



OAKVILLE

REPORT

Planning and Development Council

Meeting Date: May 4, 2026

FROM: Planning and Development Department

DATE: April 21, 2026

SUBJECT: Recommendation Report for Official Plan Amendment and Zoning By-law Amendment Applications – 1493 Sixth Line, Post Residence Inc., File Nos.: Z.1515.24 and OPA 1515.24

LOCATION: 1493 Sixth Line

WARD: Ward 5

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RECOMMENDATION

1. That Official Plan Amendment and Zoning By-law Amendment applications submitted by Post Residences Inc., Files Nos.: Z.1515.24 and OPA 1515.24, be approved;
2. That By-law 2026-066, to adopt Official Plan Amendment No.079, be passed;
3. That By-law 2026-067, an amendment to Zoning By-law 2014-014, be passed;
4. That the notice of Council's decision reflect that Council has fully considered all of the written and oral submissions relating to these matters and all comments have been appropriately addressed; and,
5. That in accordance with Section 34(17) 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:** An Official Plan Amendment and Zoning By-law Amendment to facilitate the development of a six-storey mixed-use building

consisting of 190 affordable housing units, a daycare, office space, and underground parking.

- **Proposal:** The applicant is proposing to redesignate and rezone a portion of the subject lands to facilitate a six-storey affordable housing development together with office and daycare uses, inclusive of 103 parking spaces provided both underground and at-grade. The applicant proposes a total of 190 affordable rental housing units with 30% (57) of units being fully accessible and 35 units are proposed to be deeply affordable units.
- **Public Consultation:** The applicant hosted a Public Information Meeting (PIM) on August 12, 2025, which was attended by Town staff, and 19 members of the public. The Statutory Public Meeting was held on November 17, 2025 with three letters of objection received, and five people addressed Council at the meeting, including representatives of the agencies that will partner with the applicant to provide affordable housing and social housing needs.
- **Policy Context:** The subject lands are designated “Regional Natural Heritage System” in the Region of Halton Official Plan, and “Natural Heritage System” within the Livable Oakville Official Plan (Schedule I).
- **Zoning:** The subject lands are zoned “N” (Natural Area) within the Zoning By-law 2014-014, as amended
- **Timing:** The applications were submitted and deemed complete on October 2, 2025. The *Planning Act* provides a 120-day timeline for Council to make a decision on the applications (January 30, 2026) failing which the applicant could file an appeal to the Ontario Land Tribunal for non-decision.

BACKGROUND

The purpose of this report is to provide a recommendation to Council for a decision. The subject site was previously designated as a residential area, and the existing dwelling remains on the site today as a vacant building. Halton Region later designated the lands as part of the Regional Natural Heritage System (RNHS). Through the Town’s conformity exercise, the lands were also designated as Natural Area within the Livable Oakville Official Plan and rezoned to “N” (Natural Area) in the Zoning By-law to align with the Halton Region Official Plan. It is noted that these land use changes were done inadvertently as only a portion of the lands contain significant natural heritage resources.

An Environmental Impact Statement (EIS) prepared by NRSI Inc. (dated May 2024) was undertaken to determine the limits of the Natural Heritage System (NHS). Through the EIS, the approximate boundary of the NHS, including the natural feature and a 10-metre buffer, was established and agreed to by Halton Region and the Town of Oakville when the Region maintained jurisdiction on planning matters. An updated EIS addendum was required and has been provided with this application to demonstrate that the proposed development (both during and post-construction) will not negatively affect the NHS.

Further, staff note that the portions of the site identified as NHS will be protected by the Town through an easement to be secured through the future site plan control approval application.

Location & Site Description

The subject property is located on the east side of Sixth Line, and south of Upper Middle Road. It is municipally known as 1493 Sixth Line, and is approximately 0.81 hectares in area, as shown in Figure 1 below:

