Town of Oakville
Planning and Development Council

AGENDA

Date: Monday, May 6, 2024
Time: 6:30 p.m.
Location: Council Chamber

Town Hall is open to the public and live streaming video is available on https://www.oakville.ca/town-hall/mayor-council-administration/agendas-meetings/live-stream or at the town's YouTube channel at https://www.youtube.com/user/TownofOakvilleTV. Information regarding written submissions and requests to delegate can be found at https://www.oakville.ca/town-hall/mayor-council-administration/agendas-meetings/delegations-presentations.

Pages

1. **Regrets**

2. **Declarations of Pecuniary Interest**

3. **Committee of the Whole**

4. **Consent Items(s)**

   There are no Consent Items listed for this agenda.

5. **Confidential Consent Item(s)**

   Items 5.1 and 5.2 see confidential addendum.

   5.1 **Appeal to Ontario Land Tribunal - COA Minor Variance Decision - 510 Wellington Crescent**

   5.2 **Ontario Land Tribunal Appeal - 496 Chartwell Road**

6. **Public Hearing Item(s)**

6.1 Public Meeting and Recommendation Report – Town-initiated Official Plan and Zoning By-law Amendments – Four Units As-of-Right and Sheridan College Housing Area (File No. 42.15.62 and 42.15.63) – May 6, 2024 5 - 355

Recommendation:

1. That comments from the public with respect to the town-initiated Official Plan Amendments and Zoning By-law Amendments (File No. 42.15.62 and 42.15.63), be received.
2. That Council provide direction with respect to the town-initiated Official Plan Amendments and Zoning By-law Amendments, that are provided in report Public Meeting and Recommendation Report – Town-initiated Official Plan and Zoning By-law Amendments – Four Units As-of-Right and Sheridan College Housing Area (File No. 42.15.62 and 42.15.63), dated April 23, 2024.

7. Discussion Item(s)

7.1 2024 Heritage Grant Program Recommendations 356 - 362

Recommendation:
That the 2024 funding allotment as attached in 'Appendix A - Recommended Grant Projects and Maximum Approved Amounts' to the report titled 2024 Heritage Grant Program Recommendations dated April 23, 2024, be approved.

7.2 Bill 185, Cutting Red Tape to Build More Homes Act, 2024, and Proposed Provincial Planning Statement, 2024 363 - 388

Recommendation:

1. That the staff comments included in the report "*Bill 185, Cutting Red Tape to Build More Homes Act, 2024* and Proposed Provincial Planning Statement, 2024" dated April 23, 2024, be submitted to the Environmental Registry of Ontario (ERO), per their respective ERO postings.
2. That the report titled "*Bill 185, Cutting Red Tape to Build More Homes Act, 2024* and Proposed Provincial Planning Statement, 2024" dated April 23, 2024, be forwarded by the Town Clerk to the Minister of Municipal Affairs and Housing, Halton Area MPPs, Halton Region, the City of Burlington, the Town of Halton Hills, the Town of Milton, Conservation Halton and Credit Valley Conservation.

8. Confidential Discussion Item(s)

Item 8.1 see confidential agenda.

8.1 Confidential – Ontario Land Tribunal Appeal (OLT-24-000192) Format Lakeshore Inc.

9. Advisory Committee Minutes

9.1 Heritage Oakville Advisory Committee Minutes April 23, 2024 389 - 392

Recommendation:
That the following Committee minutes from its meeting on April 23, 2024 minutes be received.

10. Rise and Report to Council

11. New Business

(Emergency, Congratulatory or Condolence)

12. Consideration and Reading of By-laws

That the following by-law(s) be passed:

12.1 By-law 2024-051

A by-law to adopt an amendment to the Livable Oakville Plan, Official Plan Amendment Number 65 (Housing Minister Request - HAF - Additional Dwelling Units No. 42.15.62) (Re: Item 6.1)

12.2 By-law 2024-052

A by-law to adopt an amendment to the 1984 Oakville Official Plan as it applies to the North Oakville East Secondary Plan, Official Plan Amendment Number 330 (Housing Minister Request - HAF - Additional Dwelling Units File No. 42.15.62) (Re: Item 6.1)

12.3 By-law 2024-053

A by-law to amend Town of Oakville Zoning By-law 2014-014 to make a number of technical modifications to permit three additional dwelling units affecting various zones. (Town-initiated Zoning By-law Amendment, File No. 42.15.62) (Re: Item 6.1)

12.4 By-law 2024-054

A by-law to amend Town of Oakville Zoning By-law 2009-189 to make a number of technical modifications to permit three additional dwelling units affecting various zones. (Town-initiated Zoning By-law Amendment, File No. 42.15.62) (Re: Item 6.1)

12.5 By-law 2024-055

A by-law to adopt an amendment to the Livable Oakville Plan, Official Plan Amendment Number 66 (Housing Minister Request - HAF - Sheridan College Housing Area - Special Policy Area, File No. 42.15.63) (Re: Item 6.1)

12.6 By-law 2024-056

A by-law to amend the Town of Oakville Zoning By-law 2014-014, as amended, to permit expanded medium density housing options throughout the area, including building heights up to four storeys when provided in an apartment built form. (Re: Item 6.1)

12.7 By-law 2024-069 393 - 394

A by-law to declare that certain land is not subject to part lot control (Blocks 25, 26, 27, 29, 31, 33, Plan 20M-1268 – Mattamy (Joshua Creek) Limited)

12.8 By-law 2024-077 395 - 395

A by-law to confirm the proceedings of a meeting of Council.

13. Adjournment

REPORT

Planning and Development Council

Meeting Date: May 6, 2024

FROM:	Planning Services Department
DATE:	April 23, 2024
SUBJECT:	**Public Meeting and Recommendation Report – Town-initiated Official Plan and Zoning By-law Amendments – Four Units As-of-Right and Sheridan College Housing Area (File No. 42.15.62 and 42.15.63) – May 6, 2024**
LOCATION:	Town-wide and Wards 5 & 6 (800 metres from Sheridan College)
WARD:	Town-wide and Wards 5 & 6 Page 1

RECOMMENDATION

1. That comments from the public with respect to the town-initiated Official Plan Amendments and Zoning By-law Amendments (File No. 42.15.62 and 42.15.63), be received.

2. That Council provide direction with respect to the town-initiated Official Plan Amendments and Zoning By-law Amendments, that are provided in report Public Meeting and Recommendation Report – Town-initiated Official Plan and Zoning By-law Amendments – Four Units As-of-Right and Sheridan College Housing Area (File No. 42.15.62 and 42.15.63), dated April 23, 2024.

KEY FACTS

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

- In spring 2023, the Canada Mortgage and Housing Corporation (CMHC) launched the Housing Accelerator Fund (HAF) program. The main objective of the program is to encourage housing supply growth and create certainty in development approvals. CMHC assisted town staff to develop the town's HAF application.

- In summer 2023, the town submitted a HAF application that included a Council approved Action Plan with seven initiatives. Subsequent communications throughout the fall between the town and the federal government identified additional measures for improving the town's application.

- In response to those communications, on January 22, 2024, the following motion was passed by Council:

  "In support of the Housing Accelerator Fund, as advised by Minister Fraser with due regard for heritage conservation and infrastructure capacity and servicing:
  a) That staff be directed to bring forward a zoning by-law amendment to permit 4 units per property, as-of-right for Council's consideration within 90 days of passing of this resolution; and

  b) That staff be directed to bring forward a zoning by-law amendment permitting 4 storeys within 800m of Sheridan College for Council's consideration within 90 days of the passing of this resolution;"

- To address Council's motion, town-initiated Official Plan Amendments and Zoning By-law Amendments were prepared and presented at a statutory public meeting of Planning and Development Council on March 4, 2024. Final versions of these amendments are attached to this report.

- A second public meeting with an associated recommendation report on the Official Plan Amendments and Zoning By-law Amendments is being held May 6, 2024, and is the purpose of this report.

- Should Council choose to pass these amendments, an appropriate Council resolution would be:

"1. That By-law 2024-051, a by-law to adopt OPA 65 to the Livable Oakville Plan regarding additional dwelling units, be passed.

2. That By-law 2024-052, a by-law to adopt OPA 330 to the 1984 Oakville Official Plan (North Oakville East Secondary Plan) regarding additional dwelling units, be passed.

3. That By-law 2024-053, a by-law to amend Zoning By-law 2014-014 regarding additional dwelling units, be passed.

4. That by-law 2024-054, a by-law to amend Zoning By-law 2009-189 regarding additional dwelling units, be passed.

5. That by-law 2024-055, a by-law to adopt OPA 66 to the Livable Oakville Plan, regarding the Sheridan College Housing Area, be passed.

6. That by-law 2024-056, a by-law to amend Zoning By-law 2014-014, regarding the Sheridan College Housing Area, be passed.

7. That the Sheridan College Housing Area - Lot Consolidation Guidelines, be approved.

8. That the notice of Council's decision reflect that Council has fully considered all written and oral submissions relating to these letters and that those comments have been appropriately addressed."

BACKGROUND

Housing Accelerator Fund Program

Canada Mortgage and Housing Corporation (CMHC) launched the Housing Accelerator Fund (HAF) program in spring 2023. The program was introduced in the 2022 Federal Budget with a funding allocation of $4 billion until 2026-27.

The purpose of the HAF program is to remove barriers to encourage local initiatives to build more homes, faster. The program intends to help increase housing supply and support the development of communities that are more affordable, diverse and climate-resilient.

The objective of the HAF program is to accelerate the supply of housing across Canada, resulting in at least 100,000 more housing units permitted nation-wide than would have occurred without the program.

More background information, on the HAF program can be found in previous staff reports to Town Council:

- January 22, 2024: Housing Accelerator Fund Application – Update Report
- July 10, 2023: Housing Accelerator Fund Application – Action Plan

Housing Accelerator Fund Application and Action Plan

The HAF is an application-based program. On June 14, 2023, the town applied to the HAF program by the application deadline provided to identified "growth leaders".

On July 10, 2023, Council approved a Housing Action Plan, which is a requirement to participate in the HAF program. The Action Plan included seven initiatives to be undertaken as part of the HAF program and were included in the HAF application.

Subsequently, town staff worked with CMHC extensively to address refinements and revisions to the town's HAF application while maintaining the intent of the Council approved Action Plan. Additional measures were identified and added by the federal government to improve the town's HAF application.

Below is a list of the Action Plan initiatives that form part of the town's HAF application:

1. Adopting new policies in the town's Official Plan to encourage and enable innovative housing solutions.
2. Permitting additional dwelling units, including as-of-right permissions for four dwelling units per residential property town-wide and promotional programs to bring attention to these opportunities.
3. Identifying and developing surplus town lands for housing.
4. Completing infrastructure studies and plans to enable development sooner around the Bronte GO Station.
5. Completing the Midtown Oakville Growth Area review and Official Plan Amendment.
6. Updating the zoning by-law to permit as-of-right intensification permissions, including permitting intensification opportunities around Sheridan College with four storey buildings.
7. Improving the development application process with digital enhancements.
8. Establishment of a Housing Secretariat Office to facilitate the implementation of these housing initiatives.
9. Implementing measures to enable delegation of approvals for variances, affordable housing and modular housing to staff with timelines.
10. Developing a gentle density strategy to identify criteria to assess properties for conversion to mixed use and commercial properties that meet these criteria.
11. Completing a Housing Needs Assessment report.

HAF Funding

HAF funding is tied to the Action Plan initiatives and the number of net-new building permits issued from the initiatives over the three-year program window:

- Program initiatives must be completed within the three-year HAF program window to receive full funding.
- Funds are paid in installments and are advanced based on completing the initiatives from the application.

- The first payment is made on the date the contribution agreement is signed between the town and the federal government.
- The remaining payments occur annually with the fourth and final installment based on whether the municipality achieved the targets outlined in the application.

HAF funding can be invested in projects under these categories:

- Housing Accelerator Fund Action Plans
- Affordable Housing
- Housing-Related Infrastructure
- Community-Related Infrastructure that Supports Housing

The permitted uses of HAF funds are broad, and the allocation of funding is at the town's discretion. The town intends to allocate HAF funding to support the Action Plan initiatives and growth-related infrastructure projects that are in line with the permitted uses of the funds.

Council Motion in Response to Additional Federal Government Measures

In response to the federal government's additional measures for improving the town's HAF application, on January 22, 2024, the following motion was passed by Council:

1. In support of the Housing Accelerator Fund Application, as advised by Minister Fraser with due regard for heritage conservation and infrastructure capacity and servicing:

    a. That staff be directed to bring forward a zoning by-law amendment to permit 4 units per property, as-of-right for Council's consideration within 90 days of the passing of this resolution; and
    b. That staff be directed to bring forward a zoning by-law amendment permitting 4 storeys within 800m of Sheridan College for Council's consideration within 90 days of the passing of this resolution; and
    c. That staff be directed to bring forward a zoning by-law amendment for Sheridan College that will bring zoning regulations into alignment with the Town's Official Plan.

2. That the Mayor respond to the Minister of Housing, Infrastructure and Communities' office with any update to the Housing Accelerator Fund application including the appropriate resolutions of Council by January 24, 2024.

To address Council's motion on items requiring a 90 day consideration, and to secure the funding from HAF, town-initiated Official Plan Amendments and Zoning By-law amendments have been drafted.

Purpose of Report

This report provides Official Plan Amendments (OPA) and Zoning By-law Amendments (ZBA) that relate to the two initiatives being undertaken to address a Council motion regarding the federal HAF program:

1) Enabling four dwelling units per property across the town; and,

2) Creating a Special Policy Area pertaining to a new Sheridan College Housing Area to permit 4 storey buildings within 800 metres of Sheridan College.

The draft amendments were presented at a statutory public meeting on March 4, 2024. A second public meeting, combined with a recommendation report, is being held May 6, 2024.

An analysis of comments received from Council and the public during and after the public meeting on March 4, has been undertaken. Official Plan Amendments and Zoning By-law Amendments have now been prepared for Council's consideration.

The OPAs and ZBAs are attached as follows:

Additional Dwelling Units

APPENDIX A	**By-law 2024-051** - A by-law to adopt an amendment to the Livable Oakville Plan, Official Plan Amendment Number 65 (Housing Minister Request - HAF - Additional Dwelling Units No. 42.15.62)
APPENDIX B	**By-law 2024-052** - A by-law to adopt an amendment to the 1984 Oakville Official Plan as it applies to the North Oakville East Secondary Plan, Official Plan Amendment Number 330 (Housing Minister Request - HAF - Additional Dwelling Units File No. 42.15.62)
APPENDIX C	**By-law 2024-053** - A by-law to amend Town of Oakville Zoning By-law 2014-014 to make a number of technical modifications to permit three additional dwelling units affecting various zones. (Town-initiated Zoning By-law Amendment, File No. 42.15.62)

APPENDIX D **By-law 2024-054** - A by-law to amend Town of Oakville Zoning By-law 2009-189 to make a number of technical modifications to permit three additional dwelling units affecting various zones. (Town-initiated Zoning By-law Amendment, File No. 42.15.62)

Sheridan College Housing Area – Special Policy Area

APPENDIX E **By-law 2024-055** - A by-law to adopt an amendment to the Livable Oakville Plan, Official Plan Amendment Number 66 (Housing Minister Request - HAF - Sheridan College Housing Area - Special Policy Area, File No. 42.15.63)

APPENDIX F **By-law 2024-056** - A by-law to amend the Town of Oakville Zoning By-law 2014-014, as amended, to permit expanded medium density housing options throughout the area, including building heights up to four storeys when provided in an apartment built form (Town-initiated Zoning By-law Amendment File No. 42.15.63)

DESCRIPTION OF OFFICIAL PLAN AND ZONING AMENDMENTS

Additional Dwelling Units

Purpose

The purpose of the OPAs to the town's Official Plans, being the Livable Oakville Plan and the North Oakville East Secondary Plan (1984 Oakville Official Plan), and ZBAs to the town's Zoning By-laws, being Zoning By-law 2014-014 (Livable Oakville Plan Area) and Zoning By-law 2009-189 (North Oakville Plan Area), is to modify the text and regulations to permit additional dwelling units (up to four dwelling units per property for detached dwellings).

Effect

The effect of the amendments to the Livable Oakville Plan and North Oakville East Secondary Plan will:

- permit additional dwelling units subject to updated regulations of the Zoning By-law;
- ensure additional dwelling units do not count toward the calculation of density.

The effect of the amendments to Zoning By-law 2014-014 to Zoning By-law 2009-189 will:

- redefine “accessory dwelling units” to “additional dwelling units” throughout the by-laws, including for greater clarity definitions for “detached” and “attached” additional dwelling units;
- in addition to the primary dwelling unit, permit a maximum of three attached additional dwelling units within a detached dwelling on a lot; or permit a maximum of two attached additional dwelling units within a detached dwelling and one detached additional dwelling unit within an accessory building on a lot;
- regulate access requirements to additional dwelling units with a minimum of 1.0 metre yard requirement;
- require a minimum of four parking spaces for detached dwellings that accommodate four dwelling units (primary dwelling unit plus three additional dwelling units).

Location

The changes relating to additional dwelling units, including four dwelling units per property (detached residential) would apply town-wide where residential uses are already permitted or exist.

Sheridan College Housing Area – Special Policy Area

Purpose

The purpose of the OPA is to modify the text and schedules of the Livable Oakville Plan to establish a new Special Policy Area, known as the Sheridan College Housing Area, and establish a policy framework to enable increased density permissions, including building heights up to four storeys within the Residential Area and Nodes and Corridor – Trafalgar Road Corridor.

The purpose of the companion ZBA to Zoning By-law 2014-014 will modify the zoning regulations to permit expanded housing options throughout the area, including building heights up to four storeys when provided in an apartment building.

Effect

The effect of the amendment to the Livable Oakville Plan will:

- establish a new Special Policy Area – “Sheridan College Housing Area”;
- establish a new goal, objectives, and development concept to guide decision making;

- establish new functional policies to address parking, accommodating increased density, housing, and urban design;
- establish new land use policies that enable a broader range of medium density residential uses within the Residential Area and Trafalgar Road Corridor;
- establish implementation policies to ensure appropriate transition, phasing, and coordination with Sheridan College over the long-term.

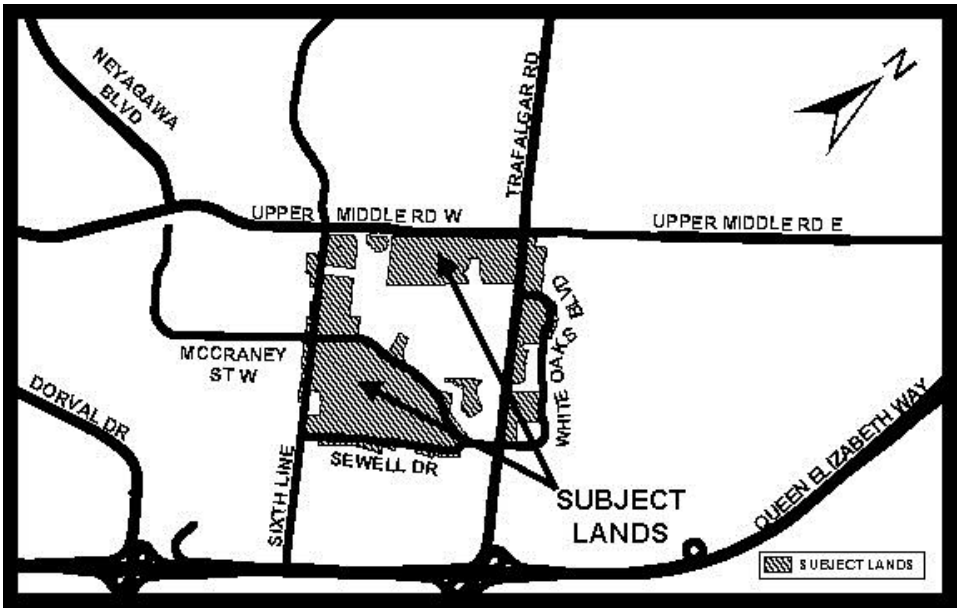
The effect of the amendment to Zoning By-law 2014-014 will:

- create a new special provision for residential low zones within the Sheridan College Housing Area to permit RM1, RM2, RM3, and RM4 uses subject to same zone regulations;
- create a new special provision for RM1 zones within the Sheridan College Housing Area to permit RM2, RM3, and RM4 uses subject to same zone regulations;
- create a new special provision for C1 zones within the Sheridan College Housing Area to permit a maximum height of four storeys and residential uses above the first storey;
- create a new holding provision applying to the Sheridan College Housing Area to ensure coordinated, integrated and comprehensive redevelopment.

Location

The changes relating to the Sheridan College Housing Area – Special Policy Area apply to the area bounded by Upper Middle Road to the north, White Oaks Boulevard to the east, Sewell Drive to the south, and Sixth Line to the west, as seen in Image 1 below. This boundary is approximately 800 metres from Sheridan College and delineated using prominent features within the adjacent community such as major roadways and natural features to assist concentrating areas of change to contiguous communities. It applies to the lands that are designated Low Density Residential, Medium Density Residential, Neighbourhood Commercial, and their corresponding zones.

Image 1: Subject lands: Sheridan College Housing Area – Special Policy Area



PLANNING POLICY & ANALYSIS:

The subject lands for both initiatives presented in this report are subject to the following policy and regulatory framework:

- Provincial Policy Statement (2020)
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)
- Halton Region Official Plan
- Livable Oakville Official Plan
- North Oakville East Secondary Plan (Four Units Per Property initiative only)
- Zoning By-law 2014-014
- Zoning By-law 2009-189 (Four Units Per Property initiative only)

Staff notes that the North Oakville West Secondary Plan does not currently permit residential uses and, as such, is not included to be amended. Moreover, upon the approval of OPA 34 to the Livable Oakville Plan (North Oakville West Secondary Plan Review and the Palermo Village Growth Area), the entirety of the North Oakville West Secondary Plan will be incorporated into the Livable Oakville Plan, at which time the additional dwelling unit policies of the Livable Oakville Plan will apply.

Provincial Policy Statement

The Provincial Policy Statement (PPS) sets the policy foundation for land use planning in Ontario, providing policy direction on matters of provincial interest and key land use planning issues. The PPS recognizes that municipal official plans are the most important vehicle to implement the PPS and achieve comprehensive,

integrated and long-term planning. The PPS 2020 is issued under Section 3 of the *Planning Act* and came into effect on May 1, 2020. All planning decisions must be consistent with the PPS.

The PPS promotes a policy-led planning system which recognizes that there are complex relationships among environmental, economic and social factors in land use planning. It encourages building strong healthy communities, the wise use and management of land and resources and the protection of public health and safety. Key components of the PPS include directing growth to settlement areas to achieve efficient land use patterns and promoting a compact development form.

The subject lands of the OPAs and ZBAs are located within the settlement area of the PPS which are areas of focus for growth and development.

When managing and directing land use to achieve efficient and resilient development and land use patterns, the PPS notes that healthy, livable and safe communities are sustained by, among other matters:

- accommodated an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons) to meet long term needs;

- promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs; and,

- preparing for the regional and local impacts of a changing climate.

When undertaking planning exercises, planning authorities are to identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas.

The PPS notes that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by permitting and facilitating:

- all types of residential intensification, including additional residential units, and redevelopment;

- directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;

- promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and,

- establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

The OPAs and ZBAs appended to this report are consistent with the PPS given they respond to the policy matters noted above, among other matters in the PPS such as assisting to achieve minimum targets for intensification and development in the built-up area.

The PPS is currently under review by the province. A draft Provincial Planning Statement 2024, which would replace the PPS 2020 and Growth Plan 2019, was recently released by the province on April 10, 2024 for public comment.

Growth Plan

On May 16, 2019, A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan) came into effect. It was later amended by Growth Plan Amendment 1, which came into effect on August 28, 2020 (Office Consolidation 2020).

The Growth Plan is a long-term plan to manage growth and build complete communities, providing a horizon year for land use planning to 2051. The Growth Plan builds upon the policy foundation provided by the PPS and provides additional and more specific land use planning policies to address issues facing the Greater Golden Horseshoe, which includes Oakville.

The *Planning Act* requires that all decisions in respect of planning matters shall conform with any applicable Provincial plan or shall not conflict with it.

The subject lands of the OPAs and ZBAs are located within the Growth Plan area, and are within the settlement area and, in part, within the delineated built-up area. When managing growth, the Growth Plan directs that the vast majority of growth be directed to settlement areas that can support the achievement of complete communities, and focused in locations with existing or planned transit and public service facilities.

An intended outcome of the Growth Plan is the creation of complete communities that, among other matters, provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes. The Growth Plan also intends to create vibrant communities with a more compact built form and enable intensification efforts which ensure the viability of transit, connect people to homes, jobs and other aspects of daily living for people of all ages, and meet climate change mitigation and adaptation objectives.

The OPAs and ZBAs appended to this report conform with the Growth Plan given they respond to and advance the policy matters noted above, among the other broader policy matters of the Growth Plan.

The Growth Plan is currently under review by the province. A draft Provincial Planning Statement 2024, which would replace the PPS 2020 and Growth Plan 2019, was recently released by the province on April 10, 2024, for public comment.

Halton Region Official Plan

The Halton Region Official Plan provides policy direction for land use planning in Halton Region. All development in Oakville is subject to the policies of the Regional Plan, which is in full force and effect for the subject lands.

The subject lands of the OPAs and ZBAs are designated Urban Area in the Halton Region Official Plan where growth is to be directed. The objective of the Urban Area is to, among other matters:

- support a form of growth that is compact and supportive of transit usage and non-motorized modes of travel, reduces the dependence on the automobile, makes efficient use of space and services, promotes live-work relationships and fosters a strong and competitive economy;

- provide a range of identifiable, inter-connected and complete communities of various sizes, types and characters, which afford maximum choices for residence, work and leisure; and,

- facilitate and promote intensification and increased densities.

Section 84 of the Regional Plan considers housing, with a goal to supply the people of Halton with an adequate mix and variety of housing to satisfy differing physical, social and economic needs. It is an objective when planning for housing to, among other matters:

- explore and implement new approaches to reduce residential land and construction costs and to effect an adequate supply of affordable housing; and,

- make more efficient use of existing developed lands, housing stock and available services to increase the supply of housing while maintaining the physical character of existing neighbourhoods.

The Regional Plan provides policies that:

- adopt a housing target requiring the per cent of new housing units produced annually in Halton in the form of townhouses or multi-storey buildings, be at least 65 per cent to 2031 and at least 75 per cent each year thereafter;

- require Local Official Plans and Zoning By-laws to permit additional residential units in new and existing residential development, provided that health, safety and other reasonable standards or criteria are met; and ensure that the standards or criteria identified in a Local Official Plan or Zoning By-law doesn't preclude or prohibit the establishment of additional residential units, as provided for in Provincial legislation, policy or plans.

The OPAs and ZBAs appended to this report conform to the Halton Region Official Plan given they respond to and advance to the policy matters noted above, among the other broader policy matters of the Regional Plan.

Livable Oakville Plan and the North Oakville East Secondary Plan

To address Council's motion for zoning by-law amendments:

> "In support of the Housing Accelerator Fund, as advised by Minister Fraser with due regard for heritage conservation and infrastructure capacity and servicing:
>
> a) That staff be directed to bring forward a zoning by-law amendment to permit 4 units per property, as-of-right for Council's consideration within 90 days of passing of this resolution; and
>
> b) That staff be directed to bring forward a zoning by-law amendment permitting 4 storeys within 800m of Sheridan College for Council's consideration within 90 days of the passing of this resolution;"

Official Plan Amendments to update policy permissions in the Livable Oakville Plan and the North Oakville East Secondary Plan are required because zoning by-laws are not allowed to be more permissive than an Official Plan.

Four Dwelling Units Per Property

The Livable Oakville Plan and North Oakville East Secondary Plans currently authorize and consider the creation of "second units" subject to regulations in the town's Zoning By-laws. However, recent changes to the *Planning Act* under various Provincial bills (including Bill 23) require municipalities to permit three dwelling units in a detached house, semi-detached house and townhouse on a parcel of urban residential land (e.g. two additional dwelling units per lot) and have established new and more permissive frameworks around additional dwelling units.

The OPAs to the Livable Oakville Plan and the North Oakville East Secondary Plan propose updates to permit additional dwelling units in order to:

a) implement in-force Provincial legislation;

b) build on the established policy frameworks within both Official Plans; and,

c) enable regulations for additional dwelling units in the implementing zoning by-laws, such as permitting three additional dwelling units per lot (total of 4 units) to address Council's motion.

Sheridan College Housing Area – Special Policy Area

The Livable Oakville Plan provides a framework for how and where the town will grow, established and enabled through the Urban Structure. The Urban Structure directs the majority of new growth to "Nodes and Corridors", with some growth and change anticipated in the towns' "Residential Areas".

The Sheridan College Housing Area – Special Policy Area, is located along the Trafalgar Road Corridor, identified as a Node and Corridor, and extends outward into the town's Residential Areas. Given the areas characteristics, including its location along the Trafalgar Road Corridor which is a regional transit priority corridor, as well as surrounding Sheridan College, one of the town's largest institutional uses, this area is identified to have contextually appropriate characteristics to accommodate additional development beyond what is currently authorized in the town's Livable Oakville Plan.

To address Council's motion to enable four storey building heights within 800 metres of Sheridan College, new special policies are required which would enable greater levels of change to take place within the town's Residential Areas, beyond what is currently authorized. The amendment sets out the expectations for the type of change that may be permitted within a new special policy area. This includes ensuring that development is evaluated using the criteria to maintain and protect neighbourhood character in established Residential Areas in section 11.1.9 of the

Livable Oakville Plan, except 11.1.9 d) which considers lotting pattern, for which there are policies specific to the Sheridan College Housing Area.

Zoning By-laws

Additional Dwelling Units - Four Dwelling Units Per Property (Detached Residential)

The amendments for Zoning By-law 2014-014 (Livable Oakville Plan Area), and Zoning By-law 2009-189 (North Oakville Planning Area) build upon the existing zoning framework and regulations which permit three dwelling units per lot (i.e. the primary dwelling unit and 2 additional dwelling units per lot) associated with a detached dwelling, semi-detached dwelling, linked dwelling, or townhouse dwelling, as required by provincial legislation.

The ZBAs expand permissions for detached dwellings to permit, in addition to the primary dwelling unit:

- a maximum of three attached additional dwelling units within a detached dwelling on a lot; or
- permit a maximum of two attached additional dwelling units within a detached dwelling and one detached additional dwelling unit within an accessory building on a lot;

These permissions would allow for the conversion of detached dwellings within the existing residential low zoning regulations, which would continue to apply, such as setbacks, built form and height requirements.

An additional regulation is included to regulate fire department access to an additional dwelling unit entrance, with a requirement of a 1 metre clearway to the entrance.

No additional parking spaces are required for the third additional dwelling unit, resulting in a detached dwelling with 4 units requiring a total of four parking spaces on the lot.

These regulations ensure that the implementation of four units on a lot is not encumbered by undue regulation, while ensuring safety measures for fire access are incorporated.

Sheridan College Housing Area – Special Policy Area

The OPA for the Sheridan College Housing Area – Special Policy Area, is implemented in the associated zoning by-law amendment through special provisions and a holding provision. The zoning by-law:

- creates a new special provision for residential low zones within the Sheridan College Housing Area to permit RM1 uses (i.e. townhouses at 3 storeys), RM2 uses (i.e. back-to-back townhouse at 3 storeys), RM3 uses (i.e. stacked townhouses at 3 storeys), and RM4 uses (i.e. low-rise apartment buildings at 4 storeys), which will be subject to the existing zoning regulations for those zones;

- creates a new special provision for RM1 zones within the Sheridan College Housing Area to permit RM2 uses (i.e. back-to-back townhouse at 3 storeys), RM3 uses (i.e. stacked townhouses at 3 storeys), and RM4 uses (i.e. low-rise apartment buildings at 4 storeys), which will be subject to the existing zoning regulations for those zones;

- creates a new special provision for C1 zones within the Sheridan College Housing Area to permit a maximum height of four storeys and residential uses above the first storey;

- creates a new holding provision applying to the Sheridan College Housing Area to ensure coordinated, integrated and comprehensive redevelopment.

This approach expands medium density housing options and opportunities throughout the Sheridan College Housing Area with height permissions up to four storeys for low-rise apartments. It also ensures that if redevelopment within the Residential Areas of the Sheridan College Housing Area takes place, the introduction of medium density housing forms will be subject to the same zoning regulations as exist for medium density residential uses found throughout the town's Residential Areas today, ensuring compatibility is addressed.

The approach using holding provisions ensures that:

- infrastructure is available to support development; and
- when redevelopment is to take place, block plans are submitted to allow an examination of lotting fabric and layout to ensure orderly development that is contextually appropriate, while not encumbering other properties from also being developed.

TECHNICAL & PUBLIC COMMENTS

Matters of Interest to Council

The following matters of interest to Council were identified in the meeting minutes from the March 4, 2024, Planning and Development Council Meeting and are discussed below.

a. *Clarify the role of the Private Tree By-law and applicability.*

The removal of private trees in the Town of Oakville is subject to the town's Private Tree By-law 2017-038. The Private Tree By-law, which regulates or prohibits the injury or destruction of trees on private property, makes it mandatory to obtain a tree permit to remove any tree. The amendments do not affect the applicability of this by-law.

b. *Clarify how designated heritage buildings and heritage districts are considered.*

A heritage permit is required prior to any change that is likely to affect one or more heritage attributes on an individually designated heritage property or on a designated property within a Heritage Conservation District.

Further, a heritage permit is required prior to the issuance of a building permit. In other words, if a building permit is required to construct additional dwelling units within a building (e.g. four units), the *Ontario Heritage Act* is 'applicable law', and a building permit could not be issued where a heritage permit is required and not obtained.

The heritage permit process ensures that significant built heritage resources and significant cultural heritage landscapes are conserved. Development, including the creation of additional dwelling units, both attached and detached, as well as any exterior site alteration, would only be permitted where it has been properly evaluated and it has been demonstrated that the cultural heritage value of the protected heritage property will be conserved.

Heritage Conservation District plans and heritage designation by-laws do not typically speak to the number of units permitted within a property. As such, there is no conflict in regard to the number of units that can be located within a building.

However, there is a conflict provision in the *Ontario Heritage Act* specific to Heritage Conservation Districts that provides that a Heritage Conservation District plan prevails to the extent of any conflict with a municipal by-law that affects the designated district. As such, to the extent of any conflict with a zoning by-law permission for four units, the Heritage Conservation District plan prevails.

There are no listed or designated heritage properties within the Sheridan College Housing Area – Special Policy Area.

c. *Clarify how density in the Official Plan is different than units required to be achieved for the purpose of the Housing Accelerator Fund (HAF) program, and the number of persons living in a unit.*

Density in the Official Plan is measured in units per site hectare. Density determines the number of housing units that may be built within a certain area and is associated with the built form (e.g. detached houses, townhouses, etc.). For example, low density residential areas have a maximum permitted density of 29 units per site hectare in the Livable Oakville Plan, which permits single detached and semi-detached housing. Medium density residential areas have a maximum permitted density of 50 units per site hectare and permits townhouses and low-rise apartments.

For the purpose of adding additional dwelling units to existing houses, such as a basement apartment, these additional units are not calculated toward the areas overall density (i.e. units per site hectare) as it does not change the areas permitted built form (e.g. detached houses). This is a continuation of the town's current policies and practice.

The number of housing units required to be built under the HAF program is unrelated to how density is calculated in the Official Plan. The intent of the HAF program is to encourage more housing units to be built and to accelerate their construction. To do this, many initiatives in the HAF program seek higher densities to be built, as they are more affordable, more environmentally sustainable, transit supportive, and can be integrated within existing communities. Housing built under the HAF program is still required to follow the policies and regulations set by the town's Official Plan and Zoning By-laws.

Although the housing units to be built under the HAF program are not tied to density, they are, however, tied to funding. The number of building permits issued as a result of the HAF program must be tracked, monitored and reported as part of the HAF program to ensure any agreement between the town and CMHC is upheld, and funding can be advanced.

Staff cannot limit the number of persons who may cohabitate as a single housekeeping unit within an additional dwelling unit. Similar to a single detached house, the town cannot predetermine or dictate the number of persons who can live together. There are many configurations or persons living as single housekeeping units, such as single people, a couple, young families with children, multi-generational families, or other persons who agree to cohabitate as a single housekeeping unit. The number of people per unit is reflected as an average by dwelling type as part of the Census.

People living within additional dwelling units will be reflected in census data for calculating population and planning for community services. Furthermore, additional dwelling units will be counted toward Oakville's provincial housing pledge.

d. Clarify between lodging houses (lodging units) and additional dwelling units.

Additional dwelling units are not the same as lodging houses and are regulated differently.

A “lodging house” is a building where persons are harboured, received or lodged for rent or hire with or without meals. Lodging houses are limited to one per lot. A “lodging house” permits a maximum of three “lodging units” which are rooms provided for rent or hire used as a sleeping accommodation that may contain bathroom facilities but no kitchen.

“Additional dwelling units” are homes containing habitable rooms, including kitchen and bathroom facilities, for the private use of one household or single housekeeping unit.

The establishment of a “lodging house” or “additional dwelling unit” requires a certificate of occupancy from the town. A “lodging house” also requires a business license from the town.

e. Provide a jurisdictional scan on the up-take of 4 units per property as-of-right in other municipalities.

Given the ongoing and emerging discussions about how to address the housing crisis across Canada, the consideration for permitting additional dwelling units as a key component of the housing supply is new. A jurisdictional scan was completed and attached as part of the March 4, 2024, staff report, and is attached again under **Appendix H** for convenience purposes. This work still represents a recent snapshot of the emerging context of permitting four units per property. The March 4 staff report provides highlights of the current context for the City of Toronto, City of Hamilton, and the City of Ottawa in their recent efforts to permit four dwelling units per property.

Most jurisdictions reviewed currently do not permit four units as-of-right, and/or are in the early stages of policy and regulation development to consider it. As recently as April 8, 2024, the Town of Milton hosted information sessions presenting draft by-laws which would permit and regulate four dwelling units per property within their urban area. These permissions are also being considered as part of Milton’s HAF application in response to the federal governments requests.

According to a recent Globe and Mail article, Toronto began allowing fourplexes as of last May 2023, and Vancouver has allowed them since last September 2023. In both cities, the article notes that only about 100 applications have been received for these uses. Given these locations are some of the largest

metropolitan areas in the country, and their uptake has been minimal, it is considered an emerging policy area.

f. *Clarify how parking will work.*

Additional Dwelling Units

Bill 23, the provincial *More Homes Built Faster Act*, 2022, which requires municipalities to permit three dwelling units per property, provided that no official plan may contain any policy that has the effect of requiring more than one parking space for any additional dwelling unit. Given this, any property in town which has three dwelling units must have a minimum of four parking spaces: 2 parking spaces for the primary unit, and 1 parking space for each additional dwelling unit.

For the lands south of Dundas Street, current parking regulations require that a property with three dwelling units have four parking spaces. The zoning by-law amendment to permit four dwelling units per detached residential property would maintain a requirement for four parking spaces.

For the lands north of Dundas Street, current parking regulations require that a property with three dwelling units have a minimum of two parking spaces. Parking spaces for additional dwelling units are to be provided through on-street permit parking. The zoning by-law amendment to permit four dwelling units per detached residential property but will not require additional parking on site. Parking spaces for additional dwelling units will continue to be provided through available on-street permit parking.

The intent of the parking regulations is to enable the development of additional dwelling units within existing neighbourhoods, where appropriate, and support the creation and enhancement of walkable and transit-oriented communities. Reduced parking is a key housing strategy within the federal Housing Accelerator Fund.

Sheridan College Housing Area

No changes to minimum parking requirements are included, and the current minimum parking requirements for individual dwelling types under Zoning By-law 2014-014 will continue to apply, including visitor parking.

g. *Clarify how infrastructure and servicing capacity is considered.*

All municipalities within the Greater Toronto Area are experiencing growth pressures; and required by provincial law to plan for that growth and accommodate further intensification. Oakville continues to experience the same

pressures with new development and welcomes new residents and businesses daily. The town's Official Plan identifies how and where growth is directed and managed. This is co-ordinated with Halton Region for the provision of water and sanitary servicing and is also supported through the various master plans the town keeps updated. You can find further detail on this process here.

Additional Dwelling Units

Three dwelling units in a detached, semi-detached or townhouse are already permitted throughout the town within the urban area and serviced by municipal storm and sanitary sewer systems and drinking water systems. An additional dwelling unit, taking the total up to four units, will continue on the same system for stormwater, sewer and drinking water systems.

Sheridan College Housing Area

The zoning by-law places a holding provision on all lands that would be subject to redevelopment, to ensure that, prior to redevelopment taking place, the necessary water and wastewater services are available

h. Clarify if the federal and provincial governments are developing their own lands for housing, if any.

The town works with landowners, including the federal and provincial governments, to explore opportunities for development or redevelopment when a landowners seek an interest to do so. The town has been in discussion with the province about future uses on provincially owned lands for many years. Conversations are ongoing.

i. Determine if the province will be advancing 4 units per property as-of-right.

The consideration of advancing four units per property as-of-right is an ongoing discussion at the province. At the time of writing this report, a private members bill, Bill 175, *Building Universal and Inclusive Land Development in Ontario Act*, 2024, received first reading on March 19, 2024, and ordered for secondary reading. If passed, the bill would ensure that no official plan may contain policies that have the effect of prohibiting the use of four or fewer residential units on a parcel of urban residential land within a detached house, semi-detached house or townhouse or in up to one additional structure on the same parcel that is ancillary to them. Additional regulations are also contemplated.

This direction aligns with the Provincial Governments Housing Affordability Task Force Report which provided the direction to "limit exclusionary zoning in

municipalities through binding provincial action" and "allow 'as-of-right' residential housing up to four units and up to four storeys on a single residential lot."

Housing discussions at the provincial level are ongoing.

j. *Clarify how HAF monies are allocated, and on what requirements.*

The HAF is an application-based program. As part of an application to the HAF program, it requires a Council approved Action Plan. HAF funding is tied to the Action Plan initiatives and the number of net-new building permits issued from the initiatives over the three-year program window:

- Program initiatives must be completed within the three-year HAF program window to receive full funding.
- Funds are paid in installments and are advanced based on completing the initiatives from the application.
- The first payment is made on the date the contribution agreement is signed between the town and the federal government.
- The remaining payments occur annually with the fourth and final installment based on whether the municipality achieved the targets outlined in the application.

HAF funding can be invested in project under these categories:

1. Housing Accelerator Fund Action Plans
2. Affordable Housing
3. Housing-Related Infrastructure
4. Community-Related Infrastructure that Supports Housing

The permitted uses of HAF funds are broad, and the allocation of funding is at the town's discretion. The town intends to allocate HAF funding to support the Action Plan initiatives and growth-related infrastructure projects that are in line with the permitted uses of the funds.

k. *Clarify the timing of the approval of the town's HAF application by CMHC*.

Staff continues to work with CMHC prior to its disclosure of any approvals, as required.

l. *Clarify what other municipal by-laws there are to regulate impacts from such as noise, property standards, parking, etc.*

Oakville's Property Standards By-law, Lot Maintenance By-law, Noise By-law and Nuisance By-law set minimum standards for the upkeep of buildings, yards and

properties in Oakville. These by-laws promote the health, safety, comfort, convenience and general welfare of residents and regulate or prohibit activities to ensure reasonable enjoyment of one's property.

All properties, including those containing additional dwelling units, are subject to these by-laws.

Please refer to question "f" in regard to parking.

m. *Clarify the census data and person-per-unit in Oakville, including the number of people that could occupy dwelling units.*

According to Census Canada, the 2021 census data shows Oakville has an average household size by dwelling type as follows:

Dwelling Type	**Average Household Size (persons)**
Total	***2.9***
Single detached house	3.3
Semi-detached house	3.0
Rowhouse	2.8
Apartment or flat in duplex	2.7
Apartment (fewer than 5 storeys)	2.0
Apartment (greater than 5 storeys)	1.8
Other single-attached house	2.3

The number of people that could occupy dwelling units is not controlled by the town. See item "c" for further discussion.

n. *Clarify who is eligible for renting units in the Sheridan College Housing Area.*

The town cannot restrict who can rent units within the Sheridan College Housing Area. Given its proximity to Sheridan College, it is likely that there will be a larger percentage of students living in the area. However, this does not limit these units from being rented to young families, young professionals, extended family members, or other persons looking for more affordable housing options.

o. *Clarify if the town can control rent prices.*

Market housing developed under these initiatives would expand housing options for students and employees at Sheridan College, as well as young professionals, families, seniors, or anyone else seeking housing. Market housing rents are determined by the market and the Town of Oakville has no control over market rent amounts. Halton Region has a number of subsidized housing programs

including a rent supplement program that provides financial assistance for low-income renters in the private market.

p. Clarify if the town intends to expropriate and develop lands in the Sheridan College Housing Area.

Development and construction of future medium density housing options would be landowner or developer initiated. When a privately initiated development application is submitted to the town, the town will assess the application against its policies and regulations to ensure compliance.

The town is not proposing to acquire, expropriate or develop land under this proposal. Many single detached dwellings in the area will be maintained by their current owners. However, with the additional housing options, over time, some landowners/developers in the area may consolidate properties to develop townhouses or an apartment building of up to four storeys, subject to a planning process to ensure it meets applicable policies and zoning.

q. Clarify the Federal Minister of Housing's statement regarding student housing and the use of single-family homes for families in the Sheridan College Housing Area.

The town received feedback from the Federal Government, in response to its application to the HAF, seeking clarity on the town's actions to increase the amount and density of housing for students within walking distance of Sheridan College. The Federal Government stated that "many students are living in single family homes that surround Sheridan, which could be much better utilized as homes for families. A measure such as allowing four storeys and four or more units as of right within an 800 metre radius of Sheridan College would be acceptable." To enhance the town's HAF application and be considered for approval, the town is in a position to consider the Federal Government's direction.

The intent of seeking four story apartment buildings and other medium density housing options within walking distance of Sheridan College is to provide more affordable housing options conducive to students so they can transition, over time, into these accommodations and away from existing single-family homes. Notwithstanding, the Federal Government also identified that the conversion of existing houses to permit four units per property is also appropriate.

In response to the Federal Government, on January 22, 2024, Council passed a motion directing staff to prepare by-laws to permit increased density and four storey buildings within 800 metres of Sheridan College.

This federal initiative is intended to address the housing crisis by facilitating an increased supply of gentle density, commonly referred to as "missing middle"

housing, reducing the costs associated with developing housing units and ensuring new units meet a range of needs from local communities, including housing geared toward students that is more affordable.

r. *Clarify what is "as-of-right" means.*

'As-of-right' means that the development is permitted without additional zoning approvals from the town. The development would have to follow the rules of the in-effect zoning by-law.

s. *Clarify if there is active development proposed on the Rabba plaza site.*

No. There are no development applications proposed to redevelop any property under this proposal. If a proposed development does not align with the town's Official Plan or Zoning By-law, applicants would be required to apply for an Official Plan Amendment and/or Zoning By-law Amendment, as applicable.

t. *Clarify if there are unit size caps on additional dwelling units proposed in the by-law.*

There are no unit size regulations (minimum or maximum) for additional dwelling units in the appended by-laws. Section 16(3.2) of the *Planning Act* states that "no official plan may contain any policy that provides for a minimum floor area of a residential unit" in reference to additional dwelling units. The intention is to ensure there is flexibility for the creation of additional dwelling units. This intent is maintained in the appended official plan policies and zoning regulations and does not place minimum or maximums size regulations on additional dwelling units. The ultimate size of a building permitted on a lot (e.g. a detached house) is controlled by the in-effect zoning, which is not changing.

Public Engagement

The March 4, 2024, Public Meeting report summarized two public engagements related to the amendments:

- Mayoral newsletter request – October 25, 2023 (51 responses)
- Planning and Development Council, HAF Update Report – January 22, 2024 (10 delegates)

The responses to these engagements were summarized in the March 4 report and covered a range of themes including: character, housing affordability, housing options, alternatives to the development schemes, infrastructure capacity, traffic, parking, transit, mobility, safety, compatibility, and the environment.

Since that time, additional public engagements have taken place and are described below. These consultations revealed the same themes, opportunities, and concerns as previously listed in the original consultations.

Online Survey

An online survey was available from February 13 to March 8, 2024, and included questions on both initiatives: four dwelling units as-of-right in detached dwellings, and the Sheridan College Housing Area. The survey results, with more summary details, are provided in **APPENDIX H**. The online survey had:

- 1,000 respondents (approximately.)
- 96% of respondents identified to live in Oakville
- 76% of respondents were over the age of 40
- 36% of respondents had a household income greater than $150,000

Some highlights include:

- 54% of respondents were not aware that three housing units per residential lot was already permitted town-wide, in accordance with provincial legislation

- The top four responses when asked "*what are the benefits of more 'missing middle' housing?*", were:

    - Increases housing options through gentle density.
    - Improves housing affordability.
    - Responds to growing housing demand.
    - Supports multi-generation households.

- The top four responses when asked "*what are priority considerations for permitted 'missing middle' housing (up to four units per lot) across the town*", were:

    - Parking and access.
    - Maintaining tree canopy and mature trees.
    - Traffic management.
    - Privacy impacts.

- 50% of respondents said that increasing housing options in the Sheridan College Housing Area was either very or somewhat important, with another 18% stating they were neutral.

Written Submissions

Written submissions received for the Public Meeting on March 4, 2024, up until submissions received to April 12, 2024, are compiled in **APPENDIX I.**

The key themes of the comments included: preserving neighbourhood character, housing affordability, housing options, alternatives to the development schemes and accommodating new development elsewhere such as on Sheridan College lands and/or other commercial sites, infrastructure capacity, traffic, parking, transit, mobility, safety, compatibility, privacy, property tax, the environment including flooding, status of active development applications, process and status of the town's HAF application including funding allocations (unrelated to the amendments). Staff provides the following additional information:

Sheridan College

Sheridan College is supportive of efforts by all levels of government to increase access to safe, affordable, adequate and legal housing for everyone, including its students and the larger community.

Sheridan College currently offers 824 on-campus beds at its Trafalgar Campus and works with community partners to support students in finding safe, affordable, and legal housing in the community. Sheridan College have heard from its students that they have a diversity of housing needs including varying preferences to reside on-campus and in the community.

To support Sheridan's future growth as part of its Strategic Plan, Sheridan College developed a Campus Master Plan in consultation with the community in 2020. However, given the disruption caused by the pandemic and some recent and ongoing policy changes to the post-secondary sector, Sheridan continues to evaluate its infrastructure needs to ensure it continues to be an integral part of Oakville's growth.

The town's Official Plan, Livable Oakville, has existing policies to enable significant development opportunities on the Sheridan College property to permit the development of student housing on what are currently the parking lots adjacent to Trafalgar Road. The redevelopment of the Sheridan College property would be initiated by Sheridan College as part of privately initiated development applications.

Impact on housing affordability

Converting an existing building into multiple units or constructing a purpose-built home containing multiple units is less expensive per unit than developing a new single dwelling with only one unit. For property owners, adding additional dwelling

units provides an income stream when they rent out their additional units. For renters, they have access to more affordable homes in the form of a duplex, triplex, basement apartment, etc. The CMHC identifies Ontario to have one of the least affordable housing markets in the country because housing supply hasn't kept up with demand over the past 20 years in some of the major urban centres, including the Greater Toronto Area. Providing more housing options is intended to assist in generating greater housing supply and in turn, lower housing costs.

Furthermore, Halton Region's State of Housing reporting identifies a correlation between higher density housing options and greater affordability levels. As such, enabling a more diverse range of higher density housing options such as low-rise apartment buildings and additional dwelling units across the town will support the creation of a greater supply of housing that is more affordable.

Enabling affordability is an important part of why expanding housing options is critical and is also why the policies for the Sheridan College Housing Area consider affordability as an objective.

Affordability will be further reviewed as part of broader housing strategies across the town, including the completion of a Housing Needs Assessment Report which is a requirement of the HAF program, and the ongoing/emerging provincial regulatory approach, including the release of a "Affordable Residential Units bulletin" for the purposes of the *Development Charges Act*, 1997, as identified by the Minister of Municipal Affairs and Housing.

Natural areas

The town's official plans and zoning by-laws set out where and how development can take place within the town through a system of policies, designations, zones and regulations. New residential uses are not permitted within lands designated or zoned as Natural Heritage System or Natural Area. Therefore, it is not anticipated that the changes will impact natural areas within the town.

Hazardous lands such as floodplains and areas subject to erosion

New residential development is not permitted within hazardous lands such as floodplains and areas subject to erosion. It is not anticipated that the changes will impact natural hazards.

If development is within an area regulated by a Conservation Authority, approval by that Conservation Authority is required.

Impact on property taxes

New construction or physical changes to a building or land may result in additional property taxes being levied. The Municipal Property Assessment Corporation (MPAC) is responsible for assessing the value of properties. New construction or physical changes to a building or land, including developing additional dwelling units, may result in an increase in the assessed value of a property. MPAC can provide the town with increased property values for the current tax year and two years prior. The town is legislated to issue additional property tax billings due to an increase in value.

'Gentle Density' Housing

'Gentle Density' is generally considered as additional density added to a residential area that has a minimal impact on a neighbourhood while providing for more housing options such as additional dwelling units.

Additional dwelling units are private, self-contained residential units with their own kitchen and bathroom, either located in a house or within an accessory building on a lot, such as basement apartments or above laneway garages.

The *Planning Act* requires municipalities to permit additional dwelling units. Updates to the town's official plan and implementing zoning regulations have been undertaken, and continue to be updated, to conform to the *Planning Act*.

Additional dwelling units are known to benefit the wider community by:

- increasing the stock of rental units;
- increasing affordable rental opportunities;
- providing homeowners additional income opportunities to help meet the costs of homeownership;
- supporting demographic changes by providing housing options for extended family, elderly parents (aging-in-place), or a live-in caregiver;
- providing more affordable housing options for young people;
- increasing densities and helping create income-integrated communities, which can support and enhance public transit, local businesses and the local labour market, as well as make more efficient use of infrastructure; and,
- creating jobs in the construction/renovation industry.

In 2023, the town received 169 building permits for additional dwelling units, most of which were basement apartments. To date, the town has not received any applications to construct more than one additional dwelling unit on a property. Through the zoning by-law amendments to permit four dwelling units per residential

detached property (an increase of one permitted additional dwelling unit above the current permissions for three dwelling units per residential detached property), it is not anticipated that the town will see a substantial increase over and above what is already being experienced without actively promoting these permissions across the town.

'Missing Middle' Housing

'Gentle density' housing is also commonly referred to as "missing middle" housing, however 'missing middle' housing provides a broader range of housing options.

'Missing middle housing' describes a range of housing types between detached houses and apartment buildings that have gone 'missing' from many cities in the last several decades. As cities look to find ways to broaden housing options, create walkable communities, and remain economically competitive, introducing 'missing middle' housing options into existing communities is becoming a more prominent part of the conversation about where and how to grow.

Missing middle housing includes a range of multi-unit housing types compatible in scale with detached houses. Housing types generally include semi-detached, duplexes, triplexes, fourplexes, townhouses and other multi-unit configurations, including low-rise apartments.

Image: Opitcos Design Inc.
Source: www.missingmiddlehousing.com

Although missing middle housing provides various housing options and may assist in addressing housing supply, in many instances it may not necessarily generate affordable housing options. For missing middle housing to be affordable, this housing is often delivered in conjunction with other policies and programs to address affordability. Housing programs to address housing affordability are provided by Halton Region. Halton Region has a number of subsidized housing programs

including a rent supplement program that provides financial assistance for low-income renters in the private market.

A range of missing middle housing exists throughout most of the town's existing residential areas and is planned as a key component of the housing mix in the emerging communities in North Oakville. Limited opportunities for missing middle housing will be explored as part of the town's on-going Official Plan review, as identified in a staff report to Planning and Development Council on May 16, 2022, prior to the HAF program. The HAF program has accelerated the advancement of some of these considerations, as directed by the federal government.

Staff notes that the town-wide urban structure appropriately addresses required population growth as required by Provincial and Regional policy. As such, increasing housing supply through missing middle housing opportunities is beyond what is planned in the urban structure. Increasing missing middle housing options would be additive to housing supply and would not be considered a trade-off with planned growth in the town's growth nodes and corridors. This is the same for "gentle density" opportunities.

Housing Pledge

The town is committed to playing its part in meeting the need for housing and addressing the demands of Ontario's growing population. It is also committed to ensuring the way in which the town grows is contextually appropriate and financially sustainable. The need for housing includes a broad range of market-based, rental, attainable, affordable, social and assisted housing, which are among the many types of housing required by the public.

The Province of Ontario recently requested the town to commit to a housing target of 33,000 new residential units as part of the province's goal to build 1.5 million housing units by 2031.The Town agreed with the province and committed to a housing pledge of 33,000 by the year 2031/2032.

Under the town's Livable Oakville Official Plan, the town is well positioned to achieve the residential housing units needed to meet the provincial housing pledge, as guided by the town's urban structure which directs where and how the town will grow. The advancement of policies such as those for additional dwelling units (e.g. gentle density) and the Sheridan College Housing Area (e.g. missing middle housing), will further assist the town to enable housing opportunities and accelerate the delivery of housing to achieve its housing pledge.

Changes to Official Plan Amendments and Zoning By-law Amendments

In consideration of the comments received from Council and the public, only minor changes, most of which are technical in nature, are included in the amendments as presented at the public meeting on March 4, 2024.

Additional Dwelling Units

No changes are included in the Official Plan Amendments for additional dwelling units.

Technical changes are included in the Zoning By-law Amendments for additional dwelling units:

- ensure accuracy and clarity in the by-law for revised terminology for "additional dwelling unit, attached" and "additional dwelling unit, detached";
- update the definition to ensure that an additional dwelling unit is in addition to a building already containing a dwelling unit;
- reformat regulations for the maximum number of additional dwelling units into a table for clarity purposes; and,
- revise the entrance and exit regulations to: a) clarify that all entrances and exits must face a yard that is as least 1 metre, and b) remove the exterior path of travel regulation so that it may be applied as part of a review of applications under the fire code, which exists outside of the zoning by-law.

Sheridan College Housing Area

A minor change to the Official Plan Amendment for the Sheridan College Housing Area – Special Policy Area is provided by adding a new policy which ensures that development is designed an evaluated in accordance with the urban design direction provided in the Livable By Design manual.

As a companion document to the Official Plan Amendment, the Sheridan College Housing Area – Lot Consolidation Guidelines, attached as **APPENDIX G,** have been prepared to assist future applicants with the development of block context plans and the towns expectations concerning lot consolidation. The guidelines provide direction to ensure the orderly and comprehensive redevelopment of existing low-rise housing and to ensure that lot consolidation fits contextually within the broader neighbourhood lotting pattern.

Based on feedback, minor changes are also included in the Zoning By-law Amendments for the Sheridan College House Area to:

- Clarify that lodging houses are only permitted within detached dwellings, concurrent with existing regulations;
- Revise the wording for permitted uses and zone regulations prior to the removal of the “H” symbol, for clarity purposes and in creating a more succinct regulatory framework;
- Add a condition for removing the “H” symbol that consolidated lots must be legally consolidated under one transferable parcel.

NEXT STEPS

The coordination of the initiatives discussed in this report will be considered alongside the town’s other broader housing initiatives, including the finalization of the Housing Strategy and Action Plan, and the initiatives put forth as part of the town’s HAF application which include additional work to be undertaken by staff.

The next initiative to be brought forward under the town’s HAF application, as included by the federal government, is to introduce and implement measures to enable delegation of approvals for variances, affordable housing, and modular housing to town staff. This initiative is subject to a completion date of May 23, 2024, as identified in the town’s HAF application. As such, this amendment is anticipated to be brought forward to the May 21, 2024, Planning and Development Council meeting.

HAF Program

HAF is intended to incentivize systemic changes in municipal planning and approvals processes to generate housing permits that would otherwise not have been generated. A decision by a Council not to adopt an amendment or pass a by-law as part of the initiatives associated with the town’s Action Plan Initiatives, which are intended to bring about system changes, would impact funding, as municipalities have committed to take the steps necessary to advance these initiatives.

CONSIDERATIONS

(A) PUBLIC

Preliminary comment on permitting four units as-of-right and increased density around Sheridan College was received in response to the mayor’s newsletter dated October 25, 2023. Public comment was also received at the Planning and Development Council meeting on January 22, 2024.

An online public engagement survey was made available from February 13 to March 8, 2024. Survey results are highlighted in this report and provided in **APPENDIX H**.

Notice of the March 4, 2024, public meeting was published on the town's website on February 7, 2024, and in the Globe and Mail on February 12, 2024. Notice was also mailed to properties within 800 metres of Sheridan College, being approximately 3,999 addresses.

Numerous comments were received at and following the public meeting on March 4, 2024. Comments received up to April 12, 2024, are provided in **APPENDIX I** to this report.

This report, associated with a second statutory public meeting, provides an opportunity for the public to provide further comments to Council prior to their decision. Input received will be considered as part of Council's decision.

Notice of the May 6, 2024, public meeting was published on the town's website and in the Globe and Mail on April 15, 2024. Notice was also mailed to properties within 800 metres of Sheridan College, being approximately 3,999 addresses.

(B) FINANCIAL

Council must pass the by-laws for the Official Plan Amendments and Zoning By-law Amendments presented in this report to access the full funds available to Oakville under the HAF program. Should Council decide not to pass the by-laws, the town's ongoing participation in the HAF program will be jeopardized, including future funding opportunities.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

There are no direct impacts to other departments because of this report. However, to implement the initiatives in the HAF application, various town departments will be required to assist and/or lead various studies and related programs. A Housing Secretariat Office is also being created through HAF funding.

(D) COUNCIL STRATEGIC PRIORITIES

This report addresses Council's strategic priorities of Growth Management, Community Belonging, Environmental Sustainability and Accountable Government.

(E) CLIMATE CHANGE/ACTION

Enabling housing opportunities within residential areas, near major institutional facilities, and along transit routes, while ensuring they are provided in a manner that is less car dependant, reduces urban sprawl, creates walkable and transit-supportive development patterns and creates conditions for the development of low-carbon, climate-resilient, complete communities.

CONCLUSION

The town-initiated OPAs and ZBAs attached to this report respond to Council's motion and establish a policy and regulatory framework for the consideration of four units per residential detached property town-wide and increased density around Sheridan College, including 4 storey building height permissions.

The OPAs and ZBAs provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes. The OPAs and ZBAs will assist to create complete, vibrant communities with a more compact built form and enable intensification efforts which ensure the viability of transit, connect people to homes, jobs and other aspects of daily living for people of all ages, and meet climate change mitigation and adaptation objectives.

