



REPORT

Planning and Development Council

Meeting Date: June 16, 2025

FROM: Planning and Development Department

DATE: June 3, 2025

SUBJECT: Recommendation Report, Official Plan Amendment, Creditmills Development Group, 1295 Sixth Line, File: OPA.1515.23; By-law 2025-104, By-law 2025-105

LOCATION: 1295 Sixth Line

WARD: Ward 5

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RECOMMENDATION

1. That the proposed Official Plan Amendment and Zoning By-law Amendment applications submitted by Creditmills Development Group (File Nos.: OPA.1515.23 and Z.1515.23) be approved on the basis that the applications are consistent with the Provincial Planning Statement, conform with the Region of Halton Official Plan and the Livable Oakville Plan, have regard for matters of Provincial interest, and represent good planning for the reasons outlined in the report from the Planning and Development Department dated June 3, 2025.
2. That By-law No. 2025-104, a by-law to approve Official Plan Amendment Number 72 to the Livable Oakville Plan, be passed.
3. That By-law No. 2025-105, a by-law to amend the Town of Oakville Zoning By-law 2014-014, as amended, be passed.
4. That the notice of Council's decision reflect that Council has fully considered all the written and oral submissions relating to these matters and that those comments have been appropriately addressed.
5. That, in accordance with Section 34(7) of the *Planning Act*, no further notice is determined to be necessary.

KEY FACTS

The following are key points for consideration with respect to this report:

- **Nature of the Applications:** Creditmills Development Group has applied for an Official Plan Amendment to redesignate the property from “Low Density Residential” to “High Density Residential” and for a Zoning By-law Amendment to change the Zoning from RL3-0 to RM3 and add a Special Provision to apply site-specific provisions to the subject lands.
- **Proposal:** The Official Plan Amendment and Zoning By-law Amendment applications will permit the development of townhouse dwelling units or an apartment building, including associated landscaping and visitor parking spaces. This is a revised application based on community and Council feedback.
- **Location:** The subject property is located on the east side of Sixth Line, south of McCraney Street West, and is municipally known as 1295 Sixth Line. A detached dwelling currently exists on the site, and the property is approximately 0.38 hectares in area with 27.76 metres of frontage along Sixth Line.
- **Policy Context:** The subject lands are designated Low Density Residential within the Livable Oakville Official Plan (Schedule I – Central Land Use).
- **Zoning:** The subject lands are zoned Residential Low (RL-3) within the Zoning By-law 2014-014, as amended.
- **Public Consultation:** An applicant-initiated virtual Public Information Meeting (“PIM”) was held on May 11, 2023, which was attended by 14 members of the public, as well as the Ward Councillors and Town staff. The statutory public meeting for the Official Plan Amendment application was held on July 8, 2024, and two members of the public attended.
- **Timing:** The Official Plan Amendment application was submitted and deemed complete on May 8, 2024. The *Planning Act* provides a 120-day timeline for Council to make a decision on this application (September 5, 2024) failing which the applicant could file an appeal to the Ontario Land Tribunal for non-decision. Although this application was submitted under Bill 109, Bill 185 has since removed the requirement to refund application fees for lack of a decision within the prescribed timeline. The Zoning By-law Amendment application was submitted and deemed complete on May 2, 2025. The *Planning Act* provides a 90-day timeline for Council to make a

decision on the Zoning By-law Amendment application (July 21, 2025) failing which the applicant could file an appeal for non-decision.

- **Recommendation:** Staff recommends approval of the Official Plan Amendment (OPA) 72 (By-law 2025-104) and the Zoning By-law Amendment (By-law 2025-105), included in Appendices “A” and “B”, as the proposed changes in designation and zoning provide opportunities for development that is consistent with the Provincial Planning Statement, conforms to the Region of Halton Official Plan and the general intent and purpose of the Livable Oakville Plan and Zoning By-law 2014-014. The applications conform to the Town’s Urban Structure as the proposed development aids in the achievement of complete communities.

BACKGROUND

An Official Plan Amendment application was submitted on May 6, 2024, and a Public Meeting was held before Council on July 8, 2024. As part of the Official Plan Amendment application, the applicant prepared a concept plan to demonstrate a possible site layout for a six-storey apartment building containing 70 dwelling units, shown in Figure 1, below.

