

Planning and Development Council Meeting
March 19, 2018

Comments Received Regarding Item 11

Committee of Adjustment Options Report



BUILDING A GREATER GTA
Building Industry and Land
Development Association

March 19, 2018

Mayor Rob Burton and members of the Planning and Development Council
Town of Oakville
1225 Trafalgar Road
Oakville, ON
L6H 0H3

Mayor Rob Burton and members of the Planning and Development Council,

RE: Town of Oakville "Committee of Adjustment Options" Staff Report

With more than 1,500 member-companies, BILD is the voice of the land development, home building and professional renovation industry in the Greater Toronto Area. Our industry is essential to the Town of Oakville's long-term economic strength and prosperity. In 2016 alone, the residential construction industry in Oakville generated nearly 7,000 on-site and off-site jobs in new home building, renovation and repair – one of the Town's largest employers. As a simple rule of thumb, one crane in the sky represents 500 jobs. These jobs paid over \$400 million in wages and contributed \$1.3 billion in investment value to the local economy.

The Building Industry and Land Development Association ("BILD") is in receipt of the staff report entitled, "Committee of Adjustment (COA) Options Report" which will be brought forward to the March 19th Town of Oakville Planning and Development Council meeting.

It is our understanding that this report seeks Council's direction to proceed with drafting a Local Variance Criteria By-law for the purposes of establishing additional criteria for consideration of a minor variance. Should Council approve the recommendations of this report, it is our further understanding that Town staff will proceed with hosting a statutory public meeting, before presenting a draft by-law to Council on April 16th and a finalized by-law for passing on May 14th. We also acknowledge that other options for the COA are identified within this report and may be considered by Town Council.

On behalf of the members of the BILD Halton Chapter, we would like to take this opportunity to express our interest to be consulted and engaged on this matter, prior to any final decisions being made. The Town of Oakville's existing planning approvals process is extremely complex and multi-dimensional and any additional development criteria to be met beyond the tests set out in the *Planning Act*, adds a new layer of complexity to the development process. Therefore, it is imperative that the industry, your community-building partners and directly affected stakeholders, be given the opportunity to fully contemplate the impact of any proposed changes to the Town's COA process. We trust staff will arrange the necessary consultation sessions through the Town's appropriate industry working groups. Alternatively, BILD would also be happy to help coordinate an engagement session with our members at one of the monthly Halton Chapter meetings.

Thank you for taking the time to consider our comments. We look forward to discussing this matter further with staff and the opportunity to provide additional feedback. Should you have any questions, please feel free to contact the undersigned.

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North York, ON M3B 2V9

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Sincerely,

A handwritten signature in black ink, appearing to read 'Carmina Tupe', with a stylized, flowing script.

Carmina Tupe, B.URPl
Planner, Policy and Government Relations BILD

*CC: Timothy Lee, Town of Oakville
Jason Sheldon, BILD Halton Chapter Co-Chair
Glenn Wellings, BILD Halton Chapter Co-Chair
BILD Halton Chapter Members*