APPENDICES

APPENDIX A **By-law 2024-051** - A by-law to adopt an amendment to the Livable Oakville Plan, Official Plan Amendment Number 65 (Housing Minister Request - HAF - Additional Dwelling Units No. 42.15.62)

APPENDIX B **By-law 2024-052** - A by-law to adopt an amendment to the 1984 Oakville Official Plan as it applies to the North Oakville East Secondary Plan, Official Plan Amendment Number 330 (Housing Minister Request - HAF - Additional Dwelling Units File No. 42.15.62)

APPENDIX C **By-law 2024-053** - A by-law to amend Town of Oakville Zoning By-law 2014-014 to make a number of technical modifications to permit three additional dwelling units affecting various zones. (Town-initiated Zoning By-law Amendment, File No. 42.15.62)

APPENDIX D	**By-law 2024-054** - A by-law to amend Town of Oakville Zoning By-law 2009-189 to make a number of technical modifications to permit three additional dwelling units affecting various zones. (Town-initiated Zoning By-law Amendment, File No. 42.15.62)
APPENDIX E	**By-law 2024-055** - A by-law to adopt an amendment to the Livable Oakville Plan, Official Plan Amendment Number 66 (Housing Minister Request - HAF - Sheridan College Housing Area - Special Policy Area, File No. 42.15.63)
APPENDIX F	**By-law 2024-056** - A by-law to amend the Town of Oakville Zoning By-law 2014-014, as amended, to permit expanded medium density housing options throughout the area, including building heights up to four storeys when provided in an apartment built form (Town-initiated Zoning By-law Amendment File No. 42.15.63)
APPENDIX G	Sheridan College Housing Area – Lot Consolidation Guidelines
APPENDIX H	Jurisdictional Scan of Four Dwelling Units Per Property
APPENDIX I	Online Survey Results
APPENDIX J	Public Comments (up to April 12, 2024)

Prepared by:
Brad Sunderland, MCIP, RPP
Senior Planner, Policy Planning

Recommended by:
Kirk Biggar, MCIP, RPP
Manager, Policy Planning and Heritage

Submitted by:
Gabriel A.R. Charles, MCIP, RPP
Director, Planning Services

OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-051

Official Plan Amendment 65

A by-law to adopt an amendment to the Livable Oakville Plan, Official Plan Amendment Number 65 (Housing Minister Request - HAF - Additional Dwelling Units No. 42.15.62)

WHEREAS subsection 21(1) of the *Planning Act,* R.S.O. 1990, c.P.13, as amended, states that a council of a municipality that is within a planning area may initiate an amendment to any official plan that applies to the municipality, and section 17 applies to any such amendment; and,

WHEREAS subsection 22(1) of the *Planning Act* provides that a person or public body may request a council to amend its official plan; and,

WHEREAS on January 22, 2024, Town Council directed staff to bring forward a zoning by-law amendment to permit four units per property, as-of-right for Council's consideration within 90 days; and

WHEREAS it is deemed necessary to pass an amendment to the Livable Oakville Plan to enable the requested four units per property as-of-right in the implementing zoning by-law;

COUNCIL ENACTS AS FOLLOWS:

1. Official Plan Amendment Number 65 to the Livable Oakville Plan, attached as **Appendix "A"**, is hereby adopted.

2. This Official Plan Amendment is subject to appeal rights set out in section 17 of the *Planning Act*, R.S.O. 1990, c. P.13, and shall come into effect once the deadline for filing appeals has passed or all appeals have been withdrawn or finally disposed of.

3. If the Regional Municipality of Halton, being the Approval Authority, does not exempt this Official Plan Amendment from its approval, the Clerk is hereby authorized and directed to apply to the Approval Authority for approval of this Official Plan Amendment.

PASSED this ___ day of _____, 2024

_____ MAYOR

_____ CLERK

APPENDIX "A" to By-law 2024-051

Official Plan Amendment Number 65 to the Town of Oakville's Livable Oakville Plan

Constitutional Statement

The details of the amendment, as contained in Part 2 of this text, constitute Official Plan Amendment Number 65 (OPA 65) to the Livable Oakville Plan.

Part 1 – Preamble

A. Subject Lands

The Official Plan Amendment applies to all the lands subject to the Livable Oakville Plan.

B. Purpose and Effect

The purpose of the Official Plan Amendment is to modify the text of the Livable Oakville Plan to permit additional dwelling units, greater than what is currently permitted in the Livable Oakville Plan.

The effect of the proposed amendment will enable new zoning permissions and regulations to permit additional dwelling units.

C. Background

- In spring 2023, the Canada Mortgage and Housing Corporation (CMHC) launched the Housing Accelerator Fund (HAF) program. The main objective of the program is to encourage housing supply growth and create certainty in development approvals.

- On July 10, 2023, Town Council approved a Housing Action Plan for the HAF program, which is a requirement to participate in the HAF program. The Action Plan included seven initiatives to be undertaken as part of the HAF program that were included in the HAF application.

- On October 25, 2023, federal Minister of Housing, Infrastructure and Communities, sent a letter requesting additional measures be considered to strengthen Oakville's HAF application. The measures included permitting "four units as-of-right town-wide".

- A subsequent letter was received from the Minister of Housing, Infrastructure and Communities requesting the town to adopt a by-law to "allow for four dwelling units on a single lot on an as-of-right basis".

- On January 22, Council provided a motion: "in support of the Housing Accelerator Fund Application, as advised by Minister Fraser, with due regard for heritage conservation and infrastructure capacity and servicing: a) that staff be directed to bring forward a zoning by-law amendment to permit 4 units per property, as-of-right for Council's consideration within 90 days of the passing of this resolution".

D. Basis

- The official plan amendment is required to enable new zoning permissions and regulations to permit additional dwelling units, as directed by Town Council.

- The official plan amendment addresses provincial legislation under Bill 23 that permits three dwelling units per property, as-of-right.

- The official plan amendment enables housing supply growth.

Part 2 – The Amendment

A. Text Changes

The amendment includes the changes to the text of the Livable Oakville Plan as described in the following table.

In the "Description of Change" column, text that is **bolded and underlined** is new text to be inserted into the Livable Oakville Plan. Text that is crossed out ("~~strikethrough~~") is to be deleted from the Plan.

Item No.	Section	Description of Change
1.	**11.1.3** RESIDENTIAL General	Revise policy 11.1.3, as follows: The Town will provide for the creation of ~~second~~ **additional dwelling** units through regulations in the Zoning By-law. **a)** ~~Second~~ **Additional dwelling** units shall not be considered as dwelling units for the purpose of calculating density. **b)** **Additional dwellings units may be permitted in accordance with other applicable by-laws, guidance, or requirements.**

OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-052

Official Plan Amendment 330

A by-law to adopt an amendment to the 1984 Oakville Official Plan as it applies to the North Oakville East Secondary Plan, Official Plan Amendment Number 330 (Housing Minister Request - HAF - Additional Dwelling Units File No. 42.15.62)

WHEREAS subsection 21(1) of the *Planning Act,* R.S.O. 1990, c.P.13, as amended, states that a council of a municipality that is within a planning area may initiate an amendment to any official plan that applies to the municipality, and section 17 applies to any such amendment; and,

WHEREAS subsection 22(1) of the *Planning Act* provides that a person or public body may request a council to amend its official plan; and,

WHEREAS on January 22, 2024, Town Council directed staff to bring forward a zoning by-law amendment to permit four units per property, as-of-right for Council's consideration within 90 days; and

WHEREAS it is deemed necessary to pass an amendment to the North Oakville East Secondary Plan (1984 Oakville Official Plan) to enable the requested four units per property as-of-right in the implementing zoning by-law;

COUNCIL ENACTS AS FOLLOWS:

1. Official Plan Amendment Number 330 to the 1984 Oakville Official Plan (North Oakville Secondary Plan), attached as **Appendix "A"**, is hereby adopted.

2. This Official Plan Amendment is subject to appeal rights set out in section 17 of the *Planning Act*, R.S.O. 1990, c. P.13, and shall come into effect once the deadline for filing appeals has passed or all appeals have been withdrawn or finally disposed of.

3. If the Regional Municipality of Halton, being the Approval Authority, does not exempt this Official Plan Amendment from its approval, the Clerk is hereby

authorized and directed to apply to the Approval Authority for approval of this Official Plan Amendment.

PASSED this ___ day of _____, 2024

_____ _____
MAYOR CLERK

APPENDIX "A" to By-law 2024-052

Official Plan Amendment Number 330 to the North Oakville East Secondary Plan (1984 Oakville Official Plan)

Constitutional Statement

The details of the amendment, as contained in Part 2 of this text, constitute Official Plan Amendment Number 330 (OPA 330) to the 1984 Oakville Official Plan (North Oakville East Secondary Plan).

Part 1 – Preamble

A. Subject Lands

The Official Plan Amendment applies to all the lands subject to the North Oakville East Secondary Plan.

B. Purpose and Effect

The purpose of the Official Plan Amendment is to modify the text of the North Oakville East Secondary Plan to permit additional dwelling units, greater than what is currently permitted in the North Oakville East Secondary Plan.

The effect of the proposed amendment will enable new zoning permissions and regulations to permit additional dwelling units.

C. Background

- In spring 2023, the Canada Mortgage and Housing Corporation (CMHC) launched the Housing Accelerator Fund (HAF) program. The main objective of the program is to encourage housing supply growth and create certainty in development approvals.

- On July 10, 2023, Town Council approved a Housing Action Plan for the HAF program, which is a requirement to participate in the HAF program. The Action Plan included seven initiatives to be undertaken as part of the HAF program that were included in the HAF application.

- On October 25, 2023, the federal Minister of Housing, Infrastructure and Communities, sent a letter requesting additional measures be considered

to strengthen Oakville's HAF application. The measures included permitting "four units as-of-right town-wide".

- A subsequent letter was received from the Minister of Housing, Infrastructure and Communities requesting the town to adopt a by-law to "allow for four dwelling units on a single lot on an as-of-right basis".

- On January 22, Council provided a motion: "in support of the Housing Accelerator Fund Application, as advised by Minister Fraser, with due regard for heritage conservation and infrastructure capacity and servicing: a) that staff be directed to bring forward a zoning by-law amendment to permit 4 units per property, as-of-right for Council's consideration within 90 days of the passing of this resolution".

D. Basis

- The official plan amendment is required to enable new zoning permissions and regulations to permit additional dwelling units, as directed by Town Council.

- The official plan amendment also addresses provincial legislation under Bill 23 that permits three dwelling units per property, as-of-right.

- The official plan amendment enables housing supply growth.

Part 2 – The Amendment

A. Text Changes

The amendment includes the changes to the text of the North Oakville East Secondary Plan as described in the following table.

In the "Description of Change" column, text that is **bolded and underlined** is new text to be inserted into the Livable Oakville Plan. Text that is crossed out ("~~strikethrough~~") is to be deleted from the Plan.

Item No.	Section	Description of Change
1.	**7.6.2.2 f)** LAND USE STRATEGY Land Uses Generally Permitted - Permitted in Most Land Use Designations	Delete and replace policy 7.6.2.2 f), as follows: ~~f) One accessory apartment in a single detached, semi-detached or duplex dwelling in accordance with the regulations of the zoning by-law;~~ **f) Additional Dwelling Units** **i) The town will provide for the creation of additional dwelling units though regulations in the Zoning By-law.** **ii) Additional dwelling units shall not be considered as dwelling units for the purpose of calculating density.** **iii) Additional dwelling units may be permitted in accordance with other application by-laws, guidance, or requirements.**

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-053

A by-law to amend Town of Oakville Zoning By-law 2014-014 to make a number of technical modifications to permit three additional dwelling units affecting various zones. (Town-initiated Zoning By-law Amendment, File No. 42.15.62)

COUNCIL ENACTS AS FOLLOWS:

1. Within **Part 1, Administration**, of Zoning By-law 2014-014:

   a) Subsection 1.4 d) Compliance with this By-law and Certificates of Occupancy is amended by deleting "or *accessory dwelling unit*" and replacing with ", or *attached* or *detached additional dwelling unit*".

2. Within **Part 3, Definitions**, of Zoning By-law 2014-014 is amended by:

   a) Deleting the defined term "**Dwelling Unit, Accessory"** and associated definition in its entirety.

   b) Adding the defined term "**Dwelling Unit, Attached Additional"** and definition as follows:

"means one or more habitable rooms containing separate kitchen and bathroom facilities for private *use* as a single housekeeping unit which is contained within a *detached dwelling*, *semi-detached dwelling*, *linked dwelling* or *townhouse dwelling* already containing a *dwelling unit*."

   c) Adding the defined term "**Dwelling Unit, Detached Additional"** and definition as follows:

"means one or more habitable rooms containing separate kitchen and bathroom facilities for private *use* as a single housekeeping unit which is contained within an *accessory building* associated to a *detached dwelling*, *semi-detached dwelling*, *linked dwelling* or *townhouse dwelling* already containing a *dwelling unit*."

d) Deleting the defined term "**Dwelling, Garden Suite**" and associated definition in its entirety .

3. Within **Part 4, General Provisions**, of Zoning By-law 2014-014:

a) Section 4.1 **Accessory Dwelling Units** is deleted in its entirety and replaced with the following:

"4.1 Additional Dwelling Units

4.1.1 Permitted Buildings

a) *Attached additional dwelling units* are permitted in the following *buildings:*

i) *Detached dwelling;*
ii) *Semi-detached dwelling;*
iii) *Linked dwelling;*
iv) *Townhouse dwelling.*

b) *Detached additional dwelling units* are permitted in the following *accessory buildings:*

i) *Accessory building* associated to a *detached dwelling*, *semi-detached dwelling*, *linked dwelling*, or *townhouse dwelling*.

4.1.2 Maximum Number of Additional Dwelling Units

Attached or Detached Additional Dwelling Units			
Dwelling type	**Permitted combinations of additional dwelling units**		
Detached Dwelling	A maximum of three (3) *attached additional dwelling units*.	or	A maximum of two (2) *attached additional dwelling units* and one (1) *detached additional dwelling unit*.
Semi-detached dwelling, linked dwelling, townhouse dwelling	A maximum of two (2) *attached additional dwelling units*.	or	A maximum of one (1) *attached additional dwelling unit* and one (1) *detached additional dwelling unit*.

4.1.3 Entrance and Exit Regulations

a) Any entrance and exit to an *attached* or *detached additional dwelling unit* shall not be oriented towards any *yard* having a dimension less than 1.0 metre."

b) Section 4.23 Short Term Accommodation is amended by:

i) Deleting "*accessory dwelling unit*" and replacing with "*attached or detached additional dwelling unit"* in subsection a).

ii) Deleting "*accessory dwelling unit*" and replacing with "*attached or detached additional dwelling unit"* in subsection b).

3. Within Part 5, **Parking, Loading & Stacking Lane Provisions**, of Zoning By-law 2014-014:

a) Table 5.2.1 Ratios of Minimum Number of Parking Spaces is amended by:

i) Deleting "*Accessory dwelling unit*" and replacing with "*Attached* or *detached additional dwelling unit*" in row 16, column 1.

ii) Adding after "*parking space*" the words "for the first two units and no additional *parking spaces* for a third unit" in row 16, column 2.

b) Table 5.2.2 Ratios of Minimum Number of Parking Spaces for Mixed Use Zones is amended by:

i) Deleting "*Accessory dwelling unit*" and replacing with "*Attached* or *detached additional dwelling unit*" in row 12, column 1.

ii) Adding after "*parking space*" the words "for the first two units and no additional *parking spaces* for a third unit" in row 12, column 2.

4. Within Part 6, **Residential Zones**, of Zoning By-law 2014-014:

a) Table 6.2.1 Permitted Uses in the Residential Low Zones and the Residential Uptown Cores Zone is amended by:

i) deleting "*Accessory dwelling unit*" and replacing with "*Attached or detached additional dwelling unit*" in row 1, column 1.

b) Table 6.2.2 Permitted Uses in the Residential Medium and the Residential High Zones is amended by:

i) deleting "*Accessory dwelling unit*" and replacing with "*Attached* or *detached additional dwelling unit*" in row 1, column 1.

ii) Additional Regulations for Permitted Uses Table 6.2.2 footnote 1 is amended by deleting "*accessory dwelling unit" and replacing with "attached or detached additional dwelling unit".*

5. Within Part 8, **Mixed Use Zones**, of Zoning By-law 2014-014:

   a) Table 8.2 Permitted Uses in the Mixed Use Zones is amended by:

      i) Deleting "*Accessory dwelling unit*" and replacing with "*Attached* or *detached additional dwelling unit*" in column 1.

   b) Additional Regulations for Permitted Uses Table 8.2 footnote 5 is amended by deleting "*accessory dwelling unit"* and replacing with "*attached* or *detached additional dwelling unit".*

6. Within Part 13, **Environmental Zones**, of Zoning By-law 2014-014:

   a) Table 13.2 Permitted uses in the Environmental Zones is amended by deleting "*Accessory dwelling unit"* and replacing with *"Attached additional dwelling unit"* in row 1 of column 1.

   b) Additional Regulations for Permitted Uses Table 13.2 footnote 6 is amended by deleting "*accessory dwellings*" and replacing with "*attached additional dwelling units*".

7. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this ##th/st/nd/rd day of MONTH, 20##

_____ _____

MAYOR CLERK

OAKVILLE

By-Law Number: 2024-054

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-054

A by-law to amend Town of Oakville Zoning By-law 2009-189 to make a number of technical modifications to permit three additional dwelling units affecting various zones. (Town-initiated Zoning By-law Amendment, File No. 42.15.62)

COUNCIL ENACTS AS FOLLOWS:

1. Within **Section 1, Administration**, of Zoning By-law 2009-189:

   a) Subsection 1.6 ii, Certificates of Occupancy, is amended by deleting "*accessory dwelling unit*" and replacing with "*attached* or *detached additional dwelling unit*".

2. Within **Section 3, Definitions**, of Zoning By-law 2009-189 is amended by:

   a) Deleting the defined term **"Accessory Dwelling Unit"** and associated definition in its entirety**.**

   b) Adding the defined term "**Dwelling Unit, Attached Additional**" and definition as follows:

"means one or more habitable rooms designed for *use* by, containing separate kitchen and bathroom facilities for the private *use* of, one household or person as a single housekeeping unit which is contained within a *detached dwelling*, *semi-detached dwelling* or *townhouse dwelling already containing a dwelling unit*. "

   c) Adding the defined term "**Dwelling Unit, Detached Additional**" and definition as follows:

"means one or more habitable rooms designed for *use* by, containing separate kitchen and bathroom facilities for the private *use* of, one household or person as a single housekeeping unit which is contained within an *accessory building* associated to a *detached dwelling*, *semi-detached dwelling* or *townhouse dwelling already containing a dwelling unit*."

3. Within **Section 4, General Regulations**, of Zoning By-law 2009-189:

a) Section 4.1 Contents is amended by deleting "*Accessory Dwelling Units*" and replacing with "Additional Dwelling Units".

b) Section 4.29 **Accessory Dwelling Units** is deleted in its entirety and replaced with the following:

"4.29 Additional Dwelling Units

4.29.1 Permitted Building Types

Attached additional dwelling units are permitted in the following *main building* types*:*

i. *Detached dwelling;*
ii. *Semi-detached dwelling;*
iii. *Townhouse dwelling.*

4.29.2 Permitted Accessory Building Types

Detached additional dwelling units are permitted in the following *accessory buildings:*

i. *Accessory building* associated to a *detached dwelling*, *semi-detached dwelling* or *townhouse dwelling*.

4.29.3 Maximum Number of Additional Dwelling Units

Attached or Detached Additional Dwelling Units			
Dwelling type	**Permitted combinations of additional dwelling units**		
Detached Dwelling	A maximum of three (3) *attached additional dwelling units*.	or	A maximum of two (2) *attached additional dwelling units* and one (1) *detached additional dwelling unit*.
Semi-detached dwelling, or *townhouse dwelling*	A maximum of two (2) *attached additional dwelling units*.	or	A maximum of one (1) *attached additional dwelling unit* and one (1) *detached additional dwelling unit*.

4.29.4 Entrance and Exit Regulations

i. Any entrance and exit to an *attached* or *detached additional dwelling unit* shall not be oriented towards any *yard* having a dimension less than 1.0 metre.

c) Section 4.32 **Short Term Accommodation**, is amended by:

i) deleting "*accessory dwelling unit*" in subsection i. and replacing with "*attached* or *detached additional dwelling unit*" and,

ii) deleting "*accessory dwelling unit*" subsection ii. and replacing with "*attached or detached additional dwelling unit*".

2. Within **Section 5, <u>Parking and Loading Regulations</u>**, of Zoning By-law 2009-189:

a) Table 5.1A row (9) **<u>Parking Requirements for Residential Uses</u>** is amended by deleting **"***Accessory dwelling unit*" and replacing with *"Attached* or *detached additional dwelling unit"* in row 9, column 1.

3. Within **Section 6, <u>Permitted Uses</u>**, of Zoning By-law 2009-189:

a) Table 6.1 is amended by deleting "*accessory dwelling unit"* under column one, in the first row after the subheading Residential and replacing with "*attached* or *detached additional*".

4. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this ##th/st/nd/rd day of MONTH, 20##

_____ _____

MAYOR CLERK

APPENDIX E

OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-055

Official Plan Amendment 66

A by-law to adopt an amendment to the Livable Oakville Plan, Official Plan Amendment Number 66 (Housing Minister Request - HAF - Sheridan College Housing Area - Special Policy Area, File No. 42.15.63)

WHEREAS subsection 21(1) of the *Planning Act,* R.S.O. 1990, c.P.13, as amended, states that a council of a municipality that is within a planning area may initiate an amendment to any official plan that applies to the municipality, and section 17 applies to any such amendment; and,

WHEREAS subsection 22(1) of the *Planning Act* provides that a person or public body may request a council to amend its official plan; and,

WHEREAS on January 22, 2024, Town Council directed staff to bring forward a zoning by-law amendment permitting 4 storeys within 800m of Sheridan College for Council's consideration within 90 days; and

WHEREAS it is deemed necessary to pass an amendment to the Livable Oakville Plan to enable the requested four storey height permissions within 800m of Sheridan College in the implementing zoning by-law;

COUNCIL ENACTS AS FOLLOWS:

1. Official Plan Amendment Number 66 to the Livable Oakville Plan, attached as **Appendix "A"**, is hereby adopted.

2. This Official Plan Amendment is subject to appeal rights set out in section 17 of the *Planning Act*, R.S.O. 1990, c. P.13, and shall come into effect once the deadline for filing appeals has passed or all appeals have been withdrawn or finally disposed of.

3. If the Regional Municipality of Halton, being the Approval Authority, does not exempt this Official Plan Amendment from its approval, the Clerk is hereby authorized and directed to apply to the Approval Authority for approval of this Official Plan Amendment.

PASSED this ___ day of _____, 2024

_____ MAYOR

_____ CLERK

APPENDIX "A" to By-law 2024-055

Official Plan Amendment Number 66 to the Town of Oakville's Livable Oakville Plan

Constitutional Statement

The details of the amendment, as contained in Part 2 of this text, constitute Official Plan Amendment Number 66 (OPA 66) to the Livable Oakville Plan.

Part 1 – Preamble

A. Subject Lands

The Official Plan Amendment applies to lands generally bound by Upper Middle Road to the north, White Oaks Boulevard to the east, Sewell Drive to the south, and Sixth Line to the west, and includes lands designated Low Density Residential, Medium Density Residential, or Neighbourhood Commercial

B. Purpose and Effect

The purpose of the Official Plan Amendment is to modify the text and schedules of the Livable Oakville Plan to establish a new Special Policy Area, known as the Sheridan College Housing Area. The Special Policy Area establishes a policy framework to enable increased density permissions, including buildings heights up to four storeys within the Residential Area and Nodes and Corridor – Trafalgar Road Corridor.

The effect of the proposed amendment will:

- Add a new Special Policy Area – "Sheridan College Housing Area";
- Add a new goal, objectives, and development concept to guide decision making;
- Add new functional policies to address parking, accommodating increased density, housing, and urban design;
- Add new land use policies that enable a broader range of medium density residential uses within the Residential Area and Trafalgar Road Corridor;
- Add implementation policies to ensure appropriate transition, phasing, and coordination with Sheridan College over the long-term.

C. Background

- In spring 2023, the Canada Mortgage and Housing Corporation (CMHC) launched the Housing Accelerator Fund (HAF) program. The main objective of the program is to encourage housing supply growth and create certainty in development approvals.

- On July 10, 2023, Town Council approved a Housing Action Plan for the HAF program, which is a requirement to participate in the HAF program. The Action Plan included seven initiatives to be undertaken as part of the HAF program that were included in the HAF application.

- On October 25, 2023, the federal Minister of Housing, Infrastructure and Communities, requested additional measures be considered to strengthen Oakville's HAF application. The measures included "increasing densification around Sheridan College".

- A subsequent letter was received from the Minister of Housing, Infrastructure and Communities, suggesting that "a measure such as allowing four storeys and four or more units as of right within an 800 metre radius of Sheridan College would be acceptable."

- On January 22, Council provided a motion: "in support of the Housing Accelerator Fund Application, as advised by Minister Fraser, with due regard for heritage conservation and infrastructure capacity and servicing: b) that staff be directed to bring forward a zoning by-law amendment permitting 4 storeys within 800m of Sheridan College for Council's consideration".

D. Basis

- The official plan amendment is required to enable new zoning permissions and regulations that permit increased medium density housing options and four storey height limits around Sheridan College.

- The official plan amendment enables housing supply growth.

Part 2 – The Amendment

A. Text Changes

The amendment includes the changes to the text and schedules of the Livable Oakville Plan as described in the following table.

In the "Description of Change" column, text that is **bolded and underlined** is new text to be inserted into the Livable Oakville Plan. Text that is crossed out ("~~strikethrough~~") is to be deleted from the Plan.

Item No.	Section	Description of Change
1.	**26.5 *NEW*** SPECIAL POLICY AREAS Sheridan College Housing Area *Note: Section 26 will become section 28 given the approval of OPA 35 (Hospital District) and OPA 41 (Bronte GO Major Transit Station Area), by Halton Region, which have not yet to be consolidated into the Livable Oakville Plan.*	Add a new Section 26.5 (which will become Section 28.5 when the Livable Oakville Plan is consolidated) as attached under Appendix 1, and renumbering the following sections in the Livable Oakville Plan accordingly.

B. Schedule Changes

The amendment includes changes to the schedules in the Livable Oakville Plan listed in the following table, and shown in Appendix 2:

Item No.	Section	Description of Change
2.	**Schedule I** Central Land Use	Amend Schedule I to: - Add a Special Policy Area overlay on the lands surrounding Sheridan College, except on lands designated Parks and Open Space, Natural Area, High Density Residential and the Sheridan College lands.

APPENDIX 1
Changes to the Text of the Livable Oakville Plan for the Sheridan College Housing Area – Special Policy Area

26.5 Sheridan College Housing Area

The lands around Sheridan College, generally bound by Upper Middle Road to the north, White Oaks Boulevard to the east, Sewell Drive to the south, and Sixth Line to the west, is a *Special Policy Area* known as the Sheridan College Housing Area. The lands subject to the *Special Policy Area* are shown on Schedule I Central Land Use.

The Sheridan College Housing Area is located within a Residential Area and a Node and Corridor, as identified on Schedule A1 Urban Structure. The area is identified as a *Special Policy Area* given its opportune location within Oakville surrounding Sheridan College and along the Trafalgar Road Corridor *Special Policy Area*, providing opportunities for enhancing student housing options, increasing the town's housing mix, and increasing residential density to grow the housing supply through *transit-supportive development*.

26.5.1 Goal

The Sheridan College Housing Area will support the expansion of a more diverse range of housing options around Sheridan College, an important major institutional use within the town. It will also support the town's urban structure by providing increased *transit-supportive development* opportunities along Trafalgar Road, a *regional transit priority corridor*.

26.5.2 Objectives

The Town will, through public actions and in the process of reviewing development applications, use the following objectives to guide decision making within the Sheridan College Housing Area.

a) Recognize the unique context of the Sheridan College Housing Area as:

   i) an area within walking distance of a post-secondary institution, being one of the town's largest major institutional facilities, requiring housing accommodations for student and employee populations, among others, in need of *affordable housing* options;

   ii) an area well-served by a large system of natural areas, parks, and transit options; and,

iii) an area that can support the town's objective to increase density along the Trafalgar Road Corridor, a *regional transit priority corridor*.

b) Create opportunities to increase the housing supply by:

i) increasing density permissions;

ii) enabling a more diverse range and mix of housing forms and tenures;

iii) enabling redevelopment opportunities within the Residential Area and Trafalgar Road Corridor.

26.5.3 Development Concept

The Sheridan College Housing Area will be an area of incremental change. It will maintain a low rise *character* and built form up to four storeys. Existing housing will be permitted to redevelop and transition over time to allow for low rise apartments and other medium density housing forms, which are *compatible* with their surroundings. Existing neighbourhood commercial uses will be maintained and may be redeveloped with increased residential densities while maintaining the commercial function.

26.5.4 Functional Policies

a) Parking

i) Reduced parking standards may be provided through the implementing zoning or site-specific *development* applications.

ii) Where surface parking is provided, it shall be limited to the extent possible by locating in the side or rear yard, and the visual impact shall be mitigated by a combination of setbacks and landscaping.

iii) Increased bicycle parking standards are encouraged through the implementing zoning.

b) Accommodating Increased Density

i) Property consolidation and land assembly to allow for comprehensive site design and *development* is encouraged.

ii) To ensure orderly and comprehensive redevelopment of existing low-rise housing, block context plans demonstrating how property consolidation and

land assembly fits contextually within the broader neighbourhood lotting pattern may be required as part of the *development* approvals process.

iii) Where the planned scale or configuration of *development* is not feasible on an individual property, property consolidation shall be required. Where property consolidation is not possible, *development* permissions may be limited.

c) Housing

i) Within the Sheridan College Housing Area – *Special Policy Area*, residential *development* should include:

- purpose-built rental housing;
- a range of building types and residential unit sizes to accommodate a variety of households;
- *affordable housing*.

d) Urban Design

i) Urban design guidelines may be prepared for the *special policy area* and may be incorporated into the Livable By Design Manual, as amended.

ii) *Development* shall conform with the policies relating to urban design set out in Part C.

iii) *Development* shall be designed and evaluated in accordance with the urban design direction provided in the Livable By Design Manual, as amended.

26.5.5 Land Use Policies

Land use designations for the lands within the Sheridan College Housing Area – *Special Policy Area* are provided on Schedule I, Central land Use. The following policies apply specifically to the lands within the Sheridan College Housing Area – *Special Policy Area*:

a) Notwithstanding section 11.1.8 a), lands designated Low Density Residential within the Sheridan College Housing Area – *Special Policy Area*, may have sufficient lot area and lot frontage to accommodate appropriate intensification,

including through lot consolidation and *development* approvals. Intensification of sites which have been appropriately assembled may be redeveloped with:

i) Medium Density Residential uses;

ii) a maximum density of 50 dwelling units per *site hectare*;

iii) a maximum of four storeys subject to regulations in the zoning by-law;

iv) not less than five units; and,

v) in accordance with section 11.1.9, except 11.1.9 d).

b) On lands designated Medium Density Residential the maximum height shall be four storeys subject to regulations in the zoning by-law.

c) On lands designated Neighbourhood Commercial:

i) residential uses above ground floor retail and service commercial uses may also be permitted up to a maximum of four storeys; and,

ii) redevelopment of a Neighbourhood Commercial site shall ensure there is no net loss of commercial, retail and/or office floor area.

26.5.6 Implementation Policies

In addition to the policies in Part F of this Plan, the following implementation policies apply specifically to the Sheridan College Housing Area - *Special Policy Area*.

b) Phasing/Transition

i) *Development* will occur gradually over the long-term and be coordinated with the provision of *infrastructure*, including:

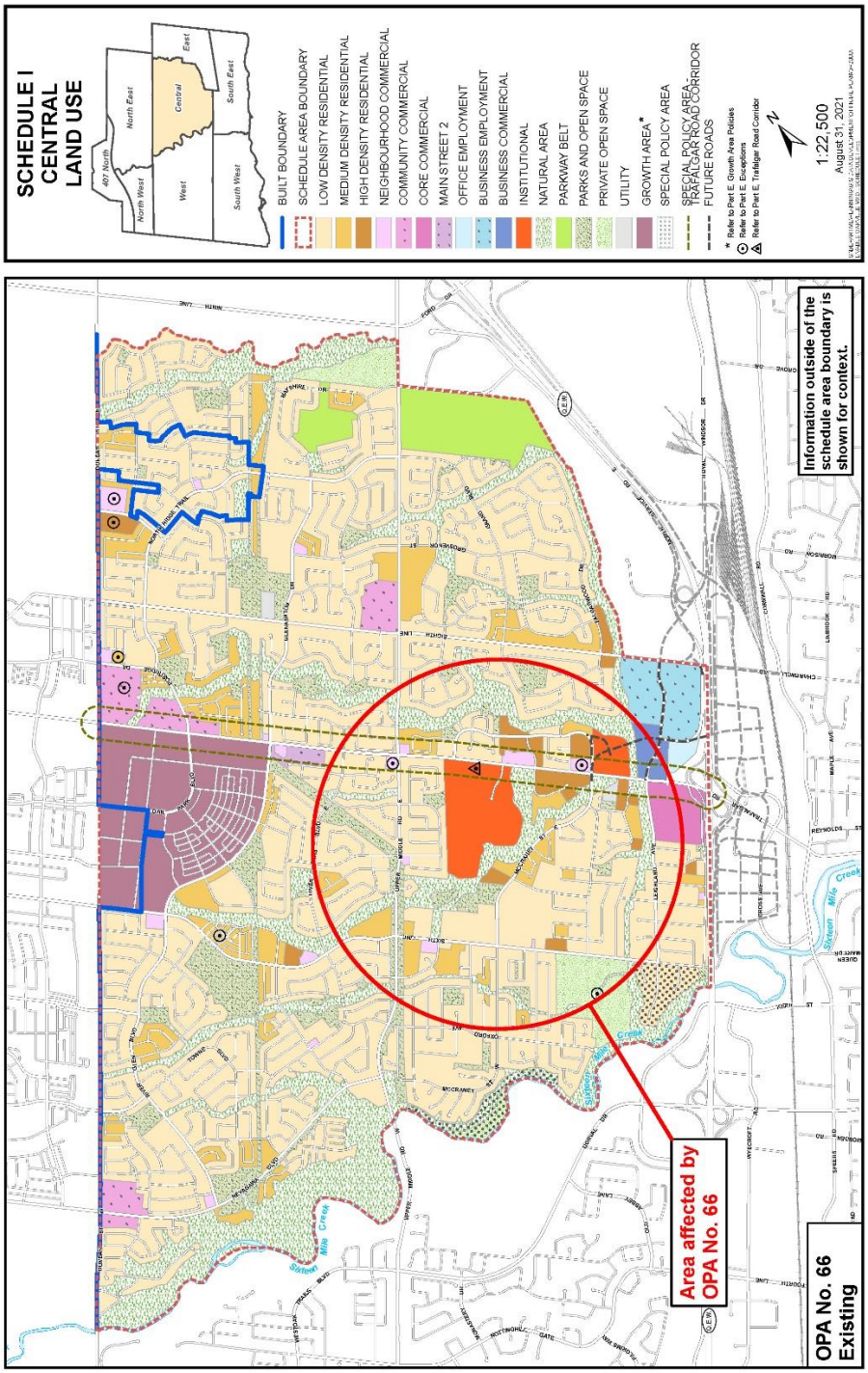
- *multi-modal* transportation improvements; and,
- water and wastewater services.

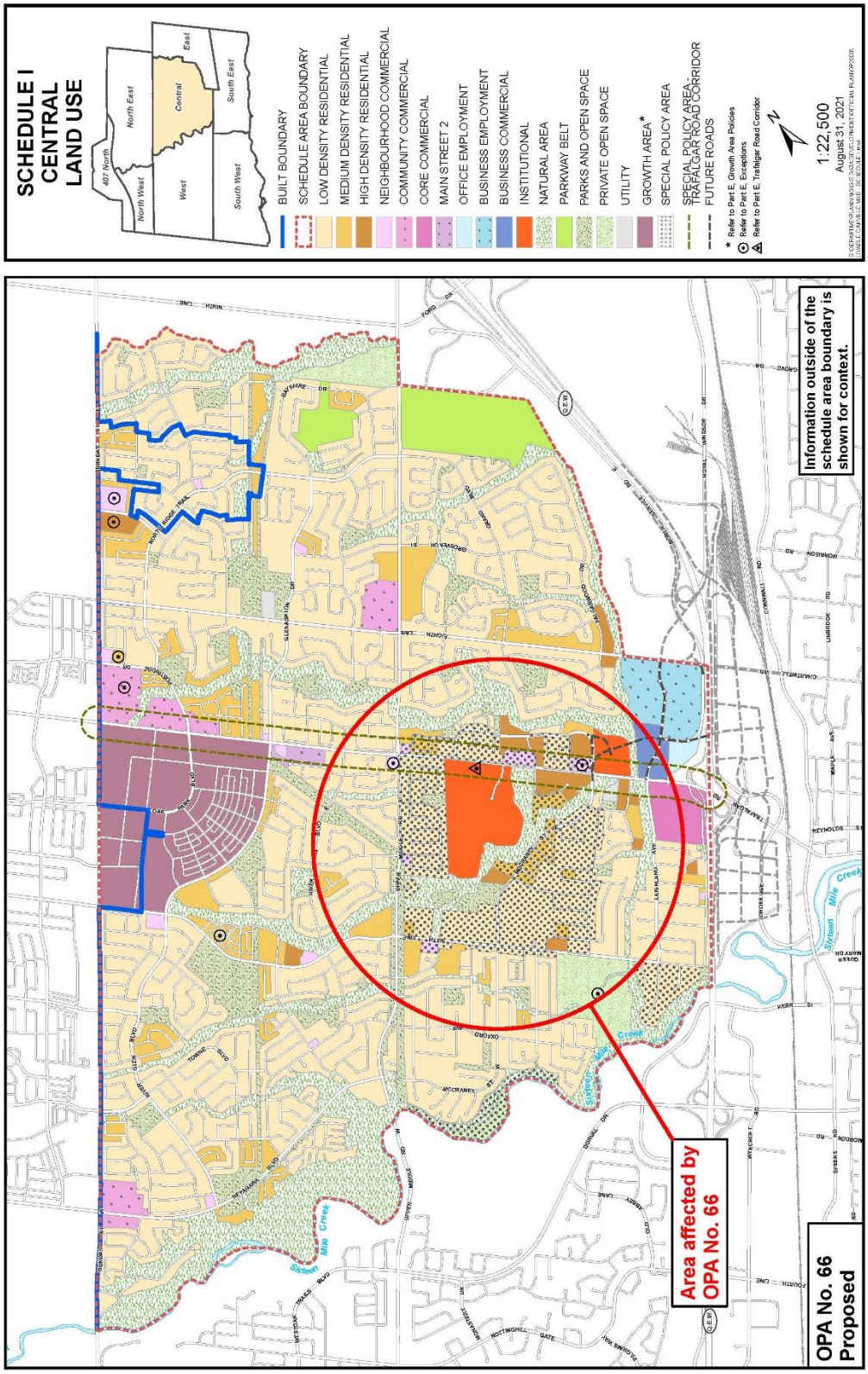
ii) The uses and buildings that legally existing prior to the adoption of this Plan may be permitted to continue.

c) Programs and Initiatives

i) The town shall work in collaboration with Sheridan College during the implementation of the Sheridan College Master Plan, to identify off-campus needs and improvements within the Sheridan College Housing Area – *Special Policy Area*, including but not limited to improved *active transportation* facilities and housing needs.

APPENDIX 2
Changes to the Schedules of the Livable Oakville Plan for the Sheridan College Housing Area – Special Policy Area




SCHEDULE I
CENTRAL
LAND USE
407 North
North West
North East
West
Central
East
South West
South East
BUILT BOUNDARY
SCHEDULE AREA BOUNDARY
LOW DENSITY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL
HIGH DENSITY RESIDENTIAL
NEIGHBOURHOOD COMMERCIAL
COMMUNITY COMMERCIAL
CORE COMMERCIAL
MAIN STREET 2
OFFICE EMPLOYMENT
BUSINESS EMPLOYMENT
BUSINESS COMMERCIAL
INSTITUTIONAL
NATURAL AREA
PARKWAY BELT
PARKS AND OPEN SPACE
PRIVATE OPEN SPACE
UTILITY
GROWTH AREA*
SPECIAL POLICY AREA
SPECIAL POLICY AREA - TRAFALGAR ROAD CORRIDOR
FUTURE ROADS
* Refer to Part E, Growth Area Policies
Refer to Part E, Exceptions
Refer to Part E, Trafalgar Road Corridor
1:22,500
August 31, 2021
Information outside of the schedule area boundary is shown for context.
Area affected by OPA No. 66
OPA No. 66 Proposed

OAKVILLE

APPENDIX F

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-056

A by-law to amend the Town of Oakville Zoning By-law 2014-014, as amended, to permit expanded medium density housing options throughout the area, including building heights up to four storeys when provided in an apartment built form.

COUNCIL ENACTS AS FOLLOWS:

1. Map 19(14) & 19(15) of By-law 2014-014, as amended, is further amended by rezoning the lands as depicted on Schedule 'A' to this By-law.

2. Section 15, Special Provisions, of By-law 2014-014, as amended, is further amended by adding new Sections 15.434, 15.435 and 15.436 as follows:

434	**Area Surrounding Sheridan College** (Lands identified in Schedule 'A')	Parent Zone: RL3-0, RL5, RL5-0, RL7, RL7-0, RL8, RL8-0
Maps 19(14) & 19(15)		(2014-014)
15.434.1 Additional Permitted Uses		
The following additional *uses* are permitted:		
a)	*Apartment Dwellings*	
b)	*Stacked Townhouse Dwelling*	
c)	*Back-to-Back Townhouse Dwelling*	
d)	*Townhouse Dwelling*	
15.434.2 Additional Regulations for Permitted Uses		
The following *uses* are only permitted within *Detached Dwellings*:		
a)	*Lodging House*	
15.434.3 Zone Provisions for Apartment Dwellings		
The following regulations apply to *Apartment Dwellings*:		
a)	Minimum *lot area*	1486.5 m^2

b)	Minimum *lot frontage*	24.0 m
c)	*Minimum front yard*	6.0 m
d)	*Minimum flankage yard*	3.0 m
e)	*Minimum interior side yard*	4.5 m
f)	Minimum *separation distance* between *buildings* containing *dwelling units*	2.4 m
g)	*Minimum rear yard*	6.0 m
h)	Maximum number of *storeys*	4
i)	Maximum *height*	15.0 m
j)	Maximum *lot coverage* for the *dwelling*	n/a
k)	Minimum *landscaping coverage*	10 %
l)	Minimum width of l*andscaping along a lot line* abutting a Residential Low or Residential Medium *Zone*	3.0 m
15.434.4 Zone Provisions for Stacked Townhouse Dwellings		
The following regulations apply to *Stacked Townhouse Dwellings*:		
a)	Minimum *lot area*	1486.5 m^2
b)	Minimum *lot frontage*	24.0 m
c)	*Minimum front yard*	6.0 m
d)	*Minimum flankage yard*	3.0 m
e)	*Minimum interior side yard*	1.2 m
f)	Minimum *separation distance* between *buildings* containing *dwelling units*	2.4 m
g)	*Minimum rear yard*	6.0 m
h)	Maximum number of *storeys*	3
i)	Maximum *height*	12.0 m
j)	Maximum *lot coverage* for the *dwelling*	n/a
k)	Minimum *landscaping coverage*	10 %
15.434.5 Zone Provisions for Back-to-Back Townhouse Dwellings		
The following regulations apply to *back-to-back townhouse dwellings*:		
a)	Minimum *lot area*	135.0 m^2 per *dwelling*
b)	Minimum *lot frontage*	30.5 m
c)	*Minimum front yard*	6.0 m
d)	*Minimum flankage yard*	3.0 m

e)	*Minimum interior side yard*	1.2 m
f)	Minimum *separation distance* between *buildings* containing *dwelling units*	2.4 m
g)	*Minimum rear yard*	6.0 m
h)	Maximum number of *storeys*	3
i)	Maximum *height*	12.0 m
j)	Maximum *lot coverage* for the *dwelling*	n/a
k)	Minimum *landscaping coverage*	10 %
15.434.6 Zone Provisions for Townhouse Dwellings		
The following regulations apply to *townhouse dwellings*:		
a)	Minimum *lot area*	135.0 m^2 per *dwelling*
b)	Minimum *lot frontage*	30.5 m
c)	*Minimum front yard*	4.5 m
d)	*Minimum flankage yard*	3.0 m
e)	*Minimum interior side yard*	1.2 m
f)	Minimum *separation distance* between *buildings* containing *dwelling units*	2.4 m
g)	*Minimum rear yard*	6.0 m
h)	Maximum number of *storeys*	3
i)	Maximum *height*	12.0 m
j)	Maximum *lot coverage* for the *dwelling*	n/a
k)	Minimum *landscaping coverage*	10 %

435	**Area Surrounding Sheridan College** (Lands identified in Schedule 'A')	Parent Zone: RM1 (2014-014)
Maps 19(14) & 19(15)		
15.435.1 Additional Permitted Uses		
The following additional *uses* are permitted:		
a)	*Apartment Dwellings*	
b)	*Stacked Townhouse Dwelling*	
c)	*Back-to-Back Townhouse Dwelling*	
15.435.2 Zone Provisions for Apartment Dwellings		
The following regulations apply to *Apartment Dwellings*:		

a)	Minimum *lot area*	1486.5 m^2
b)	Minimum *lot frontage*	24.0 m
c)	*Minimum front yard*	6.0 m
d)	*Minimum flankage yard*	3.0 m
e)	*Minimum interior side yard*	4.5 m
f)	Minimum *separation distance* between *buildings* containing *dwelling units*	2.4 m
g)	*Minimum rear yard*	6.0 m
h)	Maximum number of *storeys*	4
i)	Maximum *height*	15.0 m
j)	Maximum *lot coverage* for the *dwelling*	n/a
k)	Minimum *landscaping coverage*	10 %
15.435.3 Zone Provisions for Stacked Townhouse Dwellings		
The following regulations apply to *Stacked Townhouse Dwellings*:		
a)	Minimum *lot area*	1486.5 m^2
b)	Minimum *lot frontage*	24.0 m
c)	*Minimum front yard*	6.0 m
d)	*Minimum flankage yard*	3.0 m
e)	*Minimum interior side yard*	1.2 m
f)	Minimum *separation distance* between *buildings* containing *dwelling units*	2.4 m
g)	*Minimum rear yard*	6.0 m
h)	Maximum number of *storeys*	3
i)	Maximum *height*	12.0 m
j)	Maximum *lot coverage* for the *dwelling*	n/a
k)	Minimum *landscaping coverage*	10 %
15.435.4 Zone Provisions for Back-to-Back Townhouse Dwellings		
The following regulations apply to *back-to-back townhouse dwellings*:		
a)	Minimum *lot area*	135.0 m^2 per *dwelling*
b)	Minimum *lot frontage*	30.5 m
c)	*Minimum front yard*	6.0 m
d)	*Minimum flankage yard*	3.0 m
e)	*Minimum interior side yard*	1.2 m

f)	Minimum *separation distance* between *buildings* containing *dwelling units*	2.4 m
g)	*Minimum rear yard*	6.0 m
h)	Maximum number of *storeys*	3
i)	Maximum *height*	12.0 m
j)	Maximum *lot coverage* for the *dwelling*	n/a
k)	Minimum *landscaping coverage*	10 %

436	**1311 Sixth Line** **1500 Sixth Line** **1534 Queensbury Crescent** **1289-1379 Marlborough Court**	Parent Zone: C1
Maps 19(14) & 19(15)		(2014-014)

15.436.1 Additional Permitted Uses		
The following additional *use* is permitted:		
a)	*Apartment Dwellings*	
15.436.2 Zone Provisions		
The following regulations apply:		
a)	Maximum number of *storeys*	4
b)	Maximum *height*	15.0 m
15.436.3 Special Site Provisions		
The following additional regulations apply:		
a)	*Apartment dwellings* shall only be permitted above the *first storey.*	
b)	An *ancillary residential use* on the *first storey* is permitted to occupy a maximum of 15% of the length of the *main wall* oriented toward a *front lot line*.	

3. Section 16, Holding Provisions, of By-law 2014-014, as amended, is further amended by adding new Sections 16.3.60 as follows:

H60	**Area Surrounding Sheridan College** (Lands identified on Schedule A)	Parent Zone: RL3-0, RL5, RL5-0, RL7, RL7-0, RL8, RL8-0, RM1, C1

Map 19(14) & 19(15)		(2014-014)
16.3.60.1 Only Permitted Uses Prior to Removal of the "H"		
For such time as the "H" symbol is in place, these lands shall only be used for the following:		
a)	All *uses* permitted in the applicable zone, subject to the applicable zone regulations, except for the additional uses permitted in special provisions 434, 435 or 436.	
16.3.60.2 Conditions for Removal of the "H"		
The "H" symbol shall, upon application by the landowner, be removed by *Town* Council passing a By-law under Section 36 of the Planning Act. The following condition(s) shall first be completed to the satisfaction of the *Town of Oakville*:		
a)	That the Owner submits to the satisfaction of the Regional Municipality of Halton, a Functional Servicing Report establishing that there is sufficient capacity for water and/or sanitary sewer to service the subject lands and to discuss any required servicing extensions/requirements to support the proposed development.	
b)	That the Owner submit block plan(s) for the proposed development that demonstrates a coordinated, integrated and comprehensive approach to redevelopment for the subject lands.	
c)	Ownership of subject lands has been legally consolidated under one transferable parcel.	
d)	Registration on title of an agreement between the Owner and the *Town* with respect to the *road* and *infrastructure* improvements. This agreement shall also address any security and advancing of funds, or a letter of credit for the full cost of the *road* and *infrastructure* improvements.	

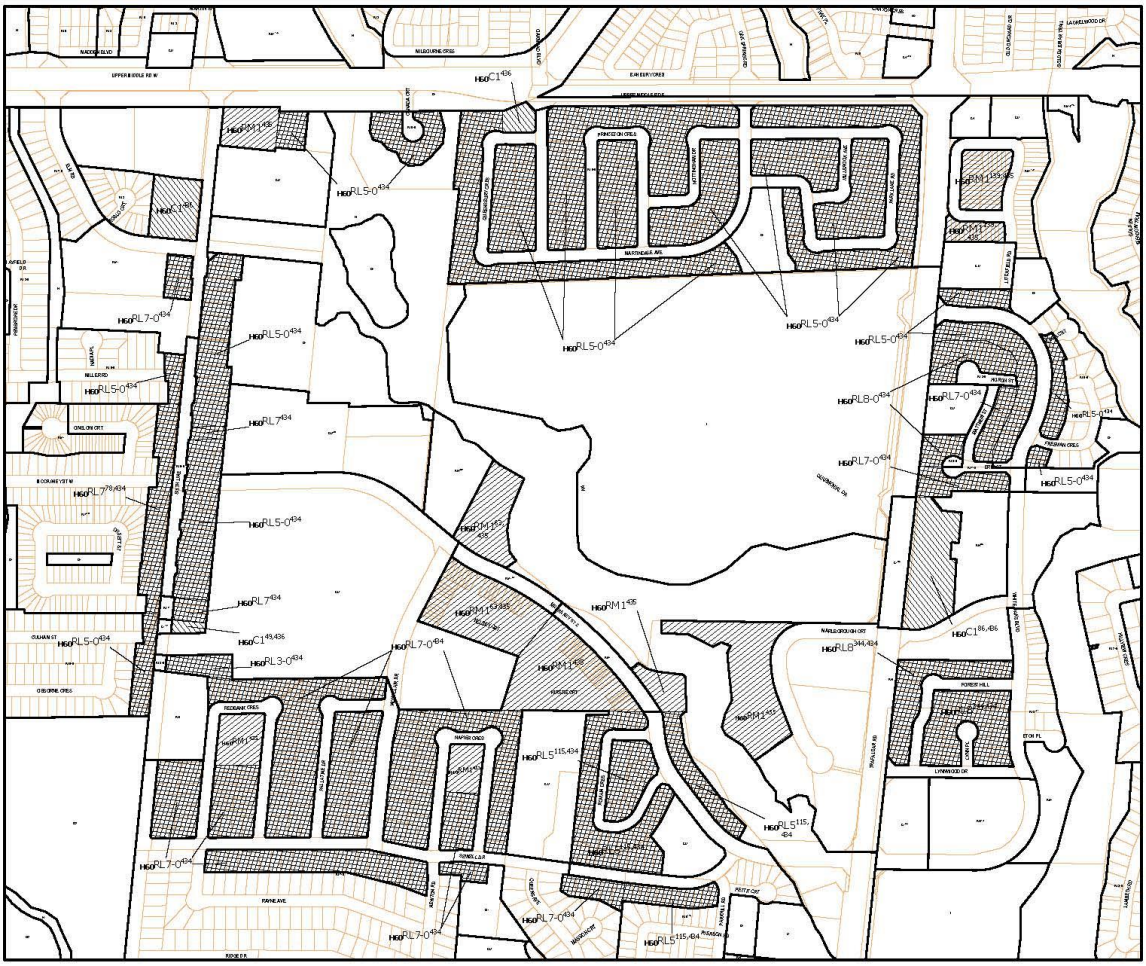
4. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this XX day of MONTH, 20##

_____ MAYOR

_____ CLERK

SCHEDULE "A"
To By-law 2024-056



AMENDMENT TO BY-LAW 2014-014

Rezoned from
RL7 sp:78 (Residential Low);
RL5 sp:115 (Residential Low);
RL8 sp:344 (Residential Low); and,
RL3-0, RL5, RL5-0, RL7, RL7-0, RL8, RL8-0 (Residential Low) to
H60-RL7 sp:78, 434 (Residential Low);
H60-RL7 sp:115, 434 (Residential Low);
H60-RL7 sp:344, 434 (Residential Low); and,
H60-RL3-0, RL5, RL5-0, RL7, RL7-0, RL8, RL8-0 sp:434 (Residential Low).

Rezoned from
RM1 sp:63 (Residential Medium) ;
RM1 sp:139 (Residential Medium); and,
RM1 (Residential Medium) to
H60-RM1 sp:63,435 (Residential Medium);
H60-RM1 sp:139, 435 (Residential Medium); and,
H60-RM1 sp:435 (Residential Medium).

Rezoned from
C1 sp:49 (Neighbourhood Commercial);
C1 sp:86 (Neighbourhood Commercial); and,
C1 (Neighbourhood Commercial) to
H60-C1 sp:49,436 (Neighbourhood Commercial);
H60-C1 sp:86,436 (Neighbourhood Commercial); and,
H60-C1 sp:436 (Neighbourhood Commercial).

EXCERPT FROM MAP 19 (14) & 19(15)

N

SCALE: 1:10,000

Sheridan College Housing Area – Special Policy Area

Guidance for Property Consolidation and Land Assembly

Overview

The Sheridan College Housing Area is a Special Policy Area delineated in the Livable Oakville Plan. The policies identify the Sheridan College Housing Area as an area for incremental change that:

- permits redevelopment of exiting low-rise housing over the long term;
- ensures the maintenance of a low-rise residential character;
- enables opportunities for increased density through the introduction of medium density housing forms and building heights up to four storeys; and,
- requires property consolidation to realize orderly and comprehensive development.

To ensure the orderly and comprehensive redevelopment of existing low-rise housing, the Livable Oakville Plan requires block context plans be submitted as part of the development approvals process, which demonstrate how property consolidation and land assembly fits contextually within the broader neighbourhood lotting pattern.

Corresponding zoning for the Sheridan College Housing Area, as enabled through special provisions, requires that as part of lifting a Holding "H" provision to permit new medium density housing, a block context plan for a proposed development be submitted that demonstrates a coordinated, integrated and comprehensive approach to redevelopment of the subject lands.

The following guidelines are intended to assist in the implementation of the policy and zoning framework for the Sheridan College Housing Area, Special Policy Area, and provide direction for appropriate property consolidation and land assembly required to support increased densities and medium density housing forms. The policies of 11.1.9 of the Livable Oakville Plan continue to apply, as applicable.

Guidelines

1) Lot consolidation should result in the creation of regular shaped lots to better enable development patterns that are compatible with the surrounding area and to avoid creating unusable remnant spaces.

2) Lot consolidation should ensure assembled lands complement the existing lotting pattern of the surrounding neighbourhood and provide a logical arrangement of lots.

3) Lot consolidation should ensure assembled lands maintain a consistent lot orientation along the streetscape that is compatible with surrounding lots.

4) Lot consolidation should enable development that has consistent building orientation along the streetscape with the surrounding neighbourhood, including primary building facades and main entrances.

5) Lot consolidation should ensure that assembled lands do not limit adjacent properties from being redeveloped with medium density uses, as envisioned in the Livable Oakville Plan and implementing zoning by-law.

Jurisdictional Scan of Ontario Municipalities (N=19)

Jurisdiction	4+ units/lot (in effect)	Council Motion directing 4 units/lot	In Effect Policies & Zoning (4+ units/lot as-of-right)	Council Motion Details & Next Steps
Hamilton	Yes	N/A (in effect)	The Urban Hamilton Official Plan permits up to four units as-of-right per lot, as well as up to six units per lot as-of-right on arterials and collectors along the periphery of Hamilton's neighbourhoods. Zoning By-Law 22-197 (Section 15 – New Residential Zones for Urban Areas) (in effect August 12, 2022) • 4 units/lot as-of-right & 6 units/lot (arterials/collectors) • Multiplex conversions (purpose-built not contemplated in 2022; being explored as part of 2024 review) • Infill Design Guidelines in development (to work in tandem with 2024 zoning review)	N/A (in effect)
Toronto	Yes	N/A (in effect)	Multiplexes OPA 649 & ZBA 474-2023 (in effect: May 10, 2023) OPA 649: • 4 units per lot as-of-right • Where permitted through existing zoning, garden suites / laneways suites a possible 5th unit per lot. • Permits multiplexes (duplexes, triplexes & fourplexes) in neighbourhoods • Purpose-built or conversion • Rental or condo units • OPA policies encourage large (family sized) units • Policies direct maintenance of low-rise built form (prevailing street/block patterns, lot sizes/configurations, setbacks) • Policies direct sustainability (maximize contiguous soft landscaping; expand tree canopy; low carbon materials)	N/A (in effect)

Jurisdiction	4+ units/lot (in effect)	Council Motion directing 4 units/lot	In Effect Policies & Zoning (4+ units/lot as-of-right)	Council Motion Details & Next Steps
			• Policies direct heritage conservation / recognition of HCDs Zoning By-Law 474-2023 • Permits multiplexes where not previously allowed (residential detached, semi-detached and townhouse zones) • Maintains / harmonizes zoning built form standards (setbacks, landscaping, lot coverage) – maintains compatibility • Reduces variances required for multiplex construction • Exempts multiplexes from maximum FSI (form-based zoning) • Enables 3 storeys (4 storeys where height limits permit it)	
London	Partial	Yes (August 29, 2023)	The City of London's Zoning By-Law currently permits 3 units per residential lot as-of-right. Zoning By-Law: Section 6, Residential R2 Zone provides for/regulates low density residential development in single detached, semi-detached, duplex and two unit converted dwellings (R2 permitted uses). Zoning By-Law Section 6, R2-2(7) (a)(v) – Converted Dwellings – up to a maximum of four (4) dwelling units.	Staff BE DIRECTED to prepare a zoning by-law amendment that would permit as of right building permits for up to 4 residential units wherever a zone permits singles, semis, or street townhomes for consideration by Council as soon as permitted by the statutory requirements of The *Planning Act.*
Ottawa	Partial	NA (in progress as of 2022)	Ottawa's Official Plan provide direction that the city shall support the production of "missing middle housing" between 3 to 8 units/lot by: • Allowing housing forms that are denser, generally 3+ units/lot…; • Allowing housing forms of 8 or more units in appropriate locations as-of-right within the zoning by-law; and • In appropriate locations, allowing missing middle housing forms while prohibiting lower density typologies near rapid transit.	Council Motion N/A (in progress). First draft Zoning By-Law Amendment (March 2024). Final Zoning By-Law Amendment for Council decision December 2024.

Jurisdiction	4+ units/lot (in effect)	Council Motion directing 4 units/lot	In Effect Policies & Zoning (4+ units/lot as-of-right)	Council Motion Details & Next Steps
			The Official Plan defines "Missing Middle Housing" to generally refer to "…low-rise, multiple unit residential development of between three (3) to sixteen (16) units or more in the case of unusually large lots, and for the lower density types, is usually ground-oriented". The Official Plan provides policy direction for missing middle housing's low-rise built form, requiring zoning regulate a minimum built height of 2 storeys, generally permitting 3 storeys, and where appropriate, allowing a built height of up to 4 storeys to permit higher density, low-rise residential developments.	
Burlington	In Progress	Yes (October 17, 2023)	N/A (OPA and ZBA to permit 4 units/lot as-of-right in development)	Be it resolved that Burlington City Council declare its intention to allow four units as-of-right; and that staff be directed to engage with the community to implement four units as-of-right and the other actions identified in the Housing Strategy.
Barrie	In Progress	Yes (December 13, 2023)	N/A (OPA and ZBA to permit 4 units/lot as-of-right in development)	Barrie's city-initiated Zoning By-Law Amendment to Zoning By-Law 2009-141 to permit up to four units/residential lot as-of-right went to a public meeting December 13, 2023. Q1 2024 Council report back.
Vaughan	In Progress	Yes (October 5. 2023)	N/A (OPA and ZBA to permit 4 units/lot as-of-right in development)	It is therefore recommended that staff BE DIRECTED to prepare a zoning by-law amendment that would permit "as-of-right" up to four

Jurisdiction	4+ units/lot (in effect)	Council Motion directing 4 units/lot	In Effect Policies & Zoning (4+ units/lot as-of-right)	Council Motion Details & Next Steps
				residential units on a property wherever zoning permits single detached, semi-detached or street townhomes for consideration.
Brampton	In Progress	Yes (September 12, 2023)	N/A (OPA and ZBA to permit 4 units/lot as-of-right in development)	Direction to staff to revise the city's HAF application to include: the addition of a milestone to initiate the process of permitting four units as-of-right along transit corridors and to explore the expansion of permissions within the timeframe of the HAF; and the addition of a milestone to amend policies in Brampton's Official Plan to enable four storey buildings within an 800 metre radius of support corridors.
Aurora	In Progress	Yes (September 5, 2023)	N/A (OPA and ZBA to permit 4 units/lot as-of-right in development)	Therefore be it hereby resolved that the Town will engage in pre-zoning of lands situated along key thoroughfares including Leslie and Bayview, as well as both Yonge/Wellington. This initiative will extend to cover Strategic Growth Areas such as the Promenade and MTSA; and be it further resolved that the aforementioned corridors and designated growth areas shall

Jurisdiction	4+ units/lot (in effect)	Council Motion directing 4 units/lot	In Effect Policies & Zoning (4+ units/lot as-of-right)	Council Motion Details & Next Steps
				be pre-zoned, with due consideration for suitable building heights and densities. This pre-zoning shall be designated “as-of-right”, thereby streamlining the development process for residential units; and be it further resolved that staff be directed to undertake this pre-zoning exercise as an integral component of the accelerated Phase 1 Zoning By-Law Review.
Mississauga	In Progress	Yes (November 29, 2023)	N/A (OPA and ZBA to permit 4 units/lot as-of-right in development) Preliminary analysis indicates city is contemplating 2 separate approaches for 4 units/lot conversions and purpose-built. Beyond the 2 separate approaches being contemplated, additional gentle density policy work is being advanced to facilitate multiplexes with 5 or more units/lot – recommendation to Council is anticipated Q4 2024.	Directing staff to prepare an OPA and ZBA to permit as-of-right development for up to four residential units (hereinafter referred to as fourplexes) on low rise residential neighbourhoods city-wide, with provisions as staff deem appropriate.
Richmond Hill	In Progress	Yes (October 25, 2023)	N/A (OPA and ZBA to permit 4 units/lot as-of-right in development)	The City of Richmond Hill is requested to: legalize four units as-of-right city-wide, and allow up to four storeys as-of-right within 800 metres of rapid transit and where MTSAs do not extend to a walkable radius of 800 metres.