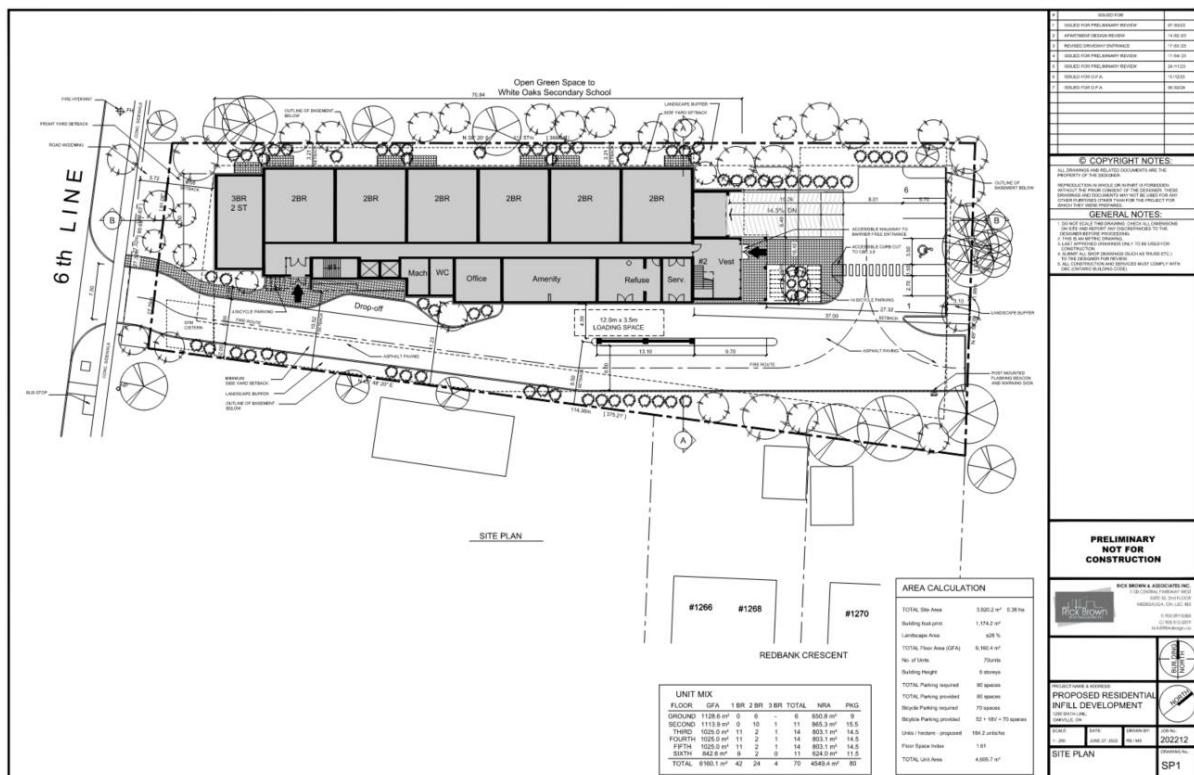


Figure 1: Concept Plan for Apartment, dated June 6, 2024

Written and oral comments provided by the public were considered by Council and staff were directed to analyze matters for the recommendation report that may be summarized, as follows:

- vehicular and bicycle parking requirements;
- architectural design;
- school board requirements;
- the development's contribution to the town's housing needs; and
- overall site design (e.g., waste management, traffic management and layout).

The applicant has since modified its proposal to develop stacked townhouse dwellings on the subject site instead of an apartment building.

Housing Pledge and Strategy

Over the past few years, Provincial initiatives such as the More Homes Built Faster: Ontario's Housing Supply Action Plan: 2022-2023, and resulting legislation (e.g., Bill 109, Bill 23, Bill 97), have been enacted with the intent to address Ontario's housing crisis by increasing housing supply and accelerating housing delivery.

In response to Provincial legislation, on March 20, 2023, Council approved Oakville's Housing Pledge to facilitate the delivery of 33,000 new housing units by 2031/2032, which aims to accelerate the delivery of housing over the next 10 years.

In December 2024, Council approved the Housing Strategy and Action Plan, which is structured around six goals and objectives intended to achieve positive housing outcomes. In part, the proposed Official Plan Amendment and Zoning By-law modifications facilitate the opportunity for additional housing options, reinforcing the Town's commitment to meeting the need for housing and addressing the demands of Ontario's growing population. The Town is also committed to ensuring that growth is contextually appropriate and financially sustainable.

Proposal

On May 6, 2024, the applicant applied to amend the Livable Oakville Plan to change the property's land use designation from "Low Density Residential" to "High Density Residential". Following the statutory public meeting for the Official Plan Amendment, the applicant chose to revise the application. Subsequently, on May 2, 2025, the applicant submitted a Zoning By-law Amendment application to implement the proposed Official Plan Amendment application for the development of four-storey stacked townhouse dwelling units, as shown in Figure 2, below and included in Appendix "C".