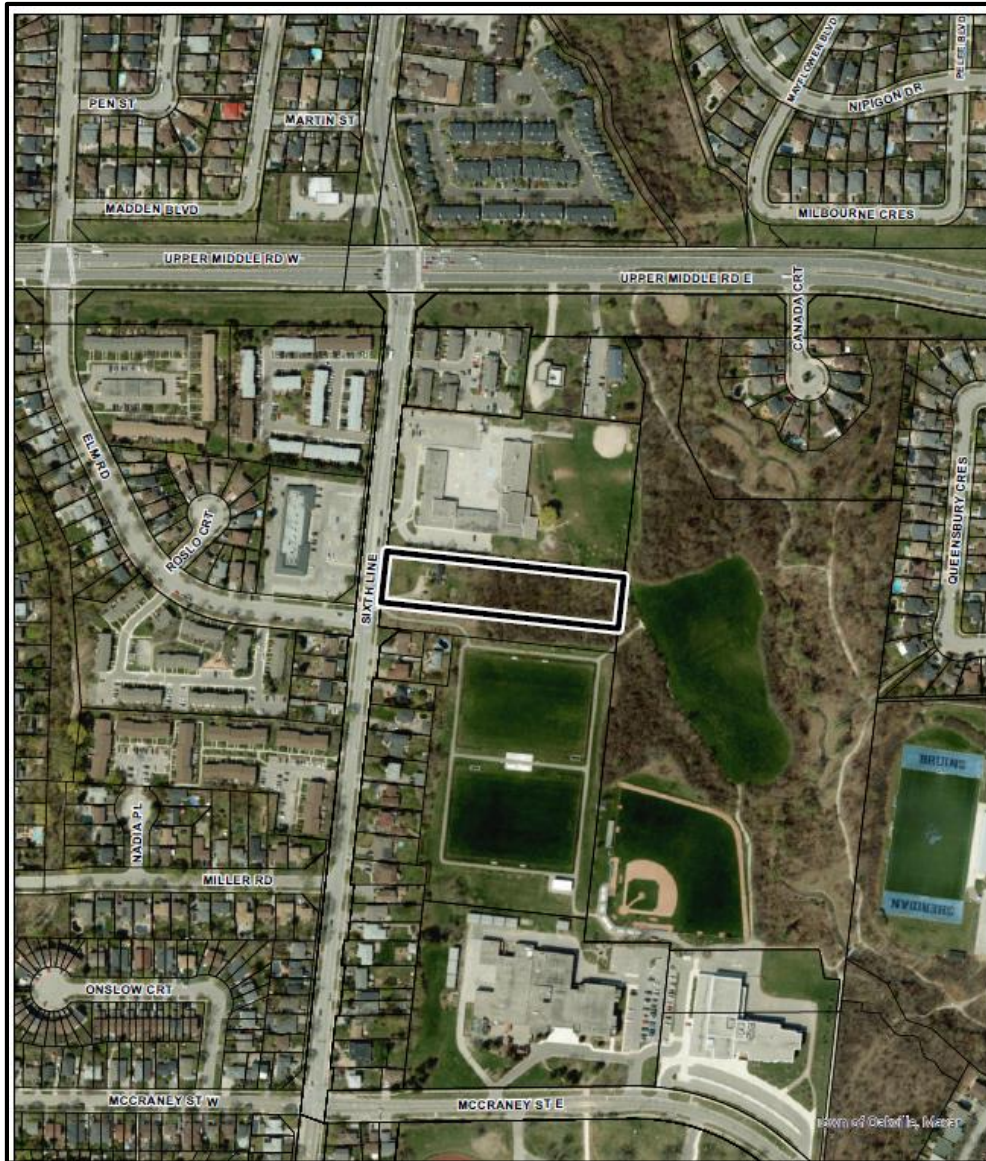


Figure 1 – Aerial Photo

Surrounding Land Uses

The surrounding land uses are as follows:

- North – Munn’s Public School, and townhouse dwelling units
- East – McCraney Valley Trail, Oakville Park, and Sheridan College
- South – Single detached homes, White Oaks Secondary School, and Gaten-Gervais Secondary School
- West – Commercial Plaza

PLANNING POLICY & ANALYSIS

Provincial Planning Statement

The Provincial Planning Statement (PPS) 2024 supports Ontario's objective of delivering 1.5 million new homes by 2031. It took effect on October 20, 2024, replacing the previous Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe. The new PPS establishes a single, province-wide policy framework that directs land use and development to meet the needs of a rapidly growing population and maintain a high standard of living across Ontario.

The PPS provides for efficient development, land use patterns and an appropriate range and mix of land uses. The subject property is located within a settlement area. Policies within Chapter 2 direct growth and development to settlement areas, 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 are planned or available and are transit supportive.

Policy 2.1.6 of the PPS states that:

Planning authorities should support the achievement of complete communities by:

- a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, longterm care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*
- b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
- c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.*

Additionally; Policy 2.2.1 indicates that:

Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service*

Managers to address the full range of housing options including affordable housing needs;

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities;

c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation

The proposed amendments to the Official Plan and Zoning by-law will permit the development of a six-storey residential building which includes 190 affordable housing units, 35 of which are deeply affordable units. There are also complementing daycare and office uses for the operational needs of the agencies within the building.

As noted previously, a portion of the lands contain natural heritage resources. Section 4.1 of the PPS speaks to the policies for development within natural heritage area:

- 1. Natural features and areas shall be protected for the long term.*
- 2. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*
- 3. Natural heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.*
- 4. Development and site alteration shall not be permitted in:*
 - a) significant wetlands in Ecoregions 5E, 6E and 7E1; and*
 - b) significant coastal wetlands.*
- 5. Development and site alteration shall not be permitted in:*

- b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;*
 - c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;*
 - d) significant wildlife habitat;*
- 6. Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.*
 - 7. Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.*
 - 8. Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 4.1.4, 4.1.5, and 4.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*
 - 9. Nothing in policy 4.1 is intended to limit the ability of agricultural uses to continue.*

The submitted EIS has delineated the limits of the NHS area together with a required 10-metre buffer. This area will remain designated and zoned as Natural Area and will be further protected by an easement in favour of the Town.

The proposal will contribute to a healthy, liveable, and safe community and it represents an efficient use of land and existing resources as it will bring intensification within an existing serviced area and enhancing municipal infrastructure while preserving natural heritage. The subject site is also adjacent to Munn's public school, and within proximity to Sheridan College, public transit, parks, and commercial amenities. On this basis, the proposal reflects an appropriate location for intensification and the proposed changes to the Official Plan and Zoning By-law are consistent with the PPS.