Jurisdiction	4+ units/lot (in effect)	Council Motion directing 4 units/lot	In Effect Policies & Zoning (4+ units/lot as-of-right)	Council Motion Details & Next Steps
				Council directs staff to prepare an amendment to the City's Official Plan and Zoning By-Law to permit up to four residential units on a property wherever zoning permits single detached, semi-detached or townhome dwelling units. The implementing zoning by-law may prescribe additional criteria such as servicing capacity to support the proposed units for consideration by Council as soon as permitted by the statutory requirements of the *Planning Act.* Council direct staff to propose an Amendment to the City's Official Plan and Zoning Bylaw to allow up to four (4) storeys as-of-right within an MTSA along Yonge Street and Highway 7 priority transit corridor where there is a mixed-use centre or corridor designation in the OP with permissions for building heights of 3 storeys or greater. Council direct staff on an expedited basis to conduct community and stakeholder consultation and assessments of impacts to infrastructure capacity be

Jurisdiction	4+ units/lot (in effect)	Council Motion directing 4 units/lot	In Effect Policies & Zoning (4+ units/lot as-of-right)	Council Motion Details & Next Steps
				undertaken as part of this work to obtain feedback prior to making a recommendation to Council.
Whitby	In Progress	Yes (December 11, 2023)	N/A (OPA and ZBA to permit 4 units/lot as-of-right in development)	Resolution 222-23 Whereas the Town of Whitby has applied for approximately $56M from the HAF to invest in community-related infrastructure, programs and studies that support housing through the submission of nine key initiatives to be completed over the next three years, therefore be it resolved that: 2. Council direct staff to start advancing work on all Housing Accelerator Fund initiatives subject to HAF approval, and where appropriate, direct staff to report back for Council's approval of individual policies and initiatives; 3. Staff be directed to undertake the following actions, subject to HAF approval, in support of HAF; a. To support increased height and density, as part of the Town wide Official Plan Review (to begin in

Jurisdiction	4+ units/lot (in effect)	Council Motion directing 4 units/lot	In Effect Policies & Zoning (4+ units/lot as-of-right)	Council Motion Details & Next Steps
				January 2024) and Comprehensive Zoning By-law Review (underway). i. Increase height allowance of high-rise buildings near the identified Protected Major Transit Station Area being the Whitby GO Station. ii. Allow 4-storey buildings in other strategic areas beyond the identified Major Transit Station, targeting transit corridors and the identified Rapid Transit areas.
Ajax	In Progress	Yes (October 2023)	N/A (OPA and ZBA to permit 4 units/lot as-of-right in development)	Motion directed staff to carry out work to implement as-of-right zoning permissions to allow up to four units on a property wherever zoning permits detached, semi-detached or street townhomes.
Waterloo	In Progress	Yes (October 30, 2023)	N/A (OPA and ZBA to permit 4 units/lot as-of-right in development)	Direct staff to amend the Zoning By-Law to permit, as-of-right, up to four residential units and four storeys on residential parcels in low density residential zones. Up to four residential units would be allowed without rezoning wherever existing zoning permits single

Jurisdiction	4+ units/lot (in effect)	Council Motion directing 4 units/lot	In Effect Policies & Zoning (4+ units/lot as-of-right)	Council Motion Details & Next Steps
				detached, semi-detached or street townhomes, provided lot size is sufficient.
Guelph	In Progress	Yes (October 17, 2023)	N/A (OPA and ZBA to permit 4 units/lot as-of-right in development)	Motion directing staff to amend Official Plan and Zoning By-Law to permit up to four units per residential lot as-of-right. Directed staff to report back with OPA and ZBA by early 2024.
Kitchener	In Progress	Yes (October 16, 2023)	N/A (OPA and ZBA to permit 4 units/lot as-of-right in development)	Motion directing staff to amend Official Plan and Zoning By-Law to permit up to four units per residential lot as-of-right. Directed staff to report back with OPA and ZBA in early 2024.
Milton	In Progress	Yes (November 13, 2023)	N/A (OPA and ZBA to permit 4 units/lot as-of-right in development)	Council voted to endorse staff recommendation (Item 8.3 – HAF Update – November 13, 2023): (a) Permitting four units as-of-right city-wide; (b) Permitting four storeys as-of-right within 800 metres walking distance of Milton Transit lines.

Jurisdiction	4+ units/lot (in effect)	Council Motion directing 4 units/lot	In Effect Policies & Zoning (4+ units/lot as-of-right)	Council Motion Details & Next Steps
Niagara Falls	In Progress	Yes (November 14, 2023)	N/A (OPA and ZBA to permit 4 units/lot as-of-right in development)	Item 8.5 Permitting 4 Dwelling Units in a Dwelling in Urban Residential Areas – Moved: That Council authorize staff to prepare an amendment to change the Official Plan and Zoning By-Law No. 79-200 to consider permitting four dwelling units in a dwelling on urban serviced residential lands where detached, semi-detached, duplex and townhome dwellings are permitted. That Council direct staff to forward this recommendation to the CMHC and Federal Minister of Housing, Infrastructure and Communities.
Cambridge	Unclear	N/A	N/A (Insufficient Information)	N/A
St. Catharines	Unclear	N/A	N/A (Insufficient Information.)	N/A
Windsor	Motion (No)	Voted No	Council Motion voted “NO”	Voted against 4 units/lot as-of-right.
Pickering	Motion (No)	Voted No	Council Motion voted “NO”	Voted against 4 units/lot as-of-right.

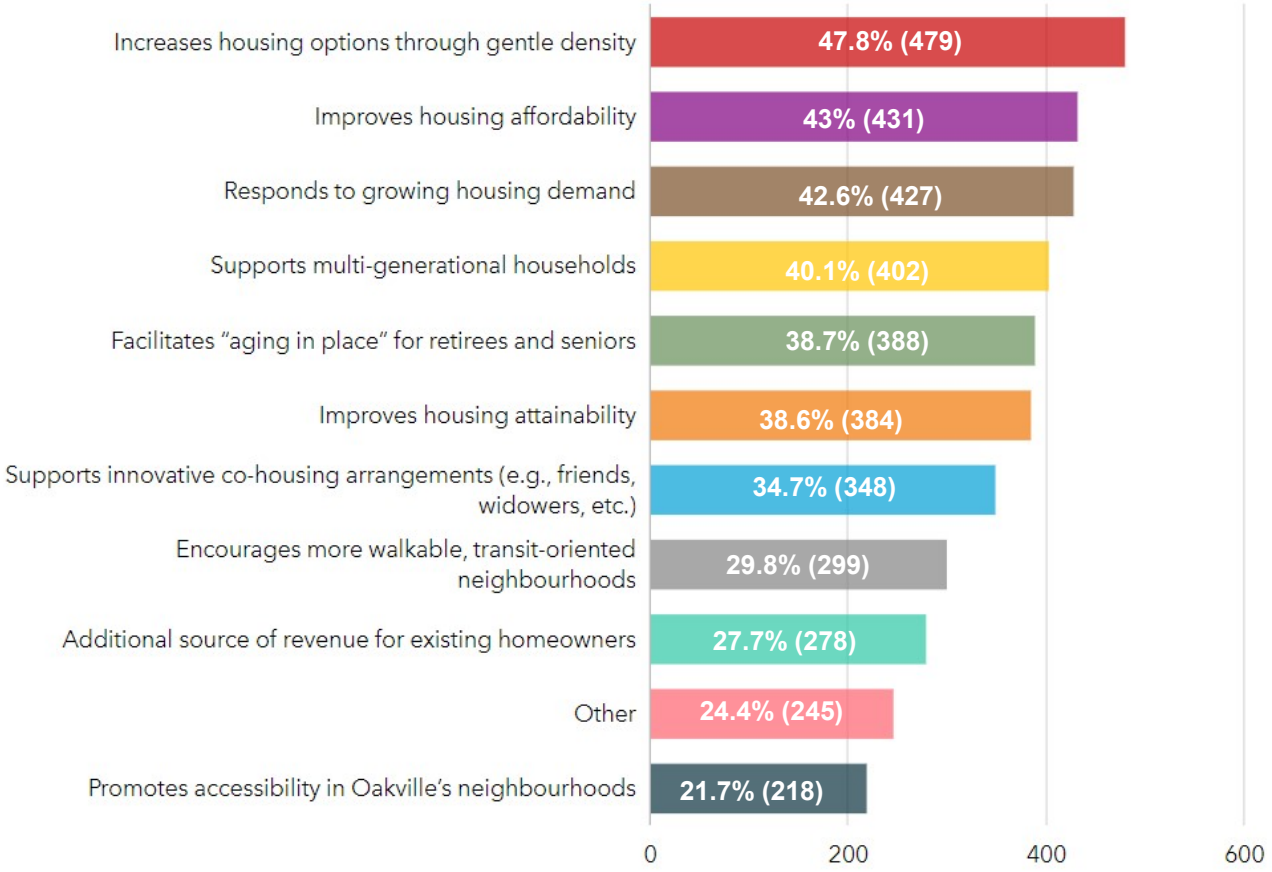
APPENDIX I

Your Voice in Expanding Housing Options in Oakville: Online Survey Results (~1,000)

February 13 to March 8, 2024

OAKVILLE

What are the benefits of more “missing middle” housing?



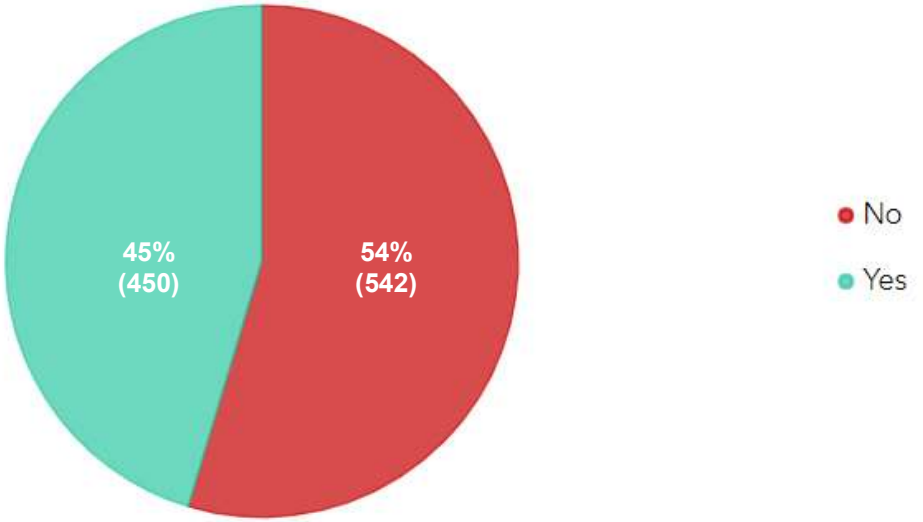
OAKVILLE

What are the benefits of more “missing middle” housing?

Long Form Responses (384) were submitted – a selection of common comments outlined below:

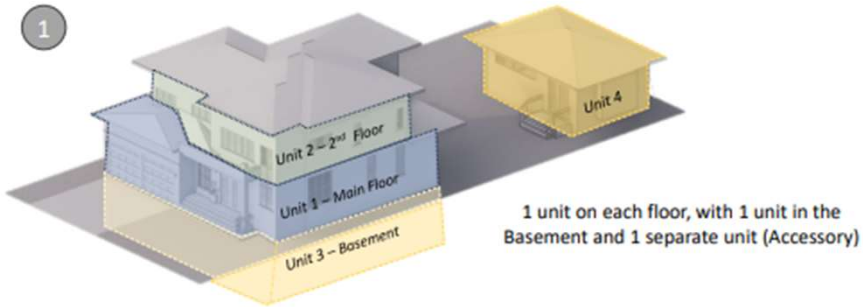
Technical	General (Supportive)	General (Unsupportive)	Consultation
• Need to allow lot severances on big lot property, i.e. > 45 foot wide lot. Allow properties to have lot severance if they are back on main road. • Why has Oakville not used the 2022 provincial legislation to build 3-unit dwellings instead of the huge single-family units on 60 ft lots near me? • When done right, can facilitate the addition of available housing units. But municipal services such as sewer must be taken into account. • A super idea. The success will be in the details. Tailoring the OBC, zoning require (ie parking) and no taxes (no crazy annual requirements). • It will only work if there is no red tape – Oakville is lagging; Kitchener adopted this years ago. • Would rather see a multi-house than a monster home. Unfortunately, if they are allowed to build within 3m of a property line, it will be awful design.	• Why are you only talking about around Sheridan? Why not West Harbour? East End? We need this too! • We need to embrace dense & affordable housing. Village homes start at 1 million. They should start at 300K. • We need heavy density around the GO Train stations. • Unfortunate Ontario didn't get on this bandwagon way earlier. Coming from Montreal and having lived in a 4-plex owned by my parents, I am in favor. • This is a better option than highrises. • Much required for a growing town like Oakville. Adopt transit oriented gentle intensification of 4 to 6 stories. • Numerous comments: way for kids and young adults to stay in Oakville (more housing options / affordability). • Numerous comments: supportive of gentle density / gentle intensification.	• There are benefits to this type of housing (missing middle), but existing neighbourhoods are not the place. • Numerous comments: crime. • Numerous comments: devaluation of homes; reduce quality of life. • We generally oppose this because it increases density and lowers the quality of the neighborhood and also the safety of the neighborhood. • Numerous comments: traffic congestion and parking impacts. • Numerous comments: demographics (renters; low income residents). • Concerns of proliferation of poor quality basement apartments that “take advantage of students”. • Numerous comments: concerns on character of detached residential neighbourhoods, community feel.	• Why did the Town agree to federal demands to enable 4 units on property across the town and not consult to figure out what areas are appropriate?

Are you aware that up to three housing units per residential lot is permitted (town-wide) currently per provincial changes?



OAKVILLE

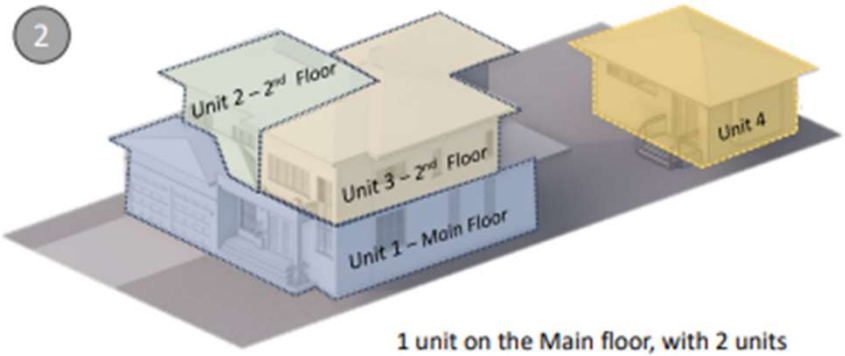
The town is proposing to permit up to four housing units per residential lot containing detached dwellings for “missing middle” housing. This is 1 additional unit beyond what is currently permitted.



Summary of Comments on Illustrative Option:

- Numerous concerns with parking on-site and traffic congestion.
- Without changing the outer structure of a building, this would be OK.
- With possibly two vehicles per housing unit, there will not be room for 8 vehicles to park on site.
- With a permit from the town, a homeowner can, at this point in time, build an apartment on all three levels of a 3 story building. Will the town permit building a 2nd story on a 1 floor plan & basement? What size lot is needed to build Unit 4 in a backyard? All necessary facilities will be needed to make unit 4 livable. At what inconvenience & cost will unit 4 be made livable? Recently built homes have very small backyards, would building out the entire property be acceptable under this by-law?
- What is the height of this type of design? This type of unit could need up to 6-8 parking spaces, potentially even more. Does this design account for parking needs. Please do not say parking will not be needed for all units. That is just not true. Does this design have the separate unit 4 right on the lot line as so many new builds do? That is quite invasive for existing homes. But it is good to have a single-story more accessible unit.

The town is proposing to permit up to four housing units per residential lot containing detached dwellings for “missing middle” housing. This is 1 additional unit beyond what is currently permitted.

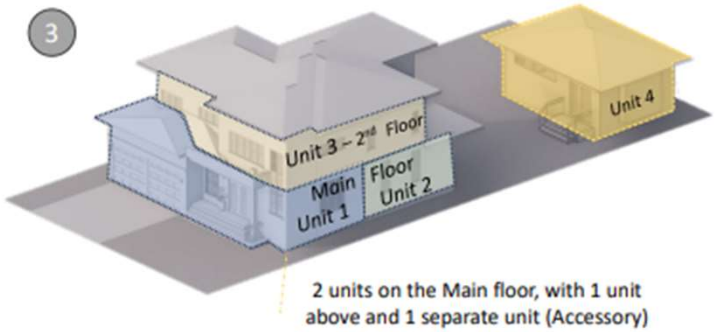


1 unit on the Main floor, with 2 units above and 1 separate unit (Accessory)

Summary of Comments on Illustrative Option:

- Yes to option 2 Oakville added a planning requirement that a studio apartment constructed on top of garage in Oak Park MUST have a parking space. This killed a potential for a few hundred affordable units for students , young working adults and elderly parents since only a few corner lots meet this requirement. Neither students, working adults commuting to work by public transit nor elderly need parking, but the requirement is there set by the planners.
- Yes this is also nice for a multi generational family home.
- Yes I like this. I have no preference to how the units are implemented.
- You should also be considering the ability to sever lots and build multiple detached houses.
- With the Town allowing very high single MONSTER homes to be built in our neighborhood prior to 2022, I prefer the higher built units. I completely agree with the high multi-unit properties being allowed.
- Will erode neighbouring property values.
- Why all this excessive restriction? No need to have an accessory unit. Just permit 4 units in the building.

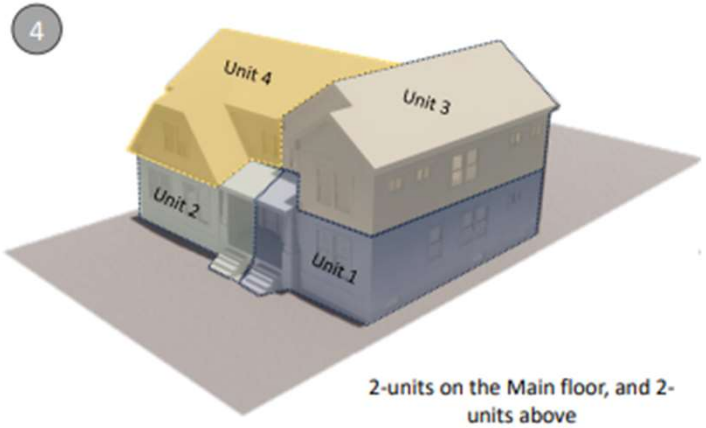
The town is proposing to permit up to four housing units per residential lot containing detached dwellings for “missing middle” housing. This is 1 additional unit beyond what is currently permitted.



Summary of Comments on Illustrative Option:

- You want to put this in College park, will you be expanding Trafalgar and Upper middle more to accommodate all these cars and people?
- Would not encourage a separate dwelling. Would be very cluttered from an aesthetics lens.
- Would be better to have the larger, family size unit easier access to grade and garden for young families and children.
- Works for large homes. Do both units on the main level need separate kitchen facilities etc, or can there be flexibility? e.g. Unit 1 with full facilities, and unit 2 more like a bachelor pad with just a living and washroom space, and a smaller kitchenette?
- Works better than the other options outlined.
- This layout is similar to my thoughts on Option 2, however splitting the units on the ground floor is much better in my opinion, as while the space might not be as large, having direct access to the outdoors provides more benefit than living in a second floor unit with no immediate outdoor access (i.e. a backyard or green space).

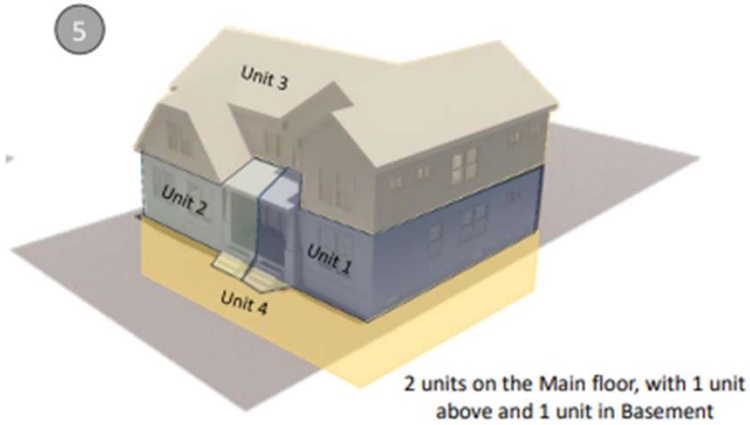
The town is proposing to permit up to four housing units per residential lot containing detached dwellings for “missing middle” housing. This is 1 additional unit beyond what is currently permitted.



Summary of Comments on Illustrative Option:

- Numerous comments in support of option 4.
- Yes. Excellent. Don’t tell me where my 4 units can go, make it as flexible as possible. There is no logical reason to restrict it.
- This option appears to look like housing that would blend in vs stand out.
- YES. Providing all dwelling units are within the existing building parameters and footprint of the existing dwelling. Nothing outside that would constitute a separate dwelling on an existing or expansion of an existing lot. And the height of the new building would NOT exceed the height of a normal 2 story dwelling unit that currently meets the building bylaws and regulations. NO amendments to the height of existing 2 story dwellings.
- This option is ok although I don't see any of these aesthetic pleasing to the eye. If we are going to add these types of accommodations to our neighbourhoods, we should at least demand some landscaping so we are just not a concrete town. And again, where are these potentially 8 cars going to park?
- This method would require a central hub that connects all the units which could require taking away space from the units to create.

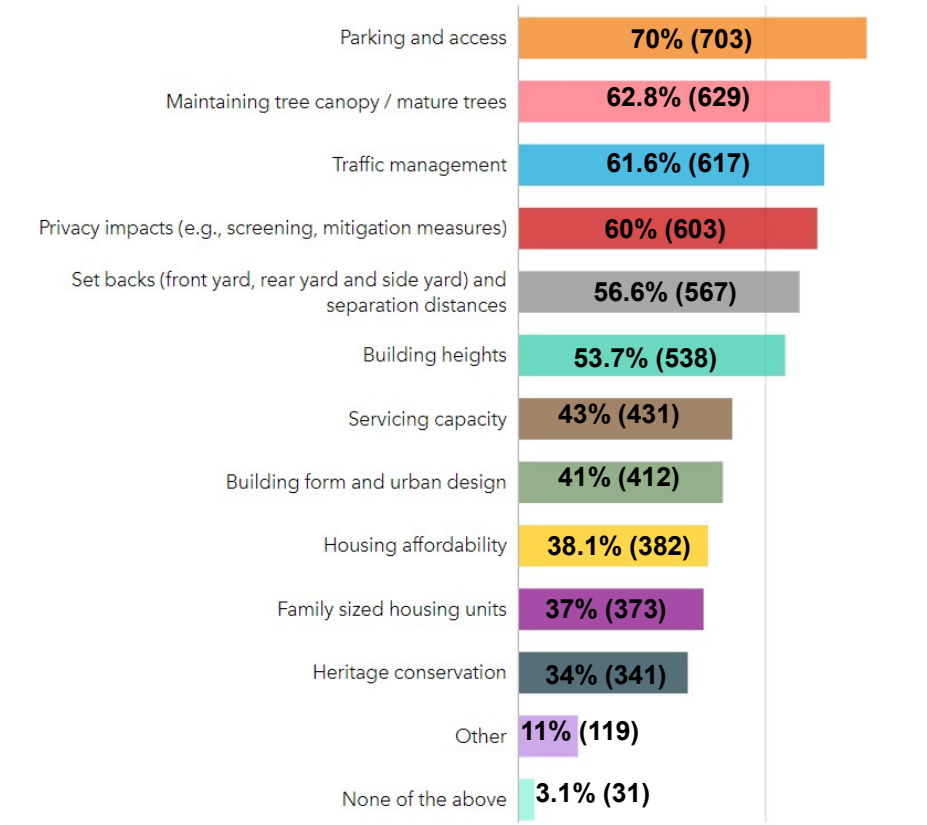
The town is proposing to permit up to four housing units per residential lot containing detached dwellings for “missing middle” housing. This is 1 additional unit beyond what is currently permitted.



Summary of Comments on Illustrative Option:

- Consistent concerns with traffic and parking (as with options 1-4 as well).
- Why does the arrangement even matter, the fundamental question is moving closer to overcrowding, bet there won't be any talk of reducing taxes with all these new residents, the existing longtime residents will have to keep paying more every year, maybe even larger increases to account for the new social problems you will be bringing us with this regulation.
- All 5 options presented are viable.
- This makes sense as a split if the house is large enough to hold this many sections.
- This is the European model that support’s multigenerational homes . No need for separate building on a lot. The youngest move to the top, the seniors of on main floor with no stair risk, young adults have a standalone unit or for live in support or for renter. Ideally basement has walk out access for rental opportunity or young adults.
- This is considered a quadruplex condominium and not an acceptable option for this area of single family homes. This would be detrimental to surrounding homes in this area targeted "Sheridan Special Policy Area" from a height perspective. How are you proposing access and egress from Unit 3 & 4? Where is the allocation for parking in this scenario?

What are priority considerations for permitting “missing middle” housing (up to four units per lot) across Town?



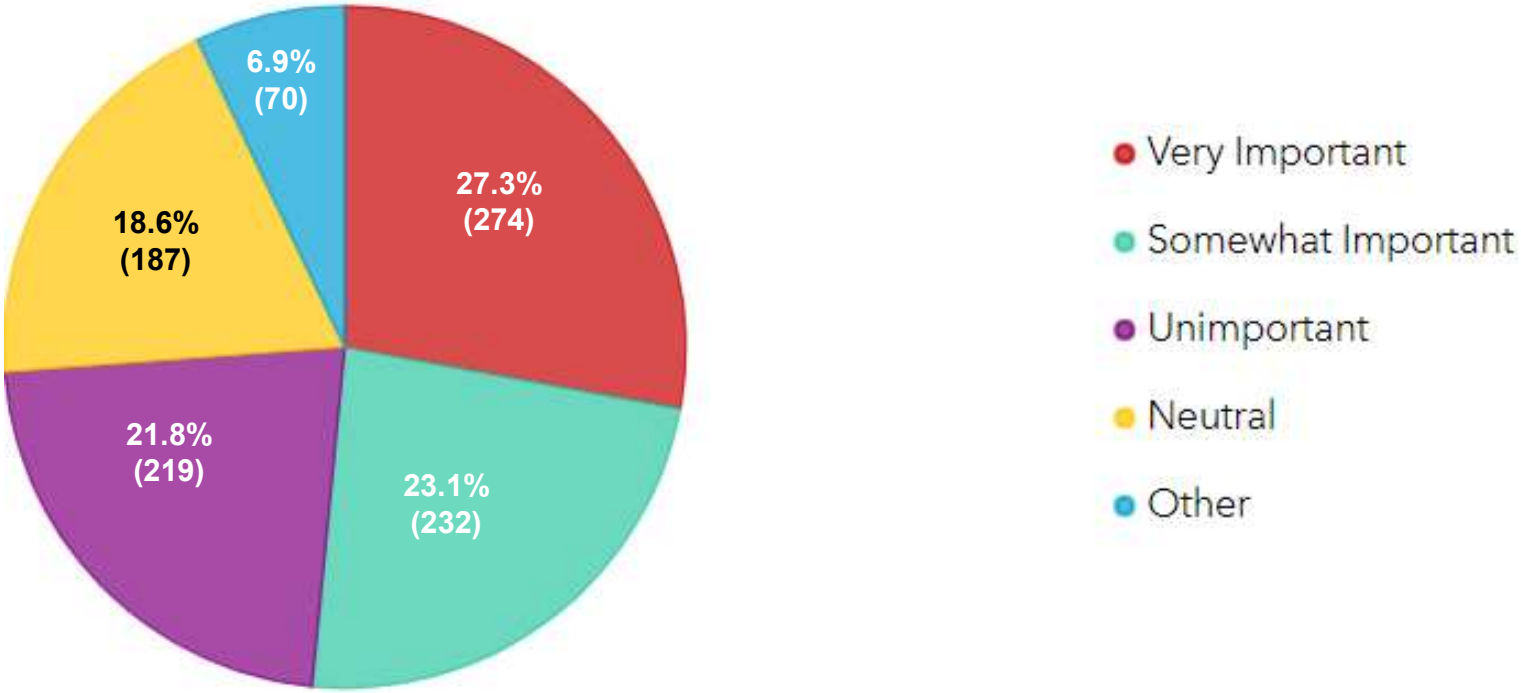
OAKVILLE

What are priority considerations for permitting “missing middle” housing (up to four units per lot) across Town?

Long Form Responses (475) were submitted on Q4 – a selection of common comments outlined below:

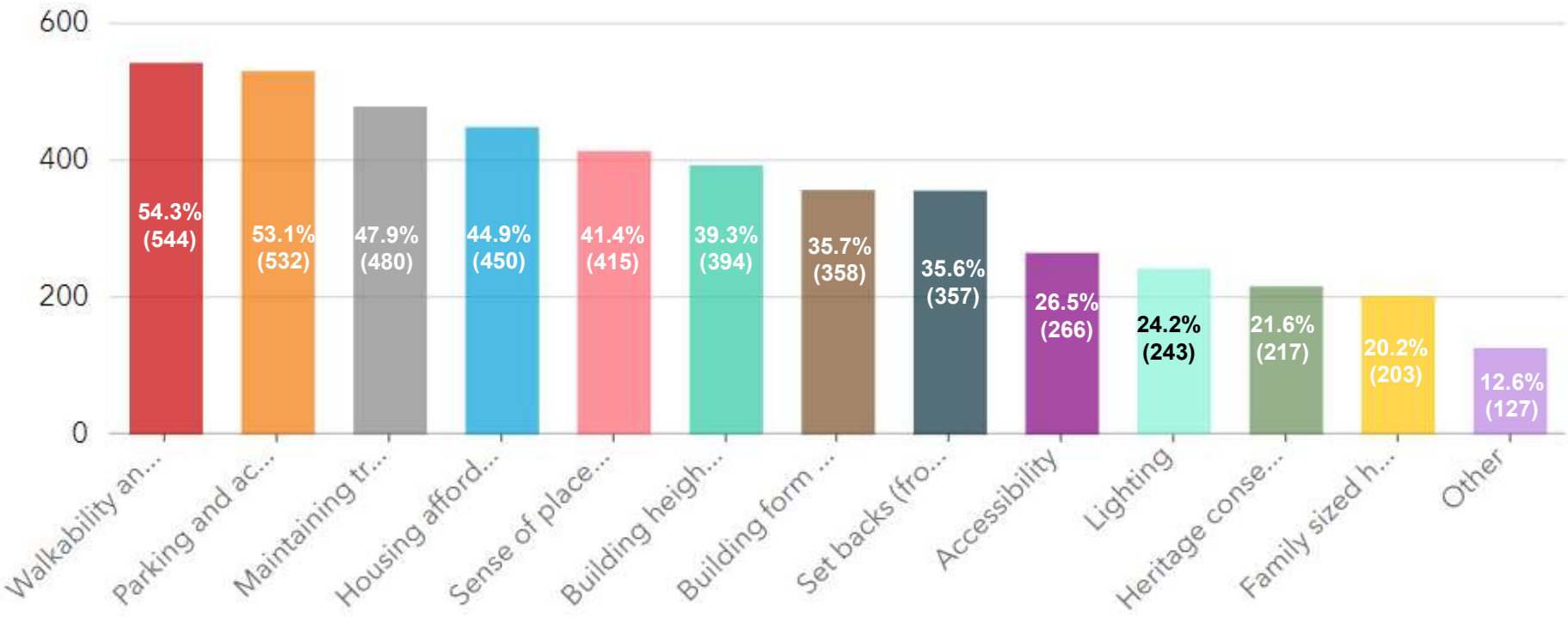
Technical	General (Supportive)	General (Unsupportive)	Other
• Zoning and Regulation Challenges: Allowing homeowners to build additional units on their properties may pose challenges in terms of zoning regulations, building codes, and property maintenance standards. This could lead to issues with code enforcement, building safety, and neighborhood aesthetics. • Concerns with tree removal and flooding. • Concerns with noise (by-law updates?) • Would there be a min. lot size for this many dwellings on one property? Would not want this on smaller standard lots of new builds. • Will my taxes increase if I put extra units? • When writing the regulations for the 4-units and for backyard ADUs, make sure that it is possible to construct viable units, that can be designed to be accessible. For example, allowing sizes of 550- 800sqft, if the yard allows. Also keep in mind that we are trying to create walkable communities	• You should allow construction of narrow buildings with 4-8 storeys on any lot with no parking requirements, as well as allow a convertible unit on the ground floor to be a small coffee shop or a studio apartment. • Why not build higher density buildings? • We would have our child/grand children live in one of the units if allowed to do the renovation. However we are restricted by “flood plain” regulation. Would restriction be relaxed based on the size of the creek?	• 4 units as-of-right in all established neighborhoods, not just heritage ones, would ruin Oakville. New areas could be planned to allow for such " gentle" density, but it would destroy existing neighborhoods and bring ongoing uncertainty as well as a decrease in property values for taxpayers. • Numerous comments about livability, crime, garbage, over-crowding. • Numerous comments: parking, traffic. • Numerous comments: over crowding of schools, community facilities.	• You worry about missing middle but allow developers to take a 2 or 3 bed bungalow, tear it down and build a huge mansion. If you make developers rebuild a same size unit, or just renovate then you keep housing stock we desperately need. Stop developers tearing down small houses!

How important is increasing housing options in the Sheridan College Housing Area?



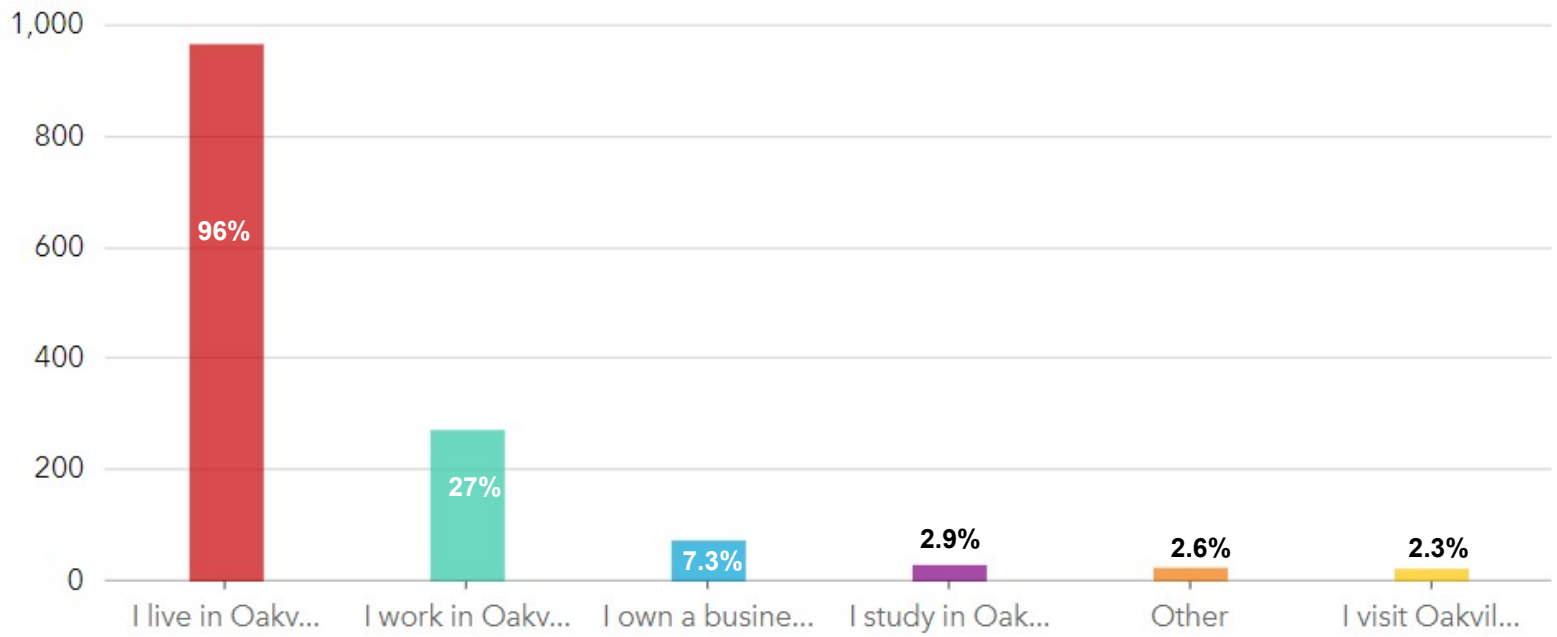
OAKVILLE

What are priority considerations for permitting up to 4 storeys housing within an 800 metre radius (approximate 15-20 minute walk) of Sheridan College? Select all that apply



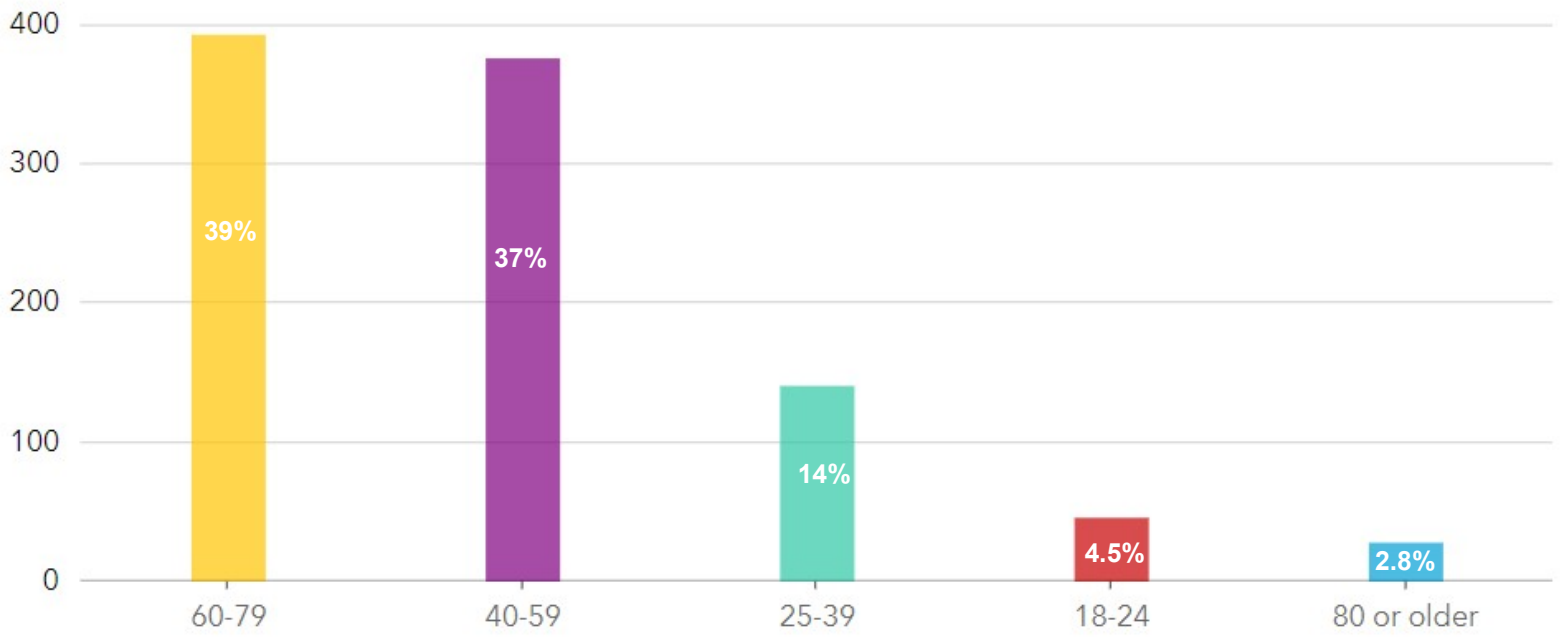
OAKVILLE

Tell us about yourself



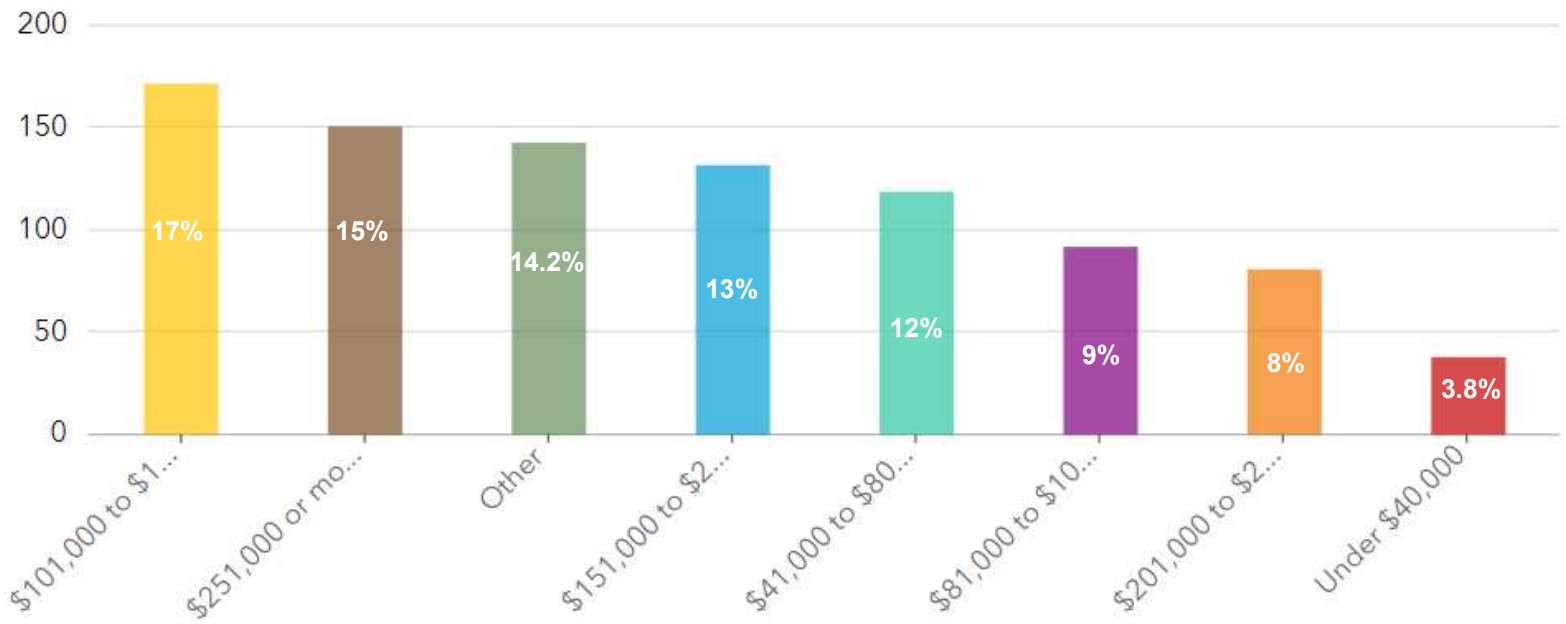
OAKVILLE

What is your age group?



OAKVILLE

Please Select Your Household Income Range



OAKVILLE

From: S.Wong
Sent: Thursday, February 29, 2024 8:46 AM
To: Rob Burton; Jonathan McNeice; Sean O'Meara; Ray Chisholm; Cathy Duddeck; David Gittings; Janet Haslett-Theall; Peter Longo; Allan Elgar; Marc Grant; Jeff Knoll; Natalia Lishchyna; Tom Adams; Scott Xie; Nav Nanda; Town Clerks
Subject: HAF - Vote No

Follow Up Flag: Follow up
Flag Status: Completed

Dear Town Council Members,

I hope this letter finds you well. As a longtime resident and fervent supporter of Oakville's unique charm, I'm reaching out regarding the upcoming vote on housing density proposals. These decisions, as you well, could significantly alter the fabric of our beloved town.

The allure of the $36MM from the Federal Housing Accelerator Fund is undeniable. Yet, upon a closer look, it becomes apparent that the proposals for four units per property and four-storey buildings near Sheridan College might not be in our best interest. Notably, the push for increased density around Sheridan doesn't directly tie to this funding, raising questions about the necessity of such drastic changes.

Minister Fraser's letter, while advocating for more student housing, doesn't mandate the conversion of family homes into multi-storey student residences. His openness to alternatives suggests we have room to explore solutions that preserve the character of our neighborhoods.

Our town's commitment to procedural fairness and meaningful consultation with stakeholders is paramount. Recent surveys and consultations seem to fall short of capturing the community's concerns and aspirations fully. Furthermore, focusing on densification without considering alternative plans for student housing on Sheridan's own lands misses an opportunity to address the issue without disrupting our residential areas.

As we stand at this crossroads, let's remember what makes Oakville special. Our dedication to family-friendly neighborhoods, the importance of thoughtful development, and the need to maintain a dialogue that reflects our community's values.

I urge the Council to reconsider the current proposals. By voting them down, we can protect the essence of Oakville for generations to come. Let's find solutions that uphold our town's legacy, ensuring it remains a place we're proud to call home.

Thank you for your consideration.

Warmest regards,

S.Wong

From: A
To: sean.omera <sean.omera@oakville.ca>
Cc: Mayor <mayor@oakville.ca>; jonathan.mcneice <jonathan.mcneice@oakville.ca>; ray.chisolm <ray.chisolm@oakville.ca>; cathy.duddeck <cathy.duddeck@oakville.ca>; dave.gittings <dave.gittings@oakville.ca>; janet.haslett-theall <janet.haslett-theall@oakville.ca>; peter.longo <peter.longo@oakville.ca>; allan.elgar <allan.elgar@oakville.ca>; Marc <marc.grant@oakville.ca>; Jeff <jeff.knoll@oakville.ca>; natalia.lishchyna <natalia.lishchyna@oakville.ca>; tom.adams <tom.adams@oakville.ca>; scott.xie <scott.xie@oakville.ca>; nav.nanda <nav.nanda@oakville.ca>; ann
Date: Sunday, 31 March 2024 2:27 PM EDT
Subject: Please vote "NO" -- Four Dwelling Units and Sheridan College Housing Area Proposals

Dear Councillor O"meara,
I was very disappointed when I read your March 22, 2024 reply to the email sent to you by Ann Ferraro one of my neighbours.
Oakville never has been an "affordable" area to purchase housing. It was not "affordable" when I purchased my home 25 years ago and it isn't "affordable" now.
When you pass By-laws that allow for 4 story apartments and town houses to be built in single family subdivisions like College Park and the other single family housing communities within 800 meters of Sheridan College there is an immediate reduction in the market value of all the single family homes just because a four story apartment or town house complex could be built next door. I don't know how much the value of my house would go down 10%, 20%, 30% or more. This amounts to expropriation by regulation. Because this loss of the value only applies to single family homes within 800 meters of Sheridan College it discriminates very unfairly against those of us that own single family homes within 800 meters of Sheridan College. We would sacrifice the extra money that we would otherwise have received when we sell our homes to subsidize the availability of student housing within walking distance of Sheridan College.
I will need all the money that I can get when I sell my house to pay for a retirement home!
Sheridan College currently has lots of room on their current property to build student residences. If they don't have enough land available then the fairest thing would be for Sheridan College to work with all levels of government to buy or expropriate whatever additional land they might need to accommodate the number of students that they admit.

All residents of Oakville benefit from having Sheridan College located in Oakville. All residents of Oakville should share equally in whatever sacrifices need to be made to provide affordable housing for families not just those within 800 meters of Sheridan College.
Yours truly,
Alan R. Boyes
Millbrook Avenue
Oakville, Ontario,

From: Sean O'Meara <sean.o'meara@oakville.ca>
Subject: RE: Please vote "NO" -- Four Dwelling Units and Sheridan College Housing Area Proposals
Date: March 22, 2024 at 4:39:48 PM EDT
To: ann ferraro , Mayor Rob Burton <Mayor@oakville.ca>
Cc: Town Clerks <TownClerk@oakville.ca>, Town Clerks <TownClerk@oakville.ca>, Marc Grant <marc.grant@oakville.ca>, Jeff Knoll <jeff.knoll@oakville.ca>, Mayor Rob Burton <Mayor@oakville.ca>, Cathy Duddeck <cathy.duddeck@oakville.ca>, Jonathan McNeice <jonathan.mcneice@oakville.ca>, Ray Chisholm <ray.chisholm@oakville.ca>, David Gittings <david.gittings@oakville.ca>, Janet Haslett-Theall <janet.haslett-theall@oakville.ca>, Peter Longo <peter.longo@oakville.ca>, Allan Elgar <allan.elgar@oakville.ca>, Scott Xie <scott.xie@oakville.ca>, Nav Nanda <nav.nanda@oakville.ca>, Natalia Lishchyna <natalia.lishchyna@oakville.ca>, Tom Adams <tom.adams@oakville.ca>, Cathy Duddeck <cathy.duddeck@oakville.ca>

Dear Ann,
Thank you for writing me. I'd like to respond to your email purely on my own behalf.
Your opening comment "*How did the hard working 'blood, sweat and tears' of the many of us that toiled for decades to finally afford these family homes, in what we thought were safe and secure family oriented neighbourhoods, become the victims of such thoughtless, rash decision making political actions that would see our existing single family dwellings just* ***unilaterally*** *and* ***arbitrarily*** *pulled out from under us"* also says those trying to afford a home today are not hard working people who have toiled (or want the same opportunity you had) to afford a family home. The underlying premise of "I did it, why can't you" completely ignores reality. In 1990, the average GTA home would have cost a buyer $255,020 — the equivalent of what today would be $514,911 with inflation, according to data from the Toronto Regional Real Estate Board. After steadily decreasing until 2000, it rose by 2010 to $431,262 — or $586,473 with today's inflation. Today, the average home price in the GTA is $1,134,781 — nearly double the price 13 years ago.
In 1990, the median income for an individual aged 25 to 54 in Toronto was $54,310, when adjusted to 2023 inflation. In 2021, it hasn't increased by even one per cent, now at $54,643, according to 2021 census data adjusted for today's inflation. So when you deride people for not being able to do what you did decades ago, it is not a fair comparison. We are telling our seniors who are looking to downsize, there is no place for you here. We are telling our children and young people, unless you are rich (beyond what anyone prior to 2013 could have ever afforded) you don't belong here. These are absolute facts and that we are not willing to consider our future generations for home ownership in the way older generations were allotted, it is saddening to me.

I cannot look my 13-year-old daughter in the eyes and tell her I did everything I could to ensure she had a chance to own and live in Oakville where she was raised because she is not rich enough to buy a single-family property that is unattainable for the overwhelming majority in Ontario today.
This is solely my opinion on the matter. Doing what is right is not the same thing as doing what is popular. I do not intend to have a legacy of neglecting youth and seniors on my resume; I do sincerely feel I am in the minority on Council though so you most likely will have the result you are after. I just felt it important to express the opposing view of many who do not have the ability to speak against blocking a future for young and seniors in our community and their hopes and dreams for their futures.
I want to thank you for writing as it does mean a lot to hear from residents on all their perspectives.
Sean

From: ann ferraro
Sent: Friday, March 22, 2024 3:33 PM
To: Mayor Rob Burton <Mayor@oakville.ca>
Cc: Town Clerks <TownClerk@oakville.ca>; Town Clerks <TownClerk@oakville.ca>; Marc Grant <marc.grant@oakville.ca>; Jeff Knoll <jeff.knoll@oakville.ca>; Mayor Rob Burton <Mayor@oakville.ca>; Cathy Duddeck <cathy.duddeck@oakville.ca>; Jonathan McNeice <jonathan.mcneice@oakville.ca>; Sean O'Meara <sean.o'meara@oakville.ca>; Ray Chisholm <ray.chisholm@oakville.ca>; David Gittings <david.gittings@oakville.ca>; Janet Haslett-Theall <janet.haslett-theall@oakville.ca>; Peter Longo <peter.longo@oakville.ca>; Allan Elgar <allan.elgar@oakville.ca>; Scott Xie <scott.xie@oakville.ca>; Nav Nanda <nav.nanda@oakville.ca>; Natalia Lishchyna <natalia.lishchyna@oakville.ca>; Tom Adams <tom.adams@oakville.ca>; Cathy Duddeck <cathy.duddeck@oakville.ca>
Subject: Please vote "NO" -- Four Dwelling Units and Sheridan College Housing Area Proposals

Dear Mayor Burton:

You Have the Ability to put a STOP to These Proposals by Voting "NO"

How did the hard working 'blood, sweat and tears' of the many of us that toiled for decades to finally afford these family homes, in what we thought were safe and secure family oriented neighbourhoods, become the victims of such thoughtless, rash decision making political actions that would see our existing single family dwellings just **unilaterally** and **arbitrarily** pulled out from under us by the Federal Liberals, the Provincial PC's as well as our local Town of Oakville Executive? These neighbourhoods have existed for many decades; were represented to prospective buyers as single family dwellings and promoted by Builders and the Town as desirable places to live and raise a family. Single Family Homes must be kept for families!
No one can deny that the multitude of voices being raised **are not in favour** of these proposals. Therefore, why would this Executive body choose to ignore these voices?

It is fully within your ability to Vote "NO" and to remove these Proposals from the Table!

Will you stand true to the platform upon which you ran for the office you currently hold and defend the core values which you espoused, and, ultimately make the only right and just decision?
Respectfully,
Ann Ferraro

From:
Sent: Thursday, March 7, 2024 1:36 PM
To: _Members of Council <MembersofCouncil@oakville.ca>
Subject: Subject 4 units per single detached lot

Dear Mr. Mayor and Council Members,

On Jan 22 2024, Council passed a motion to consider allowing 4 "as-of-right" dwelling units on **ALL SINGLE FAMILY RESIDENTIAL PROPERTIES THROUGHOUT OAKVILLE!**

We are extremely concerned about this proposal and sweeping amendment and the impact it could have on current and long established homeowners in Oakville, such as ourselves.

When we bought our home, we purposely did so in an established neighbourhood with single family dwellings. We have worked hard to maintain our home and neighborhood. I can only see negative consequences on the value and desirability of our home by having 4 unit complexes "inserted" next to me or into our neighborhood.

We certainly understand the need to increase home availability and affordability however the proposal does not seem to fit my understanding of the "Liveable Oakville" our taxes support.

The proposal seems to be too all encompassing. There must be some reasonable and well thought out options to achieve the desired objectives. The potential for coming into "any and all" established single family home neighbourhoods with this sweeping legislation terrifies me and does not seem to be either reasonable or well thought out.

Are the concerns of current and long term Oakville taxpayers going to be taken into account? Does the potential government funding justify the potential negative consequences on current homeowners, neighborhoods and our Town? What other options have been explored?

Ann and Michael Kashty

Long time Oakville residents

From: alan mclaren
Sent: Thursday, February 29, 2024 10:50 AM
To: Rob Burton; Jonathan McNeice; Sean O'Meara; Ray Chisholm; Cathy Duddeck; David Gittings; Janet Haslett-Theall; Peter Longo; Allan Elgar; Marc Grant; Jeff Knoll; Natalia Lishchyna; Tom Adams; Scott Xie; Nav Nanda; Town Clerks
Subject: Sheridan College Housing Area Special Policy Motions

Respectfully, your short-term thinking to secure 36 Million has the potential to turn college park into a Student Ghetto and the rest of our city into a mishmash of 6 car driveways and traffic.

And if you think the survey will help with your due diligence - it demonstrates your bias in checking the box on a public consultation. The leading questions you asked are NOT representative of a consultation, they are a confirmation of a decision you have already made.

We will remember this at the ballot box.

Alan McLaren

From: Alex man
Sent: Thursday, March 14, 2024 6:04 PM
To: Marc Grant; Jeff Knoll; Town Clerks
Subject: Say No to 4-Storey Apartment Buildings. Say Yes to Single Family Homes

I am writing to you to state that I am saying No to 4-Storey Apartment Building. Single family homes are best utilized by families as the Minister stated.

The Town's actions will impact my family and my neigbours. The character of our community will be destroyed.

You both campaigned on "preserving the character of Oakville", a Livable Oakville.

Keep your promise.

Say Yes to Single Families Homes for Families.

signed,
Alexander Mantadis
Queensbury Crescent
Oakville

From: [redacted]
To: Marc Grant; Jeff Knoll; Town Clerks
Subject: Say No to 4-Storey Apartment Buildings!
Date: Thursday, March 14, 2024 10:10:23 AM

Good morning,

I am a resident near Sheridan College, writing to express my opposition to the proposed 4-Storey Apartment Building. Single-family homes are best suited for families, as the Minister has stated.

The Town's actions will greatly impact my family and my neighbors. The character of our community, which we have carefully maintained together for many years, will be destroyed.

You both campaigned on the platform of "preserving the character of Oakville," advocating for a Livable Oakville. I urge you to keep your promise. Say Yes to Single Families Homes for Families.

Sincerely,

Amy

From: ann ferraro
Sent: Tuesday, March 26, 2024 12:25 PM
To: Town Clerks
Subject: Fwd: Please vote "NO" -- Four Dwelling Units and Sheridan College Housing Area Proposals

Dear Sir/Madam:

The responses received from Sean O'Meara have been found to be extremely insulting and alienating. They indicate a basic lack of understanding of the proposals put forward to the residents of the Town of Oakville coupled with an almost dereliction of duty to the residents he was elected to serve. Or am I mistaken, are Councillors expected to vote their personal feelings?

I would ask that these communications be entered into the Record.

Thank you for your attention to this matter.

Sincerely,

Ann Ferraro

Begin forwarded message:

From: ann ferraro
Subject: Re: Please vote "NO" -- Four Dwelling Units and Sheridan College Housing Area Proposals
Date: March 25, 2024 at 7:58:59 PM EDT
To: Sean O'Meara <sean.o'meara@oakville.ca>

Dear Sean:

Thank you for taking the time to respond to my email.

In no way, shape or form should my comments be interpreted as "if I did it, why can't you?" Rather, I ask that politicians at all three levels of government acknowledge the efforts we had to go through to achieve and maintain our middle class dreams.

I sympathize with your concerns for future generations' abilities to afford homes in Oakville, or anywhere else for that matter. Every parent shares this concern, however, the Proposals before the Town in no way address the issue of affordable home ownership. The proposed '3 as of right' and '4 as of right' dwellings, including the fourplexes, are **not** intended to be retrofitted for the purpose of selling

as individual units. They are intended for rental tenancy. Unless you are aware of something further which the residents of Oakville have not been made aware of!

Given the cost of an acquisition, coupled with the expense of a construction retrofit to allow for 3 or 4 self-contained units; the rental costs can be no less than, but, certainly greater than, fair market rents and as such, requiring years to recover the initial capital expenditures alone. Not to mention, finding yourself thrust in the role of now becoming a landlord. How would this possibly be affordable to students or young adults just starting out? Again, the objectives of these Proposals **would not be realized.**

I honestly don't understand how you make the leap to inferring that our position vis-a-vis home ownership is "if I did it, why can't you?" At no time were those words uttered or implied. I am most definitely **not** "deriding" (your word) **anyone** for not being able to do what I did decades ago. I am, however, speaking to the universal hard work, sacrifices and savings required to finally afford your own family home. I am a first generation immigrant that watched first hand what my parents sacrificed and how hard they worked to finally purchase a home for their family. I emulated and modelled my approach to acquiring a home after theirs. My parents were blue collar, unskilled workers with little formal education to speak of. We were far from rich. I strongly suggest you re-read the 3 sentences which make up my message.

There is nothing spoken or tacit about not welcoming seniors looking to downsize that "there is no place for you here". Again, your words. My oldest neighbour is 98 years old and is greatly admired by all of us for her independence and continuing to enjoy her own home!

Many of the residents of our enclave of homes have moved in their elderly and widowed parents and have done so without the need to make additional and costly retrofits to their homes. More still, have had adult children return to live with them due to a challenging employment market; failed marriages; and, in too many cases, due to illness. Again, this was accomplished with minor and manageable modifications to their dwellings. These are truly seamless and cost-effective solutions to housing needs which these Proposals could never effectively address. All these people who find themselves in these situations, just go about their lives quietly, without marching with banners to bring attention to their circumstances. These people are in large the **'silent majority'**.

But again, the Proposals set before the Town do **not** achieve this objective. Seniors **cannot**, more often than not, live in walk-up second, third or fourth storey units! Their highly specialized needs **cannot** be met by these Proposals, no matter how utopian a spin one would like to apply to the scenario. There is a reason why Senior Living requires special considerations and why an entire industry exists around it.

As a grandparent to girls the same age as your daughter and younger, the issue which causes me sleepless nights is whether our planet will be hospitable to our youngest children and their children. Our planet is in serious jeopardy and this reckless densification will assuredly further exacerbate our existing and very real climate concerns. The removal of 40 to 50 year old trees and paving over existing lawns to make way for mandatory parking provisions as required by these Proposals will immediately result in the causing of flood plains due to the lack of water absorbing green spaces. Once flood plains are established, property owners will be faced with the further challenge of not being able to obtain property insurance.