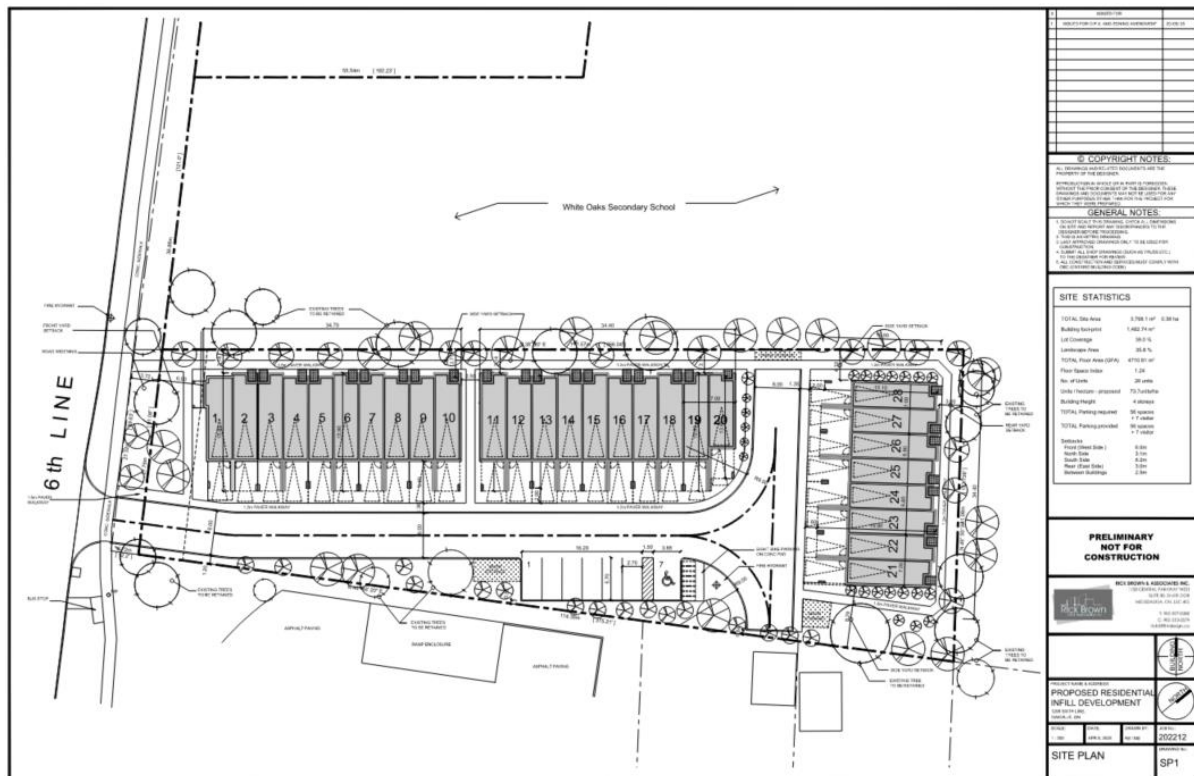


Figure 2: Concept Plan for Townhouse Dwelling Units, dated May 20, 2025

The proposed concept demonstrates a total of 28 units within three blocks of four-storey stacked townhouse dwellings. Each dwelling unit has a front door entrance from a shared walkway that follows the perimeter of the site. Vehicular access to each unit is provided via a shared private driveway that also leads to seven visitor parking spaces at-grade. Each dwelling unit contains three bedrooms. Condominium tenure is intended for the proposed townhouse concept.

Location and Site Description

The subject property is located on the east side of Sixth Line, south of McCraney Street West, and is municipally known as 1295 Sixth Line. As shown in Figure 3 below, a detached dwelling currently exists on the property, which is approximately 0.38 hectares with 27.76 metres of frontage along Sixth Line. The property is relatively flat with mature trees and vegetation around the perimeter of the site.

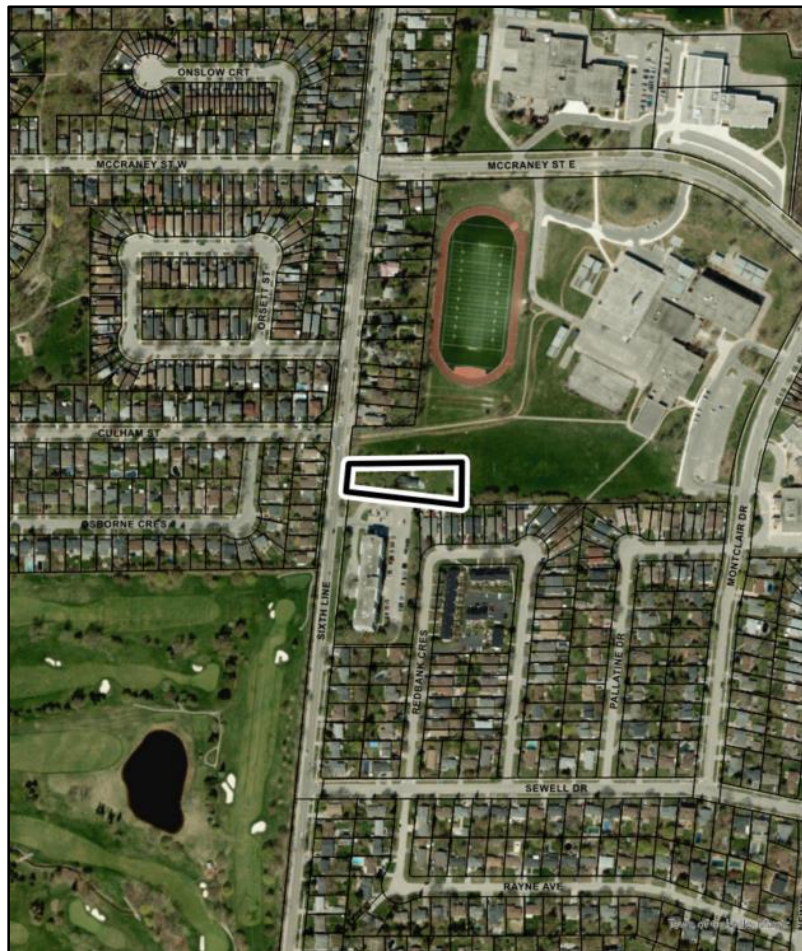


Figure 3: Aerial

Surrounding Land Uses

- North – Walkway leading to playing fields and White Oaks Secondary School (1330 Montclair Drive), local commercial (variety) store (1311 Sixth Line), detached dwelling units
- East – Playing fields associated with White Oaks Secondary School (1330 Montclair Drive)
- South – Seven-storey residential apartment building (1265 Sixth Line), semi-detached and townhouse dwellings units
- West – Detached dwellings units

PLANNING POLICY & ANALYSIS

The subject property is subject to the following policy and regulatory framework:

- Provincial Planning Statement
- Halton Region Official Plan
- Livable Oakville Official Plan
- Zoning By-law 2014-014

Provincial Planning Statement

As of October 20, 2024, the new Provincial Planning Statement, 2024 (PPS) came into effect and replaced the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019).

