

Benefits of Proposed Town Initiated Official Plan and Zoning By-law Amendments

**Presentation to
Town of Oakville**

**Dan Pastoric
Oakville Resident**

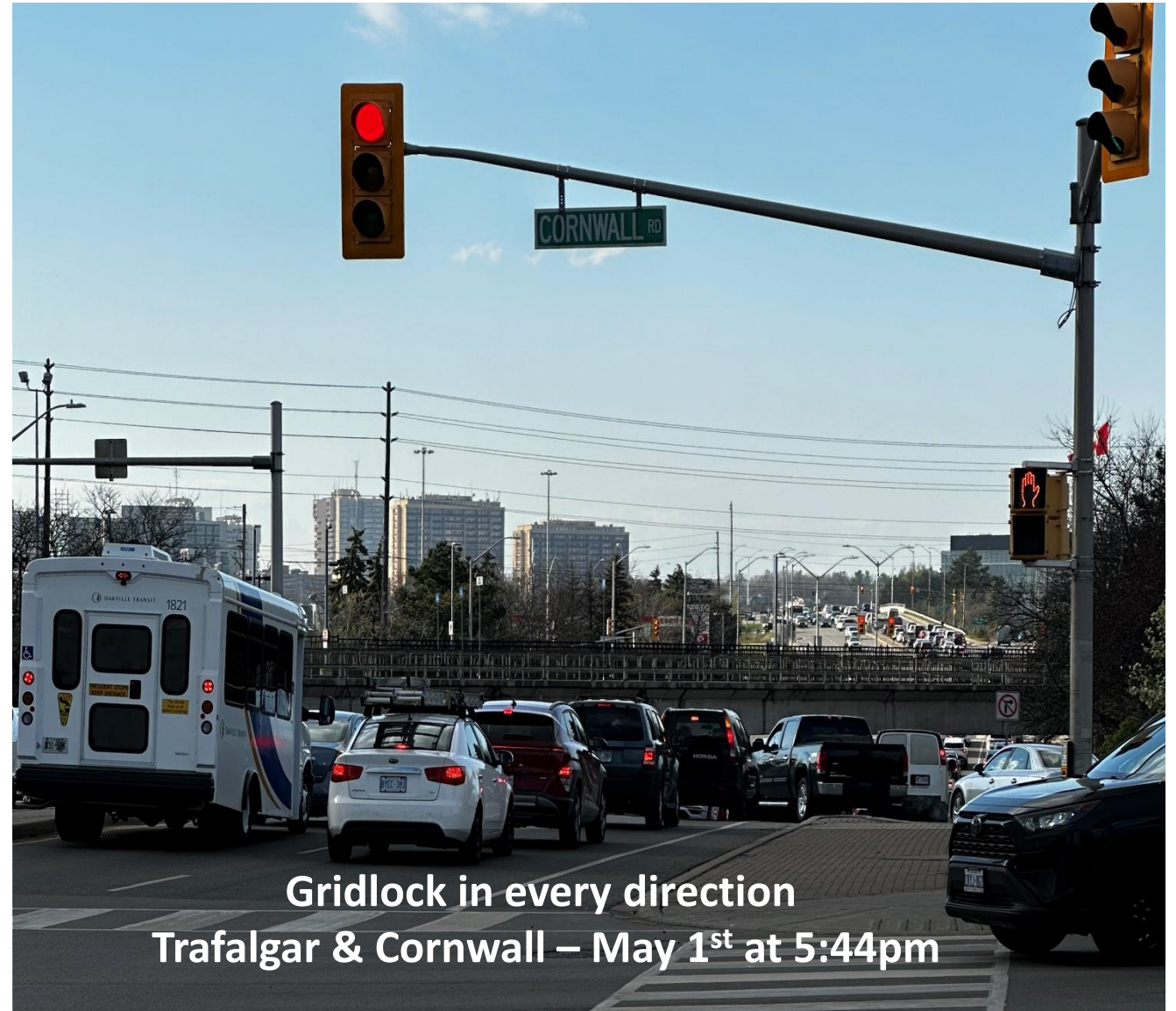
Decision Time

Your decisions

define your legacy

**You will be remembered
for what have you done
for Oakville residents**

**Not for the monies
you may get**



Councillors - Voting No

Thank you for listening

Councillors have said....