Halton Region Official Plan

As of July 1, 2024, the introduction of Bill 185 has changed Halton Region's role in land use planning and development matters. The Region's Official Plan is now the responsibility of Halton's four local municipalities. As a result of this change, a Memorandum of Understanding (MOU) among the Halton municipalities and Conservation Authorities was prepared that identified the local municipality as the primary authority on matters of land use planning and development. The MOU also

defines the continued scope of interests for the Region and the Conservation Authorities in these matters.

The subject lands are designated within the “Regional Natural Heritage System” in accordance with Map 1 – Regional Structure as shown in Figure 2 below.

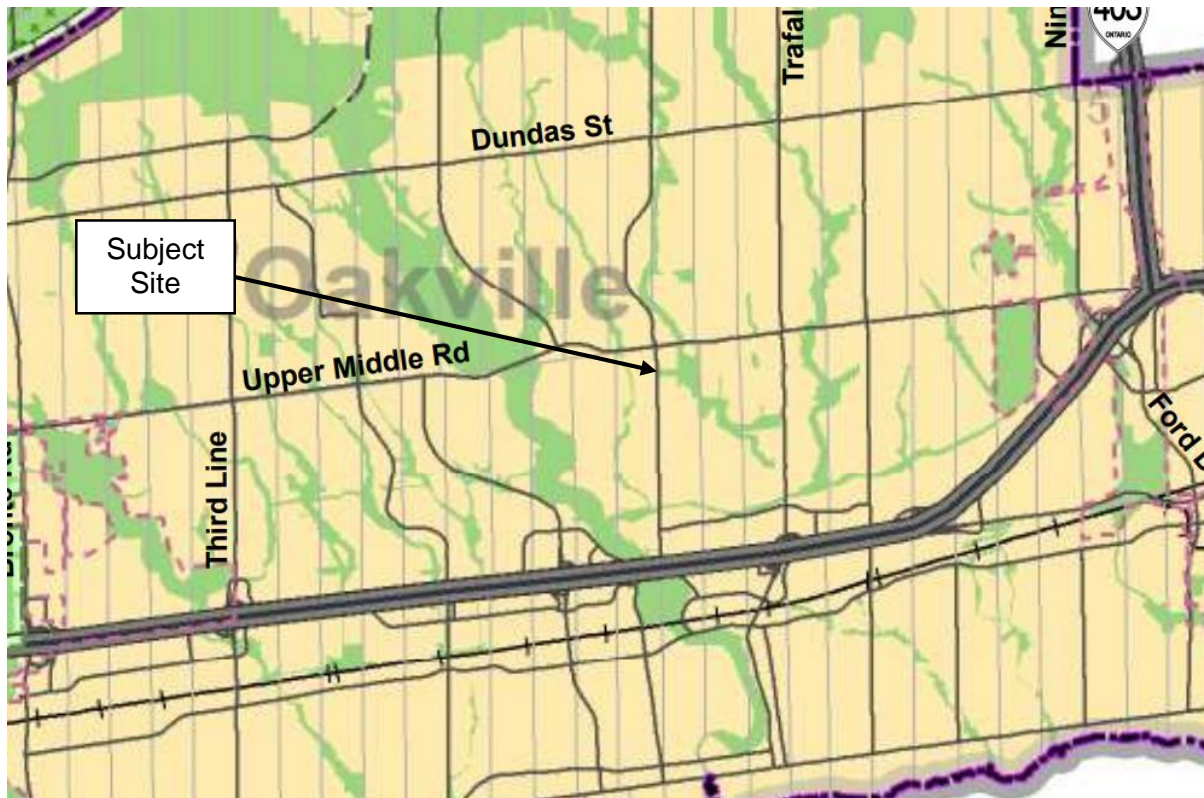


Figure 2 – Region of Halton Official Plan Excerpt

In accordance with Policy 116.1:

The boundaries of the Regional Natural Heritage System may be refined, with additions, deletions and/or boundary adjustments, through:

- a) a Sub-watershed Study accepted by the Region and undertaken in the context of an Area-Specific Plan;*
- b) an individual Environmental Impact Assessment accepted by the Region, as required by this Plan; or*
- c) similar studies based on terms of reference accepted by the Region.*

Once approved through an approval process under the Planning Act, these refinements are in effect on the date of such approval. The Region will maintain mapping showing such refinements and incorporate them as part of the Region’s statutory review of its Official Plan.

The previous landowner undertook an EIS to demonstrate the limits of the NHS, which was approved by the Region prior to Bill 185. As mentioned earlier in the report, the applicant submitted an amendment to the original EIS report to reconfirm the limits of the Natural Heritage System as it relates to the proposed scope and scale of the development on the subject site.

With the proposed Official Plan Amendment and Zoning By-law Amendment, the Town will implement the appropriate modifications to the mapping and reflect a designation of “Urban Area” for the Region of Halton Official Plan. One of the goals for “Urban Area” within Halton Region is:

To manage growth in a manner that fosters complete communities, enhances mobility across Halton, addresses climate change, and improves housing affordability, sustainability and economic prosperity.

The proposed 190 affordable residential units will contribute to improve housing affordability.