The new PPS is intended to promote a policy-led system, which recognizes that there are complex relationships among environmental, economic, and social factors in land use planning. The PPS encourages the wise management of land to achieve efficient development and land use patterns by directing growth to settlement areas and by promoting a compact development form. All planning decisions must be consistent with the PPS.

The subject property is located within a settlement area, which is the focus of growth and development. Land use patterns within settlement areas are based on densities and a mix of land uses that, among other matters, efficiently use land and resources, and appropriately use the infrastructure and public service facilities that are planned or available.

Proposed modifications to the Official Plan and Zoning By-law on the site will facilitate the development of additional housing options within the existing neighbourhood, and the proposed development will be designed to be safe, promote the efficient use of existing infrastructure, and support transit. The proposed amendments also uphold Policy 1.1.3.3, as it is an appropriate location for intensification within an existing residential neighbourhood, where infrastructure and public service facilities are available to accommodate the proposed need. The proposal will also contribute to the Town's housing objective of providing additional housing options compatible with the existing neighbourhood.

The proposed changes in land use designation and zoning would contribute to a healthy, liveable and safe community and that it represents an efficient use of land and existing resources. On this basis, the proposed Official Plan Amendment and Zoning By-law Amendment are consistent with the PPS.

Halton Region Official Plan

As of July 1, 2024 (Bill 185), the responsibility of the Regional Plan rests with the Town of Oakville.

The subject lands are designated as “Urban Area”. The Urban Area is “planned to accommodate the distribution of population and employment for the Region and the four Local Municipalities.” One of the objectives of the Urban Area referenced in Section 72.1 is to:

“(1) accommodate growth in accordance with the Region’s desire to improve and maintain regional unity, retain local community identity, create healthy communities, promote economic prosperity, maintain a high quality, sustainable natural environment, and preserve certain landscapes permanently.”

In addition, Sections 47 and 76 affirm that the development of land and the range of permitted uses are to be in accordance with local Official Plans and Zoning By-laws.

As described above, the subject applications propose developing the subject property for high density residential uses at an appropriate scale for the existing neighbourhood, which is in keeping with the intent of the Livable Oakville Official Plan and the Town’s Zoning By-law.

On this basis, the applications conform to the Region of Halton Official Plan.

Livable Oakville Plan

The Livable Oakville Plan was approved by the Ontario Municipal Board on May 10th, 2011 and is currently undergoing a five-year Official Plan review to ensure the policies are consistent with the current Provincial and Regional policies, support the Town’s strategic goals, and reflect the vision and needs of the community.

On September 27, 2017, Council adopted Official Plan Amendment 15 (OPA 15) to the Livable Oakville Plan, which established the Town’s Urban Structure.

The subject lands are identified as “Residential Areas” noted on Schedule A1 – Urban Structure. As stated in Section 3 of the Livable Oakville Plan:

“The urban structure sets out the framework for where and how the Town will grow and how to determine Oakville’s character and form.”

Urban structure elements are not intended to be land use designations, and are not intended to grant development rights or to predetermine the specific land uses that will be permitted on any particular parcel of land.”

The proposed amendment is consistent with the Town’s Urban Structure.

The subject property is designated “Low Density Residential”, as identified on Schedule I – Central Land Use with the Livable Oakville Plan (Figure 4).

