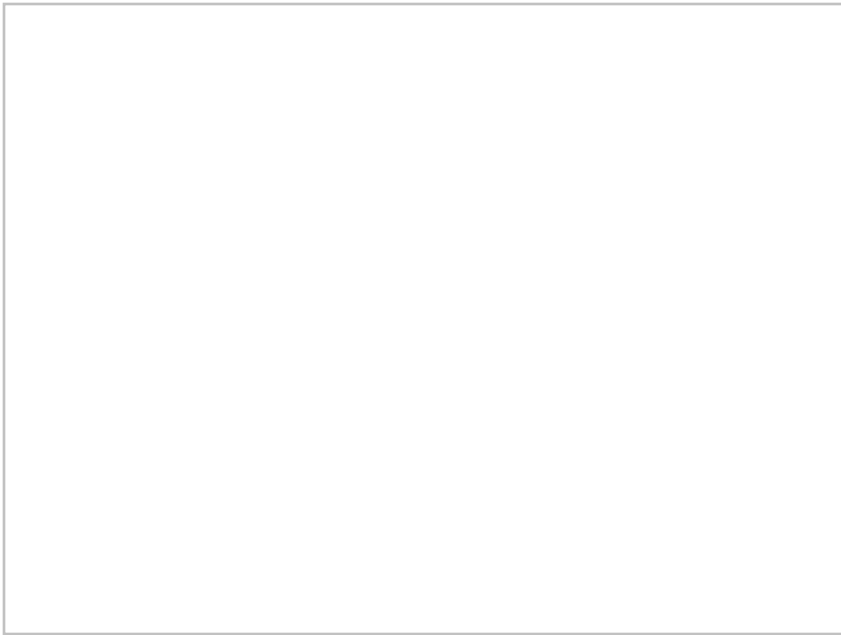
Good morning Town of Oakville representatives,

I went to observe solar eclipse in Burlington... I could not and not to notice the difference between Burlington GO station and Oakville GO station. Please take a look at these pictures.

Burlington GO -> in development. This is how the land is used effectively:



Oakville GO -> small buildings hosting stores. This is waste of the land:



And this is only Oakville GO. How about all these malls/commercial grounds throughout entire Oakville? I've said it in my previous emails - the malls can still exist in lower levels of the buildings. Nothing would be lost; in contrary there is a huge gain - there would be many residential units occupying the same land.

How about Sheridan Collage grounds -> why there is no proposal to build student residences there?

And, build underground parkades.

I still cannot understand how anyone could come up with an idea to destroy all these established neighborhoods around Sheridan College, essentially to force the current families to move (very likely out of Oakville; because we did not move here to live in the shadows of 4-

story buildings) when there is so much underdeveloped land all over Oakville?!

In addition, this is the news from the Ontario Housing Ministry: [Doug Ford government unveils sweeping new changes to housing rules - YouTube](#)

There are of course critics against this bill. What sticks with me: build around transit stations, build student residences on university grounds (including colleges), simplify process, no minimum parking requirements, continue building single family homes.

I hope you will make the right decision and vote NO to the Rezoning Proposal.

Sincerely,

Slavica Golijanin

Nottingham Drive

From: Slavica Golijanin

Sent: March 18, 2024 7:06 AM

To: mayor@oakville.ca <mayor@oakville.ca>; jonathan.mcneice@oakville.ca <jonathan.mcneice@oakville.ca>; sean.omeara@oakville.ca <sean.omeara@oakville.ca>; ray.chisholm@oakville.ca <ray.chisholm@oakville.ca>; cathy.duddeck@oakville.ca <cathy.duddeck@oakville.ca>; dave.gittings@oakville.ca <dave.gittings@oakville.ca>; janet.haslett-theall@oakville.ca <janet.haslett-theall@oakville.ca>; peter.longo@oakville.ca <peter.longo@oakville.ca>; allan.elgar@oakville.ca <allan.elgar@oakville.ca>; marc.grant@oakville.ca <marc.grant@oakville.ca>; jeff.knoll@oakville.ca <jeff.knoll@oakville.ca>; natalia.lichchyna@oakville.ca <natalia.lichchyna@oakville.ca>; tom.adams@oakville.ca <tom.adams@oakville.ca>; scott.xie@oakville.ca <scott.xie@oakville.ca>; nav.nanda@oakville.ca <nav.nanda@oakville.ca>

Subject: Town Hall meeting held on Mar 4, my reflection

Dear Mayor and Counsellors,

I do not know how many of you will actually read this, so I want to thank you in advance if you decide to stay with me until the end.