Additionally, the proposal aligns with Halton Region’s *Comprehensive Housing Strategy 2025–2035*, a 10-year plan designed to respond to current housing challenges and support the development of more inclusive housing options. Priority Three of the Strategy focuses on creating new assisted and supportive housing, which is identified as the most important long-term action for reducing homelessness. By adding 190 new affordable units, the proposal directly supports this priority and contributes to Halton Region’s target of creating 1350 new assisted and supportive housing opportunities over the next decade.

On this basis, the proposal conforms to the Halton Region Official Plan.

Livable Oakville Plan

The *Livable Oakville Plan* was approved by the Ontario Municipal Board on May 10, 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 “Natural Heritage System” 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 subject property is designated “Natural Heritage System”, as identified on Schedule I – Central Land Use with the Livable Oakville Plan as shown in Figure 3 below:

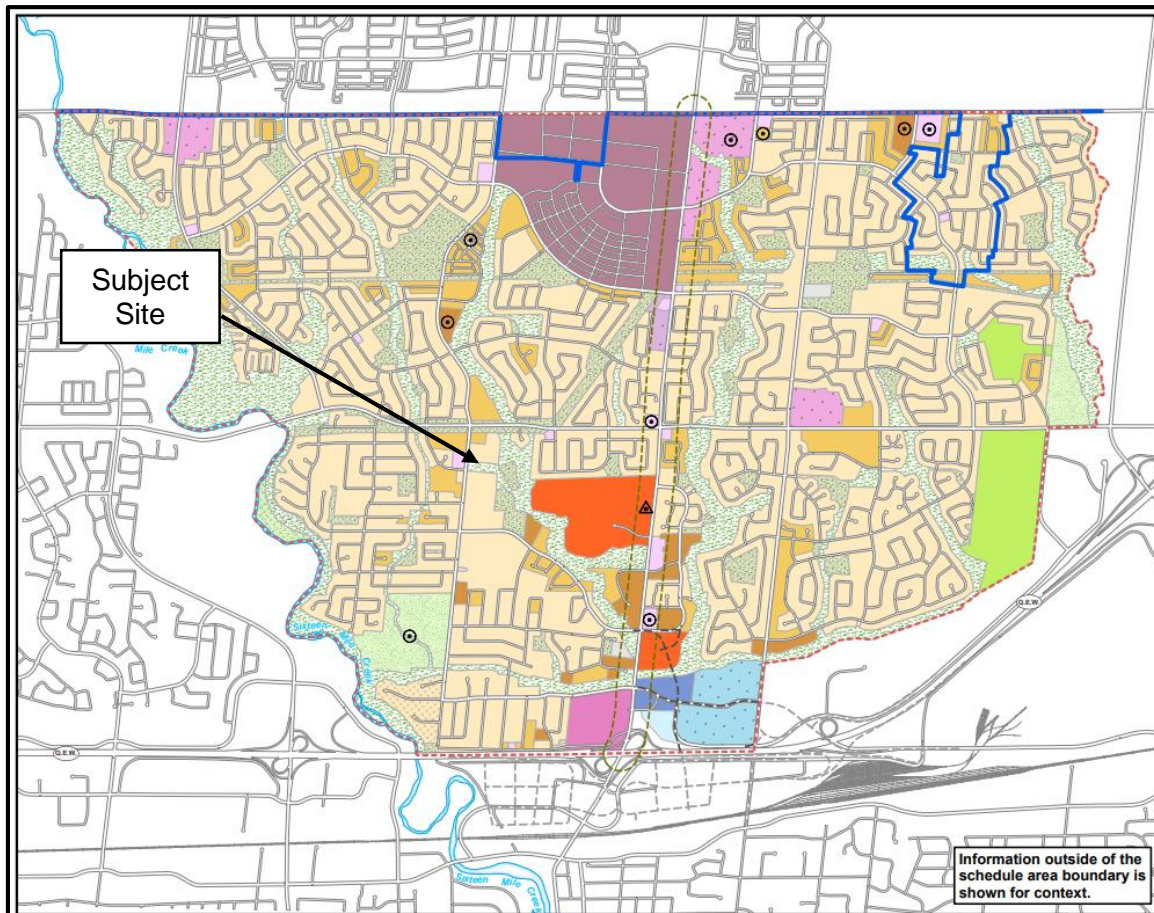


Figure 3 – Livable Oakville Plan Excerpt

The 10-metre buffer to the NHS boundary was determined through the submitted EIS. Additionally, the portions of the site identified as NHS will be protected by the Town through an easement

The applicant is proposing to amend the Livable Oakville Official Plan to “High Density Residential”, with a special exception. The High Density Residential designation permits a range of high-density housing types, including 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, the proposed density

is 234 units per hectare. Although the density exceeds the policy range, the proposal aims to facilitate affordable housing which will contribute to providing housing diversity within the town. Additionally, the proposed development includes complementary uses such as a daycare intended to support the future residents of the building, as well as administrative offices for the on-going operational needs of the agencies working within the building. A special exemption to the Official Plan will be required to recognize the increase in density and range of uses for the subject lands.

Section 4.3 of the Livable Oakville Official Plan provides direction for intensification outside of a Growth Area. The Official Plan directs most future development and redevelopment to designated Growth Areas, while areas outside of these locations are considered established residential neighbourhoods. Although general intensification is encouraged throughout the built-up area, any growth in established neighbourhoods should maintain the existing character and support the town's overall urban structure. Intensification opportunities outside Growth Areas may be considered when aligned with the policies of the Plan.