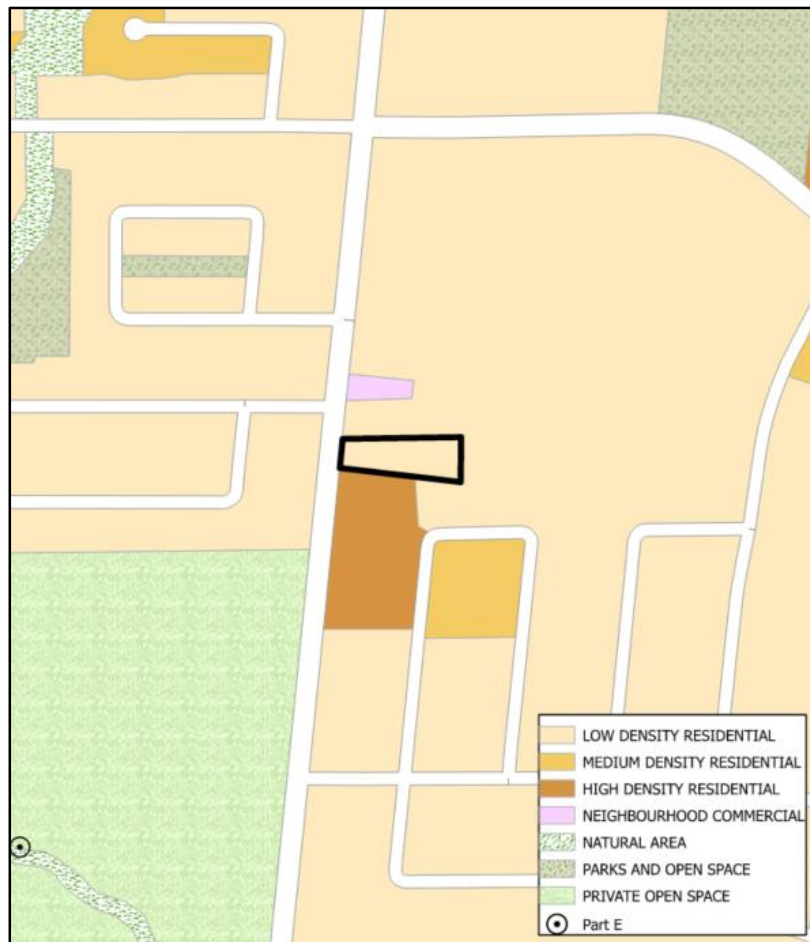


Figure 4: Livable Oakville Plan, Schedule I – Central Land Use

The surrounding neighbourhood includes a secondary school, a local convenience store, a seven-storey apartment building, as well as detached and semi-detached dwellings. The “High Density Residential” land use designation permits a range of high-density housing types, including *multiple-attached dwelling* units, apartments, retirement homes and long-term care homes at a density range between 51 to 185 units per hectare. Based on the site area of the subject lands, 20 dwelling units is needed to achieve 51 units per hectare.

The policy criteria for evaluating development applications within stable residential communities is found in Section 11.1.9, and the following criteria are applicable to the subject applications:

- “11.1.9 Development within all stable residential communities shall be evaluated using the following criteria to maintain and protect the existing neighbourhood character:*
- a) The built form of development, including scale, height, massing, architectural character and materials, is to be compatible with the surrounding neighbourhood.*
 - b) Development should be compatible with the setbacks, orientation and separation distances within the surrounding neighbourhood.*
 - c) Where a development represents a transition between different land use designations or housing forms, a gradation in building height shall be used to achieve a transition in height from adjacent development.*
 - e) Roads and/or municipal infrastructure shall be adequate to provide water and wastewater service, waste management services and fire protection.*
 - f) Surface parking shall be minimized on the site.*
 - h) Impacts on the adjacent properties shall be minimized in relation to grading, drainage, location of service areas, access and circulation, privacy, and microclimatic conditions such as shadowing.*
 - k) The transportation system should adequately accommodate anticipated traffic volumes.*
 - l) Utilities shall be adequate to provide an appropriate level of service for new and existing residents.”*

In terms of compatibility and transition referenced in criteria a), b) and c), the proposed uses are appropriate, given the abutting open space associated with the secondary school adjacent to the north and east, and the residential uses to the south and west. The implementing Zoning By-law attached as Appendix “B” restricts building height and includes setbacks to minimize shadowing, building setbacks to the adjacent semi-detached dwellings to maintain privacy, and the provision of adequate on-site resident and visitor parking. With respect to criteria e), h), k) and l), the existing road network, water and wastewater systems, and utility infrastructure

are sufficient to accommodate the proposed development. Finally, criteria f) is addressed in that surface parking is minimized by providing parking in accordance with the Zoning By-law requirements. Additional matters, such as architectural design, will be reviewed through the Site Plan process to ensure compatibility with the adjacent properties and character of the surrounding area.

Part F of Livable Oakville provides the framework for implementing the Official Plan and Policy 10.4.2 e) gives the Town authority to apply a site-specific holding “H” provision to prevent the development of lands until certain conditions, studies or requirements related to a proposed zoning change are met. In this case, the subject lands were previously used for agricultural purposes (i.e., orchard) and a Stage 1 Environmental Site Assessment concluded that the subject lands may have been contaminated by the use of pesticides and fixed gasoline storage tanks. Therefore, a holding “H” provision has been added to the amending Zoning By-law (By-law 2025-105) until such time as the site has been remediated to a standard that is appropriate for the proposed residential use.

Based on the foregoing, the proposal conforms to the Official Plan.

Zoning By-law 2014-014

The subject lands are zoned RL3-0, which only permits detached dwellings as a residential built form.