To make it clear, all I am going to say here is referring to the proposal for the Sheridan College Area - Special Policy, the zoning that is meant to eventually convert this area to a neighborhood of 4-story, 15-20 meters tall buildings. Given that the buildings will enclose our house with large shadows, this policy will force us to move out of the area because we do not want to live in the dark. You very well know that the other residents feel the same way; that's why we are all collectively opposing this zoning. But since Mr. Sunderland presented the new policy proposal so bluntly, I think that the policy makers do not care how we feel.

I would like to ask Mr. Sunderland and his team how they are going to force their policy onto

the residents. I know that they will not bring bulldozers to destroy our houses. But how do they know that the buildings will start showing up in the area? I think they are setting their foot in the door and counting on that after the first such building gets erected it will cause a chain reaction and speed up the process of residents selling their homes. I have to admit that it is a good bet on psychology. But what if that does not happen for the next several years? The current 3-units-per-detached-house zoning has not been exercised by any resident of Oakville. Does that not tell you what the residents of Oakville want?

I do not understand your resistance to building student Residences on the Sheridan College grounds, and to converting the commercial, already under concrete, zones into a mixture of commercial and residential areas.

I see this policy as a destruction that is either done deliberately or because of incompetence.

Councilor O'Meara was very excited when talking to the student who attends Sheridan College and works at the Superstore. He said that students are needed by Oakville since they do jobs that nobody wants to do. Mr. O'Meara did stop before finishing this sentence because I think he realized that that was not a fair statement. What does that mean? It does not look to me that Oakville genuinely cares about students, but rather needs them as a workforce for low-paid jobs. Is that what this is all about? How about a care for these students' prosperity and helping them thrive in occupations they study for?

Mr. Gittings thanked me for choosing Oakville to move to. Well, I regret it now because I have to deal with this instead of living my life peacefully.

I've attached my presentation that you heard in the meeting below this letter.

Thanks again for reading my thoughts. I hope you will take these points into consideration before you raise your hand to vote favorably for the policy.

Thanks and best regards,
Slavica Golijanin
Nottingham drive

P.S. My presentation from the Mar 4th Town Hall meeting:

Good evening Town Councillors, and everyone in attendance.

First I want to state that my family is strongly opposing the rezoning of the proposed area around Sheridan College. We have just moved into the area from Vancouver. One of my children attends White Oaks secondary, and the other two UofT.

I've read your plan and listened to the presentation, and my conclusion is that this proposal was based on two issues:

- have more housing for students attending Sheridan College at a walking distance from the college.
- have more low-cost housing for the general public.

You also talk about diversity, and that's just a phrase, nothing else. This area is already diverse. Just check the White Oaks secondary school demographics.

First, walking distance - why is this so important? My children commute to UofT campus in Downtown Toronto from Oakville. They did not complain to the politicians to give them affordable housing, but live with their parents and commute.

If you are really insisting on the walking distance issue, Sheridan College has a huge, very underused parking lot. You can build Residences there with underground parking. But your plan does not even include building anything there. Why?

If you think that that's not enough ground, and if you still insist on 800m distance to the College then I think that Sheridan College should move. Why has that not been considered? There is so much unused land north of Dundas. The college plan can be nicely made from scratch instead of pushing so many families out of their homes.

Second, low-cost housing can be built anywhere; it does not have to be tied to this area around Sheridan College at all.

As a note, everyone living in the proposed rezoning area knows that a car is needed to get groceries. Yes, public transit is nearby, but so it is throughout Oakville.