As mentioned previously in the report, the applicant is proposing to designate the subject site as High Density Residential. Section 11.1.8 (c) states that:

Within the stable residential communities, on lands designated Medium Density Residential and High Density Residential, there may be underutilized lands on which additional development may be appropriate. Intensification of these lands may occur within the existing density permissions for the lands and may be considered subject to the requirements of section 11.1.9 and all other applicable policies.

The subject site, as it currently functions, is underutilized. It is near commercial uses and has convenient access to public transit and the active transportation network. In addition, the site is fully serviced with water and wastewater infrastructure capable of accommodating the proposed development. As such, the subject lands are suitable for additional residential density to support existing community resources and amenities.

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.*

The building massing is mitigated through vertical articulation, material changes and colours. The building is also pushed back from Sixth Line to reduce the massing impacts along the street and maintain alignment with other structures to the north and south. Collectively, this gives the perception of a smaller building which is better integrated within the surrounding neighbourhood's built form.

The building is situated on the south side of the site to mitigate shadowing on the school to the north of the subject site. Further, the proposed site-specific zoning restricts building height, building setbacks to adjacent properties to maintain privacy, and provides adequate on-site resident and visitor parking which is discussed later in this report.

Regarding criteria 11.1.9 e), h), k) and l) above, the existing road network, water and wastewater systems, and utility infrastructure are sufficient to accommodate the proposed development.

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 a 10-year period.

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 Amendment 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.

Informed by the Town's Housing Strategy and Action Plan, as well as the Town's Housing Needs Assessment, Town staff are proposing updated housing policies in the Livable Oakville Plan to support increased housing options and housing affordability. A public meeting was held on January 19, 2026, where a report was prepared for Council's consideration for new draft Official Plan policies. A recommended Official Plan Amendment for Planning and Development Council's consideration and approval is scheduled for April 20, 2026.

The proposed primary change is to include a new Section 7 to the Livable Oakville Plan which will provide objectives and policies under the following sub-headings:

- Supporting Housing Supply and Growth Management (Section 7.2.1)
- Developing Livable and Complete Communities (Section 7.2.2)
- Enhancing Housing Choice (Section 7.2.3)
- Encouraging and Protecting Rental Housing (Section 7.2.4)
- Supporting Affordability (Section 7.2.5)
- Engagement and Collaboration (Section 7.2.6)

The proposed development will provide support for facilitating affordable housing development.

It is staff's opinion that the proposed development contributes to the overall objectives and emerging policies by expanding housing opportunities for a wider range of income levels. Providing affordable housing helps respond to the diverse

needs of the community. Specifically, the proposed development will facilitate affordable housing. The proposed Section 7.2.5 a) i) policy indicates that:

The Town may use Planning Act tools as per Section 30 of this Plan to support housing affordability, and other programs and initiatives where appropriate and feasible, including:

- i. through the development process, the use of transportation demand management measures which, in addition to the policies in section 9.14, may permit reduced parking rates for affordable housing units, when demonstrated through a TDM plan and implementation strategy.*

The proposal seeks to develop 190 residential units, daycare and an office with 103 parking spaces. The applicant is also proposing increased TDM including: unbundled parking, transit incentives, and enhanced pedestrian and cycling facilities,

Based on the foregoing, the proposal conforms to the Official Plan and is consistent with the emerging policies.

Zoning By-law

The subject lands are zoned N (Natural Area) as shown in Figure 4 below, which does not permit residential development. However, through the supported EIS, it was determined that only the rear portion of the property is designated Natural Area. As such, the applicant is proposing to rezone the developable portion of the site to RH (Residential High), with a Special Provision.