“Dramatically change the character of Oakville”

“Oakville has done its share”

2022 Reference: State of Housing Report [Halton]

Oakville’s Growth = **10%**

[over 5 years, 2016 – 2021]

Greater Toronto Hamilton Area = 5%

Ontario = 6%

Oakville’s population represents **36%** of Halton

New Housing Starts

Oakville is **58%** of all units in Halton

2023 Reference: Ontario’s “Building Faster Fund”

Ontario reached **99%** of its housing supply target

New homes: 109K, Target: 110K

Oakville pledged.... 33,000 homes

As of May 2nd – 4,157 starts since 2023 – Oakville’s Dashboard

Town Planningsays 40,000 in progress

Oakville vs CHMC dispute over 2023 housing count

“Oakville has done its share”

Premier Ford

rules out Ontario-wide fourplex policy

“Massive mistake”

“We are not going to go into communities and build four-storeybuildings beside residents.”

Councillors - Voting Yes

No impact studies

[environmental, congestion/traffic, crime/policing, etc.]

No sensitivity studies

[infrastructure: water, sewers, electricity - eV charging, etc.]

No valid survey results

[does not follow opinion research standards]

Staff Report: NO clearly stated funding amount

**Please don't Vote Yes
just for the "money"**

Illustrative: 4 Storey Apartments

Town of Oakville's Website

Committee of Adjustment meeting
May 1 at 7 p.m.

Housing update
Review proposed zoning changes by May 3

Community advisory

Community Satisfaction Survey
Results highlight livability

IDEA Multi-Year Plan
Approved by Council



VS

No parking issues

No garbage issues

No traffic congestion issues

No Student Ghettos

No one looking down on your property while you are sitting in the backyard



Town of Oakville's Facebook page

Available for public review: Proposed amendments to Official Plan and Zoning By-law for town-wide additional housing units and Sheridan College housing area. Provide feedback by May 3 ahead of Council's decision on May 6. Image is for illustrative purposes only.

Learn more: <https://www.oakville.ca/~proposed-amendments-to-/>



Town of Oakville's Website and Facebook provides an example of the buildings potentially in the Sheridan College policy area

Illustrative Purposes Only

Illustrative: 4 Storey Apartments

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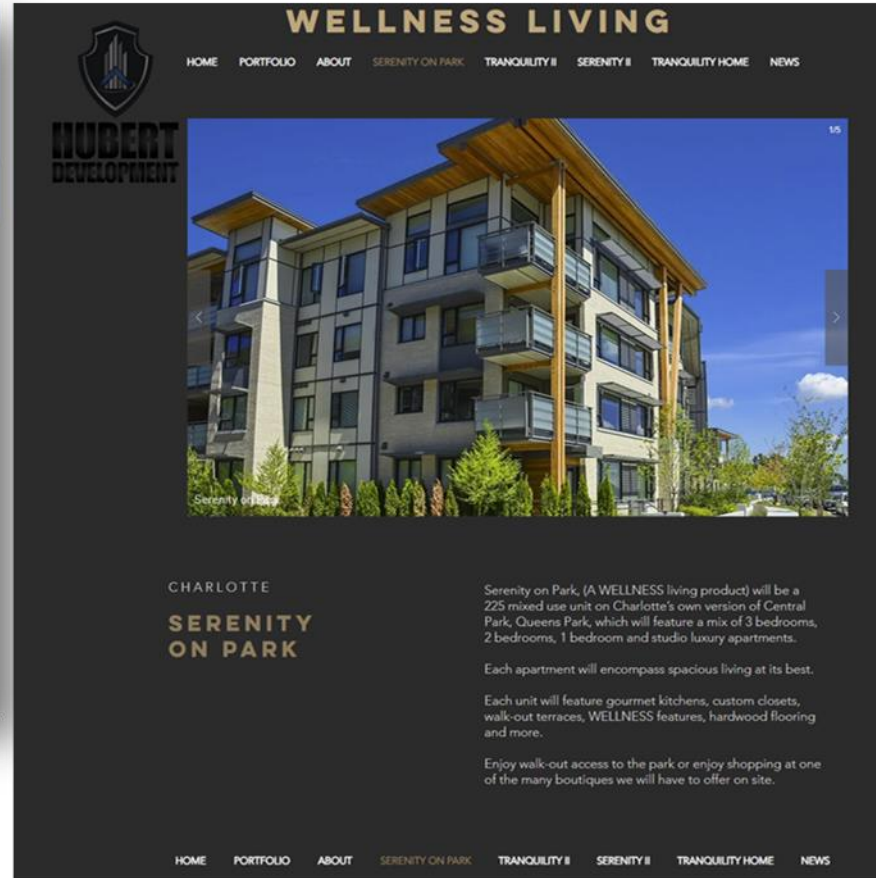
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WELLNESS LIVING