Our proposal to the Town planners, and it is based on experience living in Vancouver and witnessing its transformation, is to re-zone grounds occupied by malls for re-development. This does not mean that the malls will cease to exist. Vancouver has built high-rise complexes where a few ground floors still host the malls; with underground parking. This provides even better life to the residents since they do not need cars for basic shopping for example. And there are so many malls along Trafalgar Road, just start looking from the GO station all the way up to Dundas:

- the mall where Home Depot is located, across the GO station
- Oakville Mall and the smaller mall across Trafalgar
- the mall across Sheridan College
- the mall at Postridge drive
- Goodyear Auto Centre at the corner of Trafalgar and Upper Middle Road
- the Chrysler dealership
- large malls on both sides of Trafalgar Road at Dundas

I probably have not listed them all, and this is only along Trafalgar Road. There are so many

malls all over Oakville.

And finally, build student Residences on the Sheridan College grounds.

If that is not enough, as said before, the town can spread north of Dundas, but I doubt this is needed if all these malls are redeveloped.

However, I also noticed that your plan lacks other issues that come with more people living in this area, and generally across the town. For example, how are you going to address increased need for health care and schools. There is already lack of health care practitioners, and the schools have portables to accommodate all students living in the catchment areas. I am not talking about 1-2 portables, but about 15-20 of them! How many more portables can be added to the schools? Is that a plan?

So even if you agree with our proposal to re-zone mall grounds, you should still work on these other issues before we run into even greater disaster.

If you are opposing to our proposal and still want to take our homes and force us to move or live in small apartments, then I think your decision is based on politics and not on how to solve the problems. In that case there is agenda that has nothing to do with common sense or care for the people.

Since your decision will affect people living in this area, will there be voting on the issue? If we talk about democratic processes in Canada I think that the affected people should have a right to vote. I know that the Town Hall meeting is your means to give voice to us, and thank you for that. But I also know that this meeting is just part of the procedure, you just need to check a box, and at the end you will make your decision however you like. And that is not democratic.

Regarding HAF money you will agree that all residents of Oakville will benefit from this, where only residents in this Sheridan College area will be affected, have to move and more likely permanently move out of Oakville. Do you think this is correct and fair?

And last question. I know that a vast majority of owners of the houses are opposing the rezoning. What is your plan on how to force us to sell our properties and move out?

Thank you for listening and I hope there will be some sense in making decisions in how to expand the town without pushing current residents out. Thank you.

From: [Barry Lynch](#)
To: [Town Clerks](#)
Subject: Fwd: No ... Four Storey Apartment Buildings" in Sheridan College area.
Date: Saturday, April 13, 2024 12:32:05 PM

Begin forwarded message:

From: Barry Lynch
Date: April 13, 2024 at 10:28:05 AM EDT
To: council@oakville.ca
Cc:
Subject: No ... Four Storey Apartment Buildings" in Sheridan College area.

Four Storey Apartment Buildings" in Sheridan College area.

I am a thirty year owner of a property on Canada Court and am strongly objecting to the proposal to allow 4 story apartment buildings in the single family area surrounding Sheridan College. I understand the need to accommodate the growth of primarily foreign students at the college. In recent years numerous homes in the area have been purchased by foreign interests and are operating as rooming houses for students. In some cases the properties exteriors have not been properly maintained and the City of Oakville has had to issue notices , fines and even forced mowing of the overgrown lawns. Needless to say the lack of property upkeep reflects poorly on the neighborhood and impacts the overall value of the surrounding properties. In addition any increase in the density of this neighbourhood would increase the number of cars on residential streets where currently there are bylaws restricting parking to several hours which the City has neglected to enforce in the past few years. My suggestion would be to enforce the existing parking bylaws

In closing there is an abundance of high rise construction taking place on Trafalgar Rd north of Dundas with ample room for more high density if needed on currently vacant land. The recent upgrades on Trafalgar Rd including efficient bus

transportation from Sheridan College to this area is less than 10 minutes.
I strongly object to the disruption of this established neighbourhood when there
are more reasonable alternatives available

Regards

Barry R Lynch

Canada Court

Oakville L6H 5A8

From: [Deian Kutev](#)
To: [Town Clerks](#)
Subject: Fwd: Sheridan College Special Policy Area - Expression of Support
Date: Saturday, April 13, 2024 8:41:43 PM

resending with the appropriate email to the town clerk

----- Forwarded message -----

From: **Deian Kutev**
Date: Sat, Apr 13, 2024 at 8:39 PM
Subject: Re: Sheridan College Special Policy Area - Expression of Support
To: Jeff Knoll <jeff.knoll@oakville.ca>
Cc: <TowInCerk@oakville.ca>