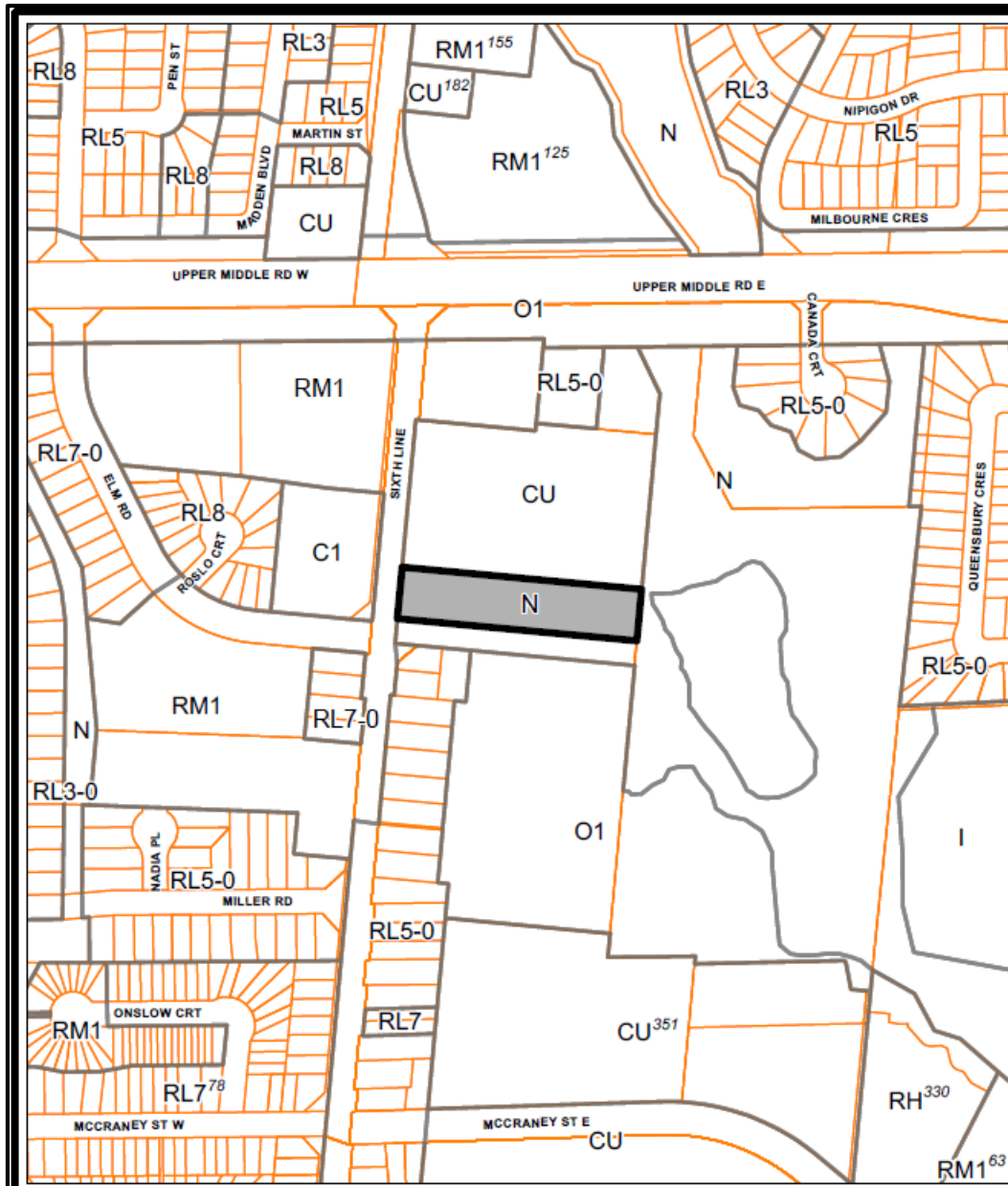


Figure 4 – Zoning By-law 2014-014 Excerpt

Staff has been working with the applicant to establish appropriate modifications to the Zoning By-law to ensure that the new high density residential development is compatible with the surrounding neighbourhood and contextually appropriate to support additional housing opportunities within the community. To support flexibility in what building typologies can be built on the subject property, the following site-specific modifications to the RH zone are appropriate to integrate a six-storey mixed-use building into the surrounding neighbourhood, identified in Table 1 below.

Table 1 – Site Specific Zoning By-law

Requested Change	RH By-law Requirement	Applicant's Proposed Amendment
Maximum height	The height legally existing on the lot on the effective date of this By-law	22.0 m
Maximum number of storeys	n/a	6
Minimum rear yard setback	7.5	3.1 m
Number of residential units	n/a	190
Permitted uses	The RH Zone permits a range of uses including apartments, retirement homes, emergency service facilities and daycares.	Add accessory Office use
Maximum canopy encroachment into the minimum front yard and southerly interior side yard	0.6 m	1.2 m
Residential Parking	145	71 spaces (0.37 spaces per dwelling unit)
Residential visitor	48	32 spaces (0.17 spaces per dwelling unit shared with office and daycare uses)

Staff have evaluated the proposed Zoning By-law Amendment to ensure it adequately implements the proposed development and the Official Plan objectives. It is staff's opinion that the proposed zoning changes are appropriate for the development to facilitate the construction of 190 residential units, and associated daycare and office uses. Analysis on the reduction of parking is provided later in this report.

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 technical matters that were raised will be addressed through the Site Plan Approval process.

The following matters were raised by staff, Council, and the public:

- Proposed Land Use, Height, and Density;
- Transportation and Parking;
- Ownership structure – funding, programs, partnerships;
- Affordability – breakdown the levels of affordability;
- Urban Design, and shadow impacts including safety design and crime prevention
- Pedestrian Connection and Walkability;
- Tree Preservation;
- Impacts on Natural Heritage;
- Stormwater Management and Functional Services.

A full analysis of the matters raised is discussed below:

Proposed Land Use, Height, and Density

The applications facilitate the development of a six-storey residential building containing 190 affordable housing units, 35 of which are deeply affordable units and funded by Halton Region. The residential building will also include a daycare that will be utilized for building tenants together with accessory office spaces to support the agencies operating within the building. The proposed range of land uses for the property, including the protection of the NHS, complements the surrounding neighbourhood and is well supported by amenities such as the commercial plaza, local schools and transportation options.

The subject lands front Sixth Line which is an arterial road; and high density development along arterial roads is generally appropriate, as it is supported by transit access, services, and infrastructure.

