

Alternatives to the Proposed Housing Accelerator Fund (HAF) Application

*Public Meeting for Proposed Town-initiated
Official Plan and Zoning By-law Amendments*

Ron Bell
Ward 5 resident

May 6, 2024

Proposals to Vote AGAINST:

1. “4 as of right”

- **Four dwelling units per detached residential property** (Town-wide).
- “as of right” means it can be done *without Council approval*.
- File No: 42.15.62
- revised HAF Action Plan **item #2** (May 6 report)
- previous HAF Action Plan item #8 (Jan 22 report)

2. “Four storey apartment buildings”

- **Sheridan College Housing Area – Special Policy Area** (within 800m of Sheridan College)
- File No: 42.16.63
- revised HAF Action Plan **item #6** (May 6 report)
- previous HAF Action Plan item #9 (Jan 22 report)



Windsor council decides not to change zoning rules, putting \$70M for housing in jeopardy

- ...it could have an impact on established neighbourhoods by **changing the landscape that residents did not anticipate and making demands on services** (ie. sewer capacity, traffic, parking, etc.).
- Councillors expressed **concerns ranging from flooding to intensification and quality of life.**
- Mayor Dilkens: “allowing four units and four stories on all residential lots without public consultation [or council control] **does not work for our city.** I refuse to compromise our neighbourhoods... in exchange for uncertain funding that will be tied to **sacrificing the makeup of our communities.**

Housing Strategy & Action Plan

(July 2023)

- **Goal #6 (Collaborate)**
 - “[we will] work to achieve the goal of creating more housing, while ensuring growth is **contextually appropriate** and fiscally responsible”.

Livable Oakville Plan (updated 2021)

...aimed at **maintaining the character of residential areas:**

○ Section 2, Policy Framework

- ...[we will] preserve, enhance, and **protect the distinct character, cultural heritage, living environment, and sense of community of neighbourhoods.**

○ Section 3, Urban Structure

- Some growth and change may occur in the Residential Areas **provided the character of the area is preserved...**

○ Section 4, Managing Growth and Change

- Focus for intensification will be Growth Area locations.
- Lands *outside* of these Growth Areas are predominantly **stable residential communities which consist of established neighbourhoods.** ...some growth and change *may* occur in these areas **provided the character of the area is preserved...**

Sheridan College “Housing Area”

- Special policy area to help Sheridan with housing their students.
- The “subject lands” include established residential neighbourhoods, none of which were built for housing Sheridan College students.
- Motion to create this “special policy area” is inappropriate.
- Sheridan College housing area is, in fact, the lands on their own property.

Benefits of the Alternatives

- Support building thousands of housing units across the Town (including some as affordable housing options).
- Respect the Livable Oakville Plan.
- Complement *existing* property and structures, no need for new land.
- Do not require unnecessary demolition or the disruption of existing, thriving neighbourhoods.
- Help to avoid urban sprawl, by increasing housing density within existing Town boundaries.

Alternative 1a:

Build residential units above parking lot spaces

Housing Above Existing Parking Lots | Henner Herrmanns

Affordable Dwellings

Koblenz / Germany

love 0 Love 3,391 Visits PUBLISHED 5/12/2016

Share 0 33 +

Rendering Info Comments



Kitchener votes yes on idea to build housing over parking in advance of tonight's regional vote

Cambridge voted against the idea last month and now takes a backseat as other local municipalities pick up the torch to lead the way on investigating affordable housing options



Joe McGinty
Jan 24, 2024 12:28 PM



A rendering by German architect Henner Herrmanns shows what housing over parking could look like | Herrmanns Architekten

Alternative 1b:

Build residential units above parking lot spaces: Sheridan College example

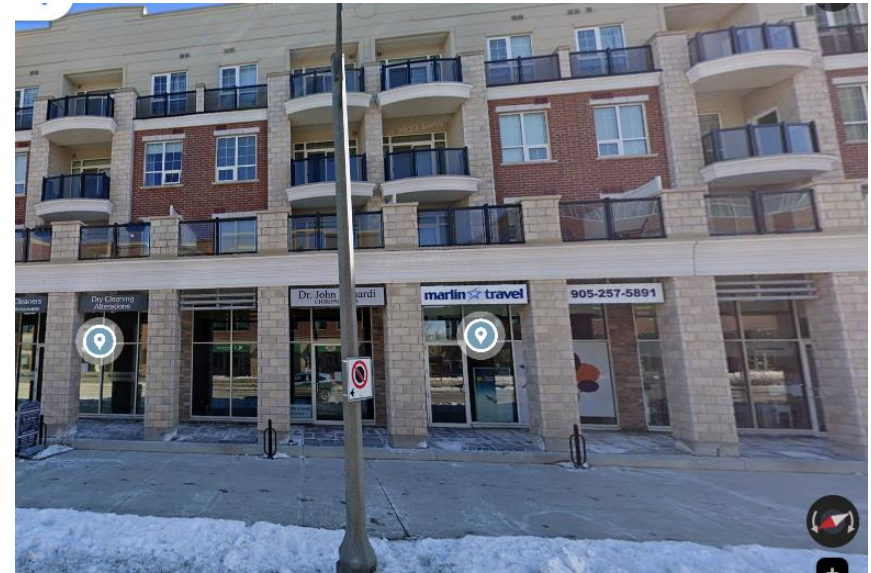
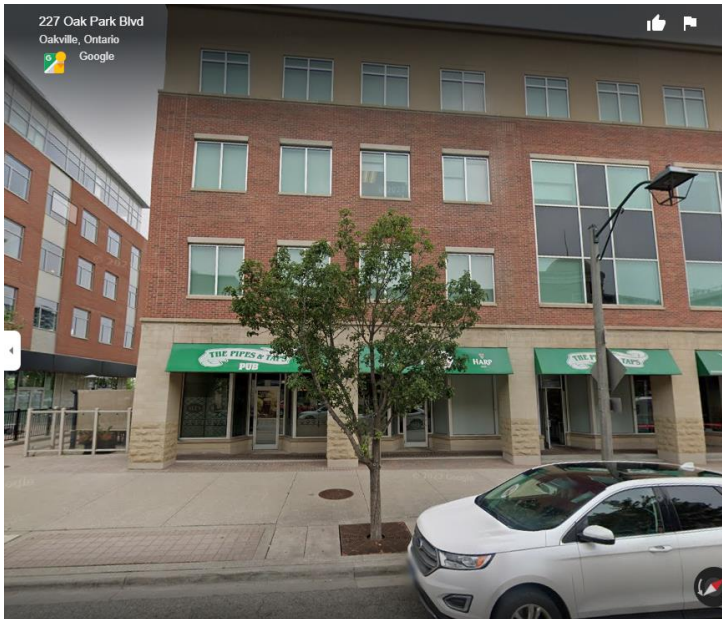