Hello Mr. Knoll - I've been delayed in writing a follow up to my original email re-expressing my strong support for both the '4 units as of right' and 'four stories in the Sheridan College area' initiatives. I believe '4 units as of right' is a step in the right direction, but in order for there to be any actual uptake, I believe there should be a review of whatever bylaws exist at the moment that clearly make 3 units as of right non-viable. On the Sheridan College Area increased density initiative, I am strongly in support as this is a very logical area to increase density given access and transit from Trafalgar. I say this both as an owner and resident of College Park at 1573 Princeton Crescent and someone who wants to see future generations reside in this area, a prospect which is becoming bleaker with each passing year.

I was travelling during the March 4 town hall meeting otherwise I would have participated as a delegate in support of both initiatives. After watching the replay, I had a few thoughts that I wanted to share with you below:

- It has become evident to me from the dialogue at the 2-3 council meetings on this topic that this has become a generational type issue. The vast majority of comments against these initiatives have ranged from stereotypical NIMBY type viewpoints to other baseless opinions that lack substance, merit, and/or awareness of what these initiatives are and are not. On March 4, these views largely originated from constituents who have been residents of Oakville for 'many years' and are clearly adverse to change. It is these types of antiquated viewpoints that are partly to blame for why the housing crisis exists in this province.
- The 'missing middle' is commonly referred to as a part of the housing stock that this country needs and lacks, but what Oakville should be more worried about is the 'missing middle' in terms of future generations of people that have and will continue to leave if these types of housing initiatives aren't championed immediately. As someone in their late 30s, I myself left Vancouver a few years ago due to its own unaffordability crisis and was fortunate enough to be able to relocate to Oakville at that time with the hopes of starting and raising a family here. I consider myself fortunate with my timing as I would not be able to afford to do that today. The vast majority of people my age and younger do not have that luxury, as you heard that first hand from the handful of

younger constituents on the call. I urge you not to ignore these voices more than they already have been for the past decade because once they start to leave, it will be too late.

- While I won't recount some of the more laughable concerns that were raised by opposing delegates on the call, I will point out that all of the more credible concerns that were raised (ie parking, noise, rooming houses, trees being cut down etc.) have nothing whatsoever to do with the actual proposed initiatives themselves, and everything to do with enforcement of existing bylaws in general. If only there was a way for the Town of Oakville to get its hands on tens of millions of dollars from the Federal government to put towards solving these very addressable concerns related to enforcement and infrastructure...
- Lastly, while I believe in the democratic process and the opportunity for public input, constituents should be reminded that along with their right to comment comes a certain level of responsibility of self-education on the topics at hand. The amount of misinformation, lack of understanding of the actual topics being discussed, and valuable airtime wasted was disheartening as a taxpayer. While this was somewhat expected from members of the public at large, it was not expected nor appropriate to be coming from members of council. Further, I found the rhetoric of certain opposing council member(s), notably councillor Elgar, to be both condescending and dangerous in its delivery. On the flip side, I would like to commend you along with Councillors O'Meara, Gittings, McNiece, Adams, and Burton for all having well informed, pragmatic and clearly thought out views and councillors Nanda, Haslett Theall and Duddeck for being constructive in their approach to the topics.

I appreciate your time and continued support of Ward 5

Regards
Deian Kutev

On Mon, Mar 4, 2024 at 2:59 PM Jeff Knoll <jeff.knoll@oakville.ca> wrote:

Greetings Deian,

Thank you for your email and feedback regarding the Canada Housing Acceleration Fund's impact on Oakville, particularly concerning the potential for four units "as of right" and the allowance for four stories in the Sheridan College area. I apologize for any delays in responding, as I've been managing a high volume of emails and calls on various issues. Your support is duly noted. Sincerely, Councillor Jeff Knoll

From: Deian Kutev

Sent: Friday, March 1, 2024 5:13 PM

To: Jeff Knoll <jeff.knoll@oakville.ca>; Marc Grant <marc.grant@oakville.ca>

Cc: Town Clerks <TowInCerk@oakville.ca>

Subject: Sheridan College Special Policy Area - Expression of Support

Messrs. Knoll and Grant,