The proposed six-storey building is considered a high density residential development. While the immediate surrounding area is mainly low density residential, it is crucial to assess the overall context of nearby development. As the proposal introduces a higher residential density, there are variations of building sizes, building types and configuration within the surrounding area that aligns, and fits, with the proposed development. An assessment of Sixth Line and surrounding area demonstrates a range of residential built forms and densities. For instance, recent and approved development includes a six-storey retirement residence at

1105 McCraney, townhouse developments at 1295 and 1020 Sixth line, and a nine-storey mixed-use development at 1269 Sixth line.

These developments illustrate that the surrounding area is developed with a range of densities and housing types. The proposed six-storey mixed-use building is consistent with the existing and emerging built form patterns. Also, the proposal is providing 100% affordable housing units which will contribute to addressing housing affordability needs.

Transportation and Parking

The proposed development reflects a compact urban development with limited parking on site. The applicant submitted a Parking Justification Study prepared by LEA Consulting Ltd. in support of the application. As mentioned previously, the development consists of 190 residential affordable housing units, a 285 square metre daycare, and 175 square metres of office space associated with the operation of the dwelling units. Based on the proposed uses, Zoning By-law 2014-014 requires a total of 205 parking spaces; however, the applicant is proposing 103 parking spaces. The proposed breakdown includes 71 (0.37 spaces/unit) spaces for the residential use and 32 (0.17 spaces/unit) spaces for shared residential visitors, daycare, and office uses.

To support the proposed parking rates, Transportation and Engineering staff evaluated proxy site data submitted by the applicant to assess typical residential and visitor parking demand both within the town and in other jurisdictions. The proxy sites identified similar contexts as the proposed development, with some including affordable housing. The location of the site provides a variety of modal options to access surrounding neighbourhood amenities and resources. It is also staff's opinion that vehicle ownership may be lower than typical rental properties where anticipated residents may not have personal vehicles. The applicant proposes a variety of TDM measures to further support the reduction in parking, including the self-management of available residential parking spaces by the agencies and organizations partnering with the development. Staff is satisfied that the proposed development can function with the reduced residential parking and will not negatively affect the surrounding neighbourhood or the on-street parking network.

Similarly, the shared parking strategy is proposed to account for different peak demand periods between residential visitors and non-residential uses. This is a common practise that has been approved in other developments in compact urban settings throughout the town. Parking utilization surveys conducted at a comparable affordable housing development demonstrated residential and visitor parking demand equal to or lower than the proposed supply. Additional proxy studies from

similar suburban developments further support reduced visitor parking rates. The proposed parking supply is also consistent with relevant provincial, regional, and municipal policy directions that promote affordable housing. Additionally, TDM measures, including unbundled parking, transit incentives, and enhanced pedestrian and cycling facilities, are proposed to support the reduced parking supply. Further details on implementing TDM will be assessed through Site Plan Approval process.

Ownership Structure funding, programs, and partnerships

The proposed development is prefaced on a model where it partners with local agencies and affordable housing providers to improve housing options for low-income, and at-risk households for a minimum period of 25 years. Each agency and organization provides a robust vetting system to ensure that the housing available meets the needs of the resident. Staff has been advised that Memorandums of Understanding (MOUs) have been signed between the owner and four partners who will manage a certain number of dwelling units each within the building, including:

- Home Suite Hope;
- Community Living Oakville;
- Halton Women's Place; and
- Milton Transitional Housing.

The office space proposed within the building is intended to provide space for each partner to meet their operational needs on-site and provide supportive resources to residents in their respective programs. The proposed daycare is intended to provide easy access to child care for families within the building. In addition, the property will be managed by Oakville Senior Citizen Residence (OSCR). It is staff's understanding that OSCR acts as property manager for the Region of Halton Community Housing Corporation. Additionally, the proponent received funding for the proposed project from Canada Mortgage and Housing Corporation (CMHC). The applicant is also pursuing additional funding from CMHC's Affordable Housing Innovation Fund, Apartment Construction Loan Program (ACLP), and Build Canada Homes.

Defining Affordability

Under Bill 134 the *Affordable Homes and Good Jobs Act, 2023*, the Province of Ontario revised the definition of an *affordable residential unit* within the *Development Charges Act, 1997*. The updated definition establishes an income-based approach and requires that affordable rental units meet a lesser of test to ensure rents reflect both local market conditions and local household incomes.

Bill 134 defines an *affordable rental unit* as a residential unit where the monthly rent is no greater than the lower of the following two amounts:

1. The income- based affordable rent, as set out in the *Affordable Residential Units Bulletin*.

This amount is determined by identifying the income of a household at the 60th percentile of gross annual renter household incomes in the relevant municipality and calculating the rent equal to 30% of that income.

2. The average market rent for the residential unit set out in the in the *Affordable Residential Units Bulletin*

The proposed development is intended to partner with agencies and organizations, including Halton Region, that provide housing opportunities that meet the *affordable rental unit* definition. Additionally, 35 of the proposed residential units will be deeply affordable. Deeply affordable housing generally refers to homes priced for a municipality's lowest income households (typically the lowest 30% of income earners), which offer rents well below average market rents. These units are kept deeply affordable by ensuring that cost is no more than 30% of income for specified low-income tenants.

Urban Design, including safety design and crime prevention

The applicant submitted an Urban Design Brief prepared by MHBC dated March 2026, and Shadow Impact Study prepared by PMI.A and dated January 17, 2026 in support of the application, which evaluates the proposed building design, including massing and shadowing on surrounding properties.