The Federal and Provincial governments would be far wiser and better serving to offer their housing incentive funds to smaller and struggling towns and communities with under-utilized existing spaces. Towns beyond the Golden Horseshoe and in the northern reaches of our province, which could so desperately use the cash infusions to attract, stimulate and sustain a more robust housing economy. Thereby injecting life and opportunity into these communities. This would be a far wiser and

more welcome solution to both affordable housing as well as providing an opportunity for commercial growth and entrepreneurial starts as a result of residential growth.

Continuing to add more density to an already burgeoning densification is just **not the answer**. Adequate, affordable, well-built housing is a multi-faceted challenge and requires serious thought to viable solutions **not** a rash and impulsive implementing of measures in a blind race to hit targets and achieve funding which may very likely create more problems **without effectively solving** existing ones.

I'm sure that at some point over the course of your life, you may have purchased an item that was marketed and represented to be one thing, but, when you got it home, you discovered it just not to be the case. The current situation that single family home owners find themselves in is no different. With the exception that the price tag attached to the item is quite literally an individual's life savings. So why wouldn't these residents be upset?

Subdivisions of Single Family dwellings and detached homes continue to be built in this Town and elsewhere across our province. Is there a billboard anywhere in these areas informing the prospective buyers that there is no longer any such thing as a Single Family Dwelling recognized in the Building or Zoning codes in Ontario? That the reality is that their neighbours may construct a '3 as of right' or a '4 as of right' or even a fourplex on the lot next door. By failing to provide Notice, are the federal, provincial and local governments not engaging in a gross failure of disclosure and misrepresentation? These are serious issues which may certainly yet return to haunt builders and elected officials.

It sounds very much to me that you are struggling with your own personal position and the interests of your constituents. This issue **is not about** more jobs or better paying jobs for new graduates **nor** affordable home ownership or more affordable rental accommodations. It's about more densification to pre-existing single family neighbourhoods (which were never designed, marketed nor purchased with any other intention) and at what cost?

I don't agree with the position you are taking, but I respect the principle upon which you stand. I encourage you to keep standing on principle, but understand, there is a completely legitimate and rational other side to the argument.

Sincerely,

Ann Ferraro

> On Mar 22, 2024, at 4:39 PM, Sean O'Meara <sean.o'meara@oakville.ca> wrote:
>
> Dear Ann,
>
> Thank you for writing me. I'd like to respond to your email purely on my own behalf.
>
> Your opening comment "*How did the hard working 'blood, sweat and tears' of the many of us that toiled for decades to finally afford these family homes, in what we thought were safe and secure family oriented neighbourhoods, become the victims of such thoughtless, rash decision making political actions that would see our existing single family dwellings just **unilaterally** and **arbitrarily** pulled out from under us"* also says those trying to afford a home today are not hard

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In 1990, the median income for an individual aged 25 to 54 in Toronto was $54,310, when adjusted to 2023 inflation. In 2021, it hasn't increased by even one per cent, now at $54,643, according to 2021 census data adjusted for today's inflation. So when you deride people for not being able to do what you did decades ago, it is not a fair comparison. We are telling our seniors who are looking to downsize, there is no place for you here. We are telling our children and young people, unless you are rich (beyond what anyone prior to 2013 could have ever afforded) you don't belong here. These are absolute facts and that we are not willing to consider our future generations for home ownership in the way older generations were allotted, it is saddening to me.

I cannot look my 13-year-old daughter in the eyes and tell her I did everything I could to ensure she had a chance to own and live in Oakville where she was raised because she is not rich enough to buy a single-family property that is unattainable for the overwhelming majority in Ontario today.

This is solely my opinion on the matter. Doing what is right is not the same thing as doing what is popular. I do not intend to have a legacy of neglecting youth and seniors on my resume; I do sincerely feel I am in the minority on Council though so you most likely will have the result you are after. I just felt it important to express the opposing view of many who do not have the ability to speak against blocking a future for young and seniors in our community and their hopes and dreams for their futures.

I want to thank you for writing as it does mean a lot to hear from residents on all their perspectives.

Sean

From: ann ferraro
Sent: Friday, March 22, 2024 3:33 PM
To: Mayor Rob Burton <Mayor@oakville.ca>
Cc: Town Clerks <TownClerk@oakville.ca>; Town Clerks <TownClerk@oakville.ca>; Marc Grant <marc.grant@oakville.ca>; Jeff Knoll <jeff.knoll@oakville.ca>; Mayor Rob Burton <Mayor@oakville.ca>; Cathy Duddeck <cathy.duddeck@oakville.ca>; Jonathan McNeice <jonathan.mcneice@oakville.ca>; Sean O'Meara <sean.o'meara@oakville.ca>; Ray Chisholm <ray.chisholm@oakville.ca>; David Gittings <david.gittings@oakville.ca>; Janet

Haslett-Theall <janet.haslett-theall@oakville.ca>; Peter Longo <peter.longo@oakville.ca>; Allan Elgar <allan.elgar@oakville.ca>; Scott Xie <scott.xie@oakville.ca>; Nav Nanda <nav.nanda@oakville.ca>; Natalia Lishchyna <natalia.lishchyna@oakville.ca>; Tom Adams <tom.adams@oakville.ca>; Cathy Duddeck <cathy.duddeck@oakville.ca>
Subject: Please vote "NO" -- Four Dwelling Units and Sheridan College Housing Area Proposals

Dear Mayor Burton:

You Have the Ability to put a STOP to These Proposals by Voting "NO"

How did the hard working 'blood, sweat and tears' of the many of us that toiled for decades to finally afford these family homes, in what we thought were safe and secure family oriented neighbourhoods, become the victims of such thoughtless, rash decision making political actions that would see our existing single family dwellings just **unilaterally** and **arbitrarily** pulled out from under us by the Federal Liberals, the Provincial PC's as well as our local Town of Oakville Executive? These neighbourhoods have existed for many decades; were represented to prospective buyers as single family dwellings and promoted by Builders and the Town as desirable places to live and raise a family. Single Family Homes must be kept for families!

No one can deny that the multitude of voices being raised **are not in favour** of these proposals. Therefore, why would this Executive body choose to ignore these voices?

It is fully within your ability to Vote "NO" and to remove these Proposals from the Table!

Will you stand true to the platform upon which you ran for the office you currently hold and defend the core values which you espoused, and, ultimately make the only right and just decision?

Respectfully,

Ann Ferraro

From: ann ferraro
Sent: Tuesday, February 27, 2024 3:34 PM
To: Mayor Rob Burton <Mayor@oakville.ca>; Marc Grant <marc.grant@oakville.ca>; Jeff Knoll <jeff.knoll@oakville.ca>
Subject: Four Dwelling Units and Sheridan College Housing

Dear Sirs:

I am an owner stakeholder of a home located in an enclave of homes identified as College Park. We have owned our home in this neighbourhood for 35 years. We are strongly opposed to the Town of Oakville's proposed Sheridan College Housing Special Policy Area.

The proposals outlined in this policy appears to attempt to create a much higher student housing opportunity within close proximity to the Sheridan College campus totally at the expense of the homeowners within the mapped zone. If this proposal were to play out in reality as it is imagined by it's architects, then the resulting outcome would certainly mean the transition from a lovely family neighbourhood into an unliveable student ghetto. One need only visit university campuses across our country where this scenario has been permitted to occur to see what the inevitable outcome actually looks like in reality. The noise and partying; the increased police presence; the garbage; the constant littering; the total absence of any respect for the premises temporarily occupied by any of the students as well as those of their neighbours compounded with a lack of owner ability to keep up with the ensuing constant necessary repairs to internal as well as external property damages all culminates in a rapid physical and aesthetic decay impacting all properties. We are hard pressed to believe that anyone in our neighbourhood, near or far from Sheridan College, would be in favour of such a proposal or any of its authors.

What renders this proposal even more baffling is the fact that Sheridan College has the available lands located within its campus to achieve this very goal. It has the ground space to erect more new student housing and it has the foundational structure to add more floors by building upward on existing buildings. And so, this begs the question: Why? Why is this not the first thought in attempting to find the solution to student housing? Why does the Town of Oakville and Sheridan College eye its immediate neighbours and owners of single family dwellings with this proposal of disruption and ruin to our existing family neighbourhoods? If the answer to this question is proximity; then again it begs the question: Why? Are the students incapable of walking greater distances; riding bicycles or taking the bus?

In this regard the Town of Oakville and our elected officials are exhibiting a fundamental disregard and disrespect for the long-time owners and residents of these single family dwellings and neighbourhoods. People who chose to purchase these homes by investing their life savings and move into these areas did so precisely because they were small, sheltered enclaves in neighbourhoods conducive to raising their children; knowing and recognizing the majority of their nieghbours and nurturing an environment we're proud and happy to call home.

The sweeping rezoning reform of existing 40 year old single family dwelling heighbourhoods is not the manner in which to approach these housing matters.

With respect to the rezoning changes to the Livable Oakville Plan proposal; I find it interesting that this proposal again targets only specific neighbourhoods while steering clear of others with much larger and more accommodating lot sizes, i.e. South Oakville. To my eyes, this appears as a two tier representation of the interests of the residents of Oakville: if you reside in South Oakville, you and your properties are sacrosanct. If you reside elsewhere in this Town, your interests and residential homes are fair game. The message becomes very clear, our elected officials work at protecting the interests of the wealthiest homeowners among us.

For reasons outlined above in my statement, I do not support this proposal.

Further, the re-defining of long term existing family neighbourhoods only results in alienating, upsetting and angering those stakeholders.

The reduction of existing green spaces and mature trees replaced with paved surfaces to provide more room for additional parking will only contribute to the potential for more serious future flooding issues with rainwater having no absorption ability. To name only one environmental impact.

A higher density of population in an area never originally designed for such use will only result in ugly looking, quicker to run down, transient neighbourhoods. Increases in population translates into an increase in vehicular traffic and parking bringing with it risks to our children, our elderly and pets. As well as a loss of privacy and enjoyment of property for existing homeowners. Sewage, water services and hydro service were designed and put in place for R1 not R4 densities.

If four storey low rise apartments is the direction this Town would like to take, then, it should seriously look to new building permits to include provision for added residential floors to proposed strip malls, retail spaces and commercial sites. There is undeveloped land still available for achieving these housing goals. That is where the Town should be looking to making changes NOT retrofitting existing 40 year old, established single family housing neighbourhoods.

Thank you for taking the time to hear my concerns. I look forward to hearing our elected representatives speak to this issue on March 4th evening.

Sincerely,

Ann Ferraro
Nottingham Drive

From: [redacted]
To: Rob Burton; Jonathan McNeice; Sean O"Meara; Ray Chisholm; Cathy Duddeck; David Gittings; Janet Haslett-Theall; Peter Longo; Allan Elgar; Marc Grant; Jeff Knoll; Natalia Lishchyna; Tom Adams; Scott Xie; Nav Nanda; Town Clerks
Subject: March 4, 2024 Town Council Meeting - College Park / Housing Accelerator Fund
Date: Friday, March 1, 2024 11:01:36 AM

Dear Councillors

This e mail is with regard to the Council meeting scheduled for March 4, 2024. The purpose of this e mail is to register our objection to the two motions on the agenda concerning the College Park community. Specifically, the two motions at issue provide as follows:

1. Four Dwelling Units Per Detached Residential Property: Modifications to allow up to four dwelling units per detached property town-wide, including changes in definitions and requirements for additional dwelling units, access, and parking.
2. Sheridan College (College Park) Housing Area – Special Policy Area: Establishment of a Special Policy Area to enable increased density, including building heights up to four storeys and expanded medium density housing options.

Lack of Community Involvement
There has been limited opportunity for community members, the very people affected by these proposals, to have their voices heard and considered. The Town of Oakville, has set up the obligatory online survey ostensibly allowing community stakeholders to voice their concerns.

The survey's available responses are designed such that it largely presupposes that respondents are in favour of the proposals. The survey does not ask the fundamental question, "Are you in favour of the proposals?". In fairness, the survey does have the perfunctory free-format sections where respondents are able to provide their input. Having said that, the reality is that narrative, free-format responses to a survey are given less weight as they do not lend themselves to numerical summary and are largely relegated to "footnote status".

Furthermore, holding a virtual town meeting as opposed to "in person" is not inconsistent with a goal of limiting opportunities for community members to voice their concern. This allows councillors to avoid having to respond directly to difficult questions from their constituents. Additionally, it has the potential to create the mistaken impression on the part of councillors that community members are not concerned about the proposals under consideration. In speaking with our neighbours and other College Park community members, they are understandably very concerned about the harmful effect of these proposals.

Student Housing Runs Contrary to "Community Building"
While the Council is careful to avoid stating it, it cannot be disputed that the primary focus of these motions is to use the funds to increase the amount of available student housing. The background to the motions provide that the affected area is the area within 800 metres of the Sheridan College campus. Why limit the affected area to within 800 metres of the Sheridan College campus? The true housing crisis is throughout Oakville. It is not limited to the Sheridan College campus and its immediate area. If the objective of these proposals is genuinely to increase housing for families, there are numerous alternative locations that would

be infinitely more effective in addressing the housing crisis for families.

By their very nature, occupants of student housing are more transient than families. With limited exceptions, transient occupants have no vested interest in building a community, raising a family, coexisting with their neighbours in a peaceful, respectful manner. There are numerous, verifiable instances in the College Park community where student housing has had a negative impact on the community. Furthermore, bylaw enforcement has proven not to be an effective solution. In our experience, bylaw enforcement have seemingly abrogated their responsibilities in this regard by failing to act until repeated complaints from community members.

Improper Use of Funds under the Federal Housing Accelerator Fund (n.b., hereinafter referred to as the "Fund")
Numerous communities throughout Canada have applied to access the financial resources available under the Fund. In a letter to the Mayor Burton dated January 11, 2024, Sean Fraser, Minister of Housing, Infrastructure and Communities characterizes the Fund as "highly ambitious, competitive and over-subscribed...". It is unconscionable that the Council would make an application to access these limited funds for student housing under the guise of creating housing for families. Presumably, other community applicants throughout Canada are planning to use the funds for their intended purpose. It does not matter that the federal Minister is aware of Oakville's intended use of the funds; student housing is not family housing.

***** *** *****

In summary, the proposals should be rejected. We are very concerned about the housing crisis as it affects families and that Town Council is not taking advantage of this opportunity to address the family housing crisis. The proposals under consideration should be rejected and meaningful, effective family housing solutions should be put forward in their stead.

Respectfully,

Shelley and Bradley Price
Queensbury Crescent

From: [redacted]
To: Rob Burton
Cc: Town Clerks; allan.edgar@oakville.ca; Cathy Duddeck; David Gittings; Janet Haslett-Theall; Jeff Knoll; Jonathan McNeice; Marc Grant; Natalia Lishchyna; Nav Nanda; Peter Longo; Ray Chisholm; Scott Xie; Tom Adams
Subject: Sheridan College Housing Area Proposals
Date: Thursday, March 28, 2024 10:57:48 AM

Dear Mr. Burton,

Like many others, I too moved into my existing neighbourhood to raise my family (the only home my daughter has known having been born here and still in school). Neighbours to either side of me have children of preschool age. This neighbourhood was built for and inhabited by numerous single families.

I am writing to add to others' voices in the request to strongly consider voting "**no**" to the proposal to allow for the destruction of existing single family dwellings in order to construct four-plexes in the Sheridan College Special Area. While I listened to many speak at the March 4, 2024 Planning and Development Council meeting I remain unclear how this would be the best or most advisable way to meet the goals of the Accelerator Fund. This seems counter to the idea of building more homes, faster and to the principle of using vacant or underused property that should be converted to housing. By this logic I would ask why Sheridan College property or even the Oakville Town Hall property would not be better examples to meet the goals?

Respectfully,

Carlos Iglesias

From: [redacted]

To: Town Clerks; Marc Grant; Jeff Knoll

Subject: No to 4-Storey Apartment Buildings. & Yes to Single Family Homes !

Date: Wednesday, March 13, 2024 6:41:24 PM

I am writing to you to state that I am saying No to 4-Storey Apartment Building. Single family homes are best utilized by families as the Minister stated.

The Town's actions will impact my family and my neighbours. The character of our community will be destroyed.

You both campaigned on "preserving the character of Oakville", a Livable Oakville.

Keep your promise.

Say Yes to Single Families Homes for

Families. signed,

Clementina Sequeira

From: [redacted]
To: Town Clerks; Brad Sunderland
Subject: Opposition to Zoning by Law Amendments
College Park and SHeridan College Oakville
Date: Friday, March 8, 2024 7:00:29 PM

Good evening Sir/Madam

I am a resident of College Park and wish to register my strong opposition to the proposed Zoning By Law Amendments and Sheridan College Housing Area Special Policy Area 42.15.62 and 42.15.63m Ward 1-7.
I own and live in a detached home in Mc Craney Street East

I have attended a large section of the videoconference broadcast on 4 March 2023 at 6h30 where other residents registered their objections. In particular I agree with the objections presented by residents Dennis Gasparotto and Dan Pastoric

I wish to register my opposition in particular to

1. Four Dwelling Units per Detached Residential Property

   I am particularly concerned with increasing the density in an already very busy area, where there is already a parking problem. The level of noise will increase, as will the traffic, services would be insufficient, variances to buildings are likely to be granted if the residential zones are changed, trees might be affected, birdlife, walkability, privacy, etc. I am also concerned about a deterioration on the value of my property. As a new Canadian I have worked extremely hard to provide for a peaceful and quiet neighborhood for my family and to build equity in my property. I am opposed to a change in the residential zone be granted. I came to live in Oakville because I want a livable community, not a high density area in my neighbourhood. Single use homes should be destined to single use families, as Minister Fraser has indicated.

2. Sheridan College Housing Area – Special Policy Area

   I am opposed to my neighbourhood peace and quite being sacrificed to cater for accommodation for Sheridan College, therefore I am opposed to a change in the residential area that allows the construction of either 4 storey buildings of Four Dwelling Units per detached Residential Property. Sheridan College has plenty of vacant land and can accommodate the building of multiple storey apartments for its student body and also for others who wish to live in high density buildings. Transport is right in front of Sherida College and that would be the ideal ground to this initiative. Perhaps the Town can collaborate to build apartments on Sheridan College grounds. I am opposed to this proposal in the manner in which is has been presented, ie affecting my home directly. Please build apartments either on Sheridan College Ground or in the vacant land that Mr Dan Pastoric showed during this presentation.

I trust my opposition will be registered and duly recorded.
I wish to remain informed of any developments directly. I did not receive the letter sent to residents about these proposed changed and had to find out through the grapevine.
The Town should review it's stakeholder consultation and engagement processes, these do not work properly.
There's been zero consultation and very poor communication.
I trust this will be corrected
Many thanks and kind regards,

Cecilia Jofre

From: [redacted]
To: Sean O"Meara
Cc: [redacted]; Rob Burton; Town Clerks; Town Clerks; Marc Grant; Jeff Knoll; Rob Burton; Cathy Duddeck; Jonathan McNeice; Ray Chisholm; David Gittings; Janet Haslett-Theall; Peter Longo; Allan Elgar; Scott Xie; Nav Nanda; Natalia Lishchyna; Tom Adams; Cathy Duddeck
Subject: A few more points for the please vote "NO" -- Four Dwelling Units and Sheridan College Housing Area Proposals
Date: Monday, March 25, 2024 9:50:26 PM

If you both don't mind I want to add a few comments to this conversation.

I'm a visible minority, young mother of 3 kids (10, 7 and 3 year olds), my littlest one goes to the Sheridan college daycare and my husband and I just recently bought this single family residence home in this quiet neighborhood with all our lifesavings and lots of debt to raise our family here, in a single detached family home neighborhood. Its a decision that we didn't take lightly, we bought this home in a troubled market time and this was the dream we bought into.

1. Upon moving to Oakville and this area we realize that there are very little amenities/public programs/etc available for us. The recreational centers, libraries, swim times, extracurricular public programs etc. are booked up solid. Have you ever tried registering for a zumba class. .... or registering your child for the scout programs/ a swim class/gymnastics class, and they tell you that the registration opens in 6 months on this specific day and **they warn you that the class fills up within minutes that its posted.**.. I was literally trying to type my daughter's name in while the page was refreshing and telling me its already full. Its crazy, there are no amenities.... how can we be planning to do more densification here when there are no amenities. We voted for you ... as councilors in hopes that you would help improve the quality of life of Oakville residents, do something about this issue please.... even the schools have portable modular/seacan classrooms to cope.
2. I am one such family resident that has moved in my elderly and widowed parent (mom) in with us.... without needing to make major modifications to our home ... I am the **'silent majority' Ann is referencing.**
3. The homes in our area are not old enough to be torn down and re-built... this is a waste of material and an environmental waste. Why don't we plan to build new.... the Canadian dream is not to live on top of each other and fight each other to get a spot to sit in a park/get a class for our kids in a afterschool program. Canada has land, the Federal and Provincial governments would be far wiser and better serving to offer their housing incentive funds to smaller and struggling towns and communities with under-utilized existing spaces. Towns beyond the Golden Horseshoe and in the northern reaches of our province, which could so desperately use the cash infusions to attract, stimulate and sustain a more robust housing economy. Thereby injecting life and opportunity into these communities. This would be a far wiser and more welcome

solution to both affordable housing as well as providing an opportunity for commercial growth and entrepreneurial starts as a result of residential growth. Let's invest into figuring out how that could work. Continuing to add more density to an already burgeoning densification is just **not the answer**. Adequate, affordable, well-built housing is a multi-faceted challenge and requires serious thought to viable solutions **not** a rash and impulsive implementing of measures in a blind race to hit targets and achieve funding which may very likely create more problems **without effectively solving** existing ones.

4) I wholeheartedly agree with this as well: I'm sure that at some point over the course of your life, you may have purchased an item that was marketed and represented to be one thing, but, when you got it home, you discovered it just not to be the case. The current situation that single family home owners find themselves in is no different. With the exception that the price tag attached to the item is quite literally an individual's life savings. So why wouldn't these residents be upset? We just bought .... the demand and buyers show that there are still many willing to buy and are buying. ...there was no billboard anywhere in these areas informing us the prospective buyers that there is no longer any such thing as a Single Family Dwelling recognized in the Building or Zoning codes in Ontario? That the reality is that their neighbours may construct a '3 as of right' or a '4 as of right' or even a fourplex on the lot next door. By failing to provide Notice, are the federal, provincial and local governments not engaging in a gross failure of disclosure and misrepresentation? These are serious issues which may certainly yet return to haunt builders and elected officials.

I too respect principled people, that is why I'm hoping you can be honest withyourself when valid points are made on the other side... showing that we have not thought this out all 100% and we have to vote NO to four dwelling units, etc.

Sincerely,
Cynthia
(A resident in the Sheridan College Housing Area)

From: Sean O'Meara <sean.o'meara@oakville.ca>
Subject: RE: Please vote "NO" -- Four Dwelling Units and Sheridan College Housing Area Proposals
Date: March 22, 2024 at 4:39:48 PM EDT
To: ann ferraro , Mayor Rob Burton <Mayor@oakville.ca>
Cc: Town Clerks <TownClerk@oakville.ca>, Town Clerks <TownClerk@oakville.ca>, Marc Grant <marc.grant@oakville.ca>, Jeff Knoll <jeff.knoll@oakville.ca>, Mayor Rob Burton <Mayor@oakville.ca>, Cathy Duddeck <cathy.duddeck@oakville.ca>, Jonathan McNeice <jonathan.mcneice@oakville.ca>, Ray Chisholm <ray.chisholm@oakville.ca>, David Gittings <david.gittings@oakville.ca>, Janet Haslett-Theall <janet.haslett-theall@oakville.ca>, Peter Longo <peter.longo@oakville.ca>, Allan Elgar <allan.elgar@oakville.ca>, Scott Xie

<scott.xie@oakville.ca>, Nav Nanda <nav.nanda@oakville.ca>, Natalia Lishchyna <natalia.lishchyna@oakville.ca>, Tom Adams <tom.adams@oakville.ca>, Cathy Duddeck <cathy.duddeck@oakville.ca>

Dear Ann,

Thank you for writing me. I'd like to respond to your email purely on my own behalf.

Your opening comment "How did the hard working 'blood, sweat and tears' of the many of us that toiled for decades to finally afford these family homes, in what we thought were safe and secure family oriented neighbourhoods, become the victims of such thoughtless, rash decision making political actions that would see our existing single family dwellings just unilaterally and arbitrarily pulled out from under us" also says those trying to afford a home today are not hard working people who have toiled (or want the same opportunity you had) to afford a family home. The underlying premise of "I did it, why can't you" completely ignores reality. In 1990, the average GTA home would have cost a buyer $255,020 — the equivalent of what today would be $514,911 with inflation, according to data from the Toronto Regional Real Estate Board. After steadily decreasing until 2000, it rose by 2010 to $431,262 — or $586,473 with today's inflation. Today, the average home price in the GTA is $1,134,781 — nearly double the price 13 years ago.

In 1990, the median income for an individual aged 25 to 54 in Toronto was $54,310, when adjusted to 2023 inflation. In 2021, it hasn't increased by even one per cent, now at $54,643, according to 2021 census data adjusted for today's inflation. So when you deride people for not being able to do what you did decades ago, it is not a fair comparison. We are telling our seniors who are looking to downsize, there is no place for you here. We are telling our children and young people, unless you are rich (beyond what anyone prior to 2013 could have ever afforded) you don't belong here. These are absolute facts and that we are not willing to consider our future generations for home ownership in the way older generations were allotted, it is saddening to me.

I cannot look my 13-year-old daughter in the eyes and tell her I did everything I could to ensure she had a chance to own and live in Oakville where she was raised because she is not rich enough to buy a single-family property that is unattainable for the overwhelming majority in Ontario today.

This is solely my opinion on the matter. Doing what is right is not the same thing as doing what is popular. I do not intend to have a legacy of neglecting youth and seniors on my resume; I do sincerely feel I am in the minority on Council though so you most likely will have the result you are after. I just felt it important to express the opposing view of many who do not have the ability to speak against blocking a future for young and seniors in our community

and their hopes and dreams for their futures.

I want to thank you for writing as it does mean a lot to hear from residents on all their perspectives.

Sean

Sheridan College Housing Area Special Policy Area

To: Mayor, Council Members, Appropriate Town Staff

From: **Douglas Hanson**

I would like to submit my comments regarding the changes to the Zoning By-Law Amendments as proposed in the Town-wide and Sheridan College Housing Area Special Policy Area.

Description of My Neighbourhood: **Pallatine Drive**

The neighbourhood is made of an assortment of housing styles. From Bungalows, Back-split Semis, Two Story Semis, and Detached Two Story Homes. Most all are single family homes with some college student rentals.

This Community is home from families with small children to retirees. It is a quiet, safe, and peaceful environment.

With many schools and playgrounds nearby, it is an idyllic place to raise families and enjoy one's retirement.

The residential street is 23 feet wide, two lanes wide with a deep ditch on both sides with no curbs or sidewalks.

Other than garages and garden sheds, there are no added dwellings on the properties.

All the homes are landscaped surrounded by a large mature tree canopy.

This Community has existed for 50 years

The Proposed Addition of Added Dwellings to the Side of Existing Homes:

There is no room on the existing Lot Size to accommodate an added dwelling that could be considered as suggested and outlined in your Survey Options. The existing Lots Sizes simply do not allow that space.

In addition, there would be no additional parking available to accommodate the proposed increase in tenancy.

Those current homes that have additional rooms currently used for rental do not have sufficient parking space resulting in streetside parking.

The Proposal to Allow 4 Story Apartment/Condo Dwellings:

As I understand the Proposal, these suggested sized dwellings would extend over and be confined to cover 3 current Lots. This would dramatically alter the look, feel, and enjoyment of the area.

Here are some reasons why this proposed Amendment to the existing By-Laws **should NOT go forward**:

1. The proposed 4 story dwellings could house 15 – 20 units. It would require parking either underground or on the Lot surface. Just ONE of these structures would dramatically increase the volume of traffic at all hours of the day as tenants come and go to work, schools, or colleges.
2. The infrastructure of the entire street would have to be upgraded to accommodate the not just ONE of these 4 story Dwellings, but several.
3. Traffic volume would dramatically increase to unpredicted numbers.
4. With added traffic in a small area and street, noise levels and more importantly safety to older retired adults with mobility problems and small children would dramatically increase.
5. **There are 4 school campuses in this area within walking distance** of those who live in the area with school-age children. The surrounding streets are already overrun with school buses and cars as they transport students to and from school. In addition, many parents park on the side residential streets as they drop off, walk them to school, and return in the afternoon to pick them up.
6. The additional volume of traffic created by these apartment size structures would be climatic.
7. If these Amendments go through, there will be tremendous pressure **by Developers** on existing home-owners to sell their properties. No one desires the continual harassment that would follow such a decision. Even today, I personally receive 2 – 3 phone

calls and door knocks from Real Estate Agents trying to get me to sell my **Home**.

8. This would be extremely disruptive to existing Home Owners. And, if it turns out that one does sell, the pressure on their neighbours to sell the adjacent lots so they could build 4 story structures would be unsettling.
9. In a quiet Community where all are neighbourly and help each other, this could cause friction and distrust amongst those who do not intend to sell no matter what.
10. Property Values will decline. NO perspective buyer will want to buy a house surrounded by 4 story structure. The curb appeal and esthetics will be gone. Many current home owners have upgraded their driveways, curbing and landscape.
11. The government is providing funding to build AFFORDABLE homes. None of these apartments/condos will be affordable. The current average rent in Oakville for a 1-bedroom apartment is $2,419 and a 2-bedroom is $3193. The average student or new-comer cannot afford these prices.
12. **Environmenta**l concerns. Rebuilding the road, gas, water, and electric infrastructure to support the proposed amendments would cause considerable time and disruption to the landscape. I have 3 large mature Maple Trees in my backyard which would be lost if an apartment building were built on my current property.
    This would occur on all lots similarly effected causing significant loss of the tree canopy.

In closing, this proposal to amend the current By-Laws is not conducive to this neighbourhood for the reasons outlined above. This is an established mature neighbourhood surrounded by long established schools and churches.
The community is home to retirees as well to young families with school-age children.

Like all the communities within this area, members retire and move away, and new young families move in to begin their families and their lives.

THE CYCLE OF LIFE OF A COMMUNITY CONTINUES

From: [redacted]
To: Rob Burton; Jeff Knoll; Marc Grant; Jonathan McNeice; Sean O"Meara; Ray Chisholm; Cathy Duddeck; David Gittings; Janet Haslett-Theall; Peter Longo; Allan Elgar; Scott Xie; Nav Nanda; natalie.lishchyna@oakville.ca; Tom Adams; Town Clerks
Subject: Re-Zoning for 4 storey buildings and 4 as of right buildings
Date: Thursday, March 21, 2024 10:06:36 AM

JUST SAY NO TO BAD POLICY

All: I write today in protest of these proposed changes to housing legislation in Oakville. These changes will fundamentally change the character, features and function of our neighbourhood.

- We are an enclave of single-family dwellings, a featured selling point when we bought our homes. Our collective ability to raise a family without undue fear of traffic, trucks and strangers helped to develop the nature and character of our subdivision. Either of these proposed zoning changes will fundamentally alter our daily lives.
- The student ghetto problem will be real and should not be discounted in any way. Any parent with a child that has gone to university is fully aware of what a student ghetto is, what it looks like and how it reflects on the town that it is located in.
- The financial impact on current homeowners will be devastating. As the inevitable student ghetto develops, the impact on home values will be significant. For those that have paid down their mortgage, the equity in their homes acts as an anchor for their retirement and future financial planning. Whatever equity they thought they had in their property will be severely diminished and their retirement plans will be devastated. For those who are paying off their mortgage, raising kids and paying their taxes, they will wake up one day to the sounds of a new construction project and find that their property value has sunk accordingly. They'll be over-mortgaged on a house without the value they were planning on. Banks don't like that and either do homeowners.
- Green spaces are important! Every home in our neighbourhood has a tree in front of it and many have them in their backyard. Every home has a front yard and a back yard – all green spaces. When a four-storey building goes up, trees go down – there's just no way around it. Rainwater flows and storm drainage will be affected. In addition, parking pads and increased street parking will become the norm. We currently restrict this type of vehicle storage because it's unsightly and dangerous for children.
- Infrastructure remediation will be prohibitively expensive.
- The Housing Accelerator Fund is just that. A **rush** to solve a problem without consideration of other issues. Let's not be part of a poorly thought-out change to our Livable Oakville Plan. Let's continue to solve our housing problems through long term, thoughtful planning and not chase diminishing government dollars that will not have an appreciable long-term effect.

Thanks for your time,
Dan Ferraro
College Park Resident

From: [redacted]
To: Town Clerks
Subject: Sheridan College Housing Area
Date: Thursday, February 29, 2024 2:09:31 PM

To Whom It May Concern,

Our family does not agree with proposed Sheridan College Housing Area Special Policy. We believe this would impact our neighbourhood in a negative way and will destroy community that we now have, along with a look and appeal that currently is.

Below is the letter I have sent to Mr. Knoll and Mr. Grant to voice my displeasure.

If you require any other action and/or clarification on my part, please let me know.

Regards,

Darko Radman
Martindale Avenue

Dear Mr. Knoll and Mr. Grant,

I am a resident in the College Park area that Sheridan College Housing Area will impact. Regardless of how phrased this proposal is, the bottom line is that overcrowding our neighbourhood is not something that any of us would enjoy. The whole reason for buying house in this area is to enjoy quite and not populated neighborhood. How would you feel if someone builds 4 storeys housing on each side of your home? Essentially this is what you are proposing. How would that even look? 4 storeys housing - single detached home -4 storeys housing, because I don't want to sell my house? How is that even esthetically pleasing?

Having a blanket policy to let anyone do whatever they want leads to anarchy.

Never mind about services, transportation, crime, parking, etc.

I urge you not to proceed with this proposal. If housing is needed for Sheridan College, Sheridan College should build a residence for students, they have enough land to do so.

Regards,

Darko Radman

From:	[redacted]
To:	Rob Burton; Jonathan McNeice; Sean O"Meara; Ray Chisholm; Cathy Duddeck; David Gittings; Janet Haslett-Theall; Peter Longo; Allan Elgar; Marc Grant; Jeff Knoll; Natalia Lishchyna; Tom Adams; Scott Xie; Nav Nanda; Town Clerks
Cc:	doug.fordco@pc.ola.org
Subject:	Keeping Oakville Livable - Vote No to "4-storey apartment buildings". Vote Yes for keeping existing Single Family Homes
Date:	Sunday, March 24, 2024 10:35:30 AM

To Mayor Rob Burton and Members of the Oakville Town Council,

Once more I write to you as a concerned resident of Oakville where I have resided for 41 years. The matter at hand—the proposal to convert single-family homes into four-storey apartment buildings near Sheridan College—is one of significant consequence, not just for the present but for the enduring character of our town.

The Core Issues at Stake:

- **Preservation of Community Character:** The fabric of College Park has been woven through decades of families making their lives here. The introduction of four-storey student apartment buildings threatens this tapestry, potentially altering our community beyond recognition.
- **Misalignment with Ministerial Intentions:** The Minister of Housing, Infrastructure, and Communities has emphasized the importance of retaining single-family homes for families, particularly those surrounding Sheridan College. The current proposal to intensify density with four-storey apartment buildings seems to diverge from this guidance, aiming to replace family homes with transient student housing.
- **Misalignment with the Premier of Ontario:** The Premier has come out to state the conversion of single family homes into 4-storey apartment buildings is wrong, 1000% wrong. Destroying single family homes wasn't the intent when looking to increase housing.

A Constructive Way Forward:

- **Adherence to the Minister's Vision:** It is crucial to realign our actions with the Minister's recommendations, focusing on mid- to high-rise solutions on Sheridan College's land. This approach not only preserves the existing community structure but also aligns with the broader goals of sustainable and sensible urban development.
- **Listen to the Premier:** SIngle family homes should be for families. Don't change the character of existing communities to tear down single family homes for 4-storey apartment buildings.
- **Enhanced Consultation and Transparency:** Engaging the community through a more transparent and inclusive consultation process will ensure that all voices are heard and considered. This process should aim to provide clear, comprehensive information, enabling stakeholders to contribute meaningfully to the discussion.
- **Re-evaluation of the Federal Funding Utilization:** It appears that the Town Staff's proposal for four-storey apartment buildings is not a prerequisite for securing the Federal Housing Accelerator Fund. It is unsettling on the grayness of what is fact and convenient inclusion. This revelation necessitates a re-evaluation of the initiative, focusing on options that do not compromise the integrity of our residential areas.

Conclusion:

In closing, I urge the Council to consider the lasting impact of the proposed changes on the community. The decision before you is not just about housing density; it's about preserving the

essence of what makes Oakville a place we are proud to call home. By focusing on solutions that respect the character of our community and align with ministerial guidance, we can find a path forward that serves the best interests of all Oakville residents.

Vote No to "4-storey apartment buildings" and continue supporting single family homes.

Let us work together to ensure our actions today pave the way for a future where Oakville continues to thrive as a vibrant, family-oriented community. I trust that the Town Council will act as stewards of our collective legacy, making decisions that honor the voices of its residents and the fundamental principles that define our town.

Respectfully,

Dan Pastoric

From: [redacted]
To: Rob Burton; Town Clerks
Subject: Urgent Appeal for Reconsideration of Current Housing Motions
Date: Thursday, February 29, 2024 9:01:10 PM

To the Members of the Town Council of Oakville,

Dear Council Members,

I write to you as a long-standing resident of Oakville, deeply invested in the future and well-being of our community. The decisions before us concerning housing and development near Sheridan College are of monumental importance, poised to significantly alter the fabric of our town. These changes could be our legacy, impacting Oakville's character for generations to come.

Upon careful examination of the proposals to permit four units per property as-of-right and to allow four storeys within 800 meters of Sheridan College, it has become apparent that these measures, while potentially transformative, have not been afforded the depth of consultation and transparency required under the Ontario Planning Act. This act mandates rigorous procedural standards to ensure decisions are made in an open, fair, and equitable manner, reflecting the following key components:

- Public Participation: Ensuring meaningful engagement with residents and stakeholders.
  Consistency and Conformity: Actions must align with provincial policies and municipal official plans.
  Accountability: Decision-making processes must be clear and accessible to the public.

The information presented during the Town's meeting on January 22nd, particularly the discussion surrounding the letter from Minister Sean Fraser, highlights a critical disconnect between the proposed initiatives and the broader objectives outlined by the Federal Housing Accelerator Fund (HAF). It is noteworthy that the potential $36MM in funding, while substantial, does not encompass the proposed densification initiative around Sheridan College, raising questions about the alignment of these proposals with our community's long-term interests.

Moreover, the Minister's letter calls for a nuanced approach to increasing housing density, emphasizing the need for clarity and consideration of alternative plans that might better serve the community's needs without compromising the character of our residential areas. This advice seems to have been overlooked in favor of a narrow interpretation that risks undermining the very fabric of our community.

The current process, lacking in transparency and comprehensive stakeholder consultation, fails to meet the standards of due process as outlined in the Ontario Planning Act. By pushing forward without adequate engagement, we risk not only the ire of our community members but also potential legal entanglements that could delay any development indefinitely.

As a dedicated resident of Oakville, I have witnessed many changes over the years. However,

the approach currently being taken represents a departure from the values of consultation, transparency, and respect for community that Oakville has long stood for. It is, without doubt, the most concerning tactic I have observed to date.

In light of these considerations, I strongly urge the Town Council to reject the current motions and instead commit to a process that embodies the high standards of due process, consultation, and transparency mandated by the Ontario Planning Act. Such an approach will not only ensure that our community's development aligns with both our values and legal obligations but also preserves the integrity and character of Oakville for future generations.

Thank you for your attention to this matter. I trust that you will act in the best interests of our community, respecting the voices of its residents and the legal frameworks that guide our collective decision-making.

Sincerely,

M.Fitzpatrick

From: [redacted]
To: [redacted]; Jonathan McNeice; Sean O"Meara; Ray Chisholm; Cathy Duddeck; Janet Haslett-Theall; Peter Longo; Allan Elgar
Cc: Town Clerks
Subject: Chers membres du Conseil Municipal,
Date: Thursday, February 29, 2024 9:04:39 AM

Chers membres du Conseil Municipal,

Je m'adresse à vous avec une pointe de frustration, non seulement à cause des propositions d'augmentation de densité qui nous préoccupent tous, mais aussi parce que cette conversation n'a pas lieu dans notre belle langue française. C'est un peu une gifle, non? On se demande où est passée notre belle diversité linguistique.

Concernant les fameuses propositions, c'est clair comme de l'eau de roche que l'appât du gain proposé par le Fonds d'Accélération du Logement Fédéral de 36 millions ne devrait pas nous aveugler. On ne parle pas juste de rajouter quelques logis ici et là; on parle de transformer notre petit coin de paradis en quelque chose de méconnaissable. Et puis quoi encore? La proposition de densifier autour de Sheridan sans consulter le peuple, c'est du n'importe quoi.

Je vous implore, avec toute la passion que je peux rassembler, de voter contre ces propositions. On est capables de trouver des solutions plus astucieuses qui respectent l'âme de notre communauté. Ne laissons pas le chant des sirènes du financement nous éloigner de ce qui fait vraiment l'essence de notre ville.

Avec toute ma considération,

J Gagnon

Translation:

Dear members of the Town Council,

I am reaching out with a hint of frustration, not only because of the density increase proposals that concern us all, but also because this conversation is not happening in our beautiful French language. It feels a bit like a slap in the face, doesn't it? One wonders where our linguistic diversity has gone.

As for the infamous proposals, it's crystal clear that the lure of the $36 million from the Federal Housing Accelerator Fund should not blind us. We're not just talking about adding a few homes here and there; we're talking about transforming our little slice of heaven into something unrecognizable. What's next? Proposing to densify around Sheridan without

consulting the people is nonsense.

I implore you, with all the passion I can muster, to vote against these proposals. We are capable of finding smarter solutions that respect the soul of our community. Let's not let the siren song of funding drift us away from what truly makes the essence of our town.

From: [redacted]
To: Town Clerks
Subject: Sheridan College Housing area - Special Policy area
Date: Tuesday, February 27, 2024 11:32:11 AM

I am writing to express my objection to more housing density in the proposed area around Sheridan college. This area is already too dense from a traffic perspective. It takes 40 minutes to get from the GO station to River Oaks area during weekday commutes. It should take about 5 minutes. The traffic in that area is way too congested already. There is no way to expand Trafalgar any more. It cannot handle more housing density.

We have exceeded our growth goals as set out by the province. There is no need to grow further in already established areas. These areas cannot handle the growth.

What happened to Oakville's goals of being Canada's most liveable city? What happened to the TOWN of Oakville. You are turning Oakville into an overcrowded city.

Julie Verhoeven
Pelee Blvd

From: [redacted]
To: Rob Burton; Jonathan McNeice; Sean O"Meara; Ray Chisholm; Cathy Duddeck; David Gittings; Janet Haslett-Theall; Peter Longo; Allan Elgar; Marc Grant; Jeff Knoll; Natalia Lishchyna; Tom Adams; Scott Xie; Nav Nanda; Town Clerks
Subject: Changing the Character of Oakville
Date: Thursday, February 29, 2024 10:19:45 AM

Dear Oakville Town Council,

As long-time residents of Oakville, our family has deeply cherished the community spirit, safety, and quality of life this town offers. We have proudly raised five children here, contributing to the community and believing in Oakville as an ideal place for families to thrive. However, the recent motions before the council have caused us great concern.

We understand the pressure to address housing shortages and the opportunities presented by the Federal Housing Accelerator Fund. Yet, the proposals to permit four units per property as-of-right and four storeys within 800m of Sheridan College significantly alter the fabric of our community. Such changes risk displacing the very essence of what makes Oakville special to us and many long-standing residents.

These motions, while aimed at increasing housing density, do not directly benefit from the mentioned $36MM funding, nor do they align with the Minister's emphasis on improving housing options for students in a way that preserves family homes. The town's interpretation to convert family homes into student apartments seems a departure from fostering a community where families can continue to grow and prosper.

We urge the council to reconsider these motions, taking into account the voices of those who have built their lives here. Let's explore alternative solutions that enhance our town without sacrificing the character and unity of our community. Oakville's legacy should be one of thoughtful growth that respects its residents' values and the town's heritage.

In closing, we ask the council to vote down these motions, remembering the families who have dedicated themselves to Oakville, envisioning a future where our children and grandchildren can also call this town home.

Sincerely,

James S.

From: [redacted]
To: Jeff Knoll; Marc Grant; Town Clerks
Subject: Say No to 4-Storey Apartment Buildings. Say Yes to Single Family Homes
Date: Wednesday, March 13, 2024 12:07:00 PM

ATTENTION COUNCILLORS

I am writing to you to state that I am saying No to 4-Storey Apartment Building.
We have been living in this neighbourhood for over 30 years and have enjoyed the community feeling and safety. Single family homes are best utilized by families as the Minister stated.

The Town's actions will impact my family and my neigbours. The character of our community will be destroyed.

You both campaigned on "preserving the character of Oakville", a Livable Oakville.

Keep your promise.

Say Yes to Single Families Homes for Families.

Jeanne Soondarsingh

Anita,

We need your help to save single family homes and the long standing community of College Park in Oakville. Please talk to Minster Fraser before it is too late.

I am currently a resident of College Park for the past 26 years. We bought a house in Oakville after moving from Newfoundland for better job opportunities for both myself and wife . We have raised two children in this community and have never regretted choosing Oakville as a place to live and work.

I watched the Oakville town council meeting on March 4 and was very disheartened with the process and lack of information transparency. I feel more preparation should have been provided from the town of Oakville and more answers supplied. I did take interest in Councillor Elgar's facts that Oakville as a town has increased their population and housing beyond what was initially expected. Also the residents that did speak on our behalf came very prepared with presentations, research and valid concerns.

At the meeting I am unsure the need for the special interest groups being present as I feel their comments were not applicable to our discussions. I am concerned for the environment as well however I have a right to keep our neighborhood environment such as trees, pathways to walk our dogs intact as much as their right to save the farmlands.

I understand that the 4-unit dwelling is being proposed to all of Oakville. As we now have 3 units being allowed as requested by our provincial government. However, the 4-unit complex within 800 m of Sheridan College is where my issues resides.

1. **The federal minister Fraser stated "single family homes are best utilized by families"** If this is correct why are we even considering putting in 4 unit apartments within 800 m of Sheridan College. **PLEASE CONTACT YOUR COUNTER PART TO LET HIM KNOW WHAT IS HAPPENING**
2. A Sheridan College representative should have been present at the town's meeting last night to address our concerns and let us know their plans for housing the students they are responsible for. They need to work with the surrounding community as partners to solve the housing issues for their students.
3. How much money is the town of Oakville receiving to increase the housing units ? Is it 25M, 30M ? And are the 4 storey complex within 800 m of

Sheridan College necessary to receive this money? These concerns were never directly answered.

We as community residents have a right to know how this money will be used to develop our infrastructure and that this FEDERAL program should not be tearing down single family home in our communities to build 4 storey buildings.

Thank you
Jim & Donna Young
Parklane road
Oakville

SAY NO!

Anita,

I am following up on my previous letter which is attached that I dropped off to your office

And

I was wondering what was our response ?
AND how can you help us
Is there any time you can meet with our resident association either in person or by video so we can voice our concerns. As this is a Federal program we are trying to get clarity on the rules the federal minister put on the town council to receive the HAP funding.
The town is saying that the Minister Frazer requested the changes to rezone within 800 meters of Sheridan College thus potential tearing down hundreds of single families homes for 4 story building ---where generations that grown to build this community of College Park.
See attached what this community will look like.

Federal Minister Fraser have said Single family homes should be used for Single

WE NEED YOUR HELP; I NEED YOUR HELP.

We have a petition with Hundred of names of your constituents who do not support this rezoning as part of the federal HAP program

Please reach out to the Homeowners association If you can meet with us .

HOMEOWNERS' ASSOCIATION:

Central Oakville Resident Association (C.O.R.A.)

President: Derek Zapp
Vice-President: Ron Bell
Treasurer: Peter Wei
Secretary: Ann Ferraro

Jim & Donna

Jim & Donna Young
Parklane road
Oakville, Ontario

Please show me you are the leader we voted for

Thank you for your time

From: [redacted]
To: Marc Grant; Jeff Knoll; Town Clerks
Subject: Say No to 4-Storey Apartment Buildings. Say Yes to Single Family Homes
Date: Friday, March 15, 2024 4:23:37 PM

I am a resident of oakville. I have been living here for eight years.

I am writing to you to state that I am saying No to 4-Storey Apartment Building. Single family homes are best utilized by families as the Minister stated.

The Town's actions will impact my family and my neigbours. The character of our community will be destroyed.
You both campaigned on "preserving the character of Oakville", a Livable Oakville.
Keep your promise.
Say Yes to Single Families Homes for Families.
signed,
Yusen Jin

From: [redacted]
To: Town Clerks
Subject: Fwd: Zoning By-law Amendment and Sherian College Housing Area Special Policy 42.15.62 42.15.63 Ward 1-7
Date: Friday, March 1, 2024 8:39:57 AM
Attachments: Trafalgar Corridor By- Law Zoning Amendment.1 March 2024.docx

---

Good Morning:

Please find attached my revised submission of comments on the proiposed Zoning By-Law Amendment.

This supersedes the prior submission I made on February 28th 2024 which should be deleted.

Lawrence Falconer

Freeman Crescent

Oakville On

------ Original Message ------
From:
e.ca
Sent: Wednesday, February 28th 2024, 03:01 PM
Subject: Zoning By-law Amendment and Sheridan College Housing Area Special Policy 42.15.62 42.15.63 Ward 1-7

Good Afternoon

Please find attached my input with respect to the above-noted zoning amendment.

I wish to attend the meeting on March 4th 2024.

Lawrence Falconer

Freeman Crescent
Oakville On

28th February 2024 **REVISED**

To: Oakville Town Council

RE: Proposed Official Plan and Zoning By-Law Amendment, Town-Wide and Sheridan College Housing Area Special Policy Area.

42.15.62 and 42.15.63, Ward 1-7

I have two major concerns regarding the above Zoning By-Law Amendments affecting the area where my wife and I live and own a real estate residential property.

1st CONCERN

What I can discern from the proposed changes is that we can expect to see changes in the **frontages** of residential single dwelling properties most notably as they are modified to accommodate the increased occupancy level.

Driveways will be wi**dened.**

More cars will be visible. **More roadside parking** will become evident

Extra Walkways will be introduced alongside the houses.

More wear and tear on the property will occur due to increased population density over and above what was originally intended.

As to the **rear view** of the affected properties, we will see surrounding us from our rear and side upper level windows :

- **New structures** where previously the view was our neighbours' gardens
- **Reduced care of gardens** as properties are re-orientated toward student accommodation.

ALSO

Whole neighbourhoods consisting at present of Detached Residential Properties will acquire a **less attractive look** as 4-storey buildings are erected. The overall appearance of such areas will be **degraded**.

Under the new by-law can we expect to see our neighborhood houses **BULLDOZED AND REPLACED WITH 4 STOREY APARTMENT STYLE BUILDINGS? IF YES, THEN THIS IS UNACCEPTABLE IN MY VIEW**.

2ND CONCERN

As a result of the new zoning by-law amendment it seems obvious to me that the **market value** of the residential property-owners houses **will decline** within the affected areas and to those houses in the vicinity. The market values will **fail to increase** at the same rate as those in the non-proximate areas.

ARE HOMEOWNERS AFFECTED IN THIS WAY TO BE COMPENSATED FOR SUCH DECLINES IN MARKET VALUE? IF NOT, THEN WHY NOT?

WHY SHOULD WE NOT SUE FOR THE DECLINE IN MARKET VALUE?

QUESTIONS

1. Why are affected homeowners and those in the nearby vicinities not given a chance **to VOTE** on these decisions? Not just given the option to comment through submissions to the council.
2. Why are the **existing zoning bylaws** not disclosed in the communication regarding the proposed amendment. You are expecting the public to make informed comments or input on the proposal aren't you?
3. Why are no **pictorial illustrations** provided to inform affected homeowners and nearby neighbours of what their residential and commercial areas may look like with the passage of time?
4. Why is there such a thing as the Sheridan College Housing Area Special Policy Area. It's not a law but simply a policy that has wide significant

effect on local homeowners. Why does it require lifting of zoning restrictions to the detriment of homeowners?

5. Does not the college have space to erect **more halls of residence** for students **on its own campus** or acquire space **elsewhere at appropriate locations** and to do so without penalizing the local residents by re-zoning their residential areas?

Recommendation

Retain the existing Zoning By-Law with allowance for limited number of student lodgings and room rentals subject to the existing statutory precautionary requirements. This, in addition to Sheridan College's development of additional halls of residence on their own existing land,

should be sufficient to meet the requirements of the Sheridan College Housing Special Policy Area.

Specifically, in our neighbourhood, we ask that you retain the existing Zoning bylaw RL 5.0 (Residential Low) for the homes on both sides of White Oaks Boulevard extending from Huron St. to Erin St. on the south and west and Freeman Crescent on the north side up to the northern juncture of White Oaks Boulevard with Trafalgar Road.

Respectfully from:

Lawrence Falconer and Agnes Falconer, owners and residents of the following property for over 30 years: **Freeman Crescent. OAKVILLE ON**

Dated March 1st 2024

From:
To: Town Clerks
Subject: Re: Item 6.2 - own-initiated Official Plan and Zoning By-law Amendments – Four Dwelling Units Per Property and Sheridan College Housing Area
Date: Thursday, February 29, 2024 1:38:14 PM

In the past two days, we have learned that we will not be allowed to attend, in person, the Oakville Town Council meeting on March 4.We understand that the council felt threatened by another group at a previous meeting. We have no respect for their platform, nor their actions at a municipal level.

The Zoning By-law items, tabled for Monday, are indeed a municipal concern. We request that this meeting be opened to all Oakville residents. If the council believes that there is not adequate public space, then the meeting should be moved to a larger venue. If the council is concerned for their safety, then police protection should be requested.

We are concerned, after reading the letter from Housing Minister Mr. Sean Fraser to Mayor Burton, that council is rushing the process. Money is the focus, rather than the well-being of safe, established, single-family dwelling communities such as College Park.

Mr. Knoll and Mr. Grant, you were visible in College Park during the past municipal elections as you sought our votes. Why haven't you reached out to College Park residents during this life changing zoning by-law agenda? We trust that you have read our letter of disapproval submitted earlier this week. Our community feels threatened and nervous. We respectfully ask that you will fight for the residents of College Park. We also ask that serious considerations be given to moving this back to a public, in-house meeting. If it is too late to secure a larger, safer venue, then we respectfully request that this motion be tabled until we can meet in person.

Thank you,
Mark and Cheryl Baber
Queensbury Cres.
Oakville, ON

From: [redacted]
To: Town Clerks
Subject: SHERIDAN COLLEGE HOUSING SPECIAL POLICY AREA
Date: Wednesday, March 6, 2024 9:01:53 PM

To whom it may concern

I am totally against this zoning by law amendement.

Please keep me informed of any developments and/or decision on this matter.

Kindest regards

Linda Fung
McCraney street east
Oakville

From:
To: Jonathan McNeice; Town Clerks
Subject: Oakvilles HAF application
Date: Thursday, March 28, 2024 2:59:17 PM

Dear Mr. McNeice,

I am writing you for further consideration regarding the planning departments proposed by-law amendments. These proposal have highlighted to various housing issues that Oakville faces as well as the rest of Canada. With the introduction of the HAF program in which Oakville is in the process of applying to, many other municipalities have applied and been awarded funding. Many of these municipalities that have had successful applications presented generic plans that the federal housing ministry accepted. Why does Oakville Council view its application to the federal government for HAF require specific details, such as the Sheridan College Housing Area? Is it part of a transit hub or corridor? If it is or will be deemed as such, then why have so many other similar areas in Oakville been ignored? What has driven the thought process for targeting this area only. It seems non-transparent. The rezoning proposal seems poorly planned and rushed, just to make the HAF deadline. If this council's intent is to appease the federal government with the amendments, but not really follow through with them to the extreme, that is one thing. Unfortunately, this council will not be in place for ever and future councils could see what has been amended and then activate a strong, heavy handed approach to neighbourhoods, such as College Park. Your actions may be honourable, but you can not guarantee what is in store for the future.

There are two towns in this country that I have a personal connection with since my sister has lived in one and currently lives in the second one along with my father. Surrey BC has been awarded HAF and government site states: "The agreement with Surrey will see the City commit to seven local initiatives "that enable a variety of housing forms and densities to meet the diverse needs of the community," according to the federal government.". Amount: $95.6M. Then on March 5, 2024 CMHC's website states; "Today, the Government of Canada and the City of Airdrie announced that they reached an agreement to fast track more than 900 homes over the next three years. This work will help spur the construction of more than 3,500 homes over the next decade.". Amount: $24.8M. This is similar to what I hear is the potential amount that Oakville may receive. The total as of March 25, 2024 is $3.74B out of the $4B allotted.

They both do not list targeted area of their respective communities and yet they have been awarded HAF.

Please explore more creative options than the housing by-law amendment; Sheridan College Housing Area-Special Policy Area and vote no.

Thank you for your service to our town.

Kind regards,

Mark Baber

From:
To: Rob Burton; Town Clerks
Subject: Sheridan College Transit Hub?
Date: Thursday, March 21, 2024 7:48:41 PM

Dear Mayor Burton,

I am personally writing you to consider the negative impact that the proposed By-Law Amendment, Sheridan College Housing Area-Special Policy Area would have on my neighbourhood, College Park. I am asking you to consider viable alternatives to this proposal. I want to share with you my thoughts and observations while understanding the challenges the town is facing in our future.

I understand that Sheridan College has been deemed a transit hub. Oakville Transit and Go Transit services the college for the benefit of its students who commute to it; therefore, it falls under provincial guidelines of 800 metres surrounding them to be utilized for higher density housing. As I understand, this is the Oakville Planning Department's rationale for creating the aforementioned By-Law proposal; however, I do not find this sound logic. An area such as the Oakville Go Train station qualifies as a public transit hub for the general population to use. Oakville Transit and Go Transit enter Sheridan College grounds as a bus stop for the students. It is not a transit hub for the general public.

The planning department has developed this By-Law Amendment proposal, but is failing to acknowledge that Go Transit and Oakville Transit are currently servicing Sheridan College's Trafalgar Campus. These transit systems are declaring that there is not a need to disrupt the surrounding communities since students are able to commute from where they live in Oakville or from a distance to attend the college. Therefore, there is no need to require Sheridan College Students to live within 800 metres (walking distance) of the college in order to attend classes at Sheridan.

Recently a new system using Presto cards, allowing travel from Oakville Transit onto Go Transit means collaboration exists between transit systems in the GTA. Sheridan College in 2019 halted its U-Pass system which allowed students, who paid a fee, to have unlimited use on several transit systems including Oakville Transit. Sheridan College, Municipal and Provincial governments should pursue reinstating this, which would be a huge benefit to students in travelling to the campus, and alleviate the requirements placed on the town of Oakville to supply housing for Sheridan College Students within 800 metres. The empty lands surrounding the Go Transit bus depot at HWY 407 & Trafalgar Road would be suitable for more affordable housing/student housing to be erected, since there is already access to Go Transit buses heading to and from Sheridan College. The 800

metres is a very short distance that I find ridiculous as a requirement for adults to travel while attending a post-secondary institution. Walking is healthy for all of us. On a personal note, my own commute from Newmarket to Downtown Toronto, while attending George Brown College's St. James Campus was 3 hours per day for 3 years. I had to live within my means to achieve a post-secondary education.

Consider that a student riding a bus entering the Sheridan College property is no different than any other person getting on or off the bus at Trafalgar Road at Upper Middle Road. This is not a transit hub, where a rider transfers from one mode of transportation to another. They simply have come to the bus stop that delivers them to their destination. For example, if I wanted to take the bus to the Oakville Go Station, I would travel on the bus through 4 stops heading south along Trafalgar Road. While riding the bus, it would enter Sheridan's Trafalgar Campus as a convenient stop for the college. It is one of the bus stops heading to my destination. I or anyone else of the general public would not be getting off the bus, rather, we would continue riding it until arriving at the GO. Oakville Go Station is a transit hub for the general public and not a specialized destination, as is Sheridan College.

I respectfully point out that the general public do not daily use Sheridan College as a destination. It should not be considered a transit hub for the general public; therefore, the By-Law amendment proposal should be dropped because it does not qualify under the parameters laid out by the federal or provincial governments involving transit hubs.

Thank you very much for your service to our town, as well as your time and consideration in this matter. I do realize the enormity that these proposed amendments place upon you.

Thank you,

Mark Baber

From:
To: Marc Grant; Jeff Knoll
Cc: Town Clerks
Subject: Say No to 4-Storey Apartment Buildings. Say Yes to Single Family Homes
Date: Friday, March 15, 2024 10:47:40 AM

Dear Mr. Grant,

I am writing to you to state that I am saying No to 4-Storey Apartment Building. Single family homes are best utilized by families as the Minister stated.

The Town's actions will impact my family and my neighbours. The character of our community will be destroyed.

In an article dated Sept.23/22, Grant's answer to the same three issues question is "updating our existing parks in older communities, finding realistic methods for deterring careless drivers (speeders and noisemakers), and fighting any development that does not fit within the character of a neighbourhood.

Since you have been quite silent on this issue, may I ask you why you have changed your point of view? Please consider the impact this will make. It will effect many and some that you have not already considered at this point. We do feel extremely threatened by this action. We are scared of what the mayor and council are considering for the future.

You have campaigned on "preserving the character of Oakville", a Livable Oakville. Keep your promise!

Say Yes to Single Families Homes for Families.

Sincerely Yours,

Mark Baber

From:
To: Jeff Knoll; Marc Grant
Cc: Town Clerks
Subject: Say No to 4-Storey Apartment Buildings. Say Yes to Single Family Homes
Date: Friday, March 15, 2024 10:34:50 AM

Dear Mr. Knoll,

I am writing to you to state that I am saying No to 4-Storey Apartment Building. Single family homes are best utilized by families as the Minister stated.

A Quote you made responding to a question in the last election on future growth in Oakville, you answered; "Oakville must ensure new development respects existing neighbourhoods and our official plan". May I ask you what or who in these past 18 months has change your position?

The Town's actions will impact my family and my neighbours. The character of our community will be destroyed.

You campaigned on "preserving the character of Oakville", a Livable Oakville. Keep your promise.

Say Yes to Single Families Homes for Families.