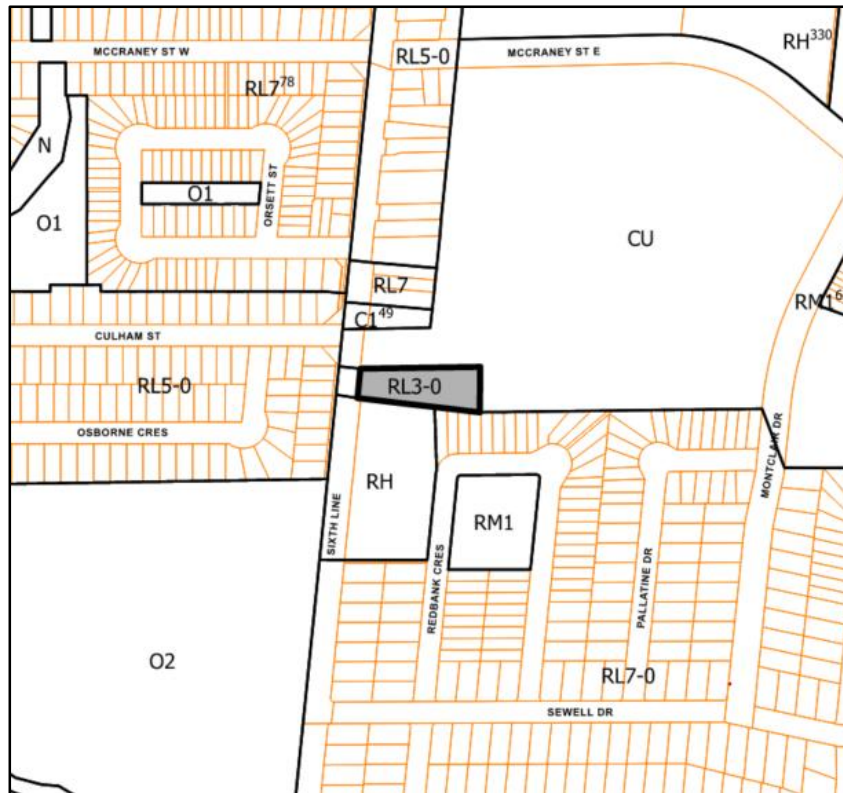


Figure 5 – Zoning By-law 2014-014

Staff have been working with the applicant to establish appropriate modifications to the Zoning By-law to ensure that new high density residential development is compatible with the surrounding neighbourhood. To support flexibility in what building typologies can be built on the subject property, staff advise that it is appropriate to add townhouses, back-to-back townhouses, and apartment dwellings to the uses permitted in the RM3 Zone, subject to the site-specific modifications identified in Table 1 below.

Table 1 – Zoning By-law Modifications to address Townhouse Dwellings

| Town of Oakville Zoning By-law 2014-014 | | |
|--|---------------------|--------------------------------|
| Residential Medium (RM3) Zone | | |
| Zone Provisions | Requirements | Proposed Modifications |
| <i>Minimum interior side yard (northerly)</i> | 1.2 m | 3.2 m (apartment dwellings) |
| <i>Minimum interior side yard (southerly)</i> | 1.2 m | 7.0 m |

| | | |
|--|---|---|
| <i>Minimum rear yard</i> | 6.0 m | 3.0 m (stacked, back-to-back or townhouse dwellings) |
| Maximum number of <i>storeys</i> | 3 | 4 |
| Maximum <i>height</i> | 12.0 m | 16.0 m |
| Minimum number of dwelling units | N/A | 20 |
| Maximum encroachment into minimum front yard for porches | N/A | 1.5 m |
| <i>Minimum width of landscaping between a surface parking area abutting a Residential Zone</i> | 4.5 m | 0.0 m (RH Zone) 2.5 m (RL Zone) |
| Special Site Provisions | | |
| Definition of a <i>lot</i> | One parcel of land that is registered as a legally conveyable parcel of land in the Land Registry Office. | All lands subject to special provision shall be considered to be one lot. |

Development would be subject to the RM3 provisions, except for the additional provisions included in the amending Zoning By-law. As indicated in Table 1, above, modifications include increased setbacks to the interior side yards, reduced rear yard setback for townhouse dwelling forms, an increase to the building height, and reductions to the minimum width of a landscaped area between visitor parking and the adjacent residential zones.

Additional Permitted Uses

The RM3 Zone permits only stacked townhouses. Townhouses, back-to-back townhouses, and apartments are intended to be added as a permitted use to the RM3 Zone because those dwelling forms can achieve a density that is appropriate for the subject lands.

Yards

The RM3 zone requires a minimum interior side yard of 1.2 m to allow for proper grading and drainage. Although the proposed townhouse concept plan meets the require interior side yard requirement of the RM3 Zone, the applicant proposes a three-metre setback to accommodate a walkway and front entrances to the closest dwelling unit along the northerly and rear lot lines. The RM3 Zone requires a minimum rear yard dimension of 6.0 m for the provision of adequate rear yard

amenity space and reduce potential overlook and privacy impacts. The proposed concept includes a reduction to 3.0 m to provide a pedestrian walkway to the dwelling entrances. An increase from 1.2 m to 7.0 m is proposed for the minimum southerly interior side yard to provide sufficient separation between the proposed development and the adjacent residential uses to the south.

Maximum Height / Number of Storeys

The height for townhouse dwellings is capped at three storeys and 12 metres in height under the Residential Medium Zones (i.e., RM1, RM2 and RM3). The proposed modification will allow one additional storey to permit four storeys and 16 metres in height.

Minimum Number of Dwelling Units

To meet the minimum density of the “High Density Residential” designation (51 units per hectare), the implementing Zoning By-law includes a provision for a minimum number of dwelling units. Twenty dwelling units on this site, regardless of built form, will ensure the minimum density requirement is met.

Maximum Front Yard Encroachment

As provided in Table 4.3 of Zoning By-law 2014-014, yard encroachments for porches are subject to the regulations of the parent zone. Because the RM3 Zone does not reference encroachments, staff included the provision in the amending Zoning By-law because the concept plan provided by the applicant illustrates a porch encroachment to address the public realm along Sixth Line.

Minimum Landscape Width

The proposed concept plan illustrates the provision of visitor parking spaces along the southerly portion of the private roadway. Modifications to the Zoning By-law would allow for reductions in the minimum width of landscaping between the visitor parking spaces and the adjacent residential zones to address a pinch point in this irregularly shaped lot.

TECHNICAL & PUBLIC COMMENTS

Planning and Development staff circulated the development application to internal departments and external agencies for a full assessment of the proposal. No objections were received and any concerns that were raised could be addressed through the Site Plan Control review process.

Through the previous Public Meeting for the Official Plan Amendment, the following matters were raised by staff, Council, and the public, and are also relevant to the revised townhouse proposal:

- Proposed Land Use, Height, and Density;
- Integration/Impact on Adjacent Lands;
- Urban Design;
- Tree Preservation;
- Transportation and Parking;
- Stormwater Management and Infrastructure;
- Halton District School Board;
- Public Comments; and,
- Site Plan Review.