In the context of the surrounding built form, the applicant revised the proposed design to incorporate measures to mitigate perceived massing and ensure appropriate transition to adjacent properties. The applicant increased the front yard setback to 7.5 metres to reduce the visual dominance of the building along the street. Additionally, a portion of the building above the fourth storey is further set back, resulting in a four-storey building element being provided along Sixth Line to reinforce a lower street-related scale. The revised building design also incorporates vertical articulation through variations in façade treatment along the length of the building and the use of multiple materials to break up the overall massing and enhance visual interest, as shown in the rendering below.



The applicant also revised the proposed site layout to place the building on the south side of the property to reduce the shadow impact on the Munn’s public school play area. The study concludes that the proposed building will result in minimal impacts on the surrounding area and remains within the acceptable thresholds outlined in the Town’s guidelines. Further refinements are anticipated through the Site Plan Approval process to better mitigate the impacts of the proposal such as incorporating bird-friendly design.

Staff has also consulted with the Halton Regional Police Service regarding Crime Prevention Through Environmental Design (CPTED) principles. In addition, staff understand that the proponent met with the Halton Regional Police Service on March 9, 2026, to review CPTED considerations. The Halton Regional Police Service has indicated no concerns with the proposed development or building design and provided preliminary comments related to site lighting and perimeter fencing, including considerations for pedestrian trails within the natural area at the rear of the site. Detailed CPTED elements, including lighting and fencing, will be reviewed and finalized through Site Plan Approval process.

Pedestrian Connection & Walkability

The subject lands are located within proximity to the Town’s active transportation network including the McCraney Valley trail that connects pedestrians to Sheridan College, White Oaks Secondary School, Oakville Place, and Trafalgar Road.

In addition to connectivity advantages, bike lanes and sidewalks are also provided along Sixth Line. The applicant is proposing to provide parking for 34 bicycles on site.

Tree Preservation

The applicant submitted an Arborist report prepared by MHBC and dated August 6, 2025. The report concluded that 54 trees will require removal to support the development. Tree compensation will be reviewed through the Site Plan Approval process and will be done in accordance with the Private Tree Protection By-law and Municipal Tree By-law. Additionally, the applicant is required to demonstrate a tree canopy cover of 25%, which will also be implemented through the site plan stage.

Impacts on Natural Heritage

As discussed previously, the May 2024 EIS established the approximate boundary of the NHS, including the identified natural features and the associated 10-metre buffer. An updated EIS addendum was submitted for 1493 Sixth Line, Oakville, prepared by Natural Resource Solutions Inc. and dated January 2026. The addendum assessed the natural heritage implications of a proposed six-storey mixed-use residential building and confirms that the development can proceed with appropriate mitigation. The study identifies key on-site features, including Significant Woodland, cultural vegetation communities, and a headwater drainage feature to confirm that the proposed development, during both construction and post-construction phases, will not result in negative impacts to the NHS. Staff further note that the portions of the site identified as NHS will be protected through the registration of an easement to the satisfaction of the Town as part of the Site Plan Approval process.

Stormwater Management and Functional Services

Town staff received and reviewed the Functional Servicing and Stormwater Management report to support the proposed development. The proposed development does not represent any negative impact for stormwater management. The Region has also reviewed the proposal and has no objection to the proposed development. A detailed review of stormwater management and servicing will be completed through the Site Plan Approval process.

CONSIDERATIONS

(A) PUBLIC

The applicant held a virtual Public Information Meeting on August 12, 2025, which was attended by Town staff, and members of the public. A Statutory Public meeting was held on November 17, 2025.

Notice for the Statutory Public Meeting was provided through a mailing of all properties within 240 metres of the subject lands in accordance with the *Planning Act* regulations and Town practices.

Staff received seven written comments since the application was received which are included in Appendix 'D'

(B) FINANCIAL

The proposed development would receive exemptions from development charges, community benefits charges and parkland dedication for units that meet the definition of affordable under the *Development Charges Act, 1997*. Exemptions are subject to an agreement, and must remain affordable for a 25-year period

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The Official Plan Amendment and Zoning By-law Amendment applications were circulated to internal and external departments and agencies for comment. All technical issues have been addressed or will be addressed through the Site Plan processes.

(D) COUNCIL STRATEGIC PRIORITIES

The 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, which includes sustainable transportation options, unblended parking, shared parking, pre-loaded presto cards and will be implemented through the site plan process.

CONCLUSION

The application will facilitate the development of a mixed-use development that will contribute to the Provincial, Regional and Town affordable housing objectives.

The proposed amendments will result in intensification of a property in a compact, urban form that is appropriately integrated with, and considered compatible with, the existing neighbourhood.

Staff recommends approval of the Official Plan and Zoning by-law Amendment applications to permit the development of the subject property for high density residential uses for the following reasons:

- The proposed development is consistent with the Provincial Planning Statement and conforms to the Halton Region Official Plan and Livable Oakville Official Plan;
- The proposed development provides new housing opportunities and contributes to providing affordable housing options; and
- Comments from the public and Council have been appropriately addressed and represents good planning.

APPENDICES

Appendix “A” – Location Map
Appendix “B” – By-law 2026-067, OPA 079
Appendix “C” – By-law 2026-066
Appendix “D” – Public Comments

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