Mark Baber

From:
To: Town Clerks
Subject: Re: Item 6.2 - own-initiated Official Plan and Zoning By-law Amendments – Four Dwelling Units Per Property and Sheridan College Housing Area
Date: Thursday, February 29, 2024 1:38:14 PM

In the past two days, we have learned that we will not be allowed to attend, in person, the Oakville Town Council meeting on March 4.We understand that the council felt threatened by another group at a previous meeting. We have no respect for their platform, nor their actions at a municipal level.

The Zoning By-law items, tabled for Monday, are indeed a municipal concern. We request that this meeting be opened to all Oakville residents. If the council believes that there is not adequate public space, then the meeting should be moved to a larger venue. If the council is concerned for their safety, then police protection should be requested.

We are concerned, after reading the letter from Housing Minister Mr. Sean Fraser to Mayor Burton, that council is rushing the process. Money is the focus, rather than the well-being of safe, established, single-family dwelling communities such as College Park.

Mr. Knoll and Mr. Grant, you were visible in College Park during the past municipal elections as you sought our votes. Why haven't you reached out to College Park residents during this life changing zoning by-law agenda? We trust that you have read our letter of disapproval submitted earlier this week. Our community feels threatened and nervous. We respectfully ask that you will fight for the residents of College Park. We also ask that serious considerations be given to moving this back to a public, in-house meeting. If it is too late to secure a larger, safer venue, then we respectfully request that this motion be tabled until we can meet in person.

Thank you,
Mark and Cheryl Baber
Queensbury Cres.
Oakville, ON

Submission to Town of Oakville
Planning and Development Council
For the meeting to be held on Monday, March 4, 2023

Thursday, February 29, 2024

Laura Temple-Smith
Michael G.W. Smith
Golden Meadow Trail
Oakville, ON

Oakville Town Council
C/O Town Clerk at the Town of Oakville
Clerk's Department
1225 Trafalgar Road
Oakville, ON
L6H 9H3

Oakville Town Council,

It is with significant concern that we state our opposition to the by-law Amendments Town-wide and Sheridan College Housing Area Special Policy Area Town-initiated 42.15.62 and 42.15.63, Ward 1-7.

We disagree with the plan as it currently exists. Three dwellings on a single residential property are too many. Four will increase further the town's density. This increased density will make further demands on already overburdened public infrastructure—hospitals and medical facilities, schools, green space, transportation, water, and sewer services.

Your bylaw states that each structure must have one parking space. What is the plan for all those families who have two cars? It is obvious from the building north of Upper Middle Road that narrow streets and one car garages are not an effective solution.

A significant part of the problem around Sheridan College has been caused by an influx international of students. Where is Sheridan's responsibility in the proposed plan? There are significant open lands around Sheridan College. Why is there no building slated for that area? It seems that the responsibility for Sheridan's housing issues is being placed solely on the Oakville tax payers.

We send this letter to express our concern about increasing the number of houses per lot and to comply with the rules of appeal as set out in the letter included in our tax bill.

Michael Smith

Laura Temple-Smith

From: [redacted]
To: Rob Burton; Oakville Council 2023
Cc: Town Clerks
Subject: Surprised?
Date: Sunday, March 24, 2024 12:44:05 PM

Mayor, Councilors:

https://www.cbc.ca/news/canada/toronto/ontario-housing-funds-1.7152800

Are you surprised at the Federal Government? I'm not. Remember my skepticism about the tranche payments. I'd be nervous about seeing any money.

Ask yourselves: would you have been interested in increasing the fourplex as-of-right, or even given the concept a consideration, had it not come with a large $ inducement? Now Oakville may well end up with fourplexes scattered around the community and no money to finance any infrastructure they may require. It goes from bad to worse. ***Sigh***.

Michael Young

From: Michael Young
Date: Saturday, March 23, 2024 at 10:48 AM
To: Rob Burton <Mayor@oakville.ca>
Cc: Town Clerks <TownClerk@oakville.ca>
Subject: Fourplexes As-of-right

Mayor, Councilors:

The Global News report did not hold up. https://www.theglobeandmail.com/canada/article-premier-ford-says-its-a-massive-mistake-to-impose-fourplexes-across/ No doubt Ford saw the political downside. Can you?

The ball is back in your court. You know what I think about it. Stick to your original plan to deliver the amount of housing asked of Oakville and forego the potentially slippery inducement under FGAF which will change Oakville for the worse forever.

Michael Young

From: Michael Young
Date: Thursday, March 14, 2024 at 4:35 PM
To: Rob Burton <Mayor@oakville.ca>
Subject: FW: As-of-right

Mayor, Councilors:

If the Global News report about the Province legislating fourplexes holds true, it

transfers my objections to the acceptance of the fourplex condition made by the Federal Minister of Housing for the issuing of the $25 million FGAG up a level of Governance to the Province.

Attached is my email to Mr. Crawford, MPP. It will be interesting to see how much zoning discretion will remain at the Municipal level.

On the face of it, it would appear as if the Province has preempted your responsibilities with regard to the fourplexes on residentially zoned lots. It may also have taken away some of your authority, depending on the drafting of the legislation.

Michael Young

Toronto

Ontario risks $357M in housing funds withou revised plan: feds

Federal housing minister calls province's action plan a 'disappointment'

CBC News · Posted: Mar 22, 2024 3:53 PM EDT | Last Updated: March 22

The Ontario government could lose $357 million in federal funding for affordable housing if the province does not resubmit its action plan to meet federal housing targets by the end of the day Friday, federal housing minister Sean Fraser said in a letter. (Katherine Holland/CBC)

comments

Ontario risks losing $357 million in federal funding for affordable housing without a revised action plan to meet federal housing targets by the end of the day Friday, the federal housing minister said.

In a letter addressed to Ontario Housing Minister Paul Calandra on Thursday, federal Housing Minister Sean Fraser wrote that Ontario's draft action plan for 2022-2025 fails to meet commitments made to the federal government in 2018.

"Speaking frankly, the proposed Action Plan is a disappointment," Fraser wrote in the letter.

In response to Fraser, Calandra said that "it is unacceptable that you would choose to threaten our most vulnerable."

He told the minister that "withholding funding would simply be a punitive measure that will benefit no one."

'Ontario is lagging desperately behind': minister

The federal government signed the National Housing Strategy (NHS) Action Plan in 2018, a 10-year bilateral housing agreement for the delivery of over $5.8 billion in cost-shared investments in Ontario, the federal letter says.

Fraser wrote that the province's action plan fails to meet commitments of the agreement.

"Ontario is lagging desperately behind all other provinces and territories," he said.

In his response, Calandra said the economic landscape has shifted since the 2018 agreement, citing the rising costs of building materials, supply chain disruptions, gaps in the labour market and higher interest rates.

The provincial minister also wrote that Ontario's social housing stock is the oldest in the country and "in the greatest need of repair and renovation"

"By focusing on the repair backlog, Ontario has successfully staved off the risk to both affordability and availability of units for tens of thousands of families and overachieved on the NHS repairs target," Calandra wrote.

- **Liberals detail $40B for 10-year national housing strategy, introduce Canada Housing Benefit**

Ontario housing minister fires back

Calandra said the province has exceeded the overall nine-year repairs target by 170 per cent.

Ontario also has the highest share of households in core housing need compared to other provinces and territories of the country, he added.

While the federal NHS allocates funds according to population, Calandra wrote that Ontario's core housing need is at 44 per cent — "well above our population share of 38.5 per cent."

Under the partnership, Ontario agreed to expand the number of new affordable housing units in the province by 19,660 and set annual targets through publicly available three-year action plans, the letter says.

The province also agreed to report on progress on both the annual and nine-year target, according to the letter.

The federal housing minister added that the lack of progress in the province "jeopardizes the completion of both Ontario's housing targets, and Canada's national target."

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From: [redacted]
To: Rob Burton; Oakville Council 2023
Cc: Town Clerks
Subject: Fourplexes As-of-right
Date: Saturday, March 23, 2024 10:49:06 AM

Mayor, Councilors:

The Global News report did not hold up. https://www.theglobeandmail.com/canada/article-premier-ford-says-its-a-massive-mistake-to-impose-fourplexes-across/ No doubt Ford saw the political downside. Can you?

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Michael Young

Premier Ford says it's a 'massive mistak t impose fourplexes across Ontario

LAURA STONE > QUEEN'S PARK REPORTER
TORONTO
PUBLISHED MARCH 21, 2024
UPDATED MARCH 22, 2024

Ontario Premier Doug Ford speaks during a press conference in Milton, Ont., on March 8.
NATHAN DENETTE/THE CANADIAN PRESS

Ontario Premier Doug Ford is ruling out a policy to automatically allow fourplex be built across the province, arguing that it would be a big mistake to force them upon municipalities.

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Mr. Ford, who has made housing a key priority of his government, said Thursday that some residents don't want multiplexes in their neighbourhoods and his government is focused on building single-dwelling homes and townhouses.

"I can assure you 1,000 per cent, you go in the middle of communities and start putting up four-storey, six-storey, eight-storey buildings right deep in the communities, there's going to be a lot of shouting and screaming," Mr. Ford said in Richmond Hill, Ont., where he was making a prebudget announcement.

"That's a massive mistake."

The federal government has been pushing cities to change their zoning bylaws to allow fourplexes to be built "as of right" – ending exclusionary single-family zoning as a prerequisite for accessing the Housing Accelerator Fund, which sends millions to municipalities to address the housing shortage. Mr. Ford was responding to a proposal from the Ontario Liberals to implement such a policy across the province.

Federal Housing Minister Sean Fraser released a statement Thursday panning Mr. Ford's comments, noting the province's own housing task force recommended as-of right zoning for multiplexes.

"Ontario had an opportunity to demonstrate their commitment to building more homes and to take the housing crisis seriously. They could have adopted their own housing task force's recommendation to allow people to build up to four units on their own land without having to go through lengthy application processes," Mr. Fraser's statement said. "Instead, they chose red tape and the status quo."

Fourplexes are typically in two or 2½ storey buildings – not six or eight – and the provincial task force said the province should allow units up to four storeys on a single residential lot.

Mr. Ford, who will release his budget next Tuesday, announced that his governme will spend $1.8-billion on housing infrastructure, including more money for water systems. His government has repeatedly called on Ottawa to send more money to provinces for infrastructure costs. The provincial government has said it wants to

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Federal Conservative Leader Pierre Poilievre has also railed against municipal "gatekeepers" who prevent houses from being built and has said he would issue financial penalties or withhold funds from cities that do not increase homebuilding by 15 per cent annually. His office did not respond to a request for comment about Mr. Ford's remarks.

Dozens of cities, including Toronto and Mississauga, have loosened zoning rules to allow such properties and to access tens of millions in federal money. Others, such as Windsor, Ont., have rebuffed Ottawa's request to open all neighbourhoods to what planners call gentle density, arguing residents should decide and raising concerns about the impact on sewers and other infrastructure.

Ontario Municipal Affairs and Housing Minister Paul Calandra told reporters at Queen's Park that the province won't "micromanage" municipalities on their housing plans, and that cities have been calling for more infrastructure to get homes built. He said uptake on cities' current ability to build three units hasn't been as successful as many would have liked, with fewer than 21,000 units built.

"We have to do a heck of a lot better than that, and we'll let municipalities make those decisions," he said.

Opposition parties accused Mr. Ford of being the kind of politician he has long derided: a NIMBY, short for "not in my backyard," who doesn't want any change around him.

Ontario NDP Leader Marit Stiles said she supports the fourplex as-of-right policy and called Mr. Ford's comments "frankly outrageous" and "deeply insulting."

"He's sending a message to Ontarians that if you can't afford a single-family detached home you're not welcome in your community or your neighbourhood. It shows once again how completely out of touch this Premier and his government are," she said.

Liberal MPP John Fraser said Mr. Ford leads a "NIMBY Conservative government" and labelled him a "NIMBY Premier."

"They've been focused on taking care of their friends and insiders instead of focusing

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Mike Moffatt, assistant professor at the Ivey Business School at Western University in London, Ont., and founding director of the PLACE Centre, a housing think tank, said he was surprised and disappointed to hear Mr. Ford's comments.

"We need all housing types if we're going to address this crisis," Mr. Moffatt said in an interview.

"It's so important for the province to set minimum standards for all municipalities. Because otherwise every municipality wants some other municipality to solve the problem."

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EEKS

From: [redacted]
To: Rob Burton; Oakville Council 2023
Cc: Town Clerks
Subject: Transparency
Date: Monday, March 11, 2024 10:45:16 AM

Mayor: Councilors:

I have made it clear that I do not agree with the adoption of the as-of-right placement of fourplexes by Oakville Council. My only qualifier is that the uptake may not be immediate but will gather momentum over the next 5 to 10 years.

The main counter-argument against says to me, “Chill. Relax. Look, it’ll be just like the Province’s mandated three-plexes. Going nowhere.”

I believe this reflects Oakville’s position, which gives rise to another concern – transparency. My conscience would not allow me to rely on the “tiny uptake” argument and still accept the Federal money without advising the Minister that this is the case. Therefore, if the existing acceptance of the Federal Government’s Accelerator Fund is not rescinded by Council, the only ethical way forward is to include an advisory note along the lines, “ We have adjusted the Zoning bylaws to accommodate the as-of-right requirement as shown in Appendix X, but Council’s consensus opinion is that there will be very little uptake to increase dwelling stock through the insertion of fourplexes in residentially zoned areas.” If this issue has not already been passed through the hands of Accountability and Transparency gatekeepers in the Town, perhaps it should be.

With this caveat, the ball will then be in the Minister’s court as to whether he accepts Oakville’s application for funds. There can be no blow-back that the Town has not been transparent.

On the matter of phased tranches of the allocated funds, I hope it is abundantly clear to everyone that if conditions, such as particular achievement goals by specified dates, some of which may relate to fourplexes, that qualify the requirements of each future tranche, then there is a strong possibility that if the conditions are not met, the Town will receive nothing, or receive only partial payments. Therefore, there has to be a high degree of confidence that any Federal requirements are met or the pot of gold may disappear and the infrastructure funds to place fourplexes may just vanish.

Michael Young

From: [redacted]
To: Rob Burton; Oakville Council 2023
Cc: Town Clerks
Subject: Fourplexes in Oakville
Date: Thursday, March 7, 2024 1:30:35 PM

Mayor, Councilors:

At the 4th March meeting the Town Clerk requested that all correspondence to the Town on the FGAF be forwarded to their office. Below are all four emails (oldest first and then in date order) I have previously sent, consolidated in this one email. I am uncertain of whether any of the opinions I previously sent found their way to the Town Clerk and apologize if this a repetition of what they have already received.

I still think that the acceptance of the fourplex condition is a Faustian bargain that sells the soul of Oakville. The original approval had $36 million shining brightly, now it is about 30% lower at $25 million. The first tranche is peanuts. But the important information that was not asked about, nor shared by staff, is what the Town has to do to get the subsequent tranches? Are they just automatic dependent of just a date schedule or are there benchmark goals that have to be achieved to receive them? If the latter, what are the goals and are they tied to a timetable? Are the goals readily achievable? If they are missed, the Town has sold out Oakville's character for a mess of pottage. Bear in mind that a new Government in Ottawa will likely be able to mess with the tranches through delays and/or changes in requirements, if not full-on rescinding the legislation. There has to be a clear statement in the final staff submission about the logistics and conditions attached to the future tranches of the Federal FGAF.

To give a dollar perspective; council approved $5 million as play money to develop a downtown *one-third-of-a-billion-dollar* (my estimate) redevelopment cultural hub plan. No housing in this outlay.

I reiterate that all emphasis by the planning department has been on the adaption of existing buildings, with some potentially misleading graphics. A clear statement, rather than the inferred situation (as couched in the definitions) that demolition and total-rebuilds are just as likely and total redevelopment of lots should be included in the presentation.

Apart from the whole jurisdictional issue (see an earlier email, below, as to who has the last say), the Committee of Adjustment will have some challenges. For example, if the "front door" is placed on the side of the building then the side yard separation can be just one meter as matters are now presented. With a driveway going down the back and parking at the rear all setback requirements are easily met. Developers can be creative and devious. Also, do not expect rebuilds to be like the creative shots shown at the meeting by a delegate(such wishful thinking). Expect a dull rectangular block with a flat roof. If aesthetic standards are to be met for any new development then this should be clearly stated as part of the up-front package.

One other aspect I would mention again: the Property Standards Bylaw. No sign of it was mentioned

at the meeting, except for a delegate's very clear example of the mature tree that was removed and gravel flung down as a parking spot. That's what the Town will be facing. Reinforcement of the recently revamped bylaw needs to be revisited, and reference made at this early stage as part of this exercise. More inspectors, with sharp teeth, will be needed.

As far a the Sheridan area is concerned, The College has clearly got to the Federal Government to include this. Oakville must have been asleep at the switch to find itself in this position. Cannot the Town use any funds received from the Feds and expropriate some of the Sheridan land to build student housing through request for proposals (RFPs) on land leased from the acquired land owned by the Town. QED.

I detected a certain complacency amongst some of the Council members, perhaps arising out an impression that because the uptake of triplexes have no take up then it follows, in some people's minds, that fourplexes will follow the same route. This is the big bet. My opinion is that fourplexes are passed the tipping point for redevelopment of detached houses, maybe not immediately, but over a five to ten year horizon. Council seems to be betting that fourplexes will not take off. If I am wrong there is little impact, but if Council is wrong then it, you, have ushered in a major retrograde paradigm shift in Oakville. I hope you can live with that, because we certainly will have to.

Michael Young

From: Michael Young
Date: Friday, December 29, 2023 at 12:04 PM
To: Rob Burton <Mayor@oakville.ca>
Cc: Tom Adams <tom.adams@oakville.ca>, Natalia Lishchyna <natalia.lishchyna@oakville.ca>, Oakville Ward 3 Councillors <ward3@oakville.ca>
Subject: Four is four letter word

Mayor, Councilors:

Fourplexes insertion into residential areas, madness. Site building coverages, toast. Side yard distances, fire hazards when reduced. Height restrictions, shadows and voyeurs' delight when towering over the neighbours. Parking, either pave over paradise to add to climate change or allow 365/24/7 street parking: you choose. (Just look at your own recent parking bylaw. BTW, where do you put the snow?)

I cannot understand why the number of units on a lot cannot be tied to the size and shape of the lot, *maintaining all the present standards* QED.

There is a maxim: if you are going to be a refugee be the amongst the first to leave. Similarly, if the foursome rule wins then I will consider becoming the first to develop my lot and beggar the neighbours, for their property values will certainly diminish. (No, I won't do that but how many will take that attitude? Also, have you considered what happens if a locus storm of Developers descend on Oakville, what will you do?) You may have more housing but no votes on those streets if you do

not fight tooth and nail to dismiss this community wrecker. Or is this your swansong?

There is also the consideration of devaluation of surrounding houses after a fourplex is plonked on their street With lower market values the taxable valuation goes down and Oakville's revenues may well reduce. Has anyone done that calculation? You may have to have a detailed actuarial analysis since this will be a slow, irreversible erosion of all the financing of all the values Oakville has attempted to achieve.

This is a wedge issue on the type of community you wish Oakville to be. Get it wrong and you will have undermined the community you have striven to create. Fourplexes forced into existing residential streets is a major downhill paradigm shift that changes our living environment forever.

Do not support any wild fourplex insertion into existing neighbourhoods. Just say NO. Stop being bought away from the principles you have established (and go out on a high note?).

Michael Young

PS. I've not even touched on infrastructure overload…..

Feb 7th 2024:

Councilors:

When I wrote to you on 25th January (see below) I endeavoured to be factual and rational. I have reflected on the issue and my view point has become more visceral.

The Federal Government accelerator fund is politely spoken of as an "incentive". I see it as a simple ~ $60 [I got this wrong] million bribe. This is not unknown in the development industry paradigm – incentives that is.

The deal stuck is Faustian in nature. It sells the soul of Oakville. You had the delivery of housing covered. Now, acceptance of the poorly defined as-of-right opens the door to severely undermine the cohesiveness of our community to reduce Oakville to a bunch of fragmented, mixed-character neighbourhoods . To use a more modern metaphor of the offer, I can see a parallel with the thrust of the plot of the movie Indecent Proposal.

Overly dramatic, probably. Doomsdayism, possibly. But are you absolutely sure I am incorrect? Oakville will live with the consequences of your decisions forever.

At 86yo, I will not have to live with the effects of your actions. Others will have to. I hope, if you choose to stay in Oakville, that you will not, in your middle-to-old age, seriously regret the decisions all but four of you have made? Maybe there is still time to change direction.

Michael Young

PS; My credentials to discuss this subject: I am an Engineer (Civil) immigrant from England. I have lived in Oakville for over 50 years. I came to Canada to build over 60 low cost, modular, factory made houses in Hamilton in 1971-73. The architect was Diamond and Myers. We were building 2 houses a day at the end of this exploratory project. I went on to act as a Project Manager at the Province's Ontario Housing Corporation, spent two years in the Deputy Minister of Housing's Office and managed the Ontario's Western Region's public housing portfolio. I know something about the delivery of and policy around housing . Lest you think I am a left wing activist, you might be interested to know I went on to be responsible for the all physical aspects of design, building, outfitting, maintenance and security of the large Canada-wide network of branches as a Vice President for one of the major Chartered Banks. That's all before I went to
OCAD.

From: Michael Young
Date: Thursday, January 25, 2024 at 5:37 PM
To: Rob Burton <Mayor@oakville.ca>
Subject: Four is too much

Mayor, Councilors:

I watched the video of the Planning and Development Council Meeting discussing their response to the Federal Government's Accelerator Fund offer.

Council abandoned its aspirational core value to make Oakville the most livable town in Canada when it accepted "four as-of-right". Council gives the impression of putting gelt before principle without looking 5 to 10 years down the line.

Firstly, to my knowledge, no one has defined what the Government's "as-of-right" means. It was not clearly expressed at the meeting. Why has this lack of clarity not been challenged with the Minister? Nor did we get a legal opinion as to how a court might interpret "as-of-right". Oakville Council has assumed anyone building a fourplex of any sort will be subject to all the various codes and bylaws, but this has not been clarified, and comprehensively stated, making it a grey area. One assumes at one's peril. You are running on a hope and a prayer as Councilor Edger succinctly expressed it.

When height and building setbacks in the bylaws/codes are applied a minimum sized lot can be established that will accommodate a four unit development. Therefore, anyone with a lot less than these dimensions does not qualify for the as-of-right designation. They are excluded contrary to the Minister's requirement and owner's expectations from his as-of-right decleration. I hope the staff work will make this clear. Also it is important that the staff look at irregular shaped lots as well. My house sits on a trapezium shaped lot with the front at 40 feet and the back 80 feet. Further, and surprisingly, it is possible for a town house on a freehold titled lot to be subject as-of-right

designation by gutting and creating four apartments, or even demolished and rebuilt. Take a look at YouTube for multitudes of examples of small homes/houses.

I found it surprising there is a thought in Council that because the uptake of the Provincially-dictated, limited-scope three-unit approach has been low, the same is will apply to fourplexes. Developers are patient. Why go for a proscribed three unit approach when it will be possible for four units of any configuration is just around the corner? That would be nuts. To think otherwise is extremely naïve. If I was thirty once more and in the building industry I would be licking my chops at the prospects. This would involve demolition and total rebuilds, not the building tweaks the Council seems to be considering. I've seen such redevelopments occurring in Switzerland and England. It's coming. The economics of creating a three unit (with two units in an existing house and a third detached) offers no real financial incentive. I suggest that a fourplex is well beyond the tipping point of good breakeven returns.

The 800 meters from Sheridan College is vague. Is this a radius from a central point on the Sheridan campus or is projection of parallel lines to the boundaries of Sheridan, which would add about another 100meters in all directions. Once more, there is a paucity of definitions that have to be filled in by staff.

I thought the remarks about a change of the Federal Government was brushed off too lightly in the meeting. Does the legal department wish to take on the Federal Government?

The last minute rush to get a reply to the Minister and the lack of public consultation smacks of a sloppy administration. Hopefully, the staff report will be a lot more rigorous and the embedded judgement will be exercised with the view to improve the life of Oakvillians. The cavalier attitude imputing a "symbolic" stance to the Minister (I hope he does not watch the demeaning comments about him in the video) suggest to me the whole matter was never taken as seriously as it should and this may account for the rushed ending to this part of the process.

When the Staff report is in, good luck with giving a highly qualified response to the Government that is dependent on their acceptance of the application of bylaws and codes to the as-of-right freedoms. I look forward to seeing the staff report.

I thought that Councilor Elgar was closest to having to have a realistic grasp of what Oakville is getting into.

Michael Young
Ward 6

Feb 26th 2024

Mayor/Councilors:

Merriam-Webster defines As-of-right as a legal term:

as of right
idiom
law
: according to what is legally correct

The problem lies in what legal jurisdiction is at play.

Is it:

1. Does the Minister's proclamation and requirement that the as-of-right condition for receiving the Federal monies represents the application and, by inference (and/or contractually), the acceptance of the Doctrine of Paramountcy? Does the Federal requirement take precedence? If so, what conditions are attached to the as-of-right demand?
2. Or: Provincial law is applicable. Does this amount to establishing the position the Ontario Land Tribunal will take in any challenge to the prevention of an as-of-right development by a municipality where the zoning bylaws and their associated restrictions are not met? Is there any guaranty the municipal bylaws will be recognized as paramount, being mindful that this whole issue arises out of the need for more housing?
3. Or: The Municipal zoning laws apply and must be met? This would be the ideal situation, but it cannot be assumed it would apply. Further, if any fourplex development is submitted to the committee of adjustment, what latitude will be granted to the developer? This will further mean that the as-of-right proclamation by the Minister of Housing is qualified by the requirements of the local bylaws. On some smaller lots a fourplex would have to be not much larger than a sizable dolls' house to meet the requirements. In other words small lots fall outside of having an as-of-right designation.

In short, if a proposed development does not meet the local zoning and other bylaws, where is the legal remedy, and the determination of the meaning and application of as-of-right, adjudicated? In the absence of a clear answer to the question as to who has clear legal jurisdiction then all debate is moot.

I am hopeful that this legal jurisdiction issue has been resolved in discussions/ negotiations by staff off line and will be revealed at the Council meeting. If not, does anyone else have a clear answer to this core matter? If so, please let us all know.

Michael Young

March 4th 2024

Mayor, Councilors:

I note that the Additional Dwelling unit definition is defined as: "means one or more habitable rooms containing separate kitchen and bathroom facilities for private use as a single housekeeping

unit which is contained within a detached dwelling, semi-detached dwelling, linked dwelling or townhouse dwelling. "

Please note this definition does not exclude a purpose built fourplex. Therefore, it is inferred that demolition and new construction is permitted. The report makes reference to such new build approaches in other municipalities but is silent on the subject of purpose-built fourplexes in this report. Why? Seems like a downplaying of this option open to developers. If it is intended to only refer to existing dwellings then the word "existing" should be inserted in the definition.

I note that no alterations and/or additions deemed required to the Property Standards Bylaw. Is this really so? I am surprised. I would have thought that guard rails against poorly maintained multi-occupancy buildings is essential and should be covered, or, at the very least, referenced at this early stage in this whole process.

I find the conceptual sketches in circulation misleading. They do not appear to show the required side and back yard setbacks in proportion to the size of the building(s). The sketches, at the very least, must reflect reality to insulate against a challenge using the sketches as a sign of flexibility contrary to the statement : "These permissions would allow for the conversion of detached dwellings within the existing residential low zoning regulations, which would continue to apply, such as setbacks, built form and height requirements." I would further note that the "additional building, detached" would not necessarily be a single storey unit as envisaged in the sketches.

Michael Young

From: [redacted]
To: Tom Adams; Scott Xie; Nav Nanda; Town Clerks
Subject: Affordable Place to Live
Date: Thursday, February 29, 2024 9:26:06 AM

Dear Town Council,

As a young resident deeply invested in our town's future, I urge you to reconsider the current proposals to increase housing density. While the allure of federal funding is undeniable, our focus should diverge towards creating sustainable, high-rise affordable apartments on Sheridan Campus.

Our lives as students revolve around studying and socializing. Having affordable housing options directly on campus could significantly enhance our educational experience, fostering a stronger sense of community and making our day-to-day logistics much more manageable.

The proposal to convert single-family homes into multi-unit dwellings or to push for four-story buildings near Sheridan overlooks a crucial opportunity to directly address the housing needs of students. By voting down these proposals and instead advocating for high-rise student accommodations on campus, we can ensure a balanced approach to development that respects the character of our town while meeting the genuine needs of its younger residents.

Let's prioritize solutions that truly reflect the needs of all community members, especially those of us whose voices are often overshadowed.

Sincerely,

Mollie M

Millennial Podcast

From: [redacted]
To: Peter Longo
Cc: Town Clerks
Subject: Special zoning for Sheridan College area
Date: Sunday, March 31, 2024 5:55:06 PM

Dear Councillor Longo,

Reading your campaign material, I see we share many of the same goals for Oakville. We are just across the river in Ward 5, backing onto Sheridan College.

We particularly share your desire to control growth, protect residents from unwanted development applications and facing pressure from developers. You understand that we are a town of neighbourhoods.

The strong, safe, established, family oriented neighbourhoods surrounding Sheridan College are being threatened by the motion to allow the building of 4 storey apartment buildings with no parking on any lot to alleviate Sheridan's student housing problem. Many young families have moved in, no doubt attracted partly by the lovely splashpad and park equipment put in by the Town. They are busy not only adding value to their homes but also building relationships in our welcoming neighbourhood.

The neighbourhoods surrounding Sheridan serve a purpose in keeping a situation from developing like in Brampton, Kingston and Waterloo. London just put in new tenant rules to stave off the creation of a student ghetto. A student ghetto is marked by parking issues, transient tenants who have no vested interest in the neighbourhood, absentee landlords, and poor upkeep and the exodus of caring ratepayers.

The Town, if this motion is adopted, will be faced with trying to put the genie in the bottle. Our neighbourhood has worked hard on the issue of illegal rooming houses and absentee landlords. We have welcomed the development of legal basement apartments as a means of helping housing to be affordable. We are the Town's partner in keeping Oakville the most livable town and finding solutions to issues. We noticed that not one councilor volunteered their neighbourhood for this special Zoning at the March 4th meeting. Council knows what that would mean for their part of Oakville.

There are much better solutions to the student housing issue and we feel that they need to be seriously considered by the Planning Department. The Federal Government is offering low cost loans for college and university residences in the Fall and Sheridan has an approved master plan showing residences. Sheridan has not made any overture to address their issue since 2009. They have the means to supervise their tenants and we know that their grounds upkeep is excellent.

There is no need to do a blanket special bylaw when a redevelopment of, for example, the Rabba's strip mall, could receive zoning to allow rentals above retail. Each application could

be considered separately and this would allow for your and our priorities to be respected.

We ask that you please vote no on the motion to allow 4 storey apartment buildings to be built among our family homes. Let's keep Oakville a town of neighbourhoods.

Myra and John Willis
Parklane Road

From: [redacted]
To: Natalia Lishchyna
Cc: Town Clerks
Subject: Re: 4 storeys as a right in 800 metres of Sheridan
Date: Thursday, March 28, 2024 1:33:35 PM

Dear Councillor Lishchyna,

I am writing to ask you for a response to my email which is also included below.

I know you have stated that when talking to ratepayers the message you got was Oakville is a great place to live, work and raise a family and you agree that we need to continue to work towards having the most livable town in Oakville. I feel that you understand the idea of neighbourhood.

Further to my previous email, with your experience, you know it is important that the Town keep control of development. The adoption of the special zoning will take control out of the Town's hands and put it in the hands of the developers. There is already an undercurrent that developers may have too much input and, whether this is true or false, it is there.

The Town can consider applications for zoning on an individual basis. There are lands that do not disturb wonderful family neighbourhoods. This would allow Oakville to continue to be a great place to live, work and raise a family.

My area is turning over rapidly to young families and I want them to have what I had, a safe Oakville family neighbourhood, complete with new splash pad and park equipment and caring neighbours. I want my Oakville not to be dealing with a student ghetto by tryingvto put the genie back in bottle.

Please reply so that we can perhaps continue to talk about this important issue for Ward 5 and 6.

Myra and John Willis
Parklane Road.

On Mon, Mar 25, 2024 at 11:20 AM, Myra Willis

> Dear Councillor Lishchyna,
>
> I live in Ward 5 on Parklane Road backing onto Sheridan College but the issue also affects your Ward 6. Some issues are hard to contain geographically like the growth of a "student ghetto".
>
> As you are aware, student housing issues can create "student ghettos" like in Brampton, Kingston, is developing in Waterloo, and has London cracking down on number of

tenants.. The neighbourhoods around Sheridan have kept this from happening.

We have fought hard to keep rooming houses out (we did have some rather nasty occurances with student rooming houses). We also welcomed homes with legal basement apartments to help offset the high cost of homes for new buyers.

Sheridan failed to build any residences in Brampton. The issue of building residences in Oakville has not been addressed by the College since 2009. It is time for Sheridan to come to the table and take ownership of this issue. The residences are on the approved master plan plus the Federal Government will be offering low cost building loans for residences to colleges and universities. It's the perfect opportunity for them to act and not put it on the Town and ratepayers to grapple with its problem.

With building approved on campus residences and other options being available (ratepayers have excellent ideas), there is no benefit for Oakville or the College in allowing our neighbourhoods to be destroyed by 4 storey apartments with no parking and no cap on how many students can be packed into them. In fact, it will create problems that the Town will have to deal with like Brampton that found 25 in a basement. A high turnover of transient students with no personal attachment to their surroundings, no parking and absentee landlords spells disaster.

Our new neighbours are families who deserve to raise their families in the safe, family oriented area that we had moved into for our family. We are a family neighbourhood and Oakville is neighbourhoods

We ask you to vote no.

Myra and John Willis
Parklane Road

From: [redacted]
To: Rob Burton
Cc: Town Clerks
Subject: 4 and 4 storeys as a right proposed Special bBylaw
Date: Monday, March 25, 2024 1:42:12 PM

Dear Mayor Burton,

I live in Ward 5 on Parklane Road backing onto Sheridan College but the issue also affects all of Oakville and its governance. Some issues are hard to contain geographically like the possible growth of a "student ghetto".

As you are aware, student housing issues can create "student ghettos" like in Brampton, Kingston, is developing in Waterloo, and has London cracking down on number of tenants. The neighbourhoods around Sheridan have kept this from happening.

We have fought hard to keep rooming houses out (we did have some rather nasty occurances with student rooming houses). We also welcomed homes with legal basement apartments to help offset the high cost of homes for new buyers.

Sheridan failed to build any residences in Brampton. The issue of building residences in Oakville has not been addressed by the College since 2009. It is time for Sheridan to come to the table and take ownership of this issue. The residences are on the approved master plan plus the Federal Government will be offering low cost building loans for residences to colleges and universities. It's the perfect opportunity for them to act and not put it on the Town and its ratepayers to grapple with its problem, now and in the future.

With building approved on campus residences and other options being available (ratepayers have excellent ideas), there is no benefit for Oakville or the College in allowing our neighbourhoods to be destroyed by 4 storey apartments with no parking and no cap on how many students can be packed into them. In fact, it will create problems that the Town will have to deal with like Brampton that found 25 in a basement. A high turnover of transient students with no personal attachment to their surroundings, no parking and absentee landlords spells disaster.

Our new neighbours are families who deserve to raise their families in the safe, family oriented area that we had moved into for our family. Oakville is neighbourhoods. Our neighbourhood is good for Oakville and for Sheridan, helping to make sure that Oakville does not become Brampton or Kingston or Waterloo.

We ask you to have the motion withdrawn.

Myra and John Willis
Parklane Road

From: [redacted]
To: Rob Burton
Cc: Town Clerks
Subject: 4 and 4 storeys as a right proposed Special bBylaw
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I live in Ward 5 on Parklane Road backing onto Sheridan College but the issue also affects all of Oakville and its governance. Some issues are hard to contain geographically like the possible growth of a "student ghetto".

As you are aware, student housing issues can create "student ghettos" like in Brampton, Kingston, is developing in Waterloo, and has London cracking down on number of tenants. The neighbourhoods around Sheridan have kept this from happening.

We have fought hard to keep rooming houses out (we did have some rather nasty occurances with student rooming houses). We also welcomed homes with legal basement apartments to help offset the high cost of homes for new buyers.

Sheridan failed to build any residences in Brampton. The issue of building residences in Oakville has not been addressed by the College since 2009. It is time for Sheridan to come to the table and take ownership of this issue. The residences are on the approved master plan plus the Federal Government will be offering low cost building loans for residences to colleges and universities. It's the perfect opportunity for them to act and not put it on the Town and its ratepayers to grapple with its problem, now and in the future.

With building approved on campus residences and other options being available (ratepayers have excellent ideas), there is no benefit for Oakville or the College in allowing our neighbourhoods to be destroyed by 4 storey apartments with no parking and no cap on how many students can be packed into them. In fact, it will create problems that the Town will have to deal with like Brampton that found 25 in a basement. A high turnover of transient students with no personal attachment to their surroundings, no parking and absentee landlords spells disaster.

Our new neighbours are families who deserve to raise their families in the safe, family oriented area that we had moved into for our family. Oakville is neighbourhoods. Our neighbourhood is good for Oakville and for Sheridan, helping to make sure that Oakville does not become Brampton or Kingston or Waterloo.

We ask you to have the motion withdrawn.

Myra and John Willis
Parklane Road

From: [redacted]
To: Natalia Lishchyna
Cc: Town Clerks
Subject: 4 storeys as a right in 800 metres of Sheridan
Date: Monday, March 25, 2024 11:20:39 AM

Dear Councillor Lishchyna,

I live in Ward 5 on Parklane Road backing onto Sheridan College but the issue also affects your Ward 6. Some issues are hard to contain geographically like the growth of a "student ghetto".

As you are aware, student housing issues can create "student ghettos" like in Brampton, Kingston, is developing in Waterloo, and has London cracking down on number of tenants.. The neighbourhoods around Sheridan have kept this from happening.

We have fought hard to keep rooming houses out (we did have some rather nasty occurances with student rooming houses). We also welcomed homes with legal basement apartments to help offset the high cost of homes for new buyers.

Sheridan failed to build any residences in Brampton. The issue of building residences in Oakville has not been addressed by the College since 2009. It is time for Sheridan to come to the table and take ownership of this issue. The residences are on the approved master plan plus the Federal Government will be offering low cost building loans for residences to colleges and universities. It's the perfect opportunity for them to act and not put it on the Town and ratepayers to grapple with its problem.

With building approved on campus residences and other options being available (ratepayers have excellent ideas), there is no benefit for Oakville or the College in allowing our neighbourhoods to be destroyed by 4 storey apartments with no parking and no cap on how many students can be packed into them. In fact, it will create problems that the Town will have to deal with like Brampton that found 25 in a basement. A high turnover of transient students with no personal attachment to their surroundings, no parking and absentee landlords spells disaster.

Our new neighbours are families who deserve to raise their families in the safe, family oriented area that we had moved into for our family. We are a family neighbourhood and Oakville is neighbourhoods

We ask you to vote no.

Myra and John Willis
Parklane Road

From: [redacted]
To: Town Clerks
Subject: Concerns Regarding Proposed Amendments to Official Plan and Zoning By-law- Four Dwelling Units Per Detached Residential Property
Date: Friday, March 1, 2024 2:21:43 AM

To whom it may concern,

I am writing to express my deep concerns regarding the proposed amendments to the Official Plan and Zoning By-law, specifically regarding the allowance of four dwelling units per detached residential property.

As a member of the community, I believe it's crucial to consider the long-term implications of such amendments on our neighborhood's quality of life. While the intention may be to increase housing opportunities, I fear that the proposed changes will have several detrimental effects on our community.

Firstly, adding four dwelling units per property will lead to a significant increase in population density. This rapid population growth will strain our existing infrastructure, including transportation, schools, and healthcare facilities, ultimately diminishing the quality of life for current residents.

Moreover, the focus on providing housing primarily for students raises concerns about the transient nature of the new residents. This influx of temporary occupants may disrupt the sense of community and neighborly trust that currently defines our neighborhood.

Additionally, the increased turnover of residents could lead to a lack of investment in maintaining properties, further deteriorating the overall aesthetic appeal of our area.

Furthermore, the environmental impact of these amendments cannot be ignored. Clearing land for additional dwelling units will result in the loss of green spaces and mature trees, exacerbating issues related to air quality and urban heat island effect.

Moreover, the anticipated rise in vehicular traffic will contribute to pollution and noise, diminishing the tranquility of our neighborhood.

In considering the long-term financial implications, it's essential to recognize that catering primarily to student housing may not attract the affluent homeowners needed to sustain property values. Instead, the influx of transient residents could lead to a decrease in property values over time, as the neighborhood becomes perceived as less desirable due to overcrowding and associated issues.

In addition to these concerns, I would like to highlight several other potential issues that could arise from the proposed amendments:

1. Strain on Public Services: The increased population density could overload public services

such as waste management, emergency response, and utilities, leading to longer wait times and decreased service quality for residents.
2. Parking Shortages: With more dwelling units per property, there may be a shortage of parking spaces, leading to congestion on residential streets and difficulty finding parking for both residents and visitors.

3. Loss of Privacy: Additional dwelling units could lead to a loss of privacy for existing residents, as more people occupy the same amount of space, potentially impacting sightlines, noise levels, and overall sense of security.

4. Impact on Schools: An influx of new residents, especially students, could put strain on local schools, leading to overcrowded classrooms and decreased educational resources for students.

5. Decreased Sense of Community: The transient nature of student housing may result in a decreased sense of community cohesion, as residents come and go frequently without establishing long-term connections with their neighbors.
6. Potential for Overdevelopment: Allowing four dwelling units per property may open the door to overdevelopment and speculative real estate practices, leading to the degradation of the neighborhood's character and charm.

7. Legal and Regulatory Challenges: Implementing such significant changes to zoning regulations may pose legal and regulatory challenges, potentially leading to conflicts and litigation within the community.

8. Impact on Property Taxes: A change in the demographic makeup of the neighborhood, particularly if it leads to a decrease in property values, could impact property tax revenues for the municipality, affecting funding for essential services and infrastructure projects.

These comprehensive concerns highlight the need for careful consideration and thorough community engagement before moving forward with the proposed amendments. I appreciate your attention to these matters and look forward to further discussions on how we can address these issues together.

Thank you for taking the time to address these concerns.

Nava Ahadipoor & Farzad Rouhani
Romain Cres, Oakville, ON

From: Bell mail
Sent: Tuesday, February 27, 2024 5:19 PM
To: Jeff Knoll <jeff.knoll@oakville.ca>; Marc Grant <marc.grant@oakville.ca>; Mayor Rob Burton <Mayor@oakville.ca>
Subject: Feedback regarding by-law amendments and Sheridan college housing area

Dear Mr. Burton, Mr. Grant and Mr. Knoll

We have been homeowners in the College Park area for almost thirty years. We moved into this area to enjoy a quiet family-oriented community with an abundance of school-aged children, friendly neighbours and dog walking enthusiasts. We raised our children here. Although many original owners have moved on, new families with young children are moving in, thus keeping our community aligned with its origins.

The integrity of our neighbourhood would be changed permanently with the implementation of the amendments to the current zoning in which you are in support of. Have you truly considered the impact the new Sheridan College Housing Policy Area would have on homeowners like ourselves?

We do not want our privacy taken away by a four storey structure built next to our home.
We do not want our neighbours yards and trees replaced by paved parking spaces.
We do not want the safety of neighbourhood children, seniors and dog walkers jeopardized by the increase in traffic on our crescents.
We do not want the increase in noise pollution an influx in younger people in the area could bring.
We do not want to walk by unkept, littered properties which often are a result of student occupied dwellings.

Our new splash pad should be enjoyed by children not Sheridan College students.

We are sympathetic to the need for affordable student housing but this proposed zoning change has no benefit to homeowners. It benefits Sheridan College, the City of Oakville and developers. Why has the burden of solving the student housing crisis been placed on our neighbours and ourselves?

There are other options. The city could designate land within walking distance of Sheridan College for affordable rental apartments instead of executive townhomes and luxury condominiums. Sheridan College could build additional residences on existing vacant college property. Sheridan College could reinstate their shuttle bus service to facilitate easy commuting for students thus alleviating the necessity of imposing an 800 m proximity to the college.

Finally, please add to your records that we STRONGLY OBJECT to the sudden proposed Sheridan College Housing Special Policy Area you are attempting to establish. Let it be known that we are also very disappointed that you, as elected officials, have given your support to this ill-conceived plan which will negatively impact your constituents and their families.

Please keep our small corner of Oakville liveable.
Thank you for your time and understanding.

Cheryle and Michael Noel
Nottingham Drive

Enbridge
10175 101 St NW
Edmonton, Alberta T5J 0H3
Canada

March 9, 2024

Planning and Development
1225 Trafalgar Road
Oakville, ON L6H 0H3

Sent via email to: franca.piazza@oakville.ca

ATTN: Franca Piazza
RE: This notification is for a Notice of Statutory Public Meeting about housing in the City of Oakville, Ontario specifically for the Sheridan College House Area. The reasoning for the notification of the upcoming meeting is the changes being proposed. The changes being proposed include: permit additional dwelling units subject to regulations of the Zoning By-law; ensure additional dwelling units do not count toward the calculation of density; in addition to the primary dwelling unit, permit a maximum of three attached additional dwelling units within a detached dwelling on a lot.
Your File #: 42.15.62 and 42.15.63
Our Reference #: ENB_R240221-001ON_TownOfOakville_Official_Plan_ZBLA

Thank you for sending Enbridge notice of this project. B&A is the land use planning consultant for Enbridge's Liquids Pipeline network across Canada. On behalf of Enbridge, we work with municipalities and stakeholders regarding planning and development in proximity to their pipeline infrastructure to ensure that it occurs in a safe and successful manner.

We request that this response package is provided in full to the landowner / applicant as it contains useful and important information, including certain requirements that must be followed, in respect of development in proximity of pipelines.

Description of Application

We understand that this application is for a Notice of Statutory Public Meeting about housing in the City of Oakville, Ontario. The amendments will affect the zoning bylaw, Livable Oakville Plan, specifically for the Sheridan College House Area. These amendments will facilitate and encourage a higher amount of housing to be permitted on a single lot specifically for the Sheridan College House Area. The Sheridan College House Area is within the pipeline assessment rea of Enrbdige infrastructure. This project will not cause any new crossings. This project will not have a direct impact on any class around Enbridge lines unless the line is close to being out of class. Then the additional density may push the section into the next class.

Enbridge
10175 101 St NW
Edmonton, Alberta T5J 0H3
Canada

As demonstrated in **Attachment 01 | Approximate Location of Pipeline Infrastructure** the proposed zoning bylaw change is within the pipeline assessment area of Enbridge pipeline infrastructure.

Assessment & Requirements

Based on a review of the project materials provided the proposed zoning amendment is not proposing any new development at this time and is not proposing any new crossings or ground disturbance within the prescribed area. Therefore, **Enbridge has expressed no objections to this project as proposed.**

Although Enbridge has expressed no objections to the proposed zoning bylaw at this time, the pipeline is located north of Upper Middle Road therefore, all the requirements detailed below and within **Attachment 02 | Enbridge Development Requirements** must be adhered to for all future development.

Requirements

1) **Obtain a Locate Request:** To identify the precise alignment of the pipeline on the subject lands, a Locate Request must be made prior to any ground disturbance taking place.
2) **No development is permitted within the Enbridge right-of-way** without Enbridge's written consent and without the presence of an Enbridge representative on site.
3) **Written Consent from Enbridge is required for ground disturbance within 30m perpendicularly on each side from the centreline of the pipeline known as the "Prescribed Area".** For more information about when written consent is required and how to submit an application, please see **Attachment 03 | Enbridge Pipeline Crossing Guidelines.**
4) **Written Consent from Enbridge is required for all above and below ground crossings of the pipeline.** For more information about when written consent is required and how to submit an application, please see **Attachment 03 | Enbridge Pipeline Crossing Guidelines.**

   The written authorization request must include:

   a. Drawings with cross sections of the proposed roads and verification of the depth of cover from both sides of the road.
   b. Drawings should include any new utilities that will cross the right-of-way.
5) **Road Crossings**: Where future development such as a roadway or a parking area is proposed within the pipeline right-of-way, Enbridge may be required to carry out pipeline inspection and recoating of the existing pipeline(s) prior to the start of the development. The costs of Enbridge's design, inspection, recoating work and any other pipeline alteration as a result of the crossing will be borne by the Developer.
6) **Subdivision lot lines should not divide the pipeline right-of-way.** Wherever possible, subdivision boundaries should follow the right-of-way. If this is not possible specific

language must be included in the offers of sale or lease. Please see **Attachment 02** for details**.**

7) **Development setbacks** from pipelines and rights-of-way are recommended in support of damage prevention and to allow both pipeline operators and developers buffer lands for operations and maintenance purposes.
8) **Landscaping** shall not take place on Enbridge's pipeline right-of-way without Enbridge's prior written consent and where consent is granted such landscaping must be performed in accordance with Enbridge's Pipeline Crossing Guidelines. Please see **Attachment 02** for details.
9) **Pathways** shall not be installed on Enbridge's pipeline right-of-way without Enbridge's prior written consent and where consent is granted pathways must be designed in accordance with Enbridge's requirements. Please see **Attachment 02** for details**.**
10) **Fencing** should be installed along the identified open space easement. Please see **Attachment 02** for details
11) **Written consent** must be obtained from Enbridge for ongoing activities such as mowing or maintenance of the pipeline right-of-way on public lands.
12) **Notifications of additional development for Class monitoring:** As per Federal and Provincial Regulatory Requirements and Standards, pipeline operators are required to monitor all new development in the vicinity of their pipelines that results in an increase in population or employment. Therefore, please keep us informed of any additional development being proposed within the Pipeline Assessment Area indicated in **Attachment 01 | Approximate Location of Pipeline Infrastructure**. The pipeline assessment area GIS data can be provided to the municipality upon request to notifications@enbridge.com.

The above requirements are those identified as relevant based on the application materials provided. Additional detail on these requirements and other general development requirements are included in **Attachment 02 | Enbridge Development Requirements.** For additional resources on safe development in proximity of Enbridge's pipeline network please view Enbridge's Public Awareness Brochures or visit the Land Use Planning and Development website.

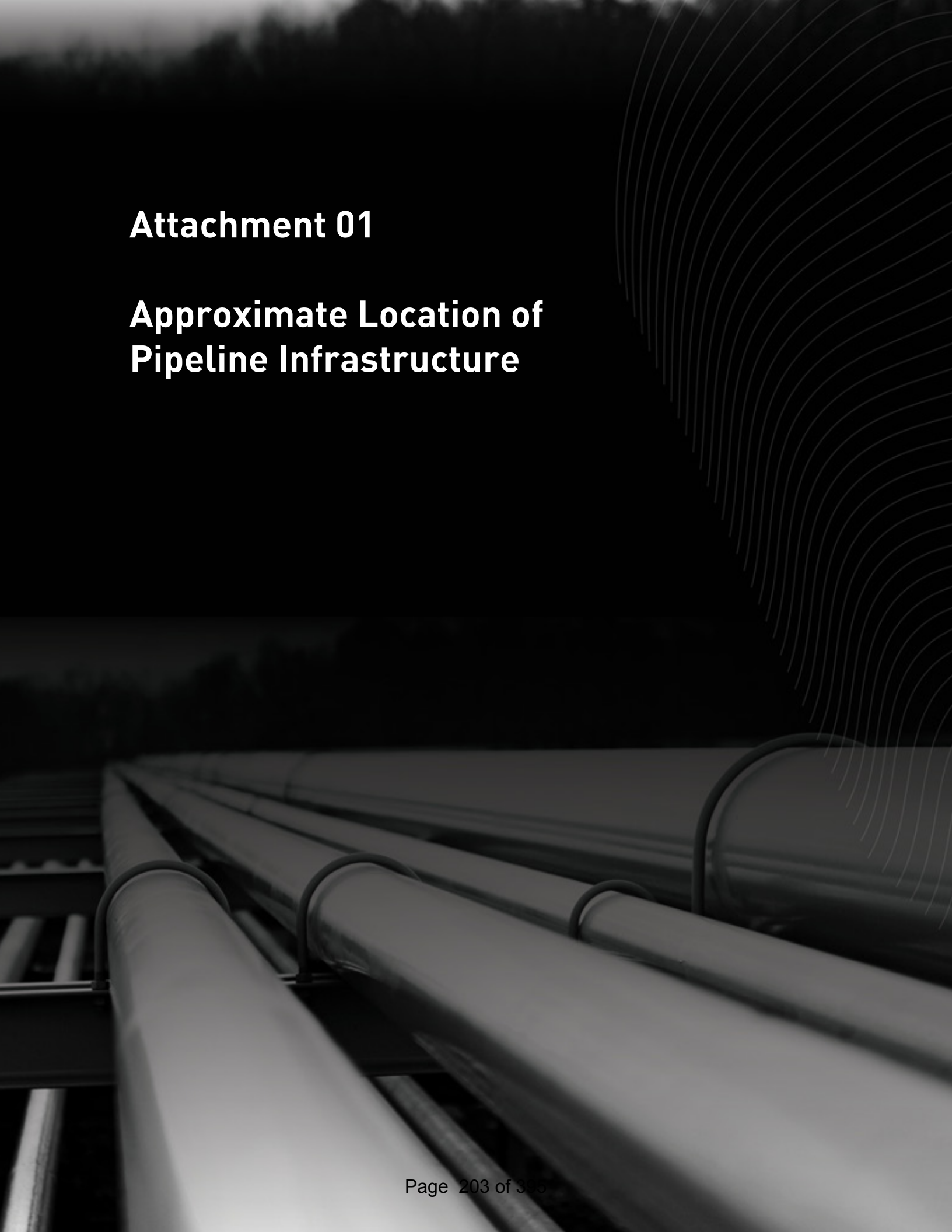
Please continue to keep us informed about the outcome of the project and any future policy, land use, subdivision, and development activities in proximity to Enbridge's pipelines and facilities. All future project notifications should be sent to notifications@Enbridge.com, while questions about the details of this letter may be sent to the contact listed below. Thanks again for providing us with the opportunity to provide comments on this project and we look forward to working with you in the future.

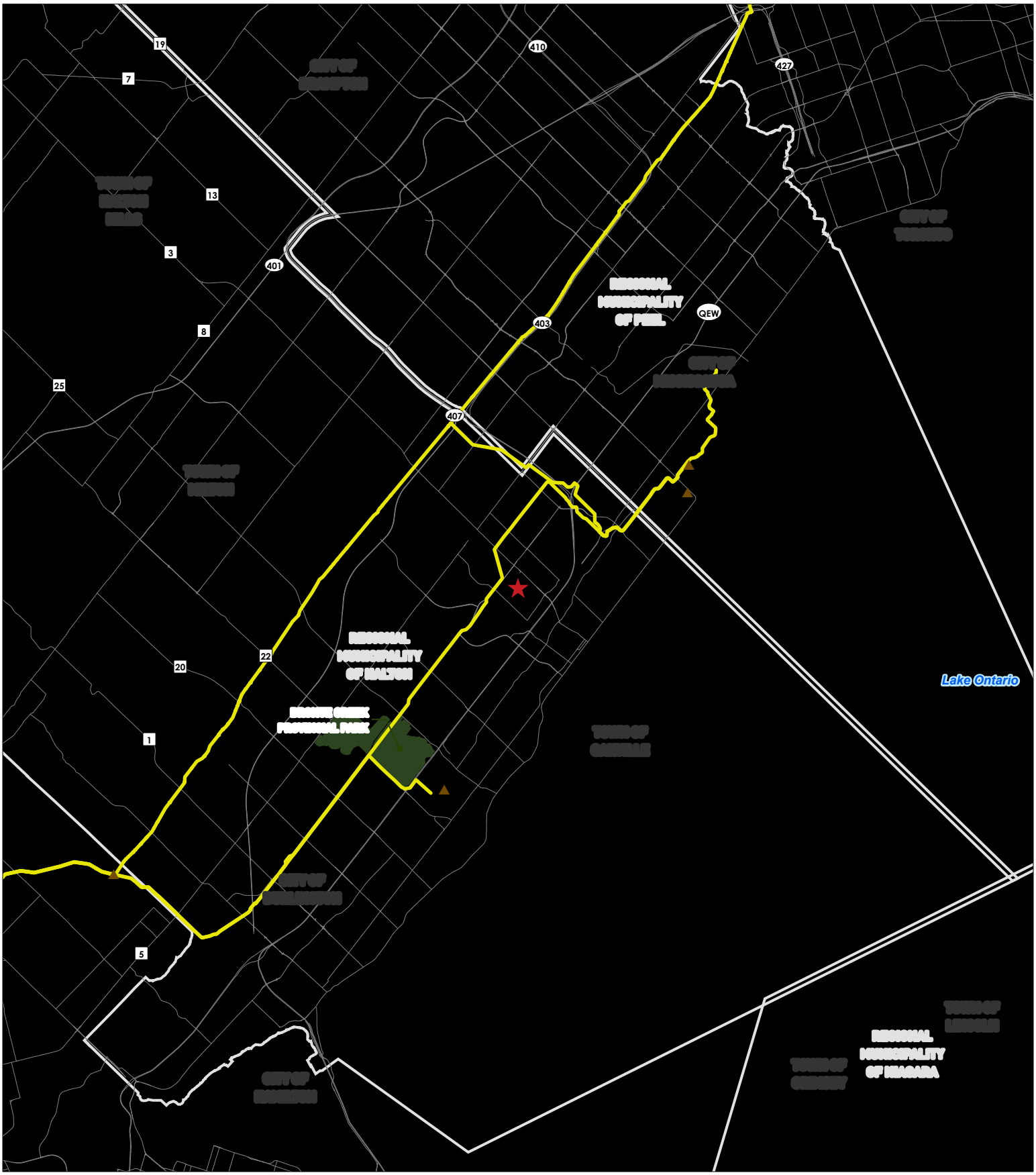
Sincerely,

Oliver Prcic
Community Planner | *B.A. Urban Studies, MPlan*
403.692.4535 | opricic@bastudios.ca
B&A | 600, 215 – 9 Avenue SW | Calgary, AB T2P 1K3 | www.bastudios.ca

Attachment 01

Approximate Location of Pipeline Infrastructure

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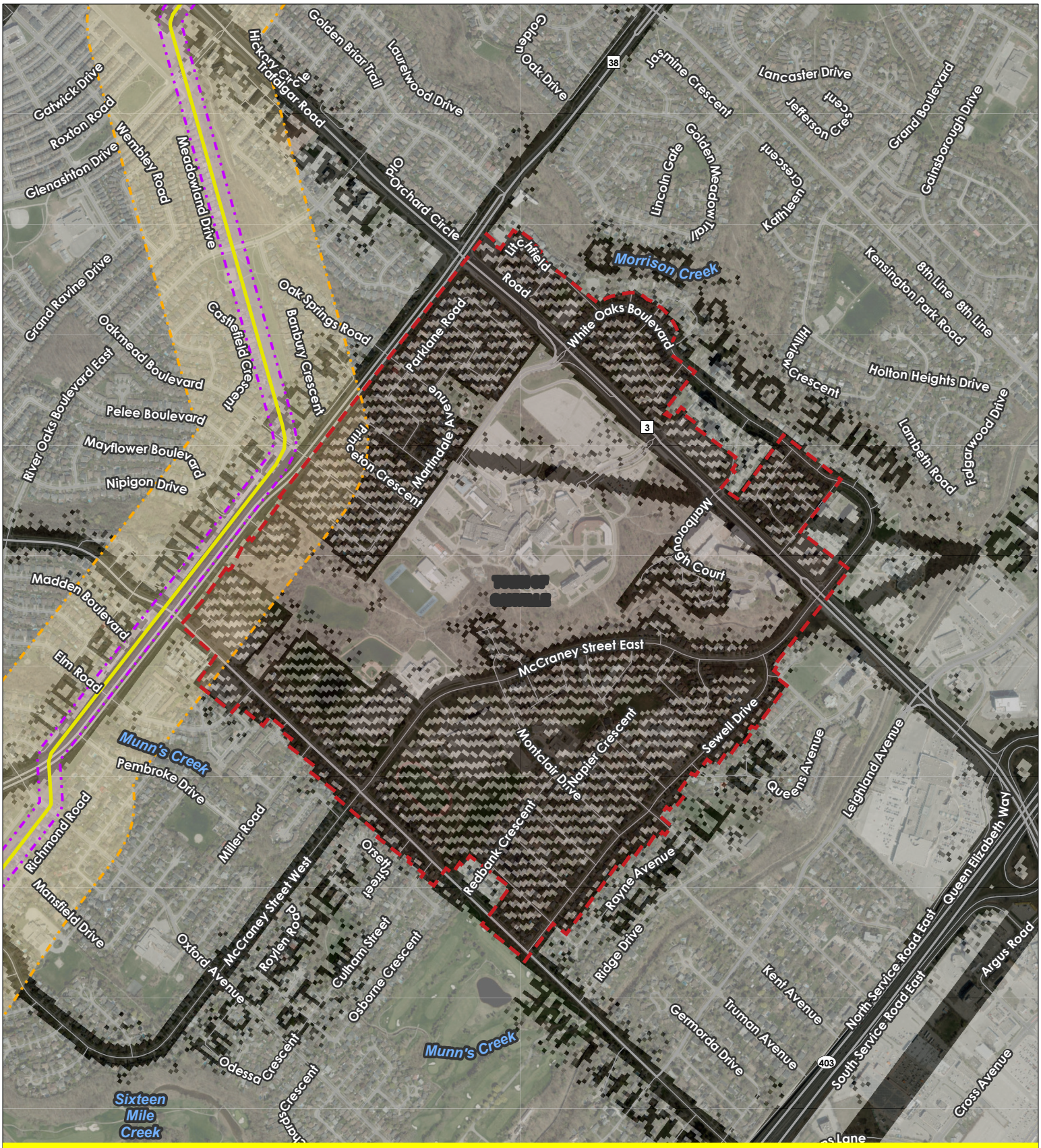
Lake Ontario

PLEASE CONTACT YOUR LOCAL ONE CALL CENTRE (WWW.CLICKBEFOREYOUDIG.COM) FOR ANY GROUND DISTURBANCE WITHIN THE PRESCRIBED AREA AS SHOWN ON THIS MAP.



PLEASE CONTACT YOUR LOCAL ONE CALL CENTRE (WWW.CLICKBEFOREYOUDIG.COM) FOR ANY GROUND DISTURBANCE WITHIN THE PRESCRIBED AREA AS SHOWN ON THIS MAP.