Proposed Land Use, Height, and Density

For illustrative purposes, the concept plan proposed by the applicant includes four-storey stacked townhouse dwelling units on a private roadway. Stacked townhouses are permitted within the Residential Medium (RM3) Zone of Zoning By-law 2014-014. To provide flexibility in the form of development that may take place, based on the size and configuration of the subject lands, staff are satisfied that townhouse dwellings, back-to-back townhouse dwellings, and apartment dwellings can be accommodated on the site and will provide additional housing options in the area. The applicant has not confirmed whether any affordable units will be incorporated into the development.

The Zoning By-law Amendment proposes to increase the maximum number of storeys required by the zone from three storeys to four storeys, which will provide sufficient habitable space within each stacked townhouse unit and still achieve the minimum density required. The proposed increase in building height from 15 to 16 metres recognizes that the lot is subject to variations in grade between the building locations and adjacent trees. Staff are satisfied that four storeys and 16 metres in height are appropriate modifications, whereas the previous proposal was for six storeys and 20 metres in height.

It is appropriate that the “High Density Residential” designation that is currently in place affecting the lands to the south that contain a seven-storey apartment building be extended to incorporate the subject property because it is of a size and configuration that can accommodate higher density built forms. A minimum of 20 dwelling units is appropriate to ensure the minimum density of 51 units per hectare is provided through the proposed development, and the maximum height of four storeys will limit the number of units, as will the provision of resident and visitor parking, as well as landscaped area.

Intensification and Integration with Adjacent Lands

The original concept proposed by the applicant was for a six-storey apartment building containing 70 dwelling units, whereas the current proposal is to allow apartment and townhouse dwellings at a maximum height of four storeys.

As described above, the surrounding land uses include detached dwellings on the west side of Sixth Line, open space associated with a secondary school to the north and east (rear), and semi-detached dwellings and a seven-storey apartment building. Rather than tailoring the implementing Zoning By-law Amendment to a particular development concept, staff recommend modifying specific by-law provisions identified in Table 1, above, to allow flexibility and ensure the site is ultimately designed to be compatible with the surrounding neighbourhood.

The proposed modifications to the interior side yard and rear yard requirements effectively push the proposed development to the north and east, where the abutting lands are occupied by open space with a walkway and playing fields further beyond. However, for an apartment building, the northerly interior side yard is increased from 1.2 metres to 3.2 metres to allow for sufficient space for grading and drainage, as well as amenity space ground floor units. The southerly interior side yard is also increased for all dwelling forms from 1.2 metres to 7.0 metres, mitigating potential overlook and shadowing in the adjacent rear yards of the semi-detached dwellings to the southeast.

Zoning By-law 2014-014 requires a minimum landscape width of 4.5 metres between surface parking spaces and abutting residential zones. Due to the irregular shape of the subject lands and the need to provide visitor parking spaces on-site, the visitor parking area included in the revised concept is located 0.5 metres from the Residential High (RH) Zone to the south and 2.5 metres from the Residential Low (RL-7) Zone at the closest pinch points. Lands within the RH Zone to the south include a surface parking area and an entrance to the underground parking garage, so the proposed modification to permit a landscaped width of zero metres will not negatively impact the abutting land use. Rear yard amenity area within the RL-7 Zone abuts the lands to the south and staff advise that reducing the minimum landscape requirement to 2.5 metres will allow sufficient space for landscaping to mitigate potential impacts from the surface parking area.

Urban Design

The applicant has provided a concept plan for how the lands may be developed for townhouse dwellings. However, staff do not support certain aspects of the concept without further considerations. For example, staff would like to ensure that pedestrian walkways along the northerly interior side yard and rear yard are not shielded by overgrown vegetation. Also, entryways and ground floors adjacent to the

public realm should be raised 0.6 metres above the finished grade to provide privacy, and any barrier-free parking provided should be near the entrances of any barrier-free dwelling units. As these matters concern specific development details and the subject applications concern only the proposed use of the lands, staff will review the details of the future development through the Site Plan process, such as the provision of walkways, dwelling entrances, and architectural treatment along the public realm, among others. The proposed modifications to the Zoning By-law, attached as Appendix “B”, will ensure that any deviations from the proposed concept that may come forward will be compatible with the existing neighbourhood.

Tree Preservation

The applicant provided two separate Arborists Reports – one for the townhouse concept and the other for apartment dwelling concept. Both reports indicate that six trees on the property are in poor condition and not suitable for retention, and that a total of 26 trees would require removal for the apartment concept and 28 trees for the townhouse concept. These numbers include private trees within the limits of the subject property and along the shared property lines between the school board and the seven-storey apartment building, which would require authorization from said property owners. Replacement trees would be planted on the site to the extent possible and any remaining replacement tree planting would be addressed through payment-in-lieu to the town’s Replacement Tree Planting Fund for the planting of trees in another location at the Town’s discretion. The reports indicate that all other trees to be retained can be preserved without adverse impacts to their long-term health.

Transportation and Parking

Revised Transportation Impact Studies (TIS) identified that both proposals of townhouse and apartment dwellings would have an acceptable impact on the surrounding road network. Transportation Demand Measures to promote public transit usage were also referenced in the studies. Transportation staff were satisfied with the outcomes of the revised Transportation Impact Studies, but require adjustments to address on-site maneuvering of vehicles. Further details regarding the outdoor bike racks and underground bicycle storage facility were also requested by staff. Staff identified that the subject lands would be assigned the address of 1297 Sixth Line, once the Site Plan application is submitted.

