

## APPENDIX A

**Ministry of  
Municipal Affairs**

**Ministère des  
Affaires municipales**

**Ministry of Housing**

**Ministère du Logement**

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May 2, 2018

*Sent via Email Only*

Rebekah Stormes  
Senior Economic Development Officer  
Town of Oakville  
1225 Trafalgar Road  
Oakville, ON L6H 0H3

Dear Ms. Stormes:

**Re: Town of Oakville – Draft Brownfield Community Improvement Plan  
MMA File #: 24-CIP-188056**

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Thank you for providing the Ministry of Municipal Affairs (Ministry) with the opportunity to review and comment on the Town of Oakville's (the Town) draft Brownfield Community Improvement Plan (CIP).

Ministry staff understand that the purpose of the CIP is to stimulate remediation and adaptive re-use of brownfield sites in the Town's Urban Area. The CIP establishes three incentive programs which offer financial support for environmental studies, to assess levels of contamination and potential remediation costs, and tax exemptions and grants to assist with the cost of remediation.

Ministry staff generally support the direction outlined in the CIP, which strategically promotes affordable and/or special needs housing, employment densities, environmentally sustainable building design and heritage restoration within Employment Areas, Major Transit Station Areas and Midtown Oakville. The following comments on the CIP provided for the Town's consideration are based on the *Planning Act*, the Growth Plan for the Greater Golden Horseshoe, 2017 (Growth Plan), the Provincial Policy Statement, 2014 (PPS), the *Municipal Act* and the Region's Housing and Homelessness Plan (HHP).

### Community Improvement Project Area

The CIP recommends designating the entire Urban Area of Oakville as a Community Improvement Project Area; however Figure 2 designates the entire municipality as the Community Improvement Project Area. Further, the Urban Area on Figure 2 does not appear to be consistent with the Urban Area as designated in the Town's Official Plan.

Accordingly, it is recommended that the CIP be revised to clarify, in both text and mapping, the geographic extent of the Community Improvement Project Area. In addition, the designations on Figure 2 should be revised for consistency with the Town's Official Plan.

#### Affordable Housing

Overall, the CIP incorporates good use of affordable and special needs housing provisions, including these housing types into the calculation of the eligible grant and in program targets. One of the goals under *Section 4.2.3 - Livability* is to "Increase the supply of affordable and accessible housing". To better align this goal with the PPS, Ministry staff recommend adding language around increasing the supply and range of various housing types to meet projected requirements of current and future residents of the regional market area (PPS policy 1.4.3).

While the draft CIP references provisions around affordable housing, its linkages with the Region's HHP are not explicit, as the HHP was not part of the draft's "Background Policy Review". The Region's HHP includes the action to "Partner with Local Municipalities to prepare Community Improvement Plans that support increased supply of assisted, affordable or special needs housing." It is recommended that the Town work with the Region around the affordable housing provisions included in the CIP to ensure alignment with the HHP.

#### Section 3.1.2 – Places to Grow Growth Plan

It is recommended that the Town change references to the "Places to Grow Growth Plan" to "the Growth Plan for the Greater Golden Horseshoe" throughout the draft CIP to reflect the correct name of this provincial plan.

#### Additional Planning Tools

In addition to the CIP, we would encourage the Town to consider the various other planning and financial tools available to municipalities that can be used to support municipal goals for economic development. These tools are outlined in the Municipal Planning and Financial Tools for Economic Development handbook which explores ways to approach economic development based on the built environment. The handbook is available on the Ministry website at <http://www.mah.gov.on.ca/Page9392.aspx>.

#### **Conclusion**

Thank you for providing Ministry staff the opportunity to review and comment on the Town's draft Brownfield CIP. Overall the Ministry is quite supportive of the direction being advanced in this draft CIP. If you have any questions or wish to discuss these comments in more detail, please do not hesitate to contact me at 416-585-7323 or by email at [loralea.tulloch@ontario.ca](mailto:loralea.tulloch@ontario.ca) or Darryl Lyons, Manager at 416-585-6048 or by email at [darryl.lyons@ontario.ca](mailto:darryl.lyons@ontario.ca).

Best regards,



Loralea Tulloch  
Planner, Community Planning and Development (West)

## Rebekah Stormes

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**From:** McCabe, Owen <Owen.McCabe@halton.ca>  
**Sent:** Wednesday, May 09, 2018 9:48 AM  
**To:** Rebekah Stormes  
**Subject:** RE: Region Comments - Brownfields

Hi Rebekah,

Please see the comments below from Regional staff regarding the Brownfield CIP:

### Housing

- The ROP contains policies that encourage the development of brownfield sites for affordable, special needs and assisted housing. Assisted housing is defined in the ROP (but not yet defined in the Town's OP), and monitored through the Annual State of Housing report. It is also referenced in the Regional Guidelines for CIPs. Assisted Housing is not included in the Brownfield CIP. The Town should consider including the term assisted housing, alongside affordable and special needs housing within the report (Appendix H). If there is a reason for not including this, please advise. As previously noted, a definition of Assisted Housing should be in accordance with the ROP (Section 218):
  - Housing that is available to low and moderate income households for rent or purchase where part of the housing cost is subsidized through a government program (with direct government subsidy/assistance, not including the incentives being considered through this CIP).
- As part of the Monitoring Variables, consider including the number of affordable, assisted or special needs units created.

### Minor Comments

- On Figure 2, consider grouping the 'Priority Area 1' elements together.

Thanks again for the opportunity to review and comment. Please let me know if I can provide any other information or assistance.

Regards,  
Owen