Attachment 02

Enbridge Development Requirements

Attachment 02 | Enbridge Development Requirements

Definitions

- A **Right-of-Way (ROW)** is a strip of land where property rights have been acquired for pipeline systems by the pipeline company. It is a surveyed area of a specific width which grants legal rights of access to operate and maintain the infrastructure within it.
- The **Prescribed Area** is an area of 30 m (100 ft) perpendicularly on each side from the centreline of a pipeline. Excavation or ground disturbance within this zone requires written consent from the pipeline company pursuant to the Canadian Energy Regulator Pipeline Damage Prevention Regulations (Authorizations). Depending on the pipeline location and regulator this may also be known as a “controlled area” or “safety zone”.
- The **Pipeline Assessment Area** identifies lands on either side of a pipeline in which new development must be monitored by the pipeline operator. The requirement for and scope of this monitoring is governed by the Canada Energy Regulator (CER) and CSA Z662:19. Depending on the pipeline location, operator, and regulator this may also be known as the “notification zone”, “referral area” or “class location assessment area”.

Locating the Pipeline | Click Before You Dig

Any person planning to construct a facility across, on, along or under a pipeline (including the right-of-way), conduct a ground disturbance activity within 30 metres of the centreline of a pipe, or operate a vehicle or mobile equipment across a right-of-way, must first request a locate service. To identify the precise alignment of the pipeline on the subject lands, Locate Requests can be made online, via mobile apps, or via phone (see table below),

The locate request must be made a minimum of three (3) business days in advance of the construction, ground disturbance, or vehicle or mobile equipment crossing. The One-Call Centre will notify Enbridge to send a representative to mark the facilities, explain the significance of the markings and provide you with a copy of the locate report. Enbridge requests a minimum of five (5) business days’ notice for any work involving explosives.

Canadian One-Call Centres		
Province	Phone	Website
British Columbia	1.800.474.6886	www.bc1c.ca
Alberta	1.800.242.3447	www.utilitysafety.ca
Saskatchewan	1.866.828.4888	www.sask1stcall.com
Manitoba	1.800.940.3447	www.clickbeforeyoudigmb.com
Ontario	1.800.400.2255	www.ontarioonecall.com
Quebec	1.800.663.9228	www.info-ex.com
Nova Scotia & New Brunswick	1.800.344.5463	www.info-ex.com
Northwest Territories	Contact Enbridge Pipelines Inc. (1-867-587-7000)	
www.clickbeforeyoudig.com		

Right-of-way

A right-of-way is a strip of land where property rights have been acquired for pipeline systems by the pipeline company. It is a surveyed area of a specific width which grants legal rights of access to operate and maintain the infrastructure within it:

- No permanent structures are permitted within the pipeline right-of-way area without Enbridge's prior written consent.
- Enbridge must have the ability to access Enbridge's pipeline right-of-way at all times for construction, maintenance, operation, inspection, patrol, repair, replacement and alteration of the pipeline(s). Therefore, the Enbridge pipeline right-of-way shall be maintained as green space, park belt or open space.
- No work shall take place on Enbridge's pipeline right-of-way without the presence of an Enbridge representative.
- Storage of materials and/or equipment, grading or placing fill on Enbridge's pipeline right-of-way is not permitted without prior written consent from Enbridge.

Written Consent

Any proposed crossings of the pipeline right-of-way or ground disturbance within the Prescribed Area or pipeline right-of-way are subject to Enbridge's written consent in accordance with the Canadian Energy Regulator Act and regulations including the Canadian Energy Regulator Pipeline Damage Prevention Regulations as amended or replaced from time to time (or for pipelines contained within Alberta, the Pipeline Act (Alberta) and Pipeline Rules as amended or replaced from time to time).

The applicant will require Enbridge's written consent or a crossing agreement prior to undertaking the following activities:

- Constructing or installing a facility across, on, along or under an Enbridge pipeline right-of-way;
- Conducting any activity that would cause ground disturbance (excavation or digging) on an Enbridge's pipeline right-of-way or within 30m perpendicularly on each side from the centerline of Enbridge's pipe (the "Prescribed Area");
- The operation of a vehicle, mobile equipment or machinery across an Enbridge pipeline right-of-way; outside of the travelled portion of a highway or public road;
- Using any explosives within 300m of Enbridge's pipeline right-of-way.

For more information about when written consent is required and how to submit an application, please see **Attachment 03 | Enbridge Pipeline Crossing Guidelines**.

Prescribed Area

The Prescribed Area is an area of 30 m (approximately 100 ft) perpendicularly on each side from the centreline of a pipeline. Excavation or ground disturbance within this zone requires written consent from the pipeline company pursuant to the Canadian Energy Regulator Pipeline Damage Prevention Regulations (Authorizations). Depending on the pipeline location and regulator this may also be known as a "controlled area" or "safety zone".

For pipelines crossing provincial boundaries, Enbridge is regulated by the Canada Energy Regulator and is subject to the Canadian Energy Regulator Act and its regulations as amended or replaced from time to time.

- Section 335(1) of the Canadian Energy Regulator Act prohibits any person to construct a facility across, on, along or under a pipeline or engage in an activity that causes a ground disturbance within the Prescribed Area unless the construction or activity is authorized by the pipeline company.
- Section 335(2) of the Canadian Energy Regulator Act prohibits any person to operate a vehicle or mobile equipment across a pipeline unless the vehicle or equipment is operated within the travelled portion of a highway or public road or such operation is authorized under section 13(1) of the Canadian Energy Regulator Pipeline Damage Prevention Regulations (Authorizations).

For pipelines contained within Alberta, Enbridge is regulated by the Alberta Energy Regulator and is subject to the Pipeline Act and Pipeline Rules as amended or replaced from time to time.

- As per the Alberta Energy Regulator, any person who plans to engage in an activity that causes a ground disturbance within the pipeline right-of-way must obtain the written consent of the pipeline company.

Crossings

- Written consent from Enbridge is required for all crossings of the pipeline.
- The written authorization request must include:
    - Drawings with cross sections of the proposed new road and road widening to verify the depth of cover from both sides of the road.
    - Drawings should include any new utilities that will cross the ROW.
- No vehicles or mobile equipment, including heavy machinery, will be permitted to cross Enbridge's pipeline right-of-way without the prior written consent of Enbridge. Please complete Enbridge's Equipment Specification and Data Sheet(s) to make an application for temporary equipment crossing including timeframe, type and weight of equipment per axle together with the name of the applicant, address, contact name and phone number/email.
- Where future development such as a roadway or a parking area is proposed over the pipeline right-of-way, Enbridge may be required to carry out pipeline inspection and recoating of the existing pipeline(s) prior to the start of the development. **The costs of Enbridge's design, inspection, recoating work and any other pipeline alteration as a result of the crossing will be borne by the Developer**.

Ongoing Activities

- Written consent must be obtained from Enbridge for ongoing activities such as mowing or maintenance of the pipeline right-of-way on public lands.

Class Monitoring in the Pipeline Assessment Area

As per Federal and Provincial Regulatory Requirements and Standards, pipeline operators are required to monitor all new development in the vicinity of their pipelines that results in an increase in population or employment. Therefore, please keep us informed of any additional development being proposed within the Pipeline Assessment Area indicated in **Attachment 01 | Approximate Location of Pipeline Infrastructure**.

- If a pipe replacement is necessary because of the proposed development, temporary workspace shall be granted to Enbridge on terms and conditions to be (or as) negotiated. This workspace will be adjacent to the existing pipeline right-of-way and may be up to a maximum of 15m wide on either or both sides. Grading or landscaping of the workspace is not permitted until the replacement has been completed.

Subdivisions

- Lot lines are not to be incorporated over Enbridge's pipeline right-of-way. If lot lines are incorporated over Enbridge's pipeline right-of-way, the owner agrees, in writing to include the following warning clause in all offers of sale and purpose and/or lease:

  "*Future residents are advised that Enbridge owns and operates _____ pipeline(s) within an _____ m pipeline right-of-way on the property. As a result, there are conditions that apply to various activities over the pipeline right-of-way that must be approved by Enbridge*."
- All display plans in the lot/home sales office shall identify the Enbridge pipeline right-of way-corridor within the proposed linear park block(s).

Structures and Setbacks

Development setbacks from pipelines and rights-of-way are recommended in support of damage prevention and to allow both pipeline operators and developers buffer lands for operations and maintenance purposes.

- No permanent structures are permitted within the pipeline right-of-way area without Enbridge's prior written consent.

Other Development

Wells / Septic Systems

Wells or septic systems shall not be located on Enbridge's pipeline right-of-way. Construction of any septic system within 30m of the pipeline right-of-way requires prior written notification to Enbridge to ensure the septic bed will not adversely impact the integrity of the pipeline and pipeline right-of-way. Written consent from Enbridge must be received prior to the start of any work.

Aerial Power Lines

Aerial power lines crossing the pipeline right-of-way require aerial warning devices installed and properly maintained. No poles, pylons, towers, guys, anchors or supporting structures of any kind are permitted on the pipeline right-of-way.

Pathways, Fencing & Landscaping

Fencing Along ROW

- For development along an Enbridge right-of-way, permanent fencing shall be erected and maintained by the Developer at the Developer's cost along the limits of Enbridge's pipeline right-of-way. The fence erected must meet Enbridge's and the governing municipality's specifications concerning type, location and height. Any excavations for fence posts on, or within 30m of the pipeline must be done by hand or hydrovac. There shall be no augers operated on the pipeline right-of-way. The Developer shall notify Enbridge three business (3) days prior to any excavation for fence posts located on or within 30m of the pipeline.
- Limits of the pipeline right-of-way parallel to the pipeline shall be delineated with permanent fencing to prevent gradual encroachment by adjacent landowners. Suitable barriers shall be installed at all road accesses to prevent unauthorized motor vehicles from entering Enbridge's pipeline right-of-way.
- Enbridge's written consent must be obtained and One Call notifications must be completed prior to any fence installations.

Landscaping

No landscaping shall take place on Enbridge's pipeline right-of-way without Enbridge's prior written consent and where consent is granted such landscaping must be performed in accordance with Enbridge's Pipeline Crossing Guidelines, as follows:

- The landowner / developer shall ensure a 5m continuous access way in the pipeline right-of-way is provided for the Enbridge repair crews.

In order to maintain a clear view of the pipeline for the purposes of right-of-way monitoring, which is required by federal regulation, trees and shrubbery planted in proximity to the pipeline must meet the following criteria:

- Enbridge permits the following vegetation within the pipeline right-of-way: Flowerbeds, vegetable gardens, lawns and low shrubbery (under 1 m in height), and
- The mature growth height of vegetation does not exceed 1.5 m (5 ft) at maturity and must maintain a minimum distance of 3 m (10 ft) from the nearest pipeline.

Pathways / Trails

No pathways shall be installed on Enbridge's pipeline right-of-way without Enbridge's prior written consent and where consent is granted pathways must be designed in accordance with Enbridge's requirements:

- A pathway crossing Enbridge's pipeline right-of-way shall be installed as close as possible to a ninety (90) degree angle to the Enbridge pipeline(s).
- The width of the pathway shall not exceed 3m.
- A parallel pathway within Enbridge pipeline right-of-way shall maintain a minimum 5m separation from the edge of the Enbridge pipeline(s).
- Enbridge's pipeline(s) must be positively identified at certain intervals as directed by Enbridge's representative for parallel installation.
- Enbridge shall install pipeline markers at all road, pathway and other crossings throughout the development area at Developer's cost.

Drainage and Erosion

- The Developer shall ensure drainage is directed away from the pipeline right-of-way so that erosion will not adversely affect the depth of cover over the pipeline(s).
- Any large-scale excavation adjacent to the pipeline right-of-way, which is deeper than the bottom of the pipe, must maintain a slope of 3:1 away from the edge of the pipeline right-of-way.
- Depth of cover over Enbridge pipeline(s) shall not be compromised over the life of the Developer's facility due to rutting, erosion or other means.

Construction

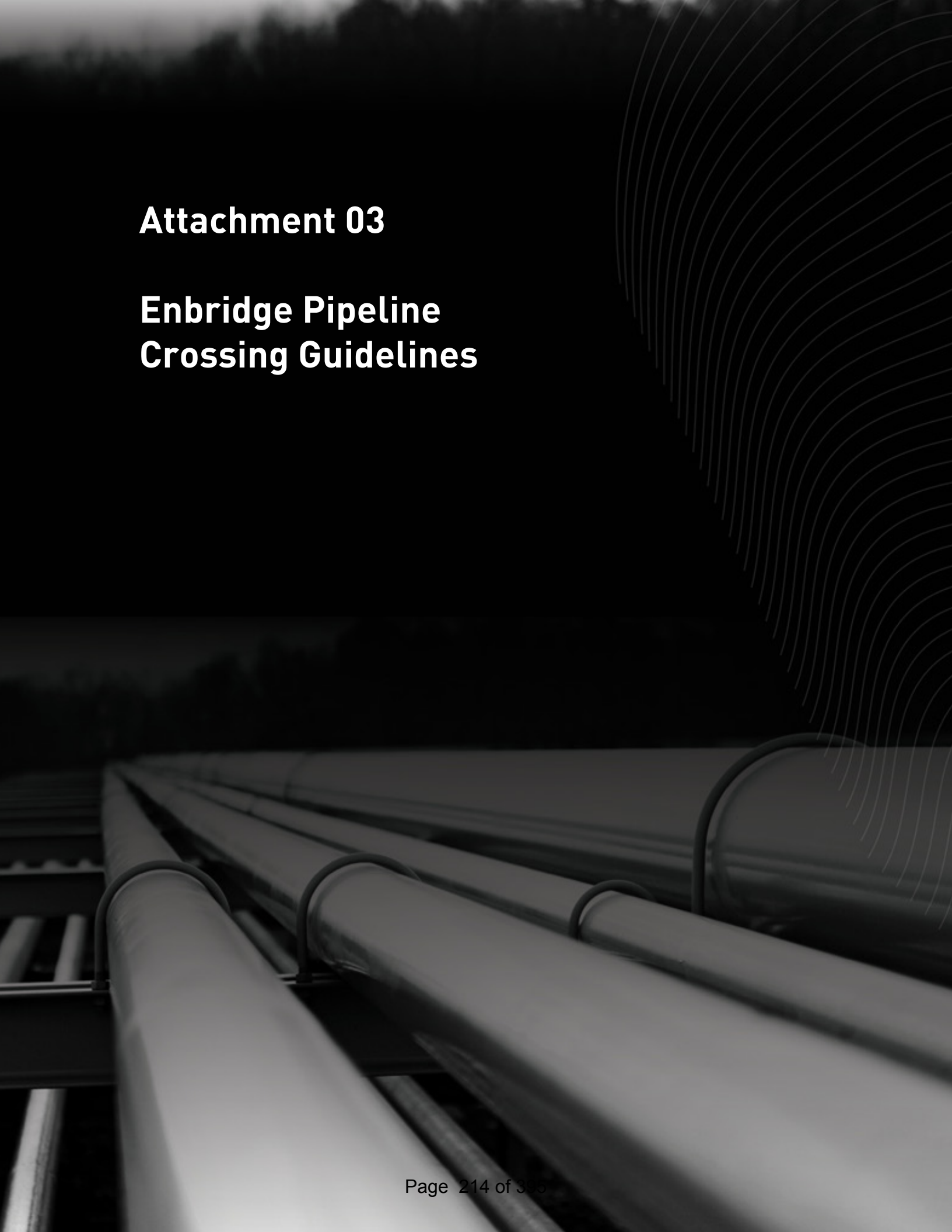
- During construction of the site, temporary fencing must be erected and maintained along the limits of the pipeline right-of-way by the Developer to prevent unauthorized access by heavy machinery. The fence erected must meet Enbridge's specifications concerning type, height and location. The Developer is responsible for ensuring proper maintenance of the temporary fencing for the duration of construction. The Developer is responsible for the cost of material, installation and removal.
- Original depth of cover over the pipeline(s) within Enbridge's pipeline right-of-way shall be restored after construction. This depth of cover over the pipeline(s) shall not be compromised over the life of the Developer's facility due to rutting, erosion or other means.
- In the event Enbridge's pipeline(s) suffer contact damage or other damage as a result of construction, work shall stop immediately and Enbridge to be immediately notified.

Liability

In no event shall Enbridge be liable to the developer and/or landowner(s) for any losses, costs, proceedings, claims, actions, expenses or damages (collectively "Claims") the Developer and/or landowner(s) may suffer or incur as a result of or arising out of the presence of Enbridge pipeline(s) and/or operations on the pipeline right-of-way. The Developer and/or landowner(s) shall be responsible for all costs and expenses incurred to install, repair, replace, maintain or remove the Developer's and/or landowner(s) installations on or near the pipeline right-of-way and shall indemnify and save harmless Enbridge from all Claims brought against, suffered or incurred by Enbridge arising out of the activities of the Developer and/or landowner(s) in respect of the development or arising out of the presence, operation or removal of the Developer's and/or landowner(s) installations on or near Enbridge's pipeline right-of-way.

Attachment 03

Enbridge Pipeline Crossing Guidelines



Enbridge Pipeline Crossing Guidelines, Canada

—

Application Guidance Details

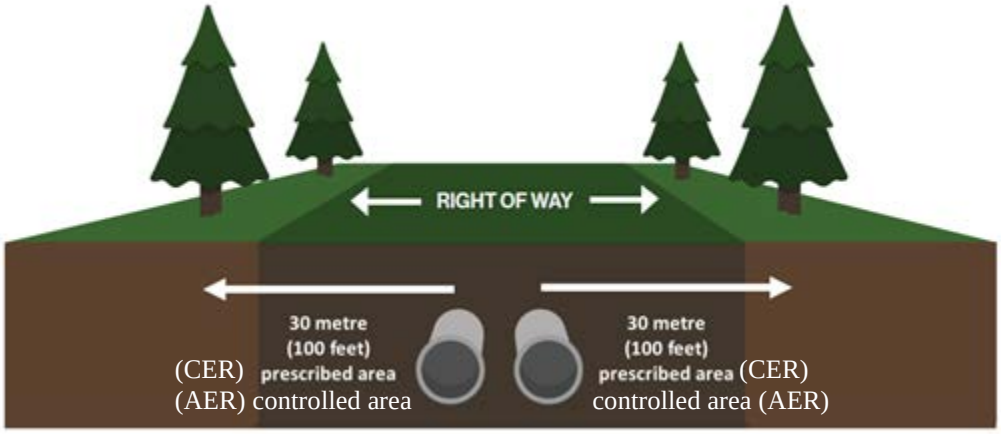
May 2020 v2.0

Application Guidance Details

1. WHO REQUIRES CONSENT?

Consent is governed by the Canada Energy Regulator (CER) for interprovincial or international (federally regulated) pipelines and the Alberta Energy Regulatory (AER) for intra-provincial (provincially regulated) pipelines within the Province of Alberta. To ensure our pipelines and facilities operate safely written consent from Enbridge must be obtained in Canada before any of the following occur:

- Construction or installation of a new facility across, on, along or under Enbridge's pipeline and/or right-of-way;
- Ground disturbance activities in the prescribed area (CER) or controlled area (AER) which extends 30m from each side of the centerline of the pipeline;
- Operation or movement of vehicles, mobile equipment or machinery across Enbridge's right-of-way, outside of the travelled portion of a highway or public road;
- Using explosives within 300m of Enbridge's pipeline right-of-way;
- Use of the prescribed area or controlled area for storage or workspace purposes;
- Subdivision development across, on, along or over Enbridge's pipeline and/or right-of-way;
- Landowners wishing to install agricultural drainage tile across, on, along or under Enbridge's pipeline and/or right-of-way.



Activities that cause a ground disturbance include, but are not limited to, the following:

❖ digging	❖ clearing and stump removal
❖ excavation	❖ subsoiling
❖ trenching	❖ blasting/using explosives
❖ ditching	❖ quarrying
❖ tunneling	❖ grinding and milling of asphalt/concrete
❖ boring/drilling/pushing	❖ seismic exploration
❖ augering	❖ driving fence posts, bars, rods, pins, anchors or pilings
❖ topsoil stripping	❖ plowing to install underground infrastructure
❖ land levelling/grading	❖ crossing of buried pipelines or other underground infrastructure by heavy loads off the travelled portion of a public roadway
❖ tree or shrub planting	❖ installing agricultural drainage tile

Under section 2 of the Canadian Energy Regulator Act, ground disturbance does not include:

- Cultivation to a depth of less than 45cm below the surface of the ground
- Any activity to a depth of less than 30cm and that does not result in reduction of the depth of earth cover over the pipeline less than that approved at time of construction

2. CROSSING A PIPELINE WITH AN AGRICULTURAL VEHICLE OR MOBILE EQUIPMENT

For pipelines regulated by the Canada Energy Regulator, the *Canadian Energy Regulator Pipeline Damage Prevention Regulations – Authorizations* provides that persons operating agricultural vehicles or mobile equipment across pipelines may do so in low-risk areas, under certain conditions:

- the loaded axle weight and tire pressures of the vehicle or mobile equipment are within the manufacturer's approved limits and operating guidelines; AND
- the point of crossing has not been the subject of a notification from the pipeline company that crossing at that location could impair the pipeline's safety or security.

This applies to vehicles or mobile equipment used for agricultural activities in the production of crops and the raising of animals and includes pasturing and cultivation activities such as tillage, plowing, disking and harrowing.

For pipelines regulated by the Alberta Energy Regulator, the *Pipeline Regulation (under the Pipeline Act)* provides that persons operating vehicles or equipment used for farming operations; or use of off-highway vehicles [as defined in section 117(a)(iii) to (viii) of the Traffic Safety Act] or use of private passenger vehicles (as defined in section 1(1)(jj) of the Traffic Safety Act) less than ¾ ton may temporarily cross over an AER regulated pipeline without further approval from Enbridge.

However, if neither of the above requirements can be met then an application must be submitted to Enbridge for further review and processing.

3. HOW TO APPLY FOR ENBRIDGE CONSENT

The applicant must submit a written request, either by completing the Application Form (attached) or a letter with equivalent information, together with the applicable drawing(s) to the respective Enbridge crossings department as set out in the *Contact Us* section of this document.

The drawing(s) must be prepared in accordance with the minimum standards as set out in the *Drawing Requirements* section of this document.

Enbridge's Equipment Specification and Data Sheet (attached) must also be completed for any vehicle/ mobile equipment crossing applications.

For federally regulated pipelines, the applicant may petition the Commission for approval of construction activity if:

- the applicant cannot comply with the terms and conditions as set out in the company's written consent;
- the applicant feels the terms and conditions in the company's written consent are excessive; or
- If the company refused to grant approval to the applicant for reasons of pipeline integrity, public safety or company policy.

An application can be filed with the Commission by writing to:

Secretary of the Commission
Canada Energy Regulator
Suite 210, 517 – 10th Ave SW
Calgary AB T2R 0A8
Phone: 1-877-288-8803
Online: www.cer-rec.gc.ca

Applications may be filed with the Commission by mail, courier or facsimile by calling the toll-free number at 1-877-288-8803. Applications can also be uploaded through the CER's Applications and Filings Portal on the CER website at Home / Applications and Filings / Submit Applications and Regulatory Documents / File under the CER Act / OPR: CER Act – Guide C (http://www.cer-rec.gc.ca/pplctnflng/sbmt/nbpr-eng.html).

4. DRAWING REQUIREMENTS

The following represents the minimum information that is required to be shown on the drawing(s) in order for Enbridge to review your application. Dimensions must be shown on the drawing(s) and may be done in either imperial or metric units (if metric, then to one decimal point).

NOTE: incomplete drawings and/or an incomplete application will be rejected back to the applicant.

(a) Permanent Installations

All proposed permanent installation drawings MUST contain the following items:

1. Plan Number, including any revision number and the respective date;
2. North Arrow;
3. Scale;
4. Legend;
5. Location indicator including: legal land description, PIN, GPS coordinates;
6. Plan view of whole quarter section or affected area including:
   - Lot lines, road limits
   - Proposed facilities (including curbs, footing, guard rails, guy wires, poles, fences, etc.) with tie dimensions to lot survey line preferably along pipeline and/or right-of-way boundary
   - Location of cathodic test lead terminals (if applicable);
7. Cross section view and/or profile view including:
   - For surface structures, show profile along pipeline(s) with highest elevation
   - For underground facilities show profile along facility
   - Property lines, pipeline(s) and depth of cover
   - All underground facilities must maintain an even elevation across the entire width of right-of-way except for gravity type facilities or those facilities installed by HDD;
   - Drill path plan for HDD installations
   - Unsupported span (m) of Enbridge pipeline for open cut installations
8. Crossing Angle;
9. Crossing location circled in red;
10. Identify all affected Enbridge facilities, right-of-way(s) and pipeline markers;
11. Method of Installation (MOI) (**Refer to Interpretation/Definitions section)*;
12. Minimum Clearance (**Refer to Interpretation/Definitions section)*;
13. Facility specifications:
    - PIPE/CABLE: pipe diameter, pipe material, product conveyed, cable size, if cable is within a conduit, conduit material, cable voltage; unsupported span (meters) of existing pipeline if MOI is open cut;
    - ROAD: width of road, cover at ditch, cover at center of road, surface material, road type/use; design loading calculation; indicate if any Government or Provincial setback requirements
    - OVERHEAD POWER: pole number(s), location of pole/guy wire/anchors/etc., method of installation of pole/guy wire/anchors/etc., horizontal clearance to pipe from proposed pole/guy wire/anchors/etc., vertical clearance to ground/grade, voltage, type of power (AC/DC), AC mitigation plan may be required;
    - PIPE RACK: height of pipe rack, pile location(s), pile clearance to Grantor's facility, pile installation method; alternate access route provided for rural locations
    - DRAINAGE TILE: location of tiles and incremental cost analysis.
14. Complete the Equipment Specification and Data Sheet, when required.

(b) Temporary Activities

All temporary drawings MUST contain the following:

1. Plan Number, including any revision number and the respective date;
2. North Arrow;
3. Scale;
4. Legend;
5. Location indicator including: legal land description, PIN, GPS coordinates;
6. Plan view of whole quarter section or affected area;
7. Temporary activities location circled in red;
8. Identify all affected Enbridge facilities, right of way(s) and/or PLA/easement ownership;
9. Facility specifications:
   - WORKSPACE: location, measurement of workspace, purpose;
   - ACCESS OF ROW: location, kilometer usage of ROW, width of access; egress/ingress points, complete the Equipment Specification and Data Sheet (attached);
   - EQUIPMENT CROSSING: complete the Equipment Specification and Data Sheet (attached);
   - ROAD USE: indicate road(s) to be utilized, km usage, reason required, frequency of use; complete the Equipment Specification and Data Sheet (attached);
   - GEOPHYSICAL: project/prospect name, number of reading units/lines, type of source, CER approval required (Y/N).

5. INTERPRETATION / DEFINITIONS

For crossing application purposes, Enbridge defines the following as*:*

Grantee means the applicant or the facility owner; a company, a person, a municipality or government body, etc.

Method of Installation means OPEN CUT or HDB or HDD; all defined as follows:

OPEN CUT

Enbridge defines open cut as trench methodology wherein access is gained to the required level underground for the proposed installation, maintenance or inspection of a pipe, conduit or cable. The excavated trench is then backfilled and the surface restored.

HORIZONTAL DIRECTIONAL BORE (HDB)

Enbridge defines horizontal directional bore as meeting ALL of the following:

(a) The designed horizontal distance of the crossing shall be less than or equal to 150m (500ft) in length; AND
(b) The depth of the pipeline installation shall be limited to 8m (25ft) to the centre (cross-section) of the pilot hole and measured to the corresponding surface location; AND
(c) Straight alignment in the horizontal plane; AND
(d) Pilot bit is steerable and trackable.

HORIZONTAL DIRECTIONAL DRILL (HDD)

Enbridge defines horizontal directional drill as an *HDB* that DOES NOT meet all of the criteria for an *HDB*. An *HDD* will satisfy some but not all of: a, b and c above and will satisfy d.

Minimum Clearance means the required distance between the existing Enbridge facility and the proposed facility based on the selected *Method of Installation*.

Minimum clearance required for installation ABOVE Enbridge facility by OPEN CUT is 0.3m
Minimum clearance required for installation BELOW Enbridge facility by OPEN CUT is 0.6m
Minimum clearance required for installation BELOW Enbridge facility by HDB is 1.0m
Minimum clearance required for installation BELOW Enbridge facility by HDD is 3.0m
Minimum clearance required for road installation from bottom of ditch to top of Enbridge facility is 0.9m and from centerline of road to top of Enbridge facility is 1.2m
Minimum clearance required for railway installation from bottom of ditch to top of Enbridge *uncased* facility is 1.83m and from centerline of rail bed to top of Enbridge *uncased* facility is 3.05m
Minimum clearance required for railway installation from bottom of ditch to top of Enbridge *cased* facility is 0.91m and from centerline of rail bed to top of Enbridge *cased* facility is 1.68m

6. WRITTEN CONSENT

After applying for written consent, Enbridge will review the proposed installation and/or temporary activities application in order to ensure that the proposed work will not pose a risk to existing Enbridge facilities, as well as, to ensure that any access required to existing facilities for maintenance or in an emergency situation will not be impeded.

Some applications may require further engineering assessment which will require additional time to review the proposed installation and/or temporary activities prior to Enbridge issuing consent. All efforts will be made to provide an agreement within an appropriate timeframe, however, please ensure that your application request is submitted with ample lead time.

7. CONTACT US

To obtain written consent from Enbridge, please contact the respective office as set out below:

REGION	CONTACT INFORMATION
LIQUIDS PIPELINES - WESTERN CANADA (Alberta, Saskatchewan, Manitoba and Norman Wells)	Lands & ROW 330, 10180 – 101 Street Edmonton AB T5J 3S4 Email: crossingrequests@enbridge.com Phone: 780-378-2228
LIQUIDS PIPELINES - EASTERN CANADA (Ontario and Quebec)	Lands & ROW 1st Floor, 1086 Modeland Road, Bldg 1050 Sarnia ON N7S 6L2 Email: est.reg.crossing@enbridge.com Phone: 1-800-668-2951
GAS PIPELINES / STORAGE - BRITISH COLUMBIA	Lands & ROW 200, 425 – 1 Street SW Calgary AB T2P 3L8 Email: crossings@enbridge.com Phone: 587-747-6538

GAS STORAGE - ONTARIO	3501 Tecumseh Road Mooretown ON N0N 1M0 Email: chris.pincombe@enbridge.com Phone: 519-862-6092
GAS PIPELINE - ALLIANCE	Lands & ROW 600, 605 – 5 Ave SW Calgary AB T2P 3H5 Email: crossings@alliancepipeline.com Phone: 403-266-4464

For more information on Enbridge Gas Distribution please click the link: https://www.enbridgegas.com/gas-safety/pipeline-safety.aspx

8. ONE CALL CENTRES

Before putting a shovel in the ground, whether it is in your backyard or a commercial jobsite, please do a locate request to safely identify any buried utility lines at www.clickbeforeyoudig.com.

Your local one call centre can also be reached by phone as shown below:

CALL OR CLICK BEFORE YOU DIG!! Contact your respective one-call centre	
British Columbia **https://www.bconecall.bc.ca/** **1-800-474-6886**	**Alberta** **http://albertaonecall.com** **1-800-242-3447**
Saskatchewan **www.sask1stcall.com** **1-866-828-4888**	**Manitoba** **http://www.clickbeforeyoudigmb.com/** **1-800-940-3447**
Ontario **www.on1call.com** **1-800-400-2255**	**Quebec** **www.info-ex.com** **1-800-663-9228**
Northwest Territories **1-867-587-7000** Or contact the pipeline company directly	

9. REGULATORS

In Canada, Enbridge has pipelines that are regulated by both the federal government and provincial governments. For more information on any of the regulators please visit their respective website.

Canada Energy Regulator: www.cer-rec.gc.ca

Alberta Energy Regulator: www.aer.ca

10. DEVELOPMENT ON OR NEAR THE RIGHT-OF-WAY

Enbridge should be consulted early in the design phase with regards to proposed subdivisions, roads and utilities, and municipal landscaping.

Subdivisions – Enbridge highly recommends that our right-of-way be used as a passive green space or as part of a linear park system. Permanent structures on the right-of-way are not permissible.

Roads and Utilities – Roads may be permitted to cross and/or run parallel to the right-of-way but no portion of a road allowance can be located on the right-of-way (apart from approved road crossings). Enbridge will review the location of utilities which are often proposed within the road allowance.

Landscaping – Projects such as pedestrian pathways may be permitted as long as they do not impede Enbridge's access along its right-of-way for operational and/or maintenance activities. Enbridge's written consent will specify the permitted landscaping requirements.

11. DAMAGE PREVENTION

Enbridge's underground facilities must be positively identified, to Enbridge's satisfaction, prior to the start of any proposed construction activities.

Enbridge's representative(s) have the authority to stop work at any time due to safety, environmental or operational concerns and/or unforeseen circumstances or emergency situations.

**IMMEDIATELY NOTIFY ENBRIDGE IF YOU COME INTO CONTACT WITH THE PIPE! **

As a small scratch or dent in the pipeline's coating can impact long term safety of the pipeline and must be assessed by Enbridge.

Please note that obstacles or un-approved above ground installations located on an Enbridge right-of-way, such as sheds, trailers, boats and pools can interfere with Enbridge's access of their right-of-way. Permanent structures on the right-of-way are NOT permissible.

Enbridge must be contacted before conducting any blasting activities within 300m of the pipeline right-of-way so that Enbridge can review the proposed plans in order to see if there might be potential impacts to its facilities. Blasting activities related to prospecting for mines and minerals within 40m of a federally regulated pipeline right-of-way requires permission from the Canada Energy Regulator.

12. EMERGENCY SITUATIONS

In an emergency situation please provide as much notice, as is practicable, to Enbridge prior to commencement of any construction, excavation, installation or temporary crossing of existing pipelines and/or right-of-ways in order to access the emergency site.

Enbridge classifies an emergency situation as:

- A risk to human life;
- Required emergency repairs of public services; or
- To contain an environmental emergency.

In an emergency situation please call: **1-877-420-8800** (toll free) and/or contact your local One Call provider at the numbers listed in section 8.

DISCLAIMER: THESE GUIDELINES ARE INTENDED TO PROVIDE USEFUL CROSSING APPLICATION GUIDANCE INFORMATION TO THE APPLICANT. SUBMISSION OF AN APPLICATION MEETING THE REQUIREMENTS AS SET OUT HEREIN DOES NOT CONSTITUTE WRITTEN CONSENT FROM ENBRIDGE. ALL APPLICATIONS WILL BE REVIEWED BY ENBRIDGE TO DETERMINE WHETHER THE APPLICATION WILL BE APPROVED.

THIRD PARTY CROSSING APPLICATION FORM

APPLICANT INFORMATION

Grantee* Full Legal Name for Agreement:

Regulator:
Other:

Grantee Address for Service:

Grantor/Enbridge Entity

Application by Broker/Land Consultant
Yes ☐ **No** ☐

Broker/Land Consultant Name:

Contact Person Name:

Contact Person Phone Number:

File Number:

Broker/Land Consultant Address:

CROSSING INFORMATION

Expected construction start and end date(s):

Permanent Installation ☐

Crossing ☐
Drainage Tile ☐
Pole/Pile Installation ☐
Other ☐

Temporary Activities ☐

Workspace ☐
Equipment Crossing ☐
Access of ROW ☐
Geophysical ☐
Road Use ☐
Proximity ☐
Other ☐

Location indicator including affected legal land description(s), PIN and GPS Coordinates (Latitude and Longitude Decimal Degree):

Grantor's Affected Disposition(s) (Alberta) (i.e. PLA # or License # or Line #):

Grantee's Field Contact Information:

Name:
Phone:
Email:

*Refer to Application Guidance Details v1.1
Page 1

Details of Grantee's Proposed Permanent Installation and/or Purpose of Temporary Activities

Method of Installation* *(For permanent installations)*
Open Cut ☐ HDB ☐ HDD☐

Drawing(s) Attached
Yes ☐ No ☐

Drawing Requirements Met *
Yes ☐ No ☐

Equipment Specification and Data Sheet Attached *
Yes ☐ No ☐ N/A ☐

Notes/Additional Information:

SUBMIT TO:

LIQUIDS PIPELINES WESTERN CANADA (Alberta, Saskatchewan, Manitoba and Norman Wells)	**LIQUIDS PIPELINES EASTERN CANADA** (Ontario and Quebec)
Department: Lands & ROW	**Department: Lands & ROW**
Address: **330, 10180 – 101 Street** **Edmonton AB T5J 3S4**	**Address:** **1st Floor, 1086 Modeland Road, Bldg 1050** **Sarnia ON N7S 6L2**
Email: crossingrequests@enbridge.com	**Email: est.reg.crossing@enbridge.com**

*Refer to Application Guidance Details v1.1

Equipment Specification and Data Sheet(s)

In order to properly conduct an analysis on the requested crossing the following general information and appropriate data sheets are required to be completed.

Steps:

1. Complete the *Applicant – Information and Details* document for each crossing application
2. Add and complete the *Data Sheet – Equipment or Vehicle with Tires* for EACH piece of equipment
3. Add and complete the *Data Sheet – Equipment with Tracks* for EACH piece of equipment
4. Return fully completed general information and data sheets and any other pertinent information

Applicant Information

Applicant Name:	
Applicant Contact Person Name:	
Email:	
Phone Number:	
Applicant Reference/File Number:	

Details

Description and Purpose of Crossing:				
Location Indicator (legal land description, PIN, etc.)				
GPS Coordinates:(Latitude and Longitude Decimal Degree)				
Duration:	Temporary		Permanent	
Start Date:		End Date:		
Equipment or Vehicle with Tires:	Yes	No	Datasheet:	
Equipment with Tracks:	Yes	No	Datasheet:	

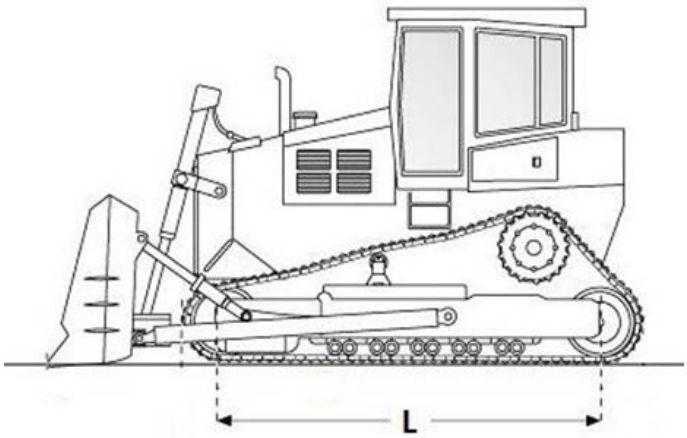
Data Sheet – Equipment with Tracks

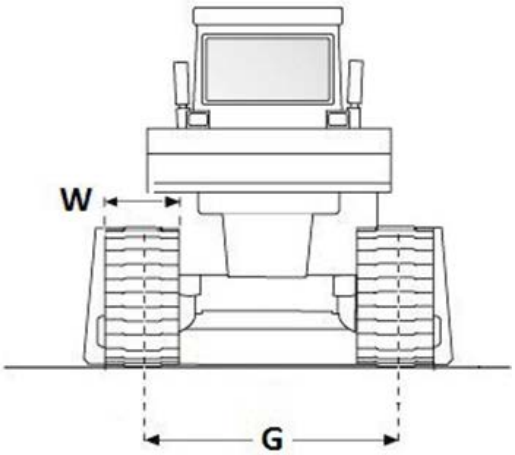
Complete this data sheet for each piece of equipment with tracks.

Equipment with Tracks

INDICATE UNITS

Manufacturer:			
Model:			
Equipment Description:			
Fully Loaded Gross Vehicle Weight:			
	Track Shoe Width (refer to **W** below)	Track Length on Ground (refer to **L** below)	Track Gauge (on center) (refer to **G** below)
Units			
Track			





Data Sheet – Equipment or Vehicle with Tires

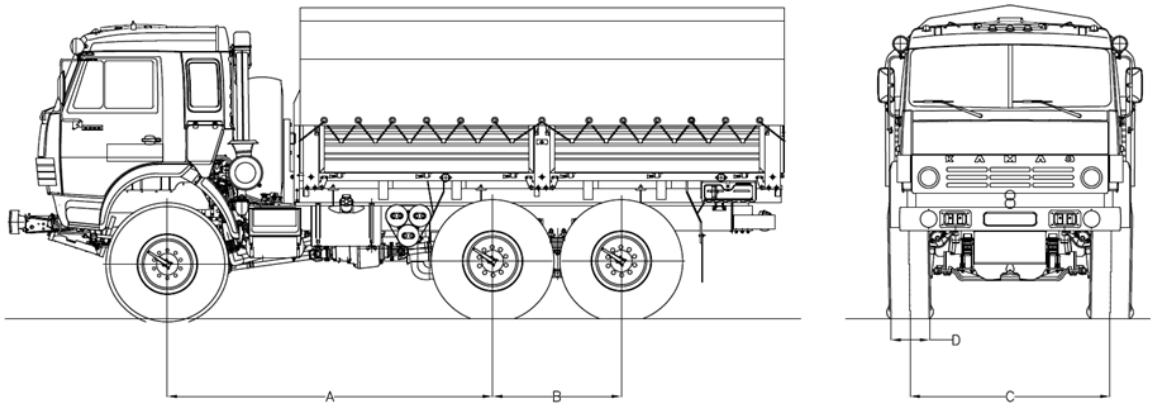
Complete this data sheet for **EACH** piece of equipment or vehicle with tires.
EXCLUSION: pick up trucks of one ton or less

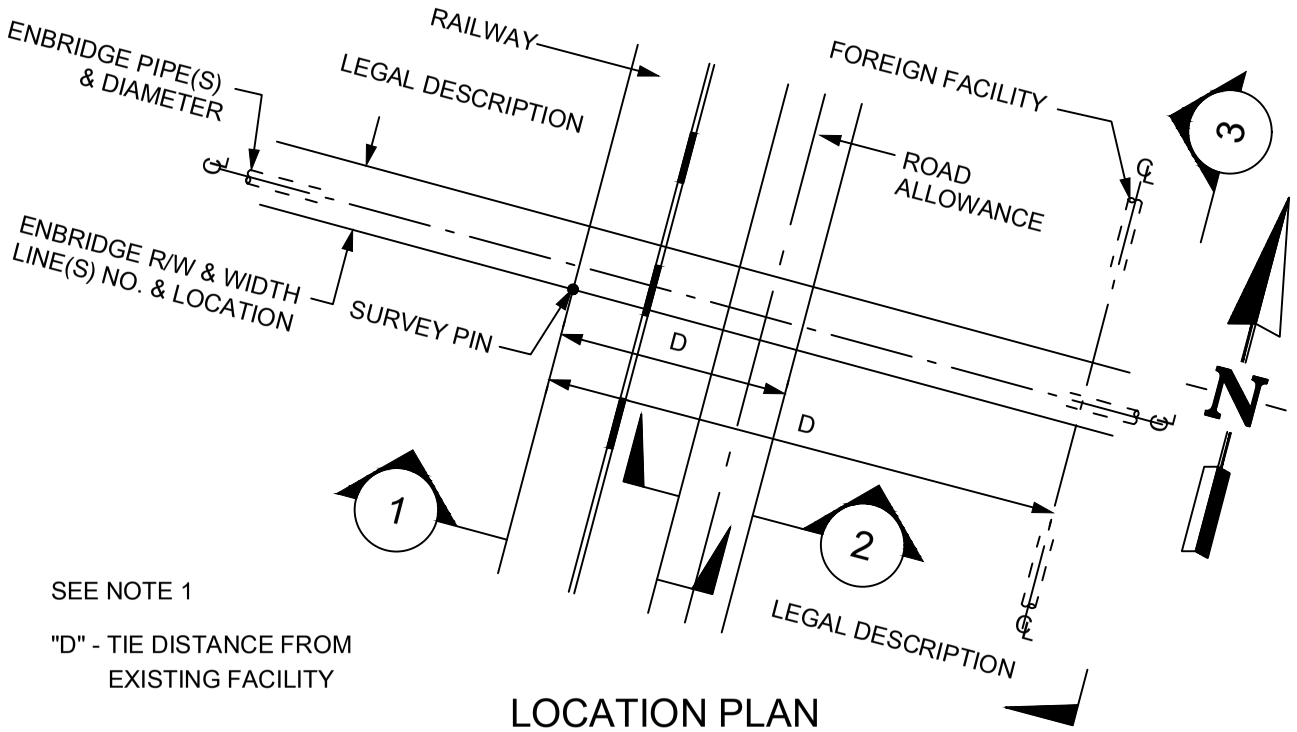
Equipment or Vehicle with Tires

INDICATE UNITS

Manufacturer:			
Model:			
Equipment Description:			
Fully Loaded Gross Vehicle Weight:			
Road legal without overweight permit?	Yes	No	

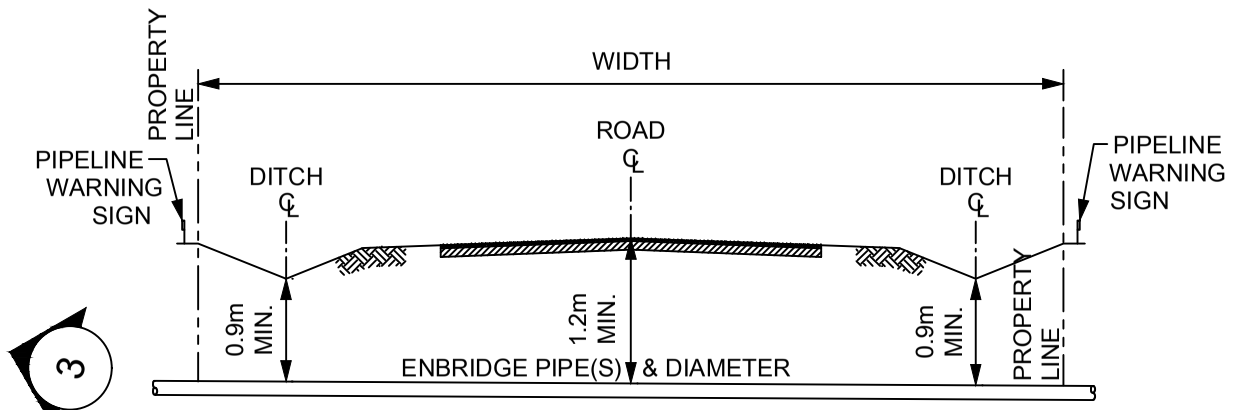
Axle	Maximum Loaded Weight PER Axle	Number of Tires PER Axle	Tire Width (refer to **D** below)	Tire Pressure	Distance between Tire Set Centerlines (refer to **C** below)	Centerline Distance to Previous Axle (refer to **A** below) (refer to **B** below)
Units						
Steering						
2nd						
3rd						
4th						
5th						
6th						
7th						





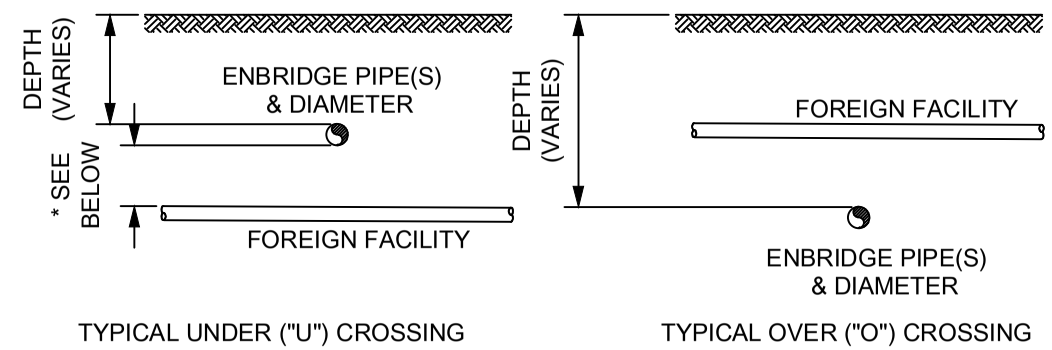
LOCATION PLAN

N.T.S.



2 TYPICAL ROAD CROSSING

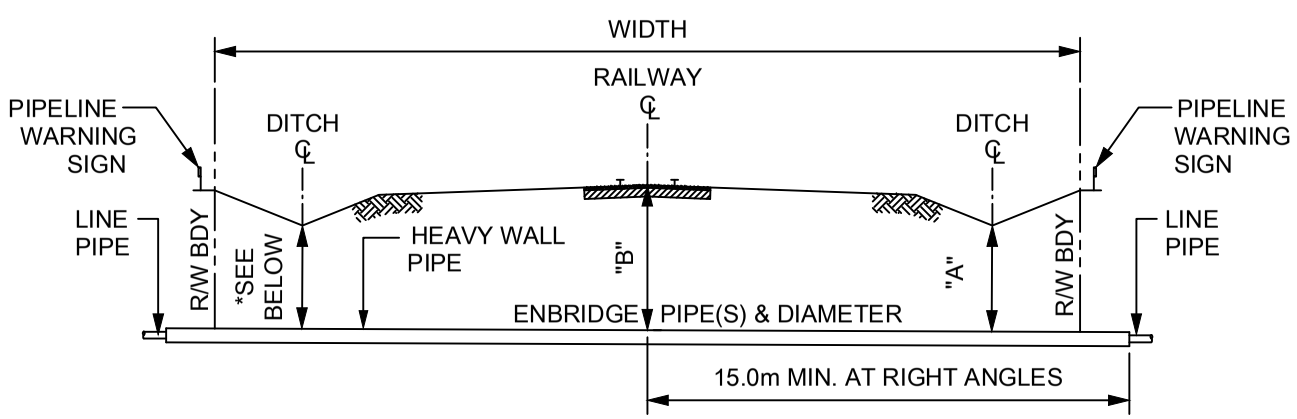
N.T.S.



3 TYPICAL FACILITY CROSSING

N.T.S.

* MINIMUM CLEARANCE:
- -0.3m IF OPEN CUT ABOVE ENBRIDGE PIPES
- -0.6m IF OPEN CUT BELOW ENBRIDGE PIPELINES
- -1.0m IF HDB UNDER ENBRIDGE PIPELINES
- -3.0m IF HDD UNDER ENBRIDGE PIPELINES



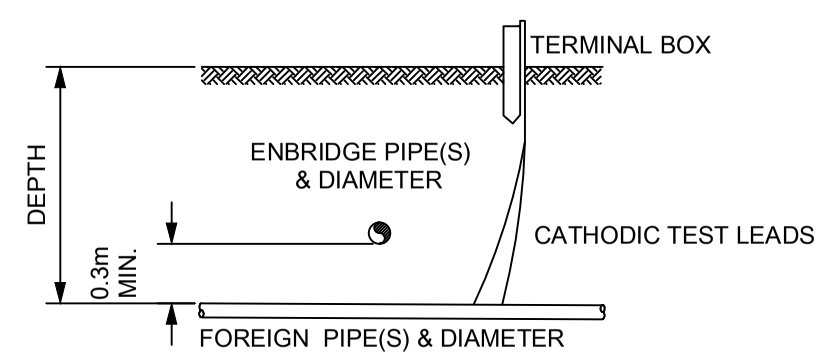
NOTE: ON SPUR LINE MINIMUM COVER FROM BASE OF RAILWAY 1.3m AND 0.8m IN DITCHES.

1 TYPICAL MAINLINE RAILWAY CROSSING

N.T.S.

* MINIMUM CLEARANCE:

	"A"	"B"
CASED	0.91m	1.68m
UNCASED	1.83m	3.05m



TYPICAL TEST LEAD CONNECTION

N.T.S. (STEEL PIPELINES)

NOTE:

1. ENBRIDGE PIPELINES OPERATE UNDER HIGH PRESSURE THEREFORE ENBRIDGE REPRESENTATIVE(S) MUST BE PRESENT DURING CONSTRUCTION.
2. THIS DRAWING IS FOR REFERENCE ONLY. ACTUAL SITE DETAILS OR REQUIREMENTS MAY VARY.

REFERENCE DRAWINGS

REV NO	REVISION DESCRIPTION	DATE BY	CHK	APPR
3	AS BUILT INTERNATL DRAFTING IDR434	02 AUG 18 JZ	BLB	ENB
2	REDRAWN FROM C-1.02-5052-0-0 & REVISED AS PER STANDARDS UPDATE	08 APR 13 MD	DRD/TD	DRD/TD
1	REVISED AS PER OPERATIONS INFORMATION	05 MAY 10		

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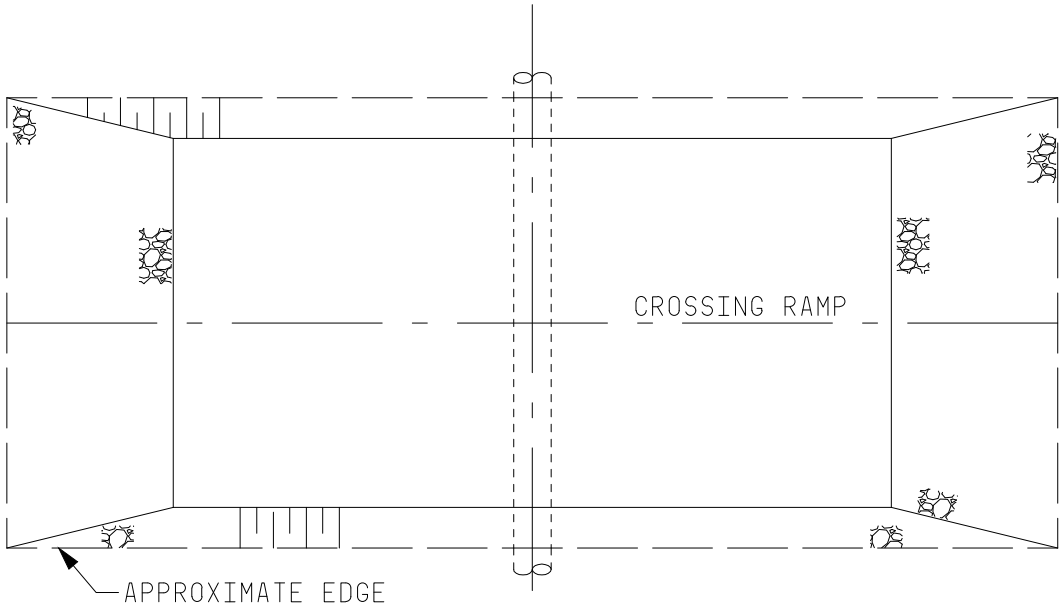
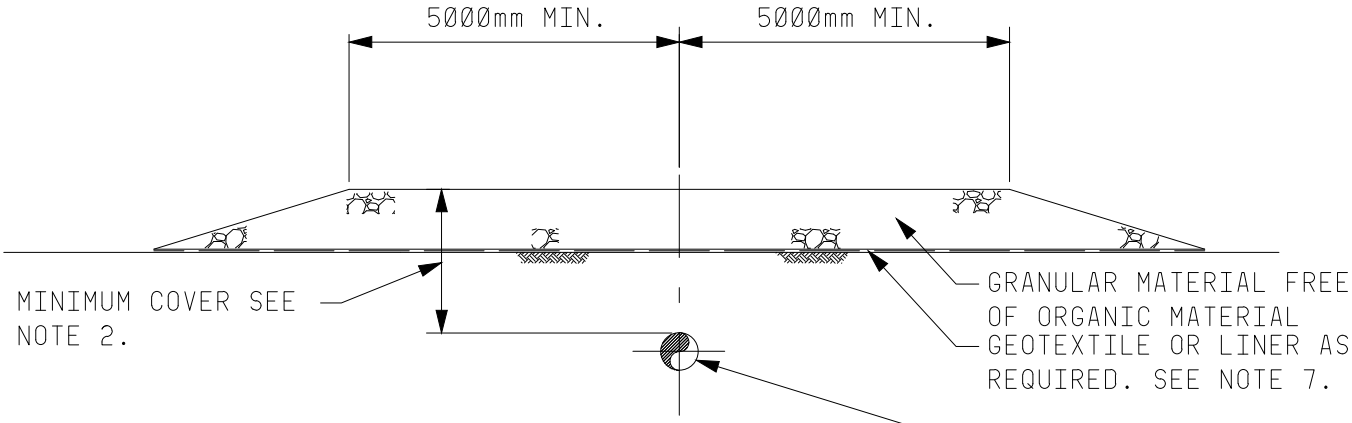
ENBRIDGE

TYPICAL CROSSING DETAILS
FOR THIRD PARTY APPLICANTS
CROSSING ENBRIDGE PIPELINES
CANADA

BY: ME | CHK: EH | ENG.: HCFROST | ENB APPR: GAFAULDER
DATE: 30 AUG 88 | SCALE: NTS | STATUS: AS BUILT
DWG NO.: B-1.02-5052-0 | REV NO: 3



PLAN



PROFILE

NOTES:

1. ON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL REMOVE COMPLETE RAMP AND RESTORE AREA TO ORIGINAL CONDITION.
2. MINIMUM COVER SHALL BE AS SPECIFIED IN THE CROSSING AGREEMENT.
3. LENGTH OF RAMP TO VARY IN ACCORDANCE WITH CROSSING ANGLE.
4. RAMP WIDTH SHALL BE MINIMIZED AS MUCH AS POSSIBLE, AND SHALL NOT ENCROACH BOUNDARIES SET IN THE CROSSING AGREEMENT.
5. RAMP SIDE SLOPE SHALL NOT BE STEEPER THAN 1V:4H.
6. RAMP SHALL BE COMPACTED, AND HAVE A CROSS FALL TO ENSURE THAT WATER WILL NOT POND ON THE RAMP CAUSING EXCESSIVE RUTTING.
7. A GEOTEXTILE OR LINER BARRIER TO BE INSTALLED AT THE DISCRETION OF THE ENBRIDGE FIELD REPRESENTATIVE.
8. REFER TO DRAWING A-1.8-43105 FOR FRENCH VERSION. REFERE AU DESSIN A-1.8-43105 POUR VERSION FRANCAISE.

A-1.8-43105-0 TYPICAL DESIGN DETAIL

REFERENCE DRAWINGS

REV NO.	REVISION DESCRIPTION	DATE BY	CHK	APPR.
2	FRENCH TRANSLATION REFERENCE AS PER IDR 583	2019 JAN 11 MM	BLB	ENB
1	AS BUILT INTERNAL DRAFTING ID 304	20 MAR 18 BLB	GB	ENBRIDGE

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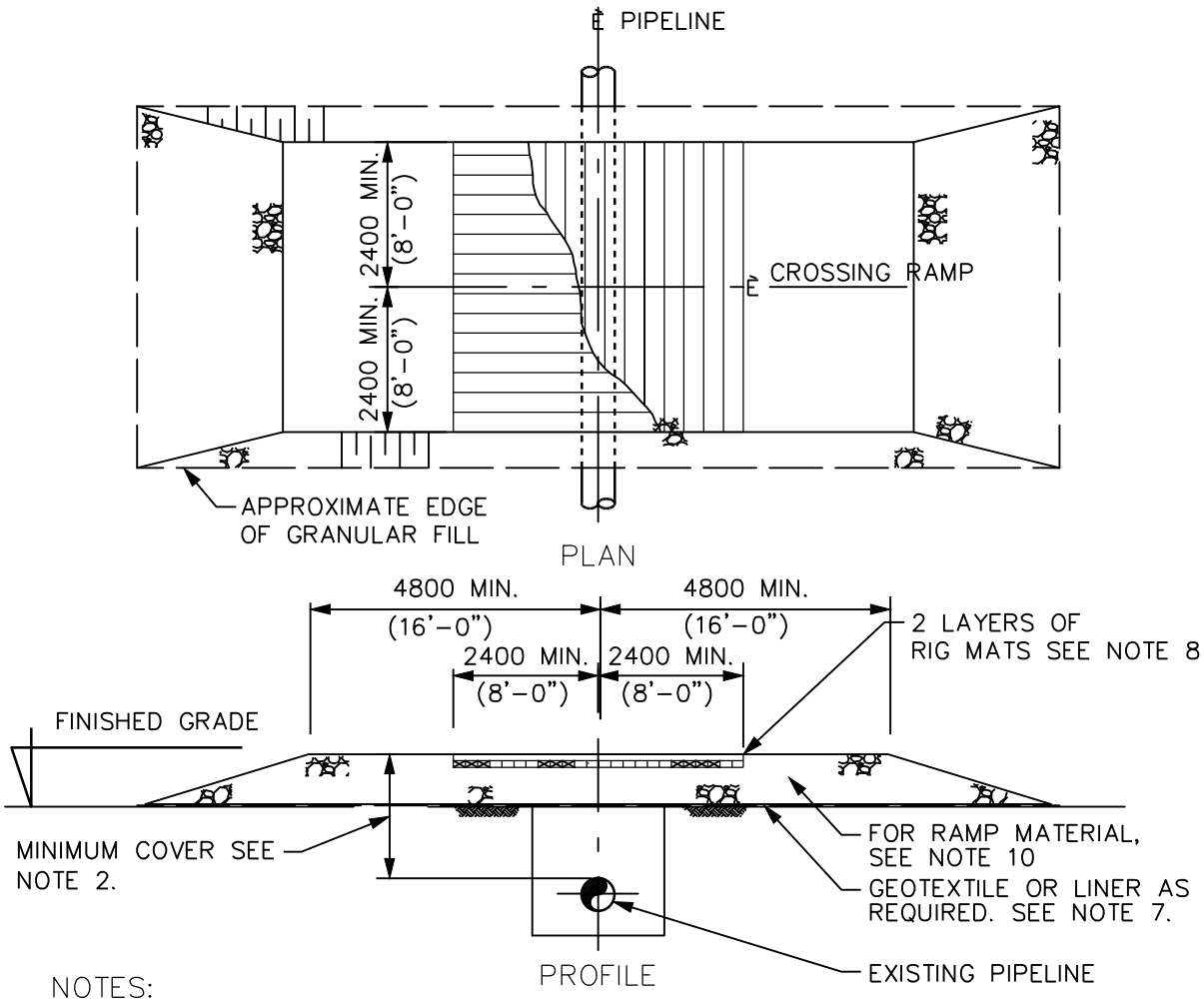
ENBRIDGE

TYPICAL DESIGN DETAIL
TYPICAL TEMPORARY CROSSING RAMP
WITH EARTH

BY: GB	CHK: GG	ENG. :	ENB APPR:
DATE: 14 FEB 18		SCALE: NTS	STATUS: AS BUILT

DWG. NO.: A-1.8-42872-0 REV. NO: 2



NOTES:

1. ON COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL REMOVE COMPLETE RAMP AND RESTORE AREA TO ORIGINAL CONDITION.
2. MINIMUM COVER SHALL BE AS SPECIFIED IN THE CROSSING AGREEMENT.
3. LENGTH OF RAMP TO VARY IN ACCORDANCE WITH CROSSING ANGLE.
4. RAMP WIDTH SHALL BE MINIMIZED AS MUCH AS POSSIBLE, AND SHALL NOT ENCROACH BOUNDARIES SET IN THE CROSSING AGREEMENT.
5. RAMP SIDE SLOPE SHALL NOT BE STEEPER THAN 1V:4H.
6. RAMP SHALL BE COMPACTED, AND HAVE A CROSS FALL TO ENSURE THAT WATER WILL NOT POND ON THE RAMP CAUSING EXCESSIVE RUTTING.
7. A GEOTEXTILE OR LINER BARRIER TO BE INSTALLED DURING SPRING, SUMMER AND FALL SEASONS.
8. RIG MATS SHALL BE STAGGERED OR PLACED IN A PERPENDICULAR ORIENTATION FROM THE PREVIOUS LAYER SO THAT THE EDGES DO NOT LINE UP
9. ALL DIMENSIONS ARE IN mm UNLESS OTHERWISE NOTED
10. SNOW OR ICE CAN BE USED AT THE DISCRETION OF THE ENBRIDGE FIELD REPRESENTATIVE.
11. REFER TO DRAWING A-1.8-43106 FOR FRENCH VERSION. REFERE AU DESSIN A-1.8-43106 POUR VERSION FRANCAISE.