HOME PORTFOLIO ABOUT SERENITY ON PARK TRANQUILITY II SERENITY II TRANQUILITY HOME NEWS

HUBERT DEVELOPMENT

CHARLOTTE

SERENITY ON PARK

Serenity on Park, (A WELLNESS living product) will be a 225 mixed use unit on Charlotte's own version of Central Park, Queens Park, which will feature a mix of 3 bedrooms, 2 bedrooms, 1 bedroom and studio luxury apartments.

Each apartment will encompass spacious living at its best.

Each unit will feature gourmet kitchens, custom closets, walk-out terraces, WELLNESS features, hardwood flooring and more.

Enjoy walk-out access to the park or enjoy shopping at one of the many boutiques we will have to offer on site.

HOME PORTFOLIO ABOUT SERENITY ON PARK TRANQUILITY II SERENITY II TRANQUILITY HOME NEWS



HUBERT DEVELOPMENT, LLC is a North Carolina based real estate development firm

Apartment complex will feature a mix of 3 bedrooms, 2 bedrooms, 1 bedroom and studio **luxury apartments**

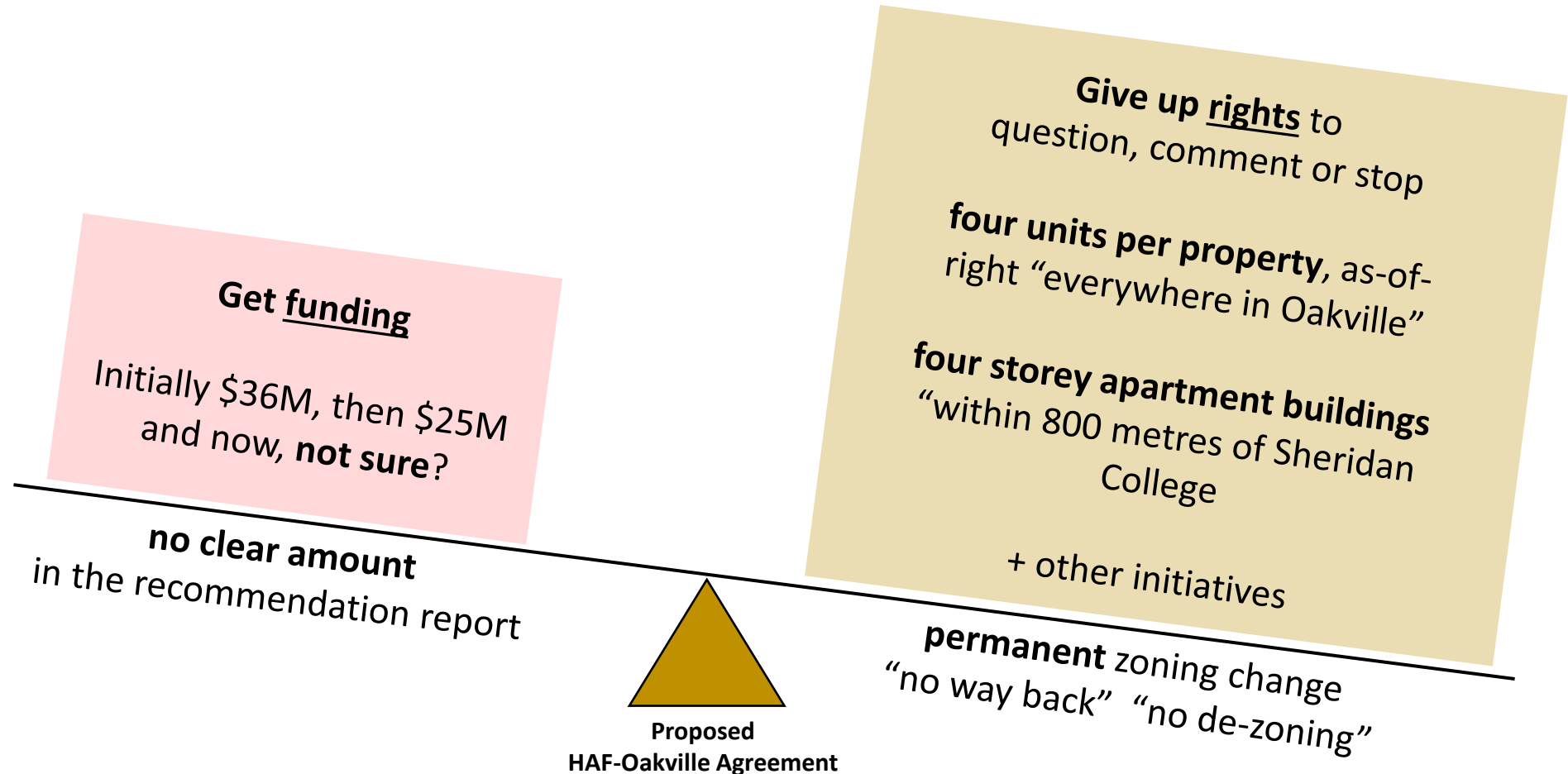
Total of 225 units

Development footprint = area of Sheridan College's vacant parking lots. Town earmarked 300 units could be developed on Sheridan College's campus.

Deal or No Deal

Federal Government driven population growth + limited housing supply = **housing crisis**

Federal Housing Accelerator Fund created to encourage housing



Where are we headed?

In 2018, a national report **Oakville** is the **best place to live** overall

.....best place for New Canadians, the third best place to retire, and the fifth best place to raise a family

“Oakville is the largest municipality calling itself a town and **our vision is to be the most livable place in the country** and to **call ourselves a town and feel like a village,**” Oakville Mayor – *inHalton*, May 12th 2023

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CMHC Survey 2022: shows that **Oakville is doing its part**

- **new housing starts** **Oakville 58.4% [1,558] Burlington 3.9% [127]**
- **new housing under construction** **Oakville 49.1% [1,038] Burlington 4.5% [96]**
- **apartment units constructed** **Oakville 58.0% [333] Burlington 0.0% [0]**

Note: Burlington 31% of the population in Halton
Growth = 2% [2016-2021]

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|--|-----------------------|------------------------|
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Reference: Globe & Mail

Burlington is Ontario's most livable city,5th most livable in the country.

Oakville is 29th

And for New Canadians, **Burlington #7** and **Oakville #50**

Decision Time

Town of Oakville



City of Oakville



Oakville is a feeling, a sense of community, a place to raise a family and safely grow old

Please keep “the Town” in my Oakville

Vote No!