Stormwater Management and Infrastructure

Development Engineering staff are satisfied that matters related to grading, drainage, servicing, stormwater management, and underground infrastructure, can be addressed at the Site Plan application stage of development.

Halton Region staff have no objection to the proposal of high density residential uses, as water and wastewater capacity is available with no negative impacts on the existing systems. Should the proposed development not be designed to accommodate Regional waste collection, appropriate warning clauses would be identified for inclusion in any offers of purchase and sale through the Site Plan process.

Public Comments

A consolidated statutory public meeting and recommendation report is being presented to address the Official Plan Amendment and the more recently submitted Zoning By-law Amendment to Council on June 16, 2025.

At the time of writing this report, the Town has received 12 letters of objection in response to the original Official Plan Amendment application and are included in Appendix "D". Concerns include: increased density and traffic congestion, potential for overshadowing, student safety along the school walkway, tree removal, and impacts associated with building construction. These concerns have been discussed above.

At the time of writing this report, no written submissions have been received from the public concerning the Zoning By-law Amendment.

Staff is satisfied that the subject property is of a size and configuration to support high density residential uses, in the form of townhouses, stacked townhouses, back-to-back townhouses and an apartment with a maximum height of four storeys and a minimum density of 20 units, which will provide new housing options to respond to the provincial housing crisis.

Restricting the height of the built form permitted on-site will lessen shadowing on adjacent properties and limiting the number of townhouse units and providing appropriate setbacks, will address concerns regarding increased density and traffic. Student safety along the school walkway is expected to improve with additional "eyes on the street", as balconies and window openings to the neighbouring walkway will help to deter crime.

Halton District School Board

Halton District School Board (HDSB) staff note that White Oaks Secondary School abuts the subject lands to the north and east, and HDSB staff have engaged in discussions with the applicant with respect to potential shadow impacts, screening and landscape buffers, fencing and privacy, tree preservation plan and replacement strategy. The applicant has also approached the HDSB regarding the potential disposition of a portion of school board lands, which would require the approval of

the Ministry of Education and the HDSB. School board staff have expressed an interest in exploring such possibilities while maintaining walkway access from the school property to Sixth Line.

Staff note that, if the HDSB dispenses a portion of the school board land, the applicant will need to apply for and receive approval of an Official Plan Amendment and Zoning By-law Amendment to develop the lands in conjunction with the subject property.

Site Plan Review

The following technical matters will be considered in greater detail, as part of the site plan review of the proposed development: waste management, construction mitigation (traffic/noise/dust), landscaping, tree removal/preservation, canopy coverage, traffic impacts, site access and functionality site circulation, and warning clauses.

CONCLUSION

Achieving Council's commitment to addressing the housing crisis requires providing opportunities for new housing options, where appropriate. The proposed development facilitates Council's goals by allowing modest intensification with townhouse dwelling types or apartment dwelling types, at a maximum height of four storeys and adequately separated from lower forms of housing. The proposed amendments will result in development that is appropriately integrated into, and compatible with, the neighbourhood.

Staff recommend approval of the Official Plan and Zoning By-law Amendment applications, as presented through By-laws 2025-104 and 2025-105, to permit the development of the subject property for high density residential uses for the following reasons:

- The proposed application is consistent with the land use policies of the Livable Oakville Plan and Zoning By-law.
- The proposed development continues to provide an appropriate form of intensification within a residential neighbourhood.
- The proposed development is consistent with the Provincial Planning Statement, and conforms to the Halton Region Official Plan and Livable Oakville Official Plan.
- Comments from the public have been appropriately addressed.

CONSIDERATIONS

(A) PUBLIC

The applicant held a virtual Public Information Meeting (“PIM”) on May 11, 2023, to present the proposal for the subject lands at 1295 Sixth Line, which was attended by 14 residents. A consolidated statutory public meeting and recommendation report is being presented to Council on June 16, 2025.

Notice of complete application and public meeting were distributed to the property owners within 240 metres of the subject property in accordance with the Town’s current notice requirements and *Planning Act*. Staff have received 12 letters of correspondence for the subject application, included in Appendix “D”. The concerns raised by the public included increased density and traffic congestion, potential for overshadowing, student safety along the school walkway, tree removal, and impacts associated with building construction.

(B) FINANCIAL

None.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The application was circulated to internal and external departments and agencies for review. No objections were raised as a result of the circulation. Additional matters will be evaluated through the site plan process.

(D) COUNCIL STRATEGIC PRIORITIES

This report addresses Council’s strategic priority/priorities: Growth Management, Community Belonging, Environmental Sustainability and Accountable Government.

(E) CLIMATE CHANGE/ACTION

The proposed development has been reviewed to ensure compliance with the Town’s sustainability objectives of the Livable Oakville Plan. The proposal has also been reviewed in the context of Council declaring a Climate Change Emergency on June 24, 2019 to provide opportunities to reduce the impact on existing trees along the perimeter of the site.

APPENDICES

Appendix “A” – By-law 2024-104 (OPA 72)

Appendix “B” – By-law 2024-105

Appendix “C” – Concept Plan for Townhouse Dwelling Units

Appendix “D” – Public Comments

Prepared by:

Delia McPhail, MCIP, RPP
Planner, Current Planning

Recommended by:

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