A-1.8-43106-0 TYPICAL DESIGN DETAIL

REFERENCE DRAWINGS

REV NO.	REVISION DESCRIPTION	DATE BY	CHK	APPR.
3	AS BUILT DR IDR 743	20 JUN 19 MF	AE	ENB
2	FRENCH TRANSLATION REFERENCE AS PER IDR 583	11 JAN 19 MM	BLB	ENB
1	AS BUILT INTERNAL DRAFTING ID 304	20 MAR 18 BLB	GB	ENBRIDGE

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ENBRIDGE

TYPICAL DESIGN DETAIL
TYPICAL TEMPORARY CROSSING RAMP
WITH RIG MATS

BY: GB	CHK: GG	ENG. :	ENB APPR:
DATE: 14 FEB 18		SCALE: NTS	STATUS: AS BUILT

DWG. NO.: A-1.8-42873-0 REV. NO: 3

From: [redacted]
To: Town Clerks
Subject: Appeal of Decision Regarding Changes to Zoning By-law for Sheridan College Housing Area
Date: Thursday, February 29, 2024 3:25:45 PM

Hi Oakville Team,

I hope this email finds you well. I am writing to formally appeal the recent decision made by the Town of Oakville regarding changes to the Zoning By-law for the Sheridan College housing area.

As a resident and stakeholder in the community, I am deeply concerned about the implications of the decision and its potential impact on the surrounding neighborhood. The proposed changes raise several important issues that warrant further consideration and discussion.

Firstly, the density and scale of the proposed housing developments could have significant effects on traffic congestion, parking availability, and overall neighborhood character. Without adequate planning and infrastructure improvements, these developments may strain existing resources and diminish the quality of life for residents in the area.

Additionally, I am troubled by the lack of community input and consultation in the decision-making process. It is essential that residents have the opportunity to provide feedback and express their concerns about developments that directly affect their lives and surroundings. Transparency and inclusivity are fundamental principles of good governance, and I urge the Town to prioritize meaningful engagement with all stakeholders going forward.

Furthermore, I believe there may have been oversights or inaccuracies in the assessment of the proposed changes and their potential impacts. It is essential that decisions regarding zoning and land use are based on thorough research, analysis, and consideration of all relevant factors. I respectfully request that the Town revisits the decision and conducts a comprehensive review to ensure that it aligns with the best interests of the community.

In conclusion, I urge you to reconsider the recent decision regarding changes to the Zoning By-law for the Sheridan College housing area. By addressing the concerns raised by residents and stakeholders and fostering a more inclusive and transparent decision-making process, we can work together to create a vibrant and sustainable community for current and future generations.

Thank you for your attention to this matter. I look forward to your response and to the opportunity to participate in further discussions on this important issue.

From: [redacted]
To: Jeff Knoll; Town Clerks; Marc Grant
Subject: Re: Questions for your attention with regards to Townwide and Sheridan College Housing Area Special Policy Area 42.15.62 and 42.15.63
Date: Thursday, March 21, 2024 11:01:21 AM

Thanks for responding

To clarify a couple of points…
1) as I understand it the Housing Accelerator Fund application outlines how the money is calculated based on specific housing units and the funding per housing unit so the total funding should roll up to a total. As part of the FAQ the Town will publish - Will there be a copy of the HAF application for us to see?
In my view it's critical to understand how many units the Town believes will be built in the 800 meter area and the corresponding federal funding. Based on the feedback I'm seeing and hearing from neighbours, there is little to no appetite for any current homeowner to either sell their property to a developer or developer their own property, and if the Town is banking on funding based on results, I'm afraid the results just won't deliver what the Town is expecting over the next four years. This area of single family homes is better left to single families, especially if Sheridan has no plans to build more residences.

3) I could have been cleared in my original question - on line the Town shows examples of 3 and 4 story building units. Has the Town taken the next step and had drawings done showing what the floor plans of these 3 and 4 building units could look like. I understand no one has applied for one yet, that is not what I am looking for. I want to better understand what the Town sees as floor plans to determine residency numbers.

Lastly, it's sad that we're being expected to develop our own properties to help support Sheridan's student housing problems when they have no plans to help themselves. This is a very bad idea just so the Town of Oakville can get some federal funding. Sheridan needs to solve their own problems before turning to the Town to have us solve them for them.

Bill Patterson

On Mar 21, 2024, at 10:35, Jeff Knoll <jeff.knoll@oakville.ca> wrote:

Greetings Mr. Patterson,

I did forward your email on to the Town Clerks office.

Several of the questions you raised were addressed to Town Staff during the meeting

and either answered at that time or collected to find the answers and report back. I anticipate that they will provide answers to these inquiries in the FAQ section they intend to publish on the town website, and/or during their presentation in the next council report scheduled for next month.

1. During questioning from council, staff reported uncertainty regarding the exact number due to multiple impacting factors.
2. As far as I'm aware, Sheridan has no immediate plans to increase student housing on their property.
3. The Town has not received any building plans, drawings, or proposals for four single dwelling units. The aspect of the proposal that directly affects College Park is the suggested allowance for four-story buildings.

5) I explicitly requested staff to clarify this matter and anticipate receiving an answer in their forthcoming report.

I appreciate your interest and concerns, we are collectively in the information gathering portion of this proposal, awaiting the next report from Town Staff.

Regards,
Councillor Jeff Knoll

From: Bill Patterson
Sent: Thursday, March 21, 2024 7:34 AM
To: Marc Grant <marc.grant@oakville.ca>; Jeff Knoll <jeff.knoll@oakville.ca>
Subject: Re: Questions for your attention with regards to Townwide and Sheridan College Housing Area Special Policy Area 42.15.62 and 42.15.63

Dear Sirs, I am writing to follow up on my email of March 6th.
As a taxpayer of Oakville, I feel a response to my questions is required by you both, my elected Town officials.

Thank you,

Bill Patterson

> On Mar 6, 2024, at 14:04, Bill Patterson wrote:
>
> Dear Councillors Grant and Knoll,
>
> I attended the virtual Town planning meeting on Monday on the Town's YouTube channel, it was very informative. As a resident of the suggested 800 meter area

surrounding Sheridan, I am joining my neighbours in opposing this proposal.
>
> I do however look to you both directly for some clarifications with regards to what I think I heard at Mondays meeting, namely:
>
> 1. The expected money eligible from the Federal Government is $25M or $36M? Please confirm. Also, as I understand it, while criteria to receive the funding must include increased density within 800 meters of Sheridan, the Town can use its discretion as to where this funding goes, is that correct?
>
> 2. Has the Town met with Sheridan about increasing the number of residential units directly on Sheridan property? Has Sheridan applied for any building permits to facilitate the building of more residence units on their property? If the property owner has no requirement to rent out a single dwelling unit to a Sheridan student, then how does this proposed bylaw increase student housing for Sheridan? Only units on Sheridan property and within their control can guarantee rooms for Sheridan students.
> (As we heard on Monday, there seems to be a number of university/college graduates looking to move back to Oakville to reside full time. I would sooner rent to a full time working person than a student if I decided to build a multiple single dwelling unit building on my property)
>
> 3. These proposed Single dwelling units - whether they be three or four per lot, please advise the maximum number of inhabitants per single dwelling unit will be allowed in the bylaw, and how will the Town police this bylaw? There are drawings of what the exterior of these proposed units will look like, has the Town had layouts drawn as examples of what these single dwelling units look like? Obviously the number of inhabitants per single dwelling unit is of critical importance in trying to determine the Return on Investment of such an investment, either by a developer or homeowner.
>
> 4. How will the town levy taxes to the owner of these said units? Will I pay the same tax
> I currently pay on my current property or will this increase the taxes per property as a result?
>
> 5. The Federal funding is predicated on both bylaw amendments passing, is this correct? As I understand it, there have been zero applications to build a three single dwelling unit since that law passed, my question is, if the Federal funding is provided if the bylaws are adopted, is there a requirement for the Town to have residents or developers actually build said units in a particular timeframe or forfeit the funding? I would expect there would be some caveats in the funding with regards to actual results. What are those caveats?
>
> Thank you for your time and attention to my questions, I look forward to hearing from you with your answers.
>
> Bill Patterson
Martindale Avenue

From: [redacted]
To: Town Clerks
Cc: Rob Burton; _Members of Council; Marc Grant; Jeff Knoll; Jonathan McNeice; Sean O"Meara; Ray Chisholm; Cathy Duddeck; David Gittings; Janet Haslett-Theall; Peter Longo; allen.elgar@oakville.ca; Natalia Lishchyna; Tom Adams; Scott Xie; Nav Nanda; Bill Patterson
Subject: Town wide and Sheridan College Housing Area Special Policy Area 42.15.62 and 42.15.63 Ward 1-7
Date: Friday, March 8, 2024 10:01:12 AM

Town Clerk, please have this email entered into the record on this file. thank you.

Dear Mayor and Council,

In reading Minister Frasers letter of January 11, 2024 to Mayor Burton , I would respectfully ask the Town of Oakville, namely Mr. Mayor and Council if they can please share with the community your plans on how you intend to accelerate the development of more mid to high-rise rental apartment buildings within walking distance of the College. I presume since Minister Fraser asked for this as well as a plan such as the 800 meter radius bylaw amendment discussed during last Mondays council meeting, that there is also a plan for this request as well.

"As well, we require greater clarity on your actions to increase the amount and density of housing for students within walking distance of Sheridan College. Many students are living in single family homes that surround Sheridan, which could be much better utilized as homes for families. A measure such as allowing four storeys and four or more units as of right within an 800 metre radius of Sheridan College would be acceptable. Alternatively, I would also be open to seeing your plans on how you intend to accelerate the development of more mid to high-rise rental apartment buildings within walking distance of the College."

I look forward to your response and being able to see these plans, prior to the vote. Thank you.

Bill Patterson
Martindale Avenue

From: Pina Palumbo
Sent: Wednesday, March 13, 2024 6:27 PM
To: Jeff Knoll <jeff.knoll@oakville.ca>; Marc Grant <marc.grant@oakville.ca>
Subject:

Dear Members of Council,

I hope this email finds you well. I am writing to urge you to vote against the proposed Sheridan College Housing Area Special Policy during the upcoming council meeting vote on this issue. Many constituents, including myself, are deeply concerned about the potential ramifications of this policy and are looking for transparency in the decision-making process.

During the campaign period, many officials, including Councillor Knoll and Councillor Grant, made promises to the electorate regarding the protection of existing neighborhoods and adherence to the official plan of Oakville. For instance, Councillor Knoll was quoted in an article in the Oakville Beaver on September 14, 2022, stating that "Oakville must ensure new development respects existing neighborhoods and our official plan." Similarly, Councillor Grant emphasized the importance of preserving the character of our neighborhoods and updating existing parks.

These statements reflect a clear understanding that existing neighborhoods have unique characteristics and features that should be safeguarded. Therefore, it is imperative that we uphold these promises to the residents of Oakville by rejecting the Sheridan College Housing Area Special Policy.

Furthermore, I strongly believe that alternative solutions for student housing should be explored. Institutions like McMaster University and UTM have successfully expanded their student housing on their own properties, alleviating the pressure on surrounding residential areas. I urge Sheridan College to follow suit and consider expanding student housing on their property rather than encroaching upon established neighborhoods.

particularly those near Oakville transit routes.

In conclusion, I urge you to vote against the Sheridan College Housing Area Special Policy and to prioritize the interests and concerns of Oakville residents. Thank you for your attention to this matter, and I look forward to hearing from you soon.

Sincerely,

Pina Palumbo

Princeton Crescent

Oakville, ON

From:	[redacted]
To:	Jeff Knoll; Marc Grant; Rob Burton; Jonathan McNeice; Sean O"Meara; Ray Chisholm; Cathy Duddeck; David Gittings; Janet Haslett-Theall; Peter Longo; Allan Elgar; Scott Xie; Nav Nanda; Natalia Lishchyna; Tom Adams
Cc:	Town Clerks; Brad Sunderland; anita.anand@parl.gc.ca; stephen.crawfordco@pc.ola.org; effie.triantafilopoulos@pc.ola.org
Subject:	Sheridan College Zone and Four Storey Buildings in Existing Community - ALTERNATIVES
Date:	Thursday, March 21, 2024 11:48:47 AM

Dear Mayor, Town Councillors and Clerk, Planning Dept, Honourable Members of Parliament:

Thus far, I have not received a response from my last email (Mar 14/24 – "4 story buildings NOT required for HAF funding application"), directed to Mr. Knoll and Mr. Grant but copied to all Oakville Councillors.

If you missed that email, these are the salient points:

- Town's initial HAF application Action Plan did not include "4 as of right" or "Four storey buildings in Sheridan zone".
- Correspondence between Minister Fraser and Mayor Burton discussed "requests" and "suggestions", none of which are mandatory to be eligible for HAF funding.
- Town's revised Action Plan added 4 initiatives, including #8 (4 as of right) and #9 (four storey buildings).
- Several other municipalities' applications also include "4 as of right" but NONE include "4 storey buildings".
- Councillors were urged to vote against these proposals, particularly the inappropriate (and damaging) "Four Story Buildings" in the Sheridan area.

Other considerations to support a vote against this initiative:

- Town of Oakville's commitment to **33,000 housing units** over 10 years (as per provincial Bill 23, More Homes Built Faster Act, 2022) is well underway.
- Town of Oakville's Midtown Oakville Growth Area Review proposes to build enough residential housing to **accommodate 32,000 people** by 2051.
- Fast tracking of over **40,000 building applications** for people wanting to

use existing land.

With all of this development already planned or underway, you would be justified in removing the "Four Storey Buildings" initiative from the HAF application Action Plan, rather than risk destruction of existing neighbourhoods, many of which are fully developed with single family homes (as promised to the residents who have a vested interest in these areas).

In fact, you're likely already aware of Windsor's response to the governments HAF incentive request, which they declined, by councillors voting against reckless zoning rule changes:
https://nationalpost.com/news/politics/why-windsor-said-no-to-the-liberal-housing-plan

However, if you feel a need to placate Minister Fraser's "requests" and "suggestions" to increase housing density in the Sheridan College area, there are **alternatives** that would incite even more residential units than could be realized by Four Storey Buildings, such as:

- Identify other **vacant lands** in Oakville and provide incentives to build upon (four storey buildings or otherwise).
- **Build residential above parking lots**, on supported column structures; no need to tear up existing asphalt and lose parking spaces. This is being done in other countries and currently in regions as close as Cambridge. There are hundreds of potential locations (including Town Hall and Sheridan College parking lots). I can provide examples.
- Using the C1 provision already proposed in the current Action Plan to allow 3 storey **residential builds above commercial properties; town-wide**. Again, hundreds of potential locations (could even consider above Oakville Place).
- As a starting point, to act as pilot and to address the initial request of density in the Sheridan area, **build residential above existing commercial properties**, as mentioned above but **with focused scope**. See details below.

Building Residential on Commercial (Sheridan College area)

- With a small working group, as an example, we identified **7 locations**

within 800m of Sheridan College (or slightly outside that radius) that could be suitable for this alternative.

- For these potential locations, we determined square meters of the commercial building footprint and using an 80% utilization, with 3 storeys above the existing commercial site and a mix of 1-bedroom and 2-bedroom units, **we estimate over 400 units could be realized**!
- (We have developed a parameter driven spreadsheet that we would be happy to meet with any or all of you to demonstrate).

Considering all the information from above, **we urge all councillors to vote against** the unnecessary proposal of allowing "four Storey buildings" within the Sheridan College area, or anywhere that is inconsistent with the existing community.

Looking forward to your response and if your interested in a further discussion, we will book a small meeting room to review any of these ideas in more detail.

Thanks for your consideration and for ensuring new development respects the existing character of our neighbourhoods by voting against this proposal.

Ron Bell, Peter Wei and Gopi Pillai
Ward 5 and 6 Oakville residents

From: [redacted]
To: Brad Sunderland
Cc: Town Clerks; [redacted] Gabe Charles; Neil Garbe; Rob Burton
Subject: Requesting Reply to Four Storey Build[redacted]ative
Date: Friday, March 29, 2024 12:46:19 PM
Attachments: Commercial use for residential - v1.xlsx

Dear Mr. Sunderland and colleagues,
I'm following up on an email I sent on Mar 21 that may have been overlooked. The intention of this email was to raise awareness of alternatives to "Four Storey Buildings" for increasing densification around Sheridan College, in hopes of revising the Action Plan for the Town's HAF application.
For brevity, I've included an excerpt below, regarding using the proposed C1 revisions to allow up to 3 storey residential units on top of existing commercial buildings.
As referenced in the email, we have developed a parameter driven spreadsheet (attached) to demonstrate different scenarios and validate our estimate that this solution could provide up to 400 one and two bedroom residential units, just within the Sheridan College area!
Based on the basic HAF funding formula, this would be eligible for over $8M and much better solution than the Four Storey Buildings proposal, which is extremely detrimental to the existing, established community in the Sheridan College area.

We're hoping you would provide a response to this information and would be willing to meet to discuss in more detail.
Thanks for your consideration,
Ron Bell, Peter Wei and Gopi Pillai
Oakville Residents, Wards 5 and 6
= = = = = = = = = = =
Excerpt from Mar 21 email:
Subject: Sheridan College Zone and Four Storey Buildings in Existing Community – ALTERNATIVES

- ...
- Using the C1 provision already proposed in the current Action Plan to allow 3 storey **residential builds above commercial properties; town-**

wide.

- As a starting point… to address the initial request of density in the Sheridan area…

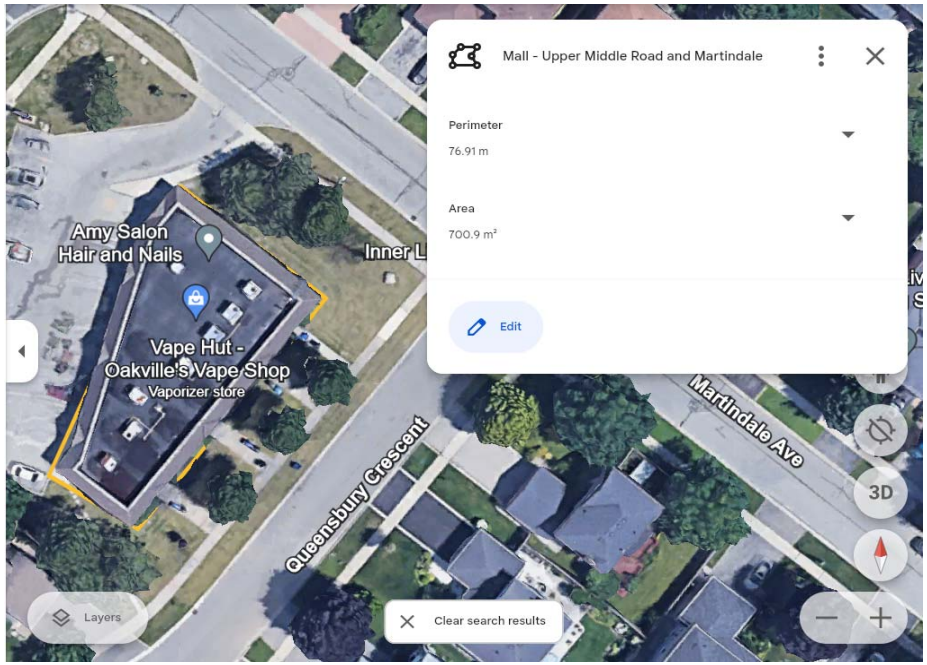
Building Residential on Commercial (Sheridan College area)

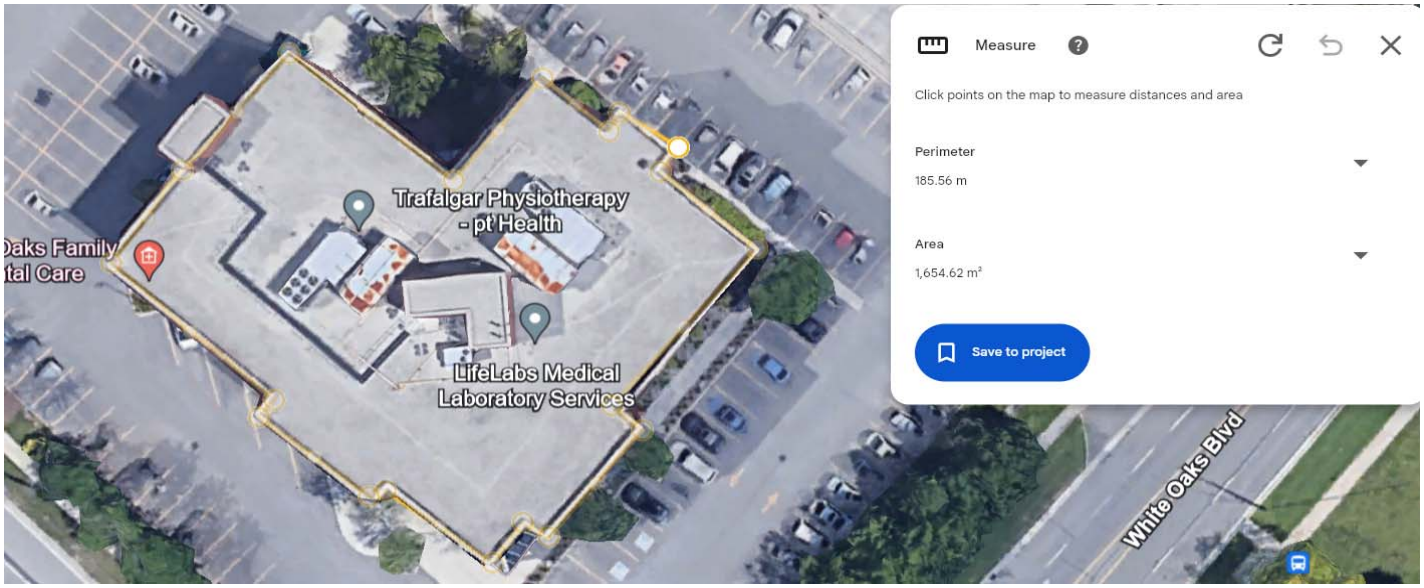
- With a small working group, as an example, we identified **7 locations within 800m of Sheridan College** (or slightly outside that radius) that could be suitable for this alternative.
- For these potential locations, we determined square meters of the commercial building footprint and using an 80% utilization, with 3 storeys above the existing commercial site and a mix of 1-bedroom and 2-bedroom units, **we estimate over 400 units could be realized**!

Potential Residential Development Above Existing Commercial (within 1000 m Sheridan College)

Parameters	
Residential utilization Rate	80%
Avg. size of 1 bedrm unit (sq. m)	50
Avg. size of 2 bedrm unit (sq. m)	75
Proportion of 1 bedrm units	50%
Proportion of 2 bedrm units	50%
HAF base	$20,000

		Residential Capacity (sq. m)				Number of Units			
Property Location	**Brief Description**	**Footprint**	**# Storeys**	**Total footprint**	**Utilization**	**1 bedrm**	**2 bedrm**	**Total units**	**Est. HAF**
(1) 1534 Queensbury Cres	Upper / Middle Martin	700	3	2100	1680	17	11	28	$560,000
(2) 1235 Trafalgar Rd	Guardian commercial b	1654	3	4962	3970	40	26	66	$1,323,200
(3) 1226 White Oaks Blvd	Retail plaza, across fro	891	3	2673	2138	21	14	36	$712,800
(4) 1289 Marlborough Ct	Rabba plaza, across fro	3140	3	9420	7536	75	50	126	$2,512,000
(5) 1500 Sixth Line	Sixth line plaza, across	1835	3	5505	4404	44	29	73	$1,468,000
(6) 1311 Sixth Line	Sixth Line Variety store	129	3	387	310	3	2	5	$103,200
(7) 2530 Sixth Line	Plaza at Sixth Line and	2220	3	6660	5328	53	36	89	$1,776,000
					Total	254	169	423	$8,455,200


Mall - Upper Middle Road and Martindale
Perimeter
76.91 m
Area
700.9 m²
Edit
Amy Salon
Hair and Nails
Vape Hut -
Oakville's Vape Shop
Vaporizer store
Inner L
Queensbury Crescent
Martindale Ave
3D
Layers
Clear search results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Area
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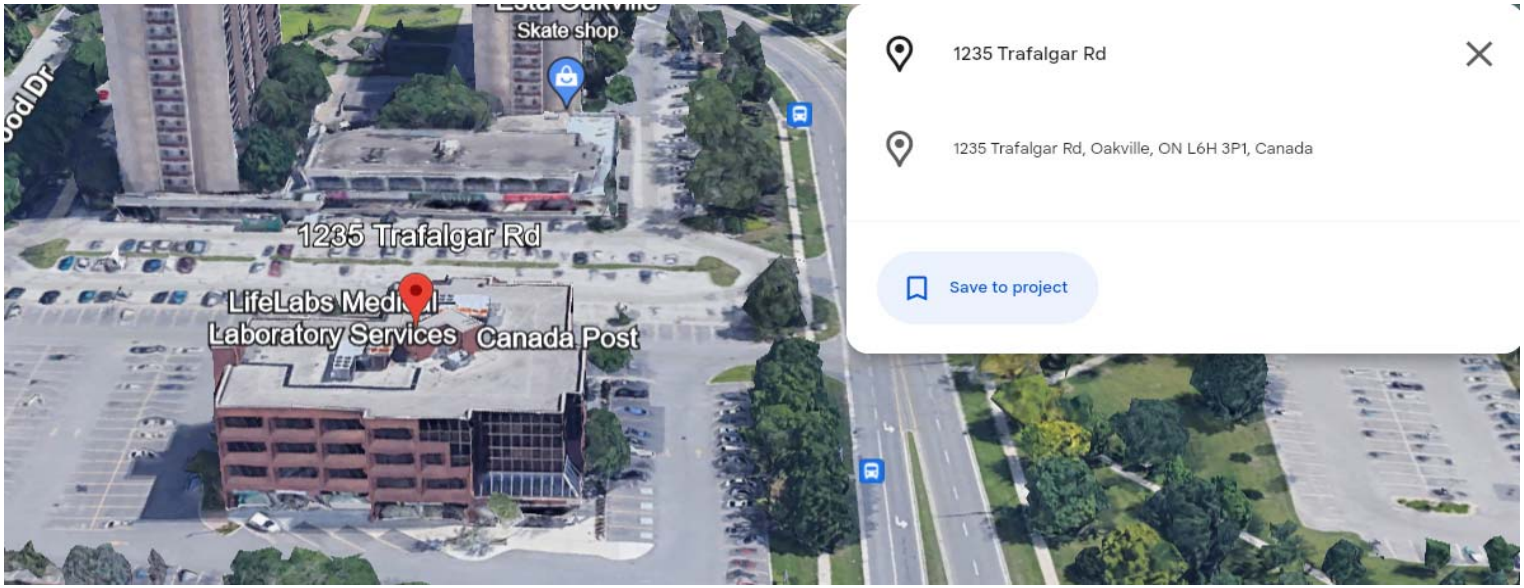
Save to project
Trafalgar Physiotherapy - pt Health
LifeLabs Medical Laboratory Services
White Oaks Blvd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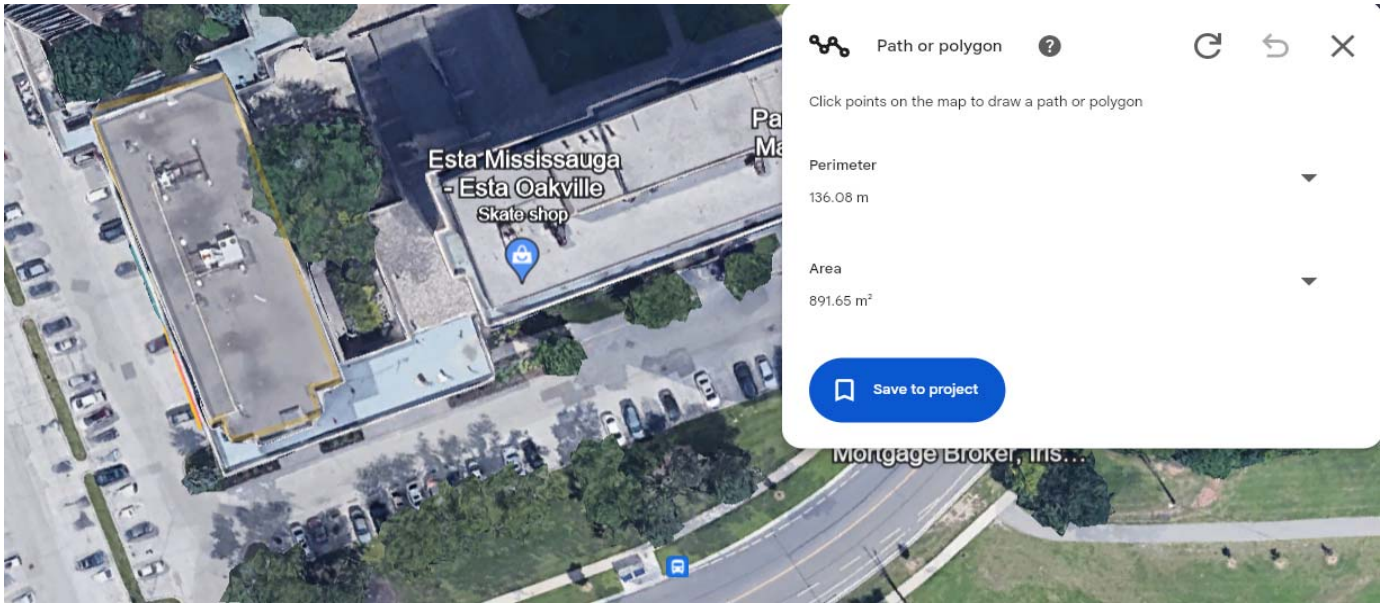
Canada Post


Esta Mississauga
- Esta Oakville
Skate shop
Path or polygon
Click points on the map to draw a path or polygon
Perimeter
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Area
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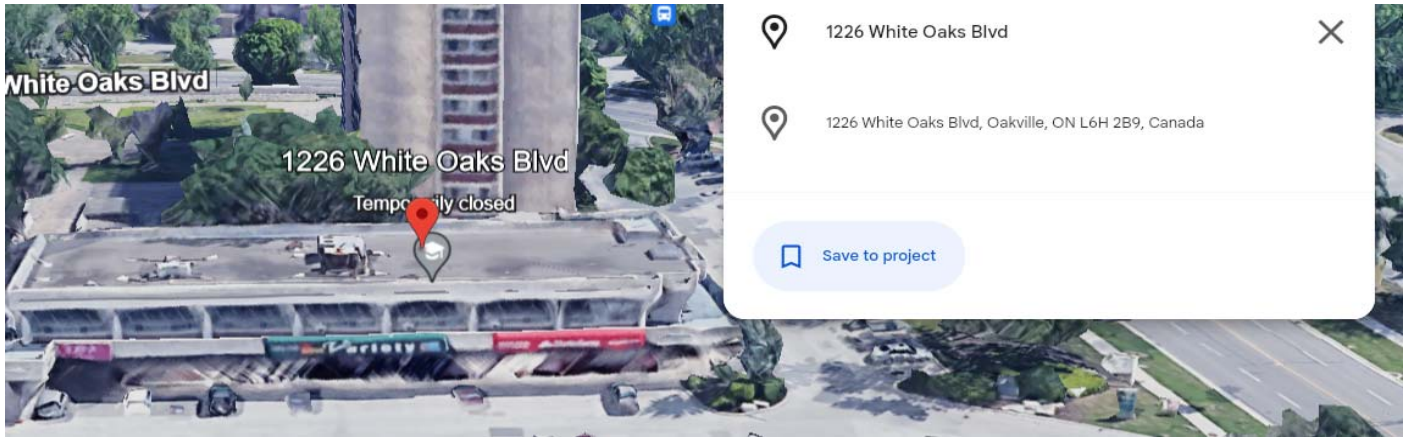
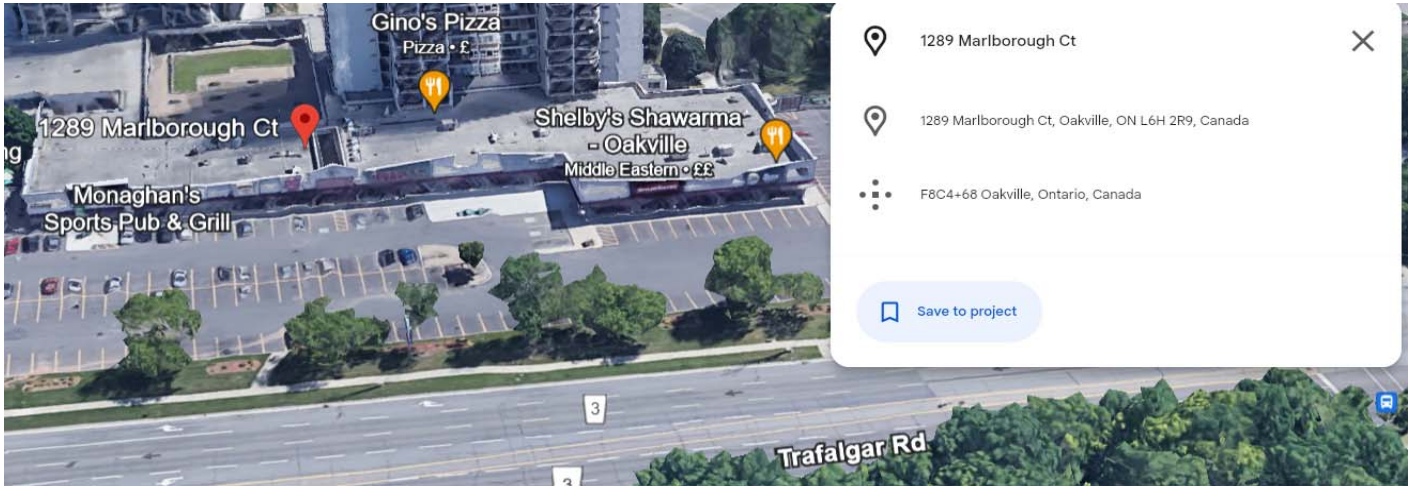
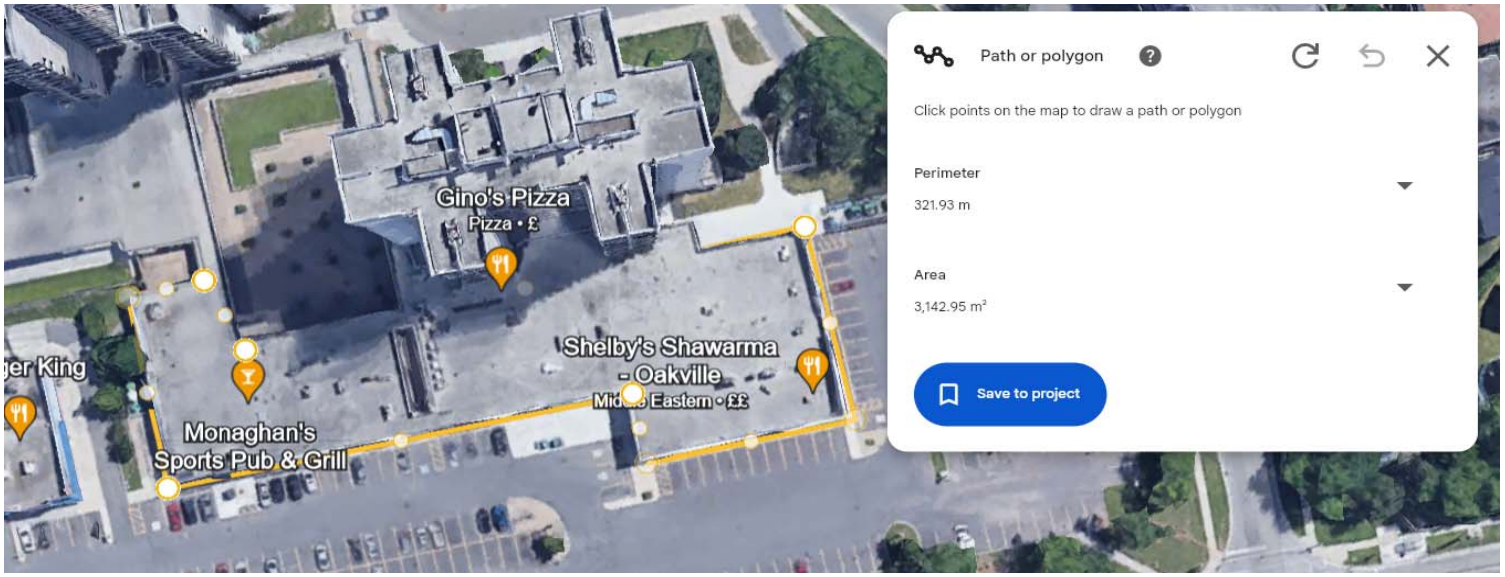
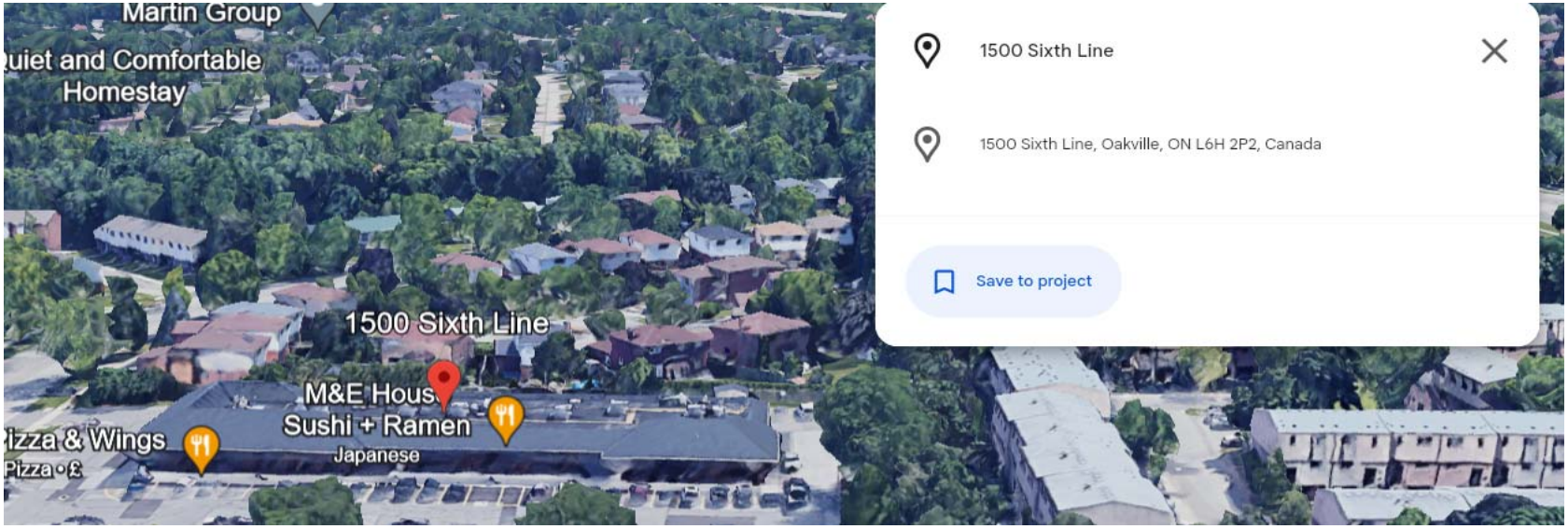
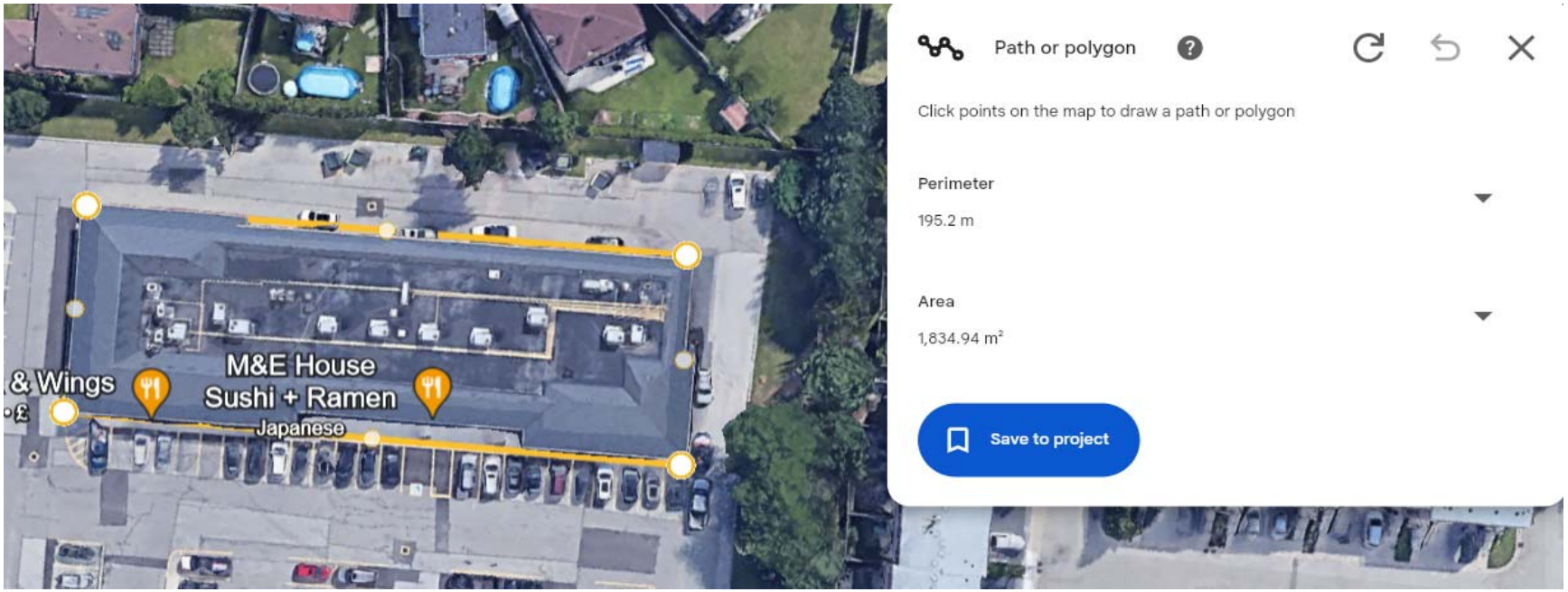
Save to project

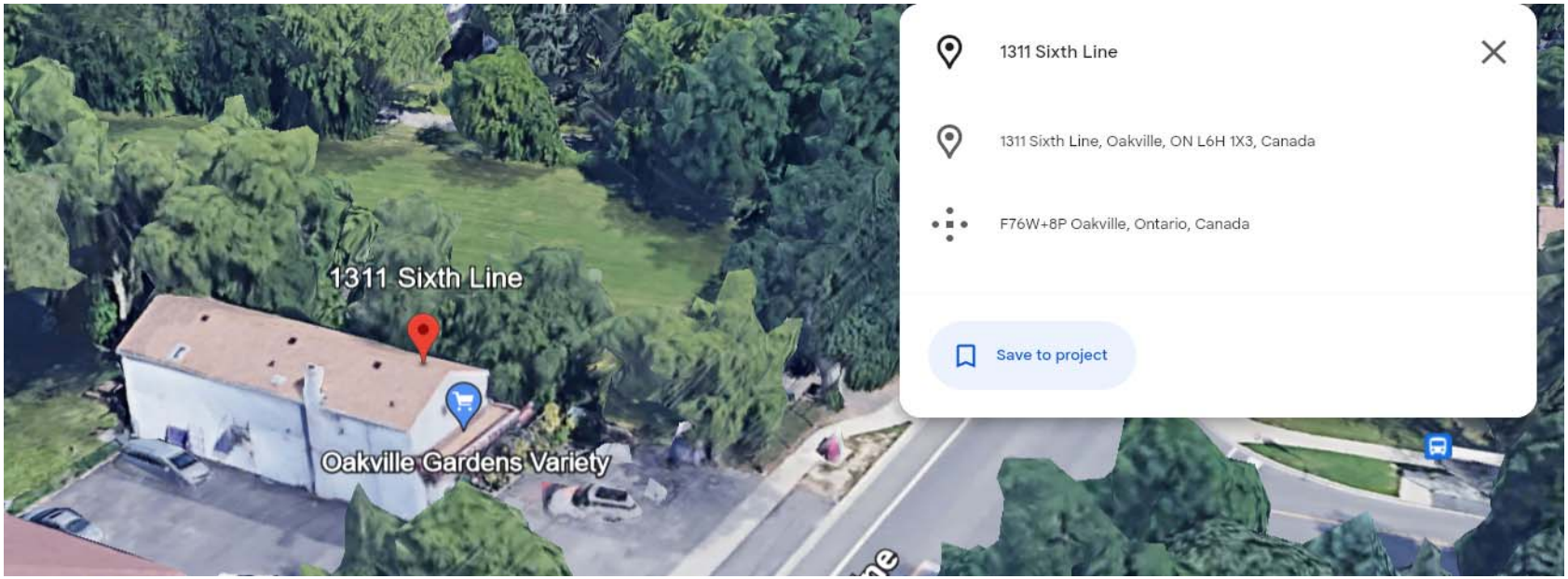

White Oaks Blvd
1226 White Oaks Blvd
1226 White Oaks Blvd
1226 White Oaks Blvd, Oakville, ON L6H 2B9, Canada
Save to project

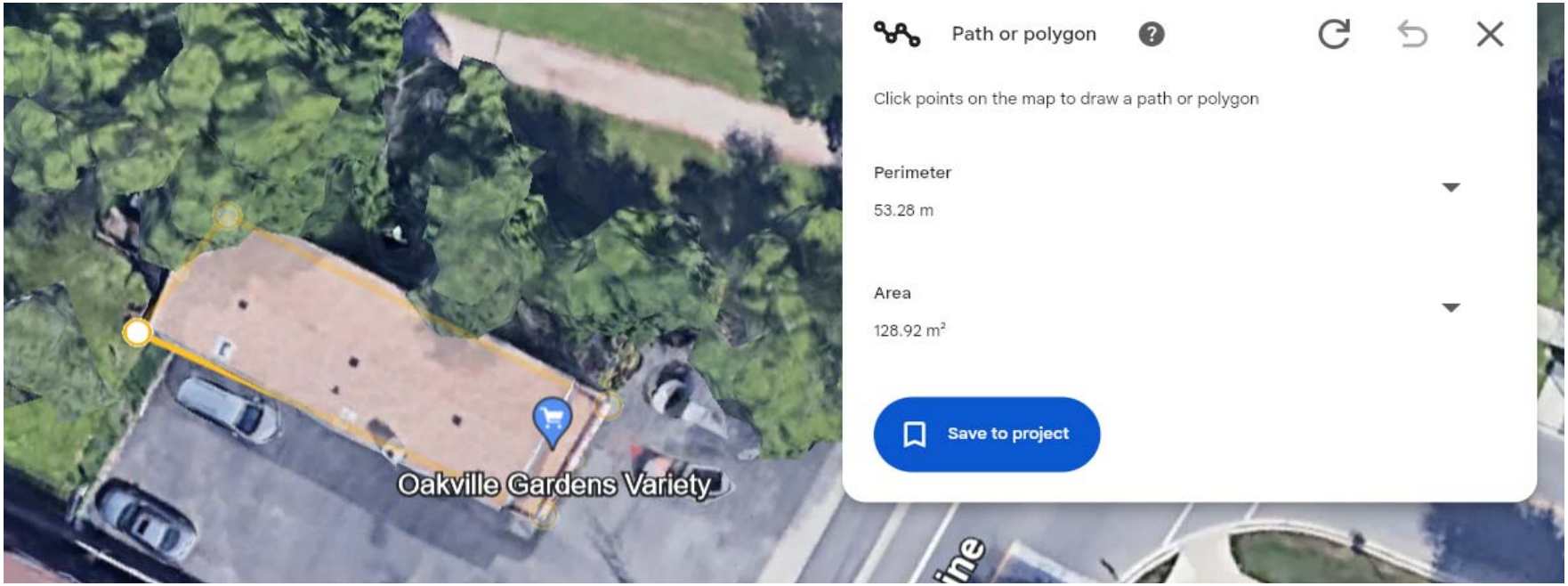

Gino's Pizza
Pizza • £
1289 Marlborough Ct
Shelby's Shawarma - Oakville
Middle Eastern • ££
Monaghan's Sports Pub & Grill
Trafalgar Rd
1289 Marlborough Ct
1289 Marlborough Ct, Oakville, ON L6H 2R9, Canada
F8C4+68 Oakville, Ontario, Canada
Save to project

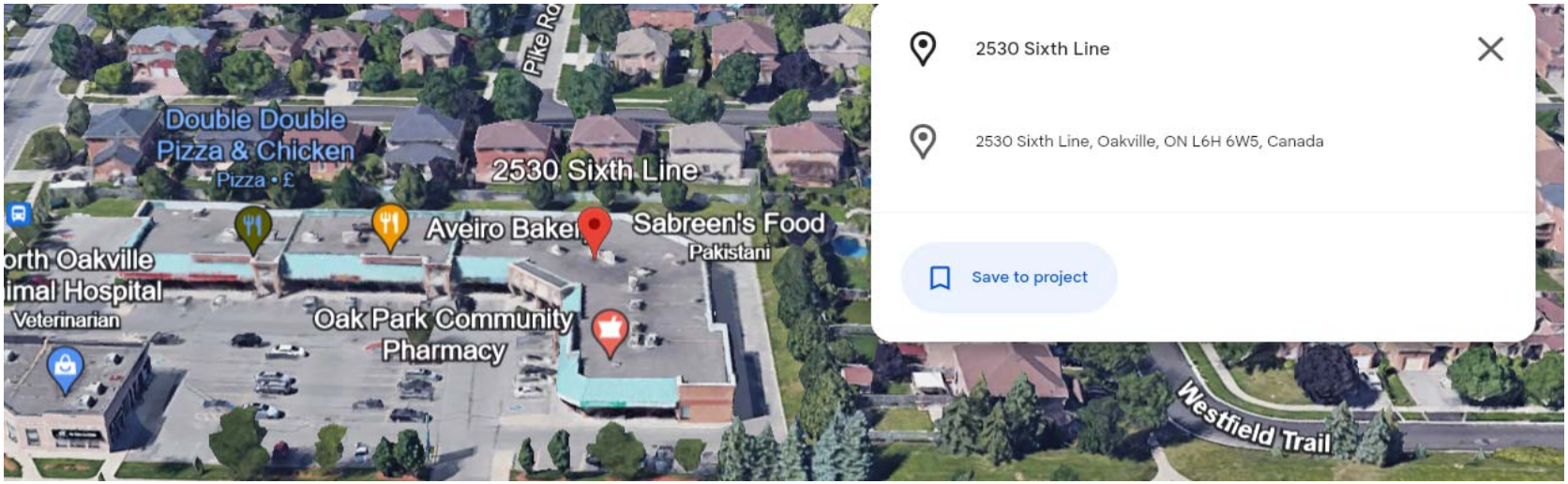

Gino's Pizza
Pizza • £
Shelby's Shawarma - Oakville
Monaghan's Sports Pub & Grill
Path or polygon
Click points on the map to draw a path or polygon
Perimeter
321.93 m
Area
3,142.95 m²
Save to project

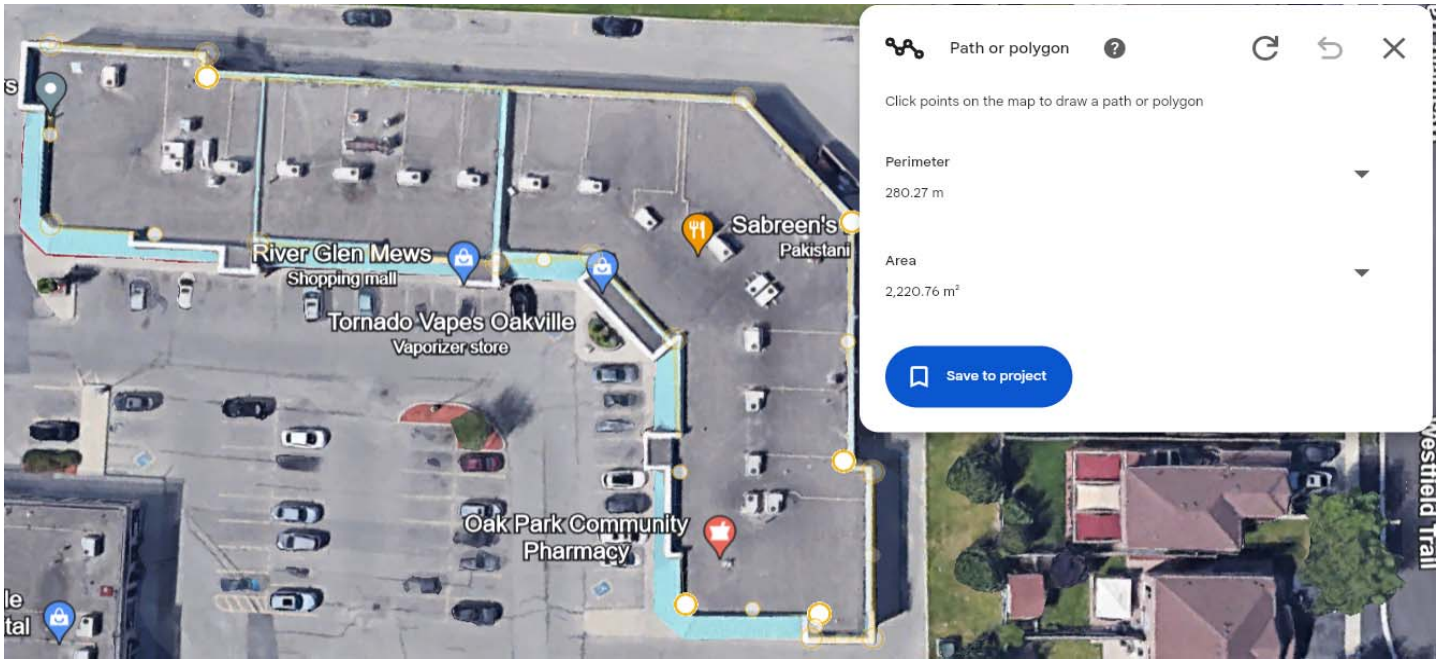

Martin Group
uiet and Comfortable
Homestay
1500 Sixth Line
M&E Hous
Sushi + Ramen
Japanese
izza & Wings
Pizza • £
1500 Sixth Line
1500 Sixth Line, Oakville, ON L6H 2P2, Canada
Save to project


& Wings
M&E House
Sushi + Ramen
Japanese
Path or polygon
Click points on the map to draw a path or polygon
Perimeter
195.2 m
Area
1,834.94 m²
Save to project


1311 Sixth Line
Oakville Gardens Variety
1311 Sixth Line
1311 Sixth Line, Oakville, ON L6H 1X3, Canada
F76W+8P Oakville, Ontario, Canada
Save to project


Oakville Gardens Variety
Path or polygon
Click points on the map to draw a path or polygon
Perimeter
53.28 m
Area
128.92 m²
Save to project


2530 Sixth Line
2530 Sixth Line, Oakville, ON L6H 6W5, Canada
Save to project
Double Double
Pizza & Chicken
Pizza • £
2530 Sixth Line
Aveiro Bakery
Sabreen's Food
Pakistani
Oak Park Community
Pharmacy
Westfield Trail


Path or polygon
Click points on the map to draw a path or polygon
Perimeter
280.27 m
Area
2,220.76 m²
Save to project
River Glen Mews
Shopping mall
Tornado Vapes Oakville
Vaporizer store
Sabreen's
Pakistani
Oak Park Community
Pharmacy

To: [redacted]

From: sean.omeara@oakvill.ca

Cc: Town Clerks; [redacted]
jill.dunlop@ontario.ca; Jeff Knoll; Marc Grant; Jonathan McNeice

Subject: Opposed to the Sheridan College Special Housing Zoning By-law Amendments

Date: Monday, April 1, 2024 10:52:21 AM

Sean O'Meara
Town and Regional Councillor - Ward 1
Town of Oakville

Sir

I received a copy of your letter (email below) as part of a distributed information package to our College Park neighbourhood group. You had generated your letter in response to an earlier letter sent to the Mayor of Oakville concerning the objections being raised to the proposed Sheridan College Special Housing Zoning By-law amendments presently before council (that email also below). It appears that you took liberty to respond to it.

So now, I too, am taking this opportunity to provide my thoughts and indeed build on some of your views that you have messaged.

Unfortunately, I must first correct you on how you chose to interpret the original writer's position by inferring that some form of condescension is in play.

That is not the case for sure and I can only caution you as to your choice of such wording as "***also says***" and ***"derides"***.

But your letter did prompt me to take a drive through your ward. And it finally occurred to me as to what you were saying and projecting.

As one of the Ward 1 Councillors, I must commend you for your willingness to impose increased housing density in your ward as I finally realized that Ward 1 sits in a realm of vast land holdings that are truly under-utilized. That being Bronte Provincial Park. I can only assume that you would be fairly supportive if it was suggested that such an area be more vigorously brought into play. I am sure that Premier Ford would entertain such.

Such bold action would be commended, much in the spirit of the Saw Whet Golf Course development which was turned into a housing complex of "missing middle" density in Ward 1.

Also, I think you should boldly talk to Minister Sean Fraser with the suggestion that the Petro Canada properties be purchased/expropriated to partially replace of any of the provincial park lands put into use and also further the housing supply to meet the needs of the GTA.

I enjoyed your mini history lesson on house prices taken from the **Toronto** Real Estate Board.

But I am puzzled as to what exactly is the definition of affordable housing in the housing continuum?And in that light, what is the Town of Oakville's objective that it is presenting to its citizenry?
Is the North Oakville development plan or the Mid-Oakville development plan not a good/sound reach by the Town?

And what exactly is the proposed Zoning By-law amendment for Sheridan College special housing Area trying to accomplish?

Or is this amendment proposal just aggravating and deflecting the whole Town's strategic plan efforts and objectives?

Does council really think that by shoehorning smaller housing units into an established neighbourhood will solve the affordable housing supply issue?

And whereas - should a small bungalow on a large lot being replaced with a mega home go unchallenged?

Houses are being bought and sold continuously in the GTA and from what I can determine, they are consistently rising in price.

I think you will agree that with low interest rates, the housing market throughout North America has become a speculative market and a place that money is flowing as it represents a tangible asset and no longer just a home.

I would hazard a guess that housing has become a financial portfolio asset and is being dealt with as such. That again becomes a national policy issue and not a zoning by-law issue at the municipal level - should affordable housing be the objective.

Maybe Minister Sean Fraser and CMHC should place more of their energy in dealing with the speculation/investors/migration issues involved? Would you say?

Where is the Edgar Benson when you need him?

Regards
Robert Lane
Millbrook Ave

From: Sean O'Meara <sean.o'meara@oakville.ca>
Subject: RE: Please vote "NO" -- Four Dwelling Units and Sheridan College Housing Area Proposals
Date: March 22, 2024 at 4:39:48 PM EDT

Dear Ann,
Thank you for writing me. I'd like to respond to your email purely on my own behalf.
Your opening comment "*How did the hard working 'blood, sweat and tears' of the many of us that toiled for decades to finally afford these family homes, in what we thought were safe and secure family oriented neighbourhoods, become the victims of such thoughtless, rash decision making political actions that would see our existing single family dwellings just* ***unilaterally*** *and* ***arbitrarily*** *pulled out from under us"* also says those trying to afford a home today are not hard working people who have toiled (or want the same opportunity you had) to afford a family home. The underlying premise of "I did it, why can't you" completely ignores reality. In 1990, the average GTA home would have cost a buyer $255,020 — the equivalent of what today would be $514,911 with inflation, according to data from the Toronto Regional Real Estate Board. After steadily decreasing until 2000, it rose by 2010 to $431,262 — or $586,473 with today's inflation. Today, the average home price in the GTA is $1,134,781 — nearly double the price 13 years ago.
In 1990, the median income for an individual aged 25 to 54 in Toronto was $54,310, when adjusted to 2023 inflation. In 2021, it hasn't increased by even one per cent, now at $54,643, according to 2021 census data adjusted for today's inflation. So when you deride people for not being able to do what you did decades ago, it is not a fair comparison. We are telling our seniors who are looking to downsize, there is no place for you here. We are telling our children and young people, unless you are rich (beyond what anyone prior to 2013 could have ever afforded) you don't belong here. These are absolute facts and that we are not willing to consider our future generations for home ownership in the way older generations were allotted, it is saddening to me.
I cannot look my 13-year-old daughter in the eyes and tell her I did everything I could to ensure she had a chance to own and live in Oakville where she was raised because she is not rich enough to buy a single-family property that is unattainable for the overwhelming majority in Ontario today.
This is solely my opinion on the matter. Doing what is right is not the same thing as doing what is popular. I do not intend to have a legacy of neglecting youth and seniors on my resume; I do sincerely feel I am in the minority on Council though so you most likely will have the result you are after. I just felt it important to express the opposing view of many who do not have the ability to speak against blocking a future for young and seniors in our community and their hopes and dreams for their futures.
I want to thank you for writing as it does mean a lot to hear from residents on all their perspectives.
Sean
xxxxxxxxxxxxx

Subject: Please vote "NO" -- Four Dwelling Units and Sheridan College Housing Area Proposals

Dear Mayor Burton:

You Have the Ability to put a STOP to These Proposals by Voting "NO"

How did the hard working 'blood, sweat and tears' of the many of us that toiled for decades to finally afford these family homes, in what we thought were safe and secure family oriented neighbourhoods, become the victims of such thoughtless, rash decision making political actions that would see our existing single family dwellings just **unilaterally** and **arbitrarily** pulled out from under us by the Federal Liberals, the Provincial PC's as well as our local Town of Oakville Executive? These neighbourhoods have existed for many decades; were represented to prospective buyers as single family dwellings and promoted by Builders and the Town as desirable places to live and raise a family. Single Family Homes must be kept for families!