- 30-40% of Sheridan property used for parking lots; approx. 40,000 sq meters
- With 3 storeys above each lot, could accommodate 3,200 units (4 times what is available today!)
- (if built as “quads”, they would be more affordable)

Alternative 2:

Build residential units on top of commercial buildings

Already part of Sheridan area proposal (but limited to “C1” properties)
Estimate over 400 units could be realized.



If extended town-wide, could allow for thousands more; some could be required to be affordable.

Alternative 3:

Acquire and repurpose under-utilized hotels



Developers plan to convert the Palace Arms Hotel in Toronto into a mixed-use residential housing project with 219 rental units.

University of Guelph has completed phase one of converting the former Holiday Inn property to student residence. Plans for phase two, to expand, are underway.



Alternative 4:

Acquire and repurpose under-utilized office space

Since Covid, many more people are working from home, leaving organizations to sell off empty office space no longer needed.

The screenshot shows a real estate website interface for 'Office Spaces For Sale in Oakville'. The page features a search bar with 'Oakville, ON' entered, and a grid of six property listings. Each listing includes a photo, price, address, and brokerage information.

Price	Address	Brokerage
\$475,000	3475 Rebecca Street, Unit #206, Oakville, Ontario	Royal LePage Burloak Real Estate Services
\$3,300,000	#9-12 -233 SPEERS RD, Oakville, Ontario	CBRE LIMITED, Brokerage
\$980,000	#424 -3075 HOSPITAL GATE, Oakville, Ontario	KELLER WILLIAMS EDGE REALTY, Brokerage
\$499,999	#206 -3485 REBECCA ST, Oakville, Ontario	CBRE LIMITED, Brokerage
\$1,239,000	#16 -1400 CORNWALL RD, Oakville, Ontario	CBRE LIMITED, Brokerage
\$475,000	#206 -3475 REBECCA ST, Oakville, Ontario	ROYAL LEPAGE BURLOAK REAL ESTATE SERVICES, Brokerage

Alternative 5:

Expand the use of Co-op type housing

Co-operatively owned by residents, so they are both landlord and tenants; allows people of all incomes to live more affordably.

As they operate on a break-even basis, co-ops are often much cheaper than market rentals and more stable, because most can't be sold.

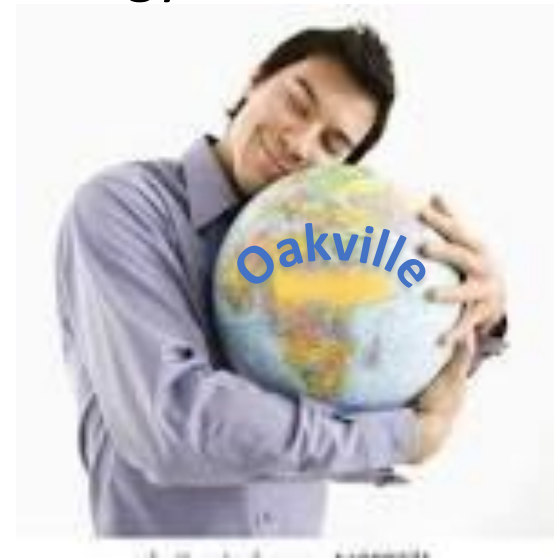


Vancouver Council approved the city partnering with non-profit to build more co-op housing on city-owned land.

“...could be a game-changer for expanding affordable housing.”

Vote No - Choose alternatives that...

- Achieve primary goal of increasing housing density.
- Allow submission of a revised HAF application (to access some level of funding for the Town).
- Follow guidelines of Oakville's Housing Strategy and the Liveable Oakville Plan.
- Show collaboration with, respect for and support of Oakville residents.
- Provide more options for young people, with availability and affordability.



Vote AGAINST the currently proposed amendments.