No one can deny that the multitude of voices being raised **are not in favour** of these proposals. Therefore, why would this Executive body choose to ignore these voices?

It is fully within your ability to Vote "NO" and to remove these Proposals from the Table!

Will you stand true to the platform upon which you ran for the office you currently hold and defend the core values which you espoused, and, ultimately make the only right and just decision?

Respectfully,

Ann

From: [redacted]
To: Jeff Knoll; Marc Grant; Janet Haslett-Theall; David Gittings; Town Clerks
Cc: [redacted] jill.dunlop@ontario.ca; [redacted]
Subject: Opposed to the Sheridan College Special Housing Zoning By-law Amendments
Date: Friday, March 22, 2024 10:31:08 AM

Town Council
Town of Oakville

Member of Council

You will be voting shortly on the Zoning By-law amendments that will directly impact the small neighbourhood of College Park. The case has been clearly put to you that it is a direct targeting of this specific locale under the guise of a need for Sheridan College student accommodations that does not exist now or in the foreseeable future. (See my earlier correspondence with the College that I copied to Members of Council).

I further reinforce my objection by stating that the town planning department has not shown any benefits to our neighbourhood by this targeting. To the contrary, by allowing stacked four storey units will only encourage Short Term Rentals (STR's) and the inundation of uncontrolled Parking on the street and on lawns.

Yes - It is understood that Trafalgar Road has become and will be further modified into a major transit corridor.
And that North Oakville is developing rapidly and will achieve that "Missing Middle" in housing and will definitely increase density. But that is an obvious new structure development (green fields). I suggest that this is a much better and more organized way of providing that missing middle.

The mid-town plans will, as well, significantly increase the housing density and will straddle the Go transit system providing linkage to downtown Toronto. It is fully recognized that the midtown development is in an area void of existing residential houses and is considered to be a place of low/light industry or already vacant lands.

So those two areas can be viewed as appropriate to see a significant increase in density with minor impacts to the citizenry of Oakville. As to whether it will provide <u>affordable</u> housing - I dare not speculate.

And as to solving an Oakville problem, I am at a loss. So are we doing our part to help address the overall demand in the GTA centres or are we just providing better opportunity for the burgeoning housing investment industry?

I draw attention to the planning options/depictions that were offered in the Oakville "Town Survey". That being the various configurations of four units within a single dwelling - Town Wide and As-to Right. You are meeting your targets with the North Oakville and Middle Oakville plans - so why the four unit configurations throughout Oakville?

So please show me the benefits to the residents of Oakville as to this proposed undertaking.

Regards
Robert Lane
Millbrook Ave.
Oakville

From: Robert Lane
To: Nauman Khan
Cc: Jeff Knoll; Marc Grant; Janet Haslett-Theall; David Gittings; Anita - M.P. Anand; jill.dunlop@ontario.ca; Sean - M.P. Fraser; Town Clerks
Subject: Town of Oakville - Official Plan and Zoning By-law Amendments
Date: Friday, March 15, 2024 6:21:11 AM

Nauman Khan
Associate Vice President, External Relations Sheridan College

Hi Nauman

I thank you for your reply and I do apologize if I sounded patronizing in my communique with the President of Sheridan College. My intent was to be assured that there is no
demand-supply need between Sheridan College and the College Park neighbourhood. That you have messaged and becomes a point of clarification to the Town Council of Oakville to allow for their deliberation on the proposed Zoning By-law amendment - the

"Sheridan College Special Housing Area". Which I am encouraging them to vote down. And I can appreciate that there are ever changing and significant pressures educational providers are facing these days.
As for affordable homes -yes - there has to be a viable plan developed. It just may not be through targeted densification or a wide open building melee. That I will be taking up with the Town Council.

Regards
Robert Lane
Millbrook Ave Oakville

On Thursday, March 14, 2024, 3:10 PM Nauman Khan wrote:

Hi Robert

Thanks for following up. I would refer you back to our previous response. To reiterate, we did not initiate or ask for this zoning change. Given the uncertainties the post-secondary education sector is currently facing, it is difficult to predict the long-term enrolment at this time. However, we are supportive of efforts by the Town, Province of Ontario and Government of Canada to create opportunities for more affordable homes for everyone.

Thank you
Nauman Khan
Associate Vice President, External Relations

From: Robert Lane
Sent: Wednesday, March 13, 2024 12:01 PM
To: Sheridan College President
Cc: jeff.knoll@oakville.ca; marc.grant@oakville.ca; anita.anand@parl.gc.ca; jill.dunlop@ontario.ca; sean.fraser@parl.gc.ca; David Gittings; Janet Haslett-Theall; townclerk@oakville.ca; Nauman Khan
Subject: Re: Town of Oakville - Official Plan and Zoning By-law Amendments

Janet Morrison
President and Vice Chancellor Sheridan College
Oakville Ontario

I thank you for taking the time to respond to my email and the information that you have provided.
I have read the Master Plan (2020) and it is a distinct document.
But for this particular subject, I had to review it within a lens of how it will impact my family oriented neighbourhood and as to why the need for the proposed Sheridan College Special Housing Area Zoning By-law amendments. To clarify - that is the targeting Zoning By-law amendment to allow "four storey" housing units as row housing in the College Park neighbourhood. And that it is being proposed over and above the town-wide "three storey four unit" housing on a single lot (which as well will apply to College Park). Therefore my conversation is narrow and directed at the proposed Sheridan College growth plans and more specifically at the supply and demand for student accommodations both on campus and off going forward.
I can only determine that the growth rate is anticipated to be approximately 1.5% per year over the next 15 years.
That the present student population is

than 800 meters.
That the resident students are satisfied with the commute distances to Oakville Place, Walmart, Superstore, Metro, Harvey's, Burger King, McDonalds, Rabba, Tim Hortons, Shoppers, and the various Banks. And that the commuting students are satisfied with the bus hub located at the entrance to the college and the frequency of service and
destinations being offered.
That the ~40% reduced fares for transit and Go are workable.
I therefore hypothesis that you would agree that the need for the targeted Sheridan College Special Housing Area four storey row housing is not necessary or supported by data or demand generated by Sheridan College.
That the normal absorption of students within the College Park neighbourhood has been acceptable.
But I do interpret wherein you indicate that, if it has been regulated within the law then you support the students in taking advantage of such.
I now draw your attention to the Federal Ministers Sean Fraser's letter dated October 25, 2023 to the Mayor of Oakville wherein he specifically targets the area, calling for
"increased densification" around Sheridan College in order to secure HAF. (See attached). I believe this to be reason behind the targeting and a subsequent mis-application of the ministers intent/statement by the Town of Oakville Planning Department.
My neighbourhood needs to convince the Town Council, before the vote is taken, that the four storey intrusion to the existing balance between the family neighbourhood and Sheridan College is not needed or justified.
Therein, we must clarify the Colleges position/intent before pursuing with the Town Council of Oakville and the Minister.
Can you assure me that my above statements are reasonable or at least cause no concern to you or the college so that this matter can be directed to the Town of Oakville Council for their resolve.

Regards
Robert Lane
Millbrook Ave.

On Tuesday, March 12, 2024, 1:03 PM, Sheridan College President wrote:

Hello Robert,
Thank you for reaching out and sharing your concerns.
Please know that, while officials did inform us of their intention to develop the proposal, Sheridan College did not initiate or request the rezoning order. We understand this is a result of Oakville receiving direction from the Federa government regarding the Housing Accelerator Fund. While we were in no way involved in creating this proposal, Sheridan is supportive of efforts by all levels of government to increase access to safe, affordable, adequate and legal housing for everyone, including our students and the larger community.
Sheridan currently offers 824 on-campus beds at our Trafalgar Campus for our learners and works with community partners to support students in finding safe, affordable, and legal housing in the community. At Sheridan, we are very mindful of our role as an anchor institution in the communities in which our campuses are located
and therefore, we have taken a responsible approach to our enrolment. This includes dedicated housing supports, mandatory health insurance, and counselling and peer support for all students.
Sheridan has absolutely no plans for unsustainable growth at any of our campuses, including Trafalgar. We have heard from our students that they have a diversity of housing needs. Some prefer to reside on-campus, others prefer to live in the community. Those who graduate from Sheridan often choose to stay in Oakville, as well.
To support Sheridan's future growth as part of our Strategic Plan, we developed a Campus Master Plan, in consultation with the community in 2020. We have included a link to the plan here. However, given the disruption caused by the pandemic and some recent and ongoing policy changes to the post-secondary sector, we are re-evaluating our infrastructure needs to ensure that Sheridan continues to be an integral part of Oakville's growth as a community that thrives on innovation and creativity, by attracting, nurturing and retaining emerging talent.
We will continue to work with the Town of Oakville, the Province of Ontario, the Government of Canada, and community partners to ensure that safe, affordable, and legal housing options are available for students on campus and in community and help ensure that Oakville is a livable and affordable choice for our graduates.

If you have any questions, please contact Nauman Khan, AVP External Relations, copied here.

Regards,
Janet Morrison, PhD (She/Her) President and Vice Chancellor Office of the President

Minister of Housing, Infrastructure and Communities
Ministre du Logement, de l'Infrastructure et des Collectivités
Ottawa, Canada K1P 0B6

Mayor Rob Burton
Via electronic mail: Mayor@oakville.ca

October 25, 2023

Dear Mayor Burton,

I write following a review of the Town of Oakville's application to the federal government's Housing Accelerator Fund.

Canada is in a housing crisis, and we all have an important role to play in addressing this crisis. While the federal government is working on measures like a GST rebate to incentivize construction, Mayors and Councils from across Canada have demonstrated leadership by taking action to reform zoning bylaws to help get more homes built, faster.

The housing challenges facing the Greater Toronto Area have national implications, and other municipalities in the GTA have recognized this and have taken steps to end exclusionary zoning. As a result, before making a decision on Oakville's application, I would respectfully urge you to ensure that the Town is doing everything in its power to address the housing supply gap in Oakville, in line with steps taken by other cities in the region.

Upon reviewing your application in detail, there were a number of specific initiatives which I was pleased to see, like, waiving building permit fees for ADUs and implementing electronic development approvals. However, there are a few additional measures I request that you consider in order to strengthen Oakville's application. These include:

- Permitting four units as-of-right Town-wide;
- Increasing densification around Sheridan College;
- Designating dedicated staff to implement an affordable housing strategy, and identifying lands for affordable nonmarket housing; and
- Delegating approvals for variances, affordable housing, and modular housing to Town staff with timelines.

I am eager to approve Oakville's application, but I will not be able to do so before you consider the suggested improvements. I will remain a steadfast ally of the Town and of any municipality ready to lead with the level of ambition required to solve Canada's housing crisis.

I appreciate your consideration of this request and eagerly anticipate our future discussions.

Sincerely,

The Honourable Sean Fraser, P.C., M.P.
Minister of Housing, Infrastructure and Communities

Canada

From: Robert Lane
Date: Thursday, March 7, 2024 at 2:24 PM
To: Sheridan College President
Cc: Jeff Knoll, Marc Grant, jill.dunlop@ontario.ca
Subject: Town of Oakville - Official Plan and Zoning By-law Amendments

Janet Morrison
President and Vice Chancellor Sheridan College
Oakville

A statutory public meeting (virtual) was held on March 4, 2024 called by the Town of Oakville for the purposes to discuss/report on proposed amendments to the Official Plan and Zoning By-laws. This specifically deals with the Four Dwelling Units Per Property - and - Sheridan College Special Housing Area.
I am a resident in the College Park sub-division just on the northern limits of the college property. I have live in my home on Millbrook Ave. since 1986.
I am writing to you because of the specific targeting of our neighbourhood of some 258 single dwelling homes that will be affected by what the Town's planning Department is proposing.
The Oakville Planning Department has tabled to Council the proposal to allow, specifically in our neighbourhood, the building of four storey rental units. They are stating they have strategically chosen this neighbourhood because of the need for more affordable units for students and that the extremities of the area was chosen based
on the students abilities/requirements to only have to walk 800 meters.
From their presentation to Council, I noted no reference to Sheridan College being consulted or that Sheridan College has expressed that such a requirement exists. There was no mention of Sheridan's future plans or any analysis as to supply and how that could be achieved.
This indeed alarmed me. Numerous statements from the participants then started flowing during the meeting -that the college had expansion plans for more off shore students with no intention of supplying residences or term accommodations. This would be resolved/farmed out to third parties off campus. Is this factual or
erroneous?
A number of questions were raised about Sheridan College but no one was there to respond. I would hope that the Town planning Department has consulted with your officers and that you are now willing to share your views with us and as to why the need for a
"Sheridan College Special Housing Area".
If indeed there is student accommodation shortage - what is proposed for the
under-utilized land/lots on the campus property?
What are your growth projections/plans and timelines?
What are your public funding shortfalls? And with respect to on campus housing?
What is your occupancy and wait list numbers for your existing student residences?
The College's name was and is being used and I think only proper that you clarify intent, extent of participation and any derived benefits expected, direct or indirect from the Sheridan College Special Housing Area.
I am concerned that our Town Council is being mislead by the town planning department.
I await your response.

Regards
Robert Lane Millbrook Ave. Oakville

From: [redacted]
To: president@sheridancollege.ca
Cc: Jeff Knoll; Marc Grant; anita.anand@parl.gc.ca; jill.dunlop@ontario.ca; sean.fraser@parl.gc.ca; David Gittings; Janet Haslett-Theall; Town Clerks; nauman.khan@sheridancollege.ca
Subject: Re: Town of Oakville - Official Plan and Zoning By-law Amendments
Date: Wednesday, March 13, 2024 12:00:49 PM

Janet Morrison
President and Vice Chancellor
Sheridan College
Oakville Ontario

I thank you for taking the time to respond to my email and the information that you have provided.
I have read the Master Plan (2020) and it is a distinct document.
But for this particular subject, I had to review it within a lens of how it will impact my family oriented neighbourhood and as to why the need for the proposed Sheridan College Special Housing Area Zoning By-law amendments. To clarify - that is the targeting Zoning By-law amendment to allow **"four storey"** housing units as row housing in the College Park neighbourhood. And that it is being proposed over and above the town-wide **"three storey four unit"** housing on a single lot (which as well will apply to College Park).
Therefore my conversation is narrow and directed at the proposed Sheridan College growth plans and more specifically at the supply and demand for student accommodations both on campus and off going forward.
I can only determine that the growth rate is anticipated to be approximately 1.5% per year over the next 15 years.
That the present student population is approximately 9,500 students and would be approximately 12,000 in 15 years.
That the existing on campus student residences (dorms) have a capacity of 824 beds. As per the Sheridan Master Plan there are no intentions to expand/increase the on campus accommodations (dorms/beds).
That presently you have no wait list for on campus accommodations.
That the non campus student population either comes from Oakville, commutes to Oakville by personal vehicle, public transportation, or on foot as individuals. And there are no apprenticeship programs per say.
That the campus has a vehicular parking capacity of approximately 1500 spaces (excluding staff parking which I don't believe reside on campus).
That the present parking lots are being held in reserve for the future academic facility expansion.
That the norm is about 60% parking occupancy on an active campus day.
I am also to assume that the college has not received any complaints from the student population as having to walk distances greater than 800 meters.
That the resident students are satisfied with the commute distances to Oakville Place, Walmart, Superstore, Metro, Harvey's, Burger King, McDonalds, Rabba, Tim Hortons, Shoppers, and the various Banks. And that the commuting students are satisfied with the bus hub located at the entrance to the college and the frequency of service and destinations being offered.

That the ~40% reduced fares for transit and Go are workable.
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Regards
Robert Lane
Millbrook Ave.
Oakville

Minister of Housing, Infrastructure and Communities

Ministre du Logement, de l'infrastructure et des Collectivités

Ottawa, Canada K1P 0B6

Mayor Rob Burton
Via electronic mail: Mayor@oakville.ca

October 25, 2023

Dear Mayor Burton,

I write following a review of the Town of Oakville's application to the federal government's Housing Accelerator Fund.

Canada is in a housing crisis, and we all have an important role to play in addressing this crisis. While the federal government is working on measures like a GST rebate to incentivize construction, Mayors and Councils from across Canada have demonstrated leadership by taking action to reform zoning bylaws to help get more homes built, faster.

The housing challenges facing the Greater Toronto Area have national implications, and other municipalities in the GTA have recognized this and have taken steps to end exclusionary zoning. As a result, before making a decision on Oakville's application, I would respectfully urge you to ensure that the Town is doing everything in its power to address the housing supply gap in Oakville, in line with steps taken by other cities in the region.

Upon reviewing your application in detail, there were a number of specific initiatives which I was pleased to see, like, waiving building permit fees for ADUs and implementing electronic development approvals. However, there are a few additional measures I request that you consider in order to strengthen Oakville's application. These include:

- Permitting four units as-of-right Town-wide;
- Increasing densification around Sheridan College;
- Designating dedicated staff to implement an affordable housing strategy, and identifying lands for affordable nonmarket housing; and
- Delegating approvals for variances, affordable housing, and modular housing to Town staff with timelines.

I am eager to approve Oakville's application, but I will not be able to do so before you consider the suggested improvements. I will remain a steadfast ally of the Town and of any municipality ready to lead with the level of ambition required to solve Canada's housing crisis.

I appreciate your consideration of this request and eagerly anticipate our future discussions.

Sincerely,

The Honourable Sean Fraser, P.C., M.P.
Minister of Housing, Infrastructure and Communities

Canada

On Tuesday, March 12, 2024, 1:03 PM, Sheridan College President <president@sheridancollege.ca> wrote:

Hello Robert,

Thank you for reaching out and sharing your concerns.

Please know that, while officials did inform us of their intention to develop the proposal, Sheridan College did not initiate or request the rezoning order. We understand this is a result of Oakville receiving direction from the Federa government regarding the Housing Accelerator Fund. While

we were in no way involved in creating this proposal, Sheridan is supportive of efforts by all levels of government to increase access to safe, affordable, adequate and legal housing for everyone, including our students and the larger community.
Sheridan currently offers 824 on-campus beds at our Trafalgar Campus for our learners and works with community partners to support students in finding safe, affordable, and legal housing in the community. At Sheridan, we are very mindful of our role as an anchor institution in the communities in which our campuses are located and therefore, we have taken a responsible approach to our enrolment. This includes dedicated housing supports, mandatory health insurance, and counselling and peer support for all students.

Sheridan has absolutely no plans for unsustainable growth at any of our campuses, including Trafalgar. We have heard from our students that they have a diversity of housing needs. Some prefer to reside on-campus, others prefer to live in the community. Those who graduate from Sheridan often choose to stay in Oakville, as well.

To support Sheridan's future growth as part of our Strategic Plan, we developed a Campus Master Plan, in consultation with the community in 2020. We have included a link to the plan here. However, given the disruption caused by the pandemic and some recent and ongoing policy changes to the post-secondary sector, we are re-evaluating our infrastructure needs to ensure that Sheridan continues to be an integral part of Oakville's growth as a community that thrives on innovation and creativity, by attracting, nurturing and retaining emerging talent.

We will continue to work with the Town of Oakville, the Province of Ontario, the Government of Canada, and community partners to ensure that safe, affordable, and legal housing options are available for students on campus and in community and help ensure that Oakville is a livable and affordable choice for our graduates.

If you have any questions, please contact Nauman Khan, AVP External Relations, copied here.

Regards,

Janet Morrison, PhD *(She/Her)*
President and Vice Chancellor
Office of the President

Minister of Housing, Infrastructure and Communities

Ministre du Logement, de l'infrastructure et des Collectivités

Ottawa, Canada K1P 0B6

Mayor Rob Burton
Via electronic mail: Mayor@oakville.ca

October 25, 2023

Dear Mayor Burton,

I write following a review of the Town of Oakville's application to the federal government's Housing Accelerator Fund.

Canada is in a housing crisis, and we all have an important role to play in addressing this crisis. While the federal government is working on measures like a GST rebate to incentivize construction, Mayors and Councils from across Canada have demonstrated leadership by taking action to reform zoning bylaws to help get more homes built, faster.

The housing challenges facing the Greater Toronto Area have national implications, and other municipalities in the GTA have recognized this and have taken steps to end exclusionary zoning. As a result, before making a decision on Oakville's application, I would respectfully urge you to ensure that the Town is doing everything in its power to address the housing supply gap in Oakville, in line with steps taken by other cities in the region.

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I am eager to approve Oakville's application, but I will not be able to do so before you consider the suggested improvements. I will remain a steadfast ally of the Town and of any municipality ready to lead with the level of ambition required to solve Canada's housing crisis.

I appreciate your consideration of this request and eagerly anticipate our future discussions.

Sincerely,

The Honourable Sean Fraser, P.C., M.P.
Minister of Housing, Infrastructure and Communities

Canada

From: Robert Lane
Date: Thursday, March 7, 2024 at 2:24 PM
To: Sheridan College President <president@sheridancollege.ca>
Cc: Jeff Knoll <jeff.knoll@oakville.ca>, Marc Grant <marc.grant@oakville.ca>, "jill.dunlop@ontario.ca" <jill.dunlop@ontario.ca>
Subject: Town of Oakville - Official Plan and Zoning By-law Amendments

Janet Morrison
President and Vice Chancellor
Sheridan College

Oakville

A statutory public meeting (virtual) was held on March 4, 2024 called by the Town of Oakville for the purposes to discuss/report on proposed amendments to the Official Plan and Zoning By-laws. This specifically deals with the Four Dwelling Units Per Property - and - Sheridan College Special Housing Area.
I am a resident in the College Park sub-division just on the northern limits of the college property. I have live in my home on Millbrook Ave. since 1986.
I am writing to you because of the specific targeting of our neighbourhood of some 258 single dwelling homes that will be affected by what the Town's planning Department is proposing.
The Oakville Planning Department has tabled to Council the proposal to allow, specifically in our neighbourhood, the building of four storey rental units. They are stating they have strategically chosen this neighbourhood because of the need for more affordable units for students and that the extremities of the area was chosen based on the students abilities/requirements to only have to walk 800 meters.
From their presentation to Council, I noted no reference to Sheridan College being consulted or that Sheridan College has expressed that such a requirement exists. There was no mention of Sheridan's future plans or any analysis as to supply and how that could be achieved.
This indeed alarmed me. Numerous statements from the participants then started flowing during the meeting - that the college had expansion plans for more off shore students with no intention of supplying residences or term accommodations. This would be resolved/farmed out to third parties off campus. Is this factual or erroneous?
A number of questions were raised about Sheridan College but no one was there to respond. I would hope that the Town planning Department has consulted with your officers and that you are now willing to share your views with us and as to why the need for a "Sheridan College Special Housing Area".
If indeed there is student accommodation shortage - what is proposed for the under-utilized land/lots on the campus property?
What are your growth projections/plans and timelines?
What are your public funding shortfalls? And with respect to on campus housing?
What is your occupancy and wait list numbers for your existing student residences?
The College's name was and is being used and I think only proper that you clarify intent, extent of participation and any derived benefits expected, direct or indirect from the Sheridan College Special Housing Area.
I am concerned that our Town Council is being mislead by the town planning department.
I await your response.
Regards
Robert Lane
Millbrook Ave.

From: [redacted]
To: Jeff Knoll; Marc Grant; Janet Haslett-Theall; David Gittings; Jonathan McNeice; sean.omeara@oakvill.ca; Tom Adams; Natalia Lishchyna; Nav Nanda; Scott Xie; Cathy Duddeck; Ray Chisholm; Allan Elgar; Peter Longo
Cc: Town Clerks; jill.dunlop@ontario.ca; [redacted]; president@sheridancollege.ca
Subject: Official Plan and Zoning By-law Amendments - Four Dwelling Units Per Property and Sheridan College Special Housing Area
Date: Sunday, March 10, 2024 11:37:35 AM

Members of Council
Town of Oakville

On February 22, 2024 the residences of College Park received notice of two proposed Official Town Plan and Zoning By-law amendments. On March 4, 2024 a virtual Town Hall meeting was held to hear the presentation by the Town Planning department and be given the opportunity to voice concerns. Very limited information was given and
any further information and analysis has been extremely difficult to obtain from the presenting bodies.
Specifically - the Sheridan College Special Housing Area By-law amendment has rapidly become a major concern for the College Park home owners. I, being one of them. With limited time we have attempted to contact the Federal Minister of Housing, the CEO of CMHC, the Minister of Colleges and Universities and the Chancellor of Sheridan College or their spokespersons. We have met a stonewall obfuscation. We have not been able to get any details, data, rationale, analysis as to the need for any four storey units specifically to the College Park Subdivision. And especially within the 800 meters of the university centre.
I ask councillors to simply google - "how far do you have to live from a school to get a school bus in Ontario?" The answer you will find is : 0.8 Km for kindergarten; 1.6 Km for grades 1-8; and 3.2Km for grades 8-12.
I was not able to find in my searches any distances for Colleges and Universities.
But I was able to come upon the research by McGill University wherein analysis of preferred walking distances to transit links has been developed.

https://tram.mcgill.ca/Research/Publications/Transit_service_area.pdf

That I believe is the bases of CMHC's insistence on the 800 meter use across Canada in their HAF roll out. And the Oakville planning department has bought in and applied it to Sheridan College students. This study is for transit not colleges and universities.
To me - that means any subdivision in Oakville, along any of the transit corridors in this town, could have easily been targeted as has College Park.

Therefore, we can only conclude, there are no valid reasons for targeting College Park as the Sheridan College Special Housing Area and to allow the four storey row housing presented by the planning department. Their reasoning is not defensible.
I ask that councillors vote "no" to the proposed By-law amendments in whole or in part.
I support you in telling Minister Fraser that "you cannot be bought by your own tax dollars".
"Oakville will decide how, where and when affordable housing will be achieved/developed in our community".

Regards
Robert Lane

New evidence on walking distances to transit stops: Identifying redundancies and gaps using variable service areas

Ahmed El-Geneidy (corresponding author)
Associate Professor
School of Urban Planning
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Paul Tétreault
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Julien Surprenant-Legault
Urban Planner & Transport Economist
E-mail: julien@legault.qc.ca

October 2013

For Citation please use: El-Geneidy, A., Grimsrud, M., Wasfi, R., Tétreault, P., & Surprenant-Legault, J. (2014). New evidence on walking distances to transit stops: Identifying redundancies and gaps using variable service areas. *Transportation*, 41(1), 193-210.

Affiliations and bios

Ahmed El-Geneidy is an Associate Professor of Urban Planning at McGill University. His research interests include land use and transportation planning, transit operations and planning, travel behavior analysis and measurements of accessibility and mobility in urban contexts.

Michael Grimsrud has a Master's in Urban Planning from McGill University. His research interests are in land use and transport interaction, trend modeling, behavior change, and sustainability policy.

Rania Wasfi is a PhD candidate at the Department of Geography, McGill University. She has a Master's in Urban and Regional Planning from Portland State University. Her research interests are in travel behavior, and planning for active transportation and its relation to obesity and health.

Paul Tétreault has a Master's of Urban Planning from McGill University. He currently works for GENIVAR as a transportation planner and engineer. His research interests are in the fields of active transport, public transit, traffic, parking, geospatial analysis, traffic calming and travel-demand management.

Julien Surprenant-Legault has a Master's of Urban Planning , McGill University and a baccalaureate in Economics from the Université de Montréal. He works in public transit planning and transportation modelling in Montréal. His research interests include land use and transport planning, urban economics, public transit planning and operations, travel behaviour, and public policy.

ABSTRACT

The percentage of the population being served by a transit system in a metropolitan region is a key system performance measure but depends heavily on the definition of service area. Observing existing service areas can help identify transit system gaps and redundancies. In the public transit industry, buffers at 400 meters (0.25 miles) around bus stops and 800 meters (0.5 miles) around rail stations are commonly used to identify the area from which most transit users will access the system by foot. This study uses detailed origin-destination survey information to generate service areas that define walking catchment areas around transit services in Montreal, Canada. The 85th percentile walking distance to bus transit service is around 524 meters from home-based trip origins, 1,259 meters for commuter rail. Yet these values are found to vary based on our analysis using two statistical models. Walking distances vary based on route and trip qualities (such as type of transit service, transfers and wait time), as well as personal, household, and neighbourhood characteristics. Accordingly, service areas around transit stations should vary based on the service offered and attributes of the people and places served. The generated service areas derived from the generalized statistical model are then used to identify gaps and redundancies at the system and route level using Montreal region as an example. This study can be of benefit to transport engineers and planners trying to maximize transit service coverage in a region while avoiding oversupply of service.

Keywords: Walking distance, Transit stops, Service area, Pedestrian access, Accessibility to transit, Redundancy in transit service, and Gaps in transit service

INTRODUCTION

The percentage of the population served by a transit system in a metropolitan region is a key system performance measure (Fielding, Glauthier, & Lave, 1978). This performance measure depends on the definition of service areas. A service area around a transit station or stop is broadly defined as the area from which potential riders are drawn. Delineating the service area around public transit stations is a complex and important issue, and is used to determine optimal stop spacing, identify redundancy and gaps at the route and system levels, and understand and predict demand for transit. Stop spacing here is referred to the distance between two consecutive stops along the same route. Redundancy occurs when the same parcel is being served by multiple stops along the same route due to short stop spacing or is being served by multiple routes leading to the same destination. Gaps occur in areas that are not served by any stops or routes. Many transit planners and engineers depend on simplified methods when determining service areas around transit stations especially in regard to walking. A 400-meter buffer (0.25 miles) is defined around bus stops (O'Neill, Ramsey, & Chou, 1992; Zhao, Chow, Li, Ubaka, & Gan, 2003) and an 800-meter buffer (0.5 miles) is used for rail stations (Kuby, Barranda, & Upchurch., 2004; Schlossberg, Agrawal, Irvin, & Bekkouche, 2007) as the areas from which most users accessing the system by foot originate. On the other hand, some researchers feel that this definition is not comprehensive enough and accordingly they use a more inclusive service area based on a 482 meter (0.3 mile) buffer around the bus station (Kimpel, Dueker, & El-Geneidy, 2007). These simplified service areas assume that all transit stations or stops are alike for a given mode, which is not entirely true. This method of defining service areas imposes an error when trying to understand the demand for transit and/or when identifying gaps and redundancies in the existing transit service. Redundancy in the transit service provided can lead to poor and unreliable service. Redundancy is an output of poor stop spacing where the bus is required to stop at every block in the network or it is an output of poor system design when several competing routes are present. The definition of service areas should be related to the type of service being offered, its frequency (Fielding et al., 1978) and its reliability. In this research paper, we offer a new method for understanding and defining service areas around transit stations for users accessing transit by foot using Montreal, Canada as a case study. This is done through analyzing a detailed origin-destination survey conducted in 2003 (Agence métropolitaine de transport, 2003) and combining

it with service, demographic and built environment characteristics to generate service areas around existing transit stops. This is done with the goals of identifying areas with high levels of redundancy in transit service and identifying gaps where new or improved services are needed.

The paper starts with a review of bus and rail transit service area literature followed by a description of the study region. The next section pertains to the methodology used to prepare and analyze the data for developing service areas. These sections are followed by a discussion of those results and a conclusion.

LITERATURE REVIEW

The most common standard measure of walking distance to transit stops and stations has been 400 meters (0.25 miles) (Gutiérrez & García-Palomares, 2008; Hsiao, Lu, Sterling, & Weatherford, 1997; Kimpel et al., 2007; Murray & Wu, 2003; Neilson & Fowler, 1972; O'Neill et al., 1992; Zhao et al., 2003) since 1972. However, a substantial body of research attempts to refine the analysis of access to transit facilities. According to Murray and Wu (2003), access to transit service is an important factor in transit service planning. The more people residing and/or employed around transit stations, the greater the probability that the service will be used. This definition of the service area involves the use of distance decay to estimate walking distances to transit facilities (Hsiao et al., 1997; Kimpel et al., 2007; Lam & Morrall, 1982; O'Sullivan & Morrall, 1996; Zhao et al., 2003). Authors using distance decay express distances in terms of proportions of riders who will walk no more than a certain threshold. Zhao and her collaborators (2003) noted that in southeast Florida, the number of riders walking over half a mile (800 m) was negligible. In Toronto, Canada, Alshalalfah and Shalaby (2007) showed that among transit users, 60% live within 300 metres from their stop and 80% within 500 metres. In Calgary, Canada, Lam and Morrall (1982) observed a median walking distance to bus stops of 292 metres, while the average was 327 metres and the 75th percentile, 450 metres. Also in Calgary, O'Sullivan and Morrall (1996) distinguished between walking to light-rail transit stations in the suburbs and in the central business district. They found an average distance of 649 metres and a 75th percentile equal to 840 metres in the former, while the average distance was 326 metres and the 75th percentile was 419 metres in the latter. Studying walking distances to rail transit stations in Portland, WA, and San Francisco, CA, Schlossberg and his collaborators found a median distance of 0.47 miles (756 m) (Schlossberg et al., 2007).While Daniels and Mulley (2013) found

the mean walking distance to bus service 461 meters with 75th percentile at 566. In the same study they found mean walking to rail around 805 meters and the 75th percentile at 1018. It is clear that variation exists in the distance users are walking to transit and bus services between studies. Also it is clear that these distances are beyond the 400 meters for buses and 800 for rail. These differences reflect variations between sections in the regions where data were collected as well as variations between regions. Accordingly, service areas around transit stations should vary according to the service being offered and the location in the region.

The first element to consider when analyzing walking distance to transit stops is that pedestrians first and foremost seek to minimize both the distance and time of the walking portion of their trip (O'Sullivan & Morrall, 1996; Schlossberg et al., 2007). After that, individual characteristics, station and area characteristics, transit route features, and temperature can have an effect on walking distances. According to Loutzenheiser (1997), individual characteristics are the most important factors influencing walking trips. Household incomes (Hsiao et al., 1997; Kuby et al., 2004; Loutzenheiser, 1997) and blue collar neighbourhoods (Loutzenheiser, 1997) negatively affect propensity to walk while population and dwelling density (Hsiao et al., 1997; Loutzenheiser, 1997; Zhao et al., 2003) and education (Loutzenheiser, 1997) have positive effects, although not necessarily on distances of those who do walk. Vehicle availability relates negatively to walking likelihood (Hsiao, Lu et al. 1997) but positively to walking disance, presumably because car-owning households locate with less emphasis on transit access (Alshalalfah and Shalaby 2007). Pedestrian access to a transit service, which is the opportunity for using a system (Murray, Davis, Stimson, & Ferreira, 1998), is strongly associated with bus ridership (Hsiao et al., 1997), meaning that if a reliable transit system exists within a walking distance from a population the probability of this system to be used by the residents increases. Area characteristics favouring pedestrian access include the absence of barriers (O'Neill et al., 1992; Zhao et al., 2003), a grid street pattern providing for more pedestrian linkages (Hsiao et al., 1997; Loutzenheiser, 1997; Zhao et al., 2003), higher densities, land use mix (Fitzpatrick, Perkinson, & Hall, 1997; Hsiao et al., 1997; Loutzenheiser, 1997; Zhao et al., 2003), a small number of parking spaces at the station (Loutzenheiser, 1997), safety (Fitzpatrick et al., 1997; O'Sullivan & Morrall, 1996; Schlossberg et al., 2007), and an attractive and reliable transit service (Schlossberg et al., 2007). In terms of transit stops, the number of transit lines at a stop or station (Kuby et al., 2004; Zhao et al., 2003) increases the willingness to walk, while waiting

time (Lam & Morrall, 1982; O'Sullivan & Morrall, 1996) and the number of transfers during a trip (Alshalalfah & Shalaby, 2007) decrease access walking distances. Finally, the effect of temperature is unclear because temperatures away from 18°C seems to discourage walking in the United States (Kuby et al., 2004), while winter walking distances are slightly longer than summer ones in Calgary (Lam & Morrall, 1982), a difference that the authors do not explain using temperature.

Walking distances, measured or ascribed, influence buffers or service areas around transit facilities. Service areas are used to help understand the existing demand and determine the proportion of the population using the service at the station or stop. There is a consensus in the transit literature that Euclidean buffers (circular buffers around a point) overestimate the service area of a stop and that network buffers are preferable (Gutiérrez & García-Palomares, 2008; Hsiao et al., 1997; Kimpel et al., 2007; O'Neill et al., 1992; Zhao et al., 2003). This overestimation leads to several errors especially when estimating the demand for transit around stations or stops (Gutiérrez & García-Palomares, 2008). Although they tend not to account for off-street shortcuts, network buffers, which incorporate street layout, are better approximations of actual service area shapes and sizes. Importantly, the size of service areas directly affects bus stop spacing strategies, which impact running time and reliability of service (El-Geneidy, Strathman, Kimpel, & Crout, 2006) - factors mentioned above as important attributes for service attractiveness. Most studies looking at bus stop spacing use 400-meter (0.25-mile) service areas around bus stops when revising stop spacing (Furth & Rahbee, 2000) or when removing redundancy imposed by poor spacing (Murray & Wu, 2003).

The transit industry widely applies the 400-meter (0.25-mile) and 800-meter (0.5-mile) rules of thumb when estimating service areas around bus and rail stations. The application of these conventions can lead to several measurement errors that need to be highlighted and addressed. Previous research has concentrated on the errors generated based on using Euclidean distance, yet to our knowledge there has not been any research looking at the effect of using these generalizations at a regional level. Accordingly, more research is needed in order to understand and properly define service areas around transit stations and stops to address redundancy in the system and generate better stop spacing strategies, which directly relate to the quality of service being offered.

CASE STUDY

Montreal, Quebec is the second most populous metropolitan region in Canada with 3.7 million residents. The Agence metropolitaine de transport (AMT) is an agency of the Quebec Ministry of Transport that is responsible for regional transit in Montreal. In this study, the region served by the AMT will be used as the study region. The AMT operates 5 commuter rail lines, 16 intermodal terminals, 60 park-and-ride facilities, 2 express bus routes, and 85 kilometers of bus, taxi, and/or high-occupancy vehicle lanes. In addition, the AMT plans future transit and collaborates with the 14 local transit agencies in the Montreal region, the largest ones being the Société de transport de Montréal (STM), the Réseau de transport de Longueuil (RTL), and the Société de transport de Laval (STL). **Figure 1** maps the Montreal metropolitan region and existing major transit corridors.

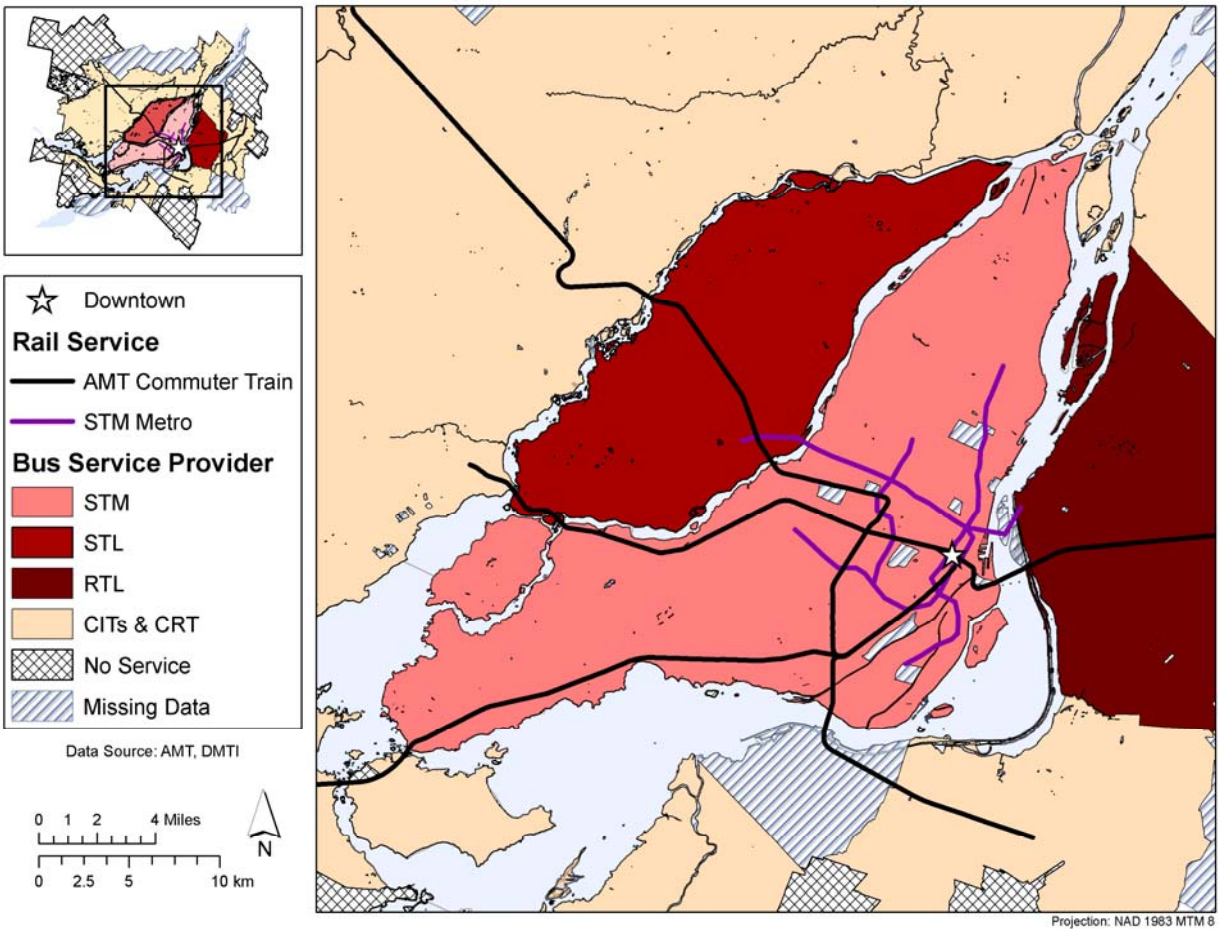

Figure 1: Transit services in the Montreal metropolitan region

According to the 2003 Montreal origin-destination (OD) survey (Agence métropolitaine de transport, 2003), 69.3% of trips are done by car, 13.7% by public transit, 10.2% by foot, 4.8% by school bus, and 1.1% by bicycle during a 24 hour period. In terms of trip purpose in the Montreal metropolitan region, 18.3% are work trips, 10.2% are school trips, 7.6% are shopping trips, 5.0% are leisure trips, and 44.6% are back-to-home trips. The proportion of those trips made by public transit is 15.4% for work trips, 21.7% for school trips, 7.6% for shopping trips, 9.2% for leisure trips, and 14.8% for back-to-home trips.

METHODOLOGY AND DATA PREPARATION

The objective of this paper is to generate variable service areas based on existing service and neighborhood characteristics to help in understanding redundancies and gaps in the existing transit system. This method of generating service area will be compared to traditional methods and conventions. The first step toward generating accurate service areas is to understand and document how far people are walking to use transit in the studied region. Service areas can be modeled around stations or stops using walking distance information from detailed travel behavior data, here from transit users in the 2003 Montreal OD survey (Agence métropolitaine de transport, 2003).

The OD survey is conducted every five years in the Montreal region. The survey records disaggregate trips that were made by each person residing in a household. Each trip origin and destination is geocoded and passes through a series of rigorous validation processes to ensure the trip is ends are geocoded correctly. Five percent of households in the Montreal region were surveyed. The OD survey includes questions asking each transit user the routes used to reach his/her desired destination and if other transportation modes were employed.

Any trip that involved the use of another mode (i.e. car, cycling, taxi, etc.) is excluded from this analysis. Trips using night bus service or dedicated high school services were also excluded, as were non-home-based trips, and only one randomly selected trip was included per person to ensure the randomness of the dataset. Since the OD survey does not record the actual transit station or stop used but only the routes, walking distances to the closest stop served by the first route used were measured using street network and 2003 stop location information. Walking distance from destination to the last transit route used was calculated using the same method.

Measuring walking distances to and from transit stations or stops is the first step in preparing the data for the first statistical model, which examines walking distances along the network to access transit using the individual as the unit of analysis. This model is generated to assess the reliability of the data in hand and compare factors affecting walking to transit in the Montreal region to previous studies. Several factors need to be controlled for in this model. For example, controlling for competing routes is an important step in the process of studying the demand for transit (Kimpel et al., 2007) and was therefore originally included in the walking distance model. A route is considered competing only if it is accessible within a certain network distance threshold measured from both the origin and the destination of the transit trip. This threshold is defined as the value representing the 75th percentile of all walking trips to transit (510.9 meters). Another, more obvious, factor influencing how far users walk is distance at which people live. Network buffers at 200m radius intervals were mapped around each stop or station and linked to Dissemination Area-level census population counts, with populations assumed only to occupy land zoned residential or commercial. The ratio between people residing in the first 400m and 800m captures most of the observed population concentration.

Variables used capture individual, household, neighborhood, trip and route characteristics. These variables are included in the individual model to understand how far people are walking to access transit services. Since we do not know the detailed direction for every stop serving a route, we summarized the information for both directions on the transit route. The shortest headway of the two directions is assigned to every walking trip. Headway is defined according to the starting time of the trip at the origin. Since some users start walking to transit before service begins in a few cases, we assigned the maximal headway on the route for these observations. Lastly, headways were converted to waiting time for improved model and theoretical fit by halving short headways (up to 15 minutes) or assigning eight minutes for longer headways. Users vary (Fan & Machemehi, 2009), but beyond about 15 minutes headway riders often consult schedules rather than showing up uninformed to wait on average half the headway time (Hall, 2001). Bus stop spacing was calculated for both directions using a linear referencing technique in GIS after snapping the stops to the nearest transit line. **Table 1** lists the variables for the individual and stop models. Others, notably competing routes, stop spacing, walking distance to destination, and several occupation status dummies, were removed if found overly related in a correlation matrix or found insignificant after stepwise variable reduction.

Table 1: Variable definitions

Variable Name	Description
Walking distance	Walking distance measured using the street network from trip origin to nearest transit station or stop along transit route used
Both models: route/trip	
Metro	Dummy variable equaling one if Metro is first transport mode in trip
Train	Dummy variable equaling one if suburban train is first transport mode in trip
CIT/CRT bus	Dummy variable equaling one if CIT/CRT bus (transit agencies in the region other than STM, STL and RTL) is first transport mode in trip
Wait time	Wait time of transit route used at starting time of trip
Both models: neighbourhood	
Number of intersections	Number of street intersections around trip origin within 510 meters
Distance to downtown	Euclidean distance from first transit stop or station used to downtown point (kilometers)
Population 800m	Population within 800 network meters of first stop or station used
Population 400m of 800m	Population within 400 network meters of first stop or station used divided by population within 800 network meters of first stop or station used
Individual model: trip	
Number of transfers	Number of transfers during trip
Trip distance	Total in-vehicle trip distance (kilometers)
Work trip	Dummy variable equaling one if work trip
AM peak trip	Dummy variable equaling one if trip is starts between 6:30 am and 9:30 am
Individual model: household	
Number of vehicles	Number of vehicles owned by household
Household size	Number of persons in household
Income above 80K	Dummy variable equaling one if annual household income exceeds $80,000
Individual model: individual	
Age	Age of individual
Male	Dummy variable equaling one if individual is male

The second step is to make a more general model that can be used in generating variable service areas for each station or stop in the Montréal region without the need of using individual characteristics. The findings from this general model will then be used in a comparative analysis, comparing variable service areas with traditional rules in term of identifying redundancies and gaps in the existing services.

DATA

A total of 16,014 home-based transit trips are included in the analysis. The median walking distance to a transit station is 294 meters while the 75th percentile is 525 meters and the 85th percentile is 678 meters. Separating walking distances by type of service can give a clearer picture regarding the level of error being imposed by current conventions. **Table 2** shows summary statistics of walking distances to transit stations (origin) as well as mean values or percentages (for dummies) of independent variables. The 85th percentile of walking distances to bus service is well above 400 meters for all transit operators; for commuter rail, the 85th percentile is over 1,250 meters and is 873 meters for the metro (subway).

Table 2: Summary statistics of walking access distances from home to transit stations or stops in the Montreal region

	All modes	Metro	Train	STM bus	RTL bus	STL bus	CIT bus
Walking distance							
Mean	**374.80**	**564.80**	**817.98**	**275.96**	**314.50**	**347.01**	**488.73**
Median	294.21	527.14	785.03	213.80	243.16	277.36	401.80
Maximum	1497.60	1496.83	1491.28	1490.49	1486.32	1440.36	1497.60
75th percentile	524.58	730.73	1102.84	371.10	427.20	471.51	653.97
85th percentile	678.34	873.35	1259.41	484.09	556.36	601.05	897.04
SD	308.64	297.37	360.10	245.50	282.00	285.27	370.37
75th percentile + 1.5 SD	987.53	1176.79	1642.99	739.35	850.20	899.41	1209.54
Independent variable both models (mean or %)							
Wait time	5.38	2.52	8.00	5.72	7.21	7.67	7.76
Number of intersections	145.27	145.51	147.04	146.72	142.50	137.94	138.95
Distance to downtown	9.19	4.79	17.62	8.93	9.41	16.27	23.81
Population 800m (000s)	8.80	12.25	3.82	9.33	4.16	4.10	2.53
Population 400m of 800m	28.50%	25.57%	26.16%	29.73%	29.00%	28.81%	28.92%
Independent variable individual model (mean or %)							
Number of transfers	0.83	0.62	0.60	0.85	1.09	0.95	1.09
Trip distance	9.14	7.07	19.13	7.89	11.32	12.47	22.69
Work trip	43.94%	49.50%	70.79%	38.64%	51.66%	41.71%	47.21%
AM peak trip	60.66%	54.96%	83.16%	58.63%	69.29%	67.42%	75.28%
Number of vehicles	0.85	0.59	1.46	0.76	1.21	1.31	1.6
Household size	2.91	2.47	3.18	2.95	3.13	3.44	3.5
Income above 80K	12.83%	11.93%	37.32%	10.01%	19.41%	13.08%	22.12%
Male	43.60%	48.48%	51.72%	41.64%	42.69%	43.07%	37.92%
Age	33.45	33.83	36.2	33.89	32.61	29.7	29.99
n	**1614**	**3723**	**493**	**8745**	**1628**	**887**	**538**

It is important to note that the demand around transit stations or stops is not equally distributed and a distance decay affected is observed. Previous research used distance decay curves as a means of understanding service areas (Hsiao et al., 1997; Levinson & Brown-West, 1984; Upchurch, Kuby, Zoldak, & Barranda, 2004; Zhao et al., 2003). **Figure 2** shows distance decay curves representing cumulative percentages of walking distances beyond specified thresholds to each transit service type. Fourth order polynomial fit lines aid visual interpretation.

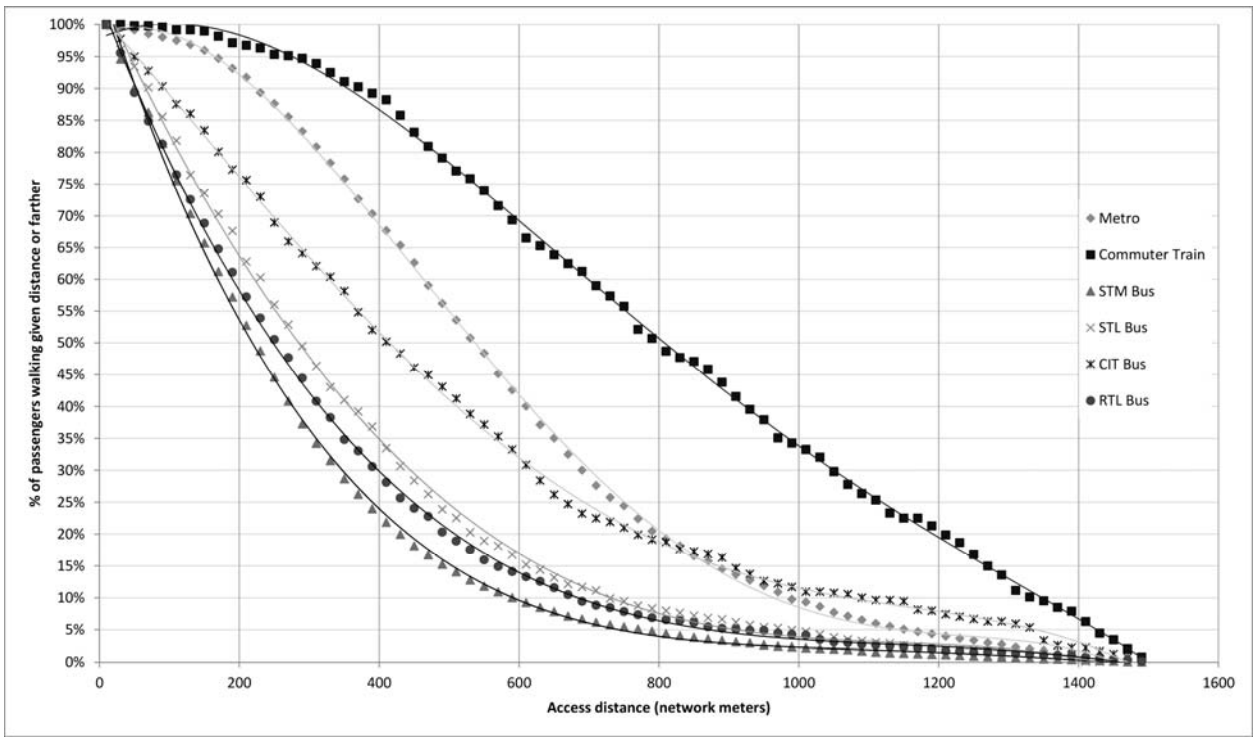

Figure 2: Distance decay to metro, train and bus services

The curves all terminate near 1500 meters but their shapes differ considerably, most of the bus types approximately exponential and the rail (and CIT bus) more linear. Non-cumulative frequencies were also plotted for the two most popular services (not pictured): an exponential curve fit STM bus service well (R^2=0.95) but was not much better than a linear curve for the Metro (R^2=0.43 and 0.34 respectively). Rail services have relatively few origins near stations, stations being less ubiquitous than bus stops and land, especially near the Metro, being generally more expensive due to the premium offered by transit accessibility. They also have wider drawing power, offering high speed and convenience. These impedance curves reflect the rather

limited speeds attainable by pedestrian travel. However, an interesting result is that a surprising number of trips are made at distances up to and even exceeding 1 km (0.6 mile). This result is consistent across trip purposes, suggesting that individuals might be willing to walk considerably farther than the 400-meter (quarter mile) and 800-meter thresholds considered standard in transit planning. It is important to note that distances walked to buses are generally shorter compared to suburban trains and Metro due to the differences in types of service, comfort, frequency of service, and stop spacing. Stop spacing for suburban trains and Metro is generally bigger than bus stop spacing.

ANALYSIS

A linear regression model for individual walking distances is tested using individual, household, trip, route and neighborhood characteristics. This model had an adjusted R^2 value of 0.275, a reasonable fit, with high explanatory power compared to recent trials (Daniels & Mulley, 2013). But a likelihood ratio test suggested that route and stop/station nesting ought to be accounted for making the use of linear model not appropriate for such analysis. Accordingly a multi-level regression modeling technique is used. The resulting multi-level regression output is reported in **Table 3**.

Table 3: Individual multilevel walking distance model

Variable	Coefficient	Z	P>z	95% Confidence Interval	
Metro	209.13	14.46	0.00	180.79	237.48
Train	281.98	12.51	0.00	237.80	326.17
CIT/CRT bus	57.78	3.58	0.00	26.17	89.39
Wait time	-2.38	-1.65	0.10	-5.21	0.45
Number of intersections	0.07	1.99	0.05	0.00	0.13
Distance to downtown	5.02	6.67	0.00	3.54	6.49
Population 800m (000s)	-2.06	-2.07	0.04	-4.02	-0.11
Population 400m of 800m	-642.77	-15.21	0.00	-725.61	-559.94
Number of transfers	-34.35	-11.36	0.00	-40.28	-28.42
Trip distance	2.98	6.69	0.00	2.11	3.85
Work trip	13.44	3.05	0.00	4.80	22.07
AM peak trip	-9.34	-2.08	0.04	-18.16	-0.53
Number of vehicles	22.97	7.90	0.00	17.27	28.67
Household size	6.91	3.97	0.00	3.50	10.32
Income above 80K	33.78	5.24	0.00	21.14	46.41
Male	11.65	2.92	0.00	3.83	19.46
Age	-0.48	-3.53	0.00	-0.75	-0.21
Constant	411.77	17.30	0.00	365.11	458.44
Random-effects Parameters	**Estimate**	**Standard error**		**95% Confidence interval**	
Stop_route: Identity					
sd (Constant)	133.60	3.70		126.54	141.05
sd (Residual)	234.87	1.49		231.95	237.81
Dependent variable: Walking distance to transit at origin (meters)					

As one would expect, walking distances to transit are largely influenced by population concentration around stops and stations. If populations are high very near stops but low at somewhat greater distances, most users are likely to walk short distances, but several other neighborhood variables are also significant. Street connectivity, as indicated by number of intersections, appears to facilitate slightly longer actual walking distances – not just longer

Euclidean distances. This may or may not be related to untested neighborhood characteristics such as visual interest or apparent safety, but is interesting in any case. Conversely, people are shown to walk on average about five meters farther with each kilometer from downtown and about two meters shorter per 1000 people nearby, possibly reflecting denser service offerings possible in more central and populous areas. Attempts to more directly model such service characteristics, namely distance to stops adjacent the nearest on first route used and count of potential competing routes, proved less effective and surprisingly insignificant. Determining generalizable rules governing what constitutes a potential competing route for a particular user is difficult and might be refined in subsequent work. Shorter distance between stops on a route seemingly should be found to reduce average walking distances, but stops in Montreal are often quite close together (e.g. **Figure 4**) and in many cases much of the walk might consist of getting to the street with the route.

It is clear from the model that the type of transit service being offered, and to some extent the service quality, affect average walking distances to use public transit. Accounting for all else, underground Metro riders walk 209 meters farther than most bus users and commuter rail riders walk on average 282 meters farther. Both these services offer exceptional in-vehicle speed, although commuter rail fares are higher than those for most other Montreal region transit. Differences between bus sorts seen in summary statistics (**Table 2**) are largely attributable to neighborhood and other factor types, but CIT/CRT buses on the region's periphery still have average access walks 58 meters longer than the rest. The areas they serve are largely automobile-dominated, with wide spaces between routes in which people live. One direct service quality measure that was found significant, if here only at the 90% confidence level, is wait time: for each additional minute of wait time, users walk on average a little over 2 meters less, suggesting wider appeal of more frequent buses. It is suspected that this is a conservative portrayal of the importance of frequency: high-frequency bus routes require high ridership to be viable so they necessarily locate very near large rider pools, likely reducing average walking distances. Too, a very good relevant route might attract transit-using populations to live nearby. Still, slightly longer average walking distances are seen to relate to shorter wait times.

Individual trip characteristics also show significance. Each transfer used in a trip reduces average walking distance by 34 meters. This can reflect a disutility of transfers that people will walk a little farther to avoid, as well as the reduced walking distance necessary when one is less

selective about which route, or combination, to take to reach the destination. Walking distances also increase by three meters for each in-vehicle kilometer of the trip. Explanations relating to suburban origins or captivity should be better captured by neighborhood variables above or individual/household variables below. Another possibility is that access walking distance is a less important part of longer trips and long-distance riders make added effort to reach the least time-consuming overall of the routes available. Riders walk about 13 meters farther for work trips than other types of trip purposes, again possibly reflecting overall time budgets. Conversely, they walk about nine meters less during the AM peak, when work trips are most frequent, than at other times of day, probably due to additional services available at such hours such as frequent buses on otherwise infrequent routes. Unexpectedly, walking distance between destination and nearest stop on last route used was not found to be significant, although it showed a marginal effect on earlier models that included trips not originating from home.

Household and individual-level characteristics found significant include number of vehicles, household size, income category, gender and age. As expected, walking distances are longer for those from households with more vehicles. These households, as a whole, might be less dependent on transit and thus comparatively unwilling to pay a premium for better-accessible housing. However, they might still include individuals who do not drive or choose not to drive for certain trips. Household size and high-income status have similar effects, potentially related to additional housing space needs or preferences and accessibility premiums (or absolute availability of large properties near major routes). It is also important to note that this isn't a transit demand model where we could expect that some of these variables (number of cars, etc.) would be negative. Males walk about 12 meters longer than females and walking distances decrease by about ½ meter for each year increase in age.

The random part of the multilevel regression model shows the standard deviations of the intercept and residuals (error term). In general, the idea of the random coefficient demonstrates that the overall error variance consists of two parts: the first results from the random variation of the intercept (standard deviation of the constant), and the second results from the variance of the error (standard deviation of the residual). The Intraclass correlation coefficient (rho) is a statistic that measures the degree of dependence among observation nested within transit stops. In other words, the interclass correlation coefficient explains the proportion of variability of walking distances to transit stops that occurs between transit stops rather than within transit stops. The

model suggests that 24.5% of the variability of walking distances to transit stops is due to differences between transit stops characteristics. Lastly, the mean walking intercept of the sample was 411.7 meters; it was estimated that 95% of the random coefficient of the walking distance varied between 149.9 meters and 673.6 meters, suggesting significant variability of walking distances to transit stops between different transit stops.

The first model follows transit research theory. Accordingly, a generalized model is generated. This model can be then used to generate variable service areas for each station or stop in the entire Montreal region and compare to the traditional methods of generating service areas. As above, a linear regression model was generated, with an adjusted R^2 value of 0.255, but following likelihood ratio test results, a multilevel generalized model was chosen, presented in **Table 4**.

Table 4: Generalized multilevel walking distance model

Variable	Coefficient	Z	P>z	95% Confidence Interval	
Metro	212.19	14.48	0.00	183.48	240.90
Train	307.91	13.58	0.00	263.48	352.33
CIT/CRT bus	76.32	4.72	0.00	44.60	108.04
Wait time	-2.97	-2.09	0.04	-5.75	-0.18
Number of intersections	0.07	2.03	0.04	0.00	0.14
Distance to downtown	6.92	9.35	0.00	5.47	8.37
Population 800m (000s)	-4.27	-4.29	0.00	-6.23	-2.32
Population 400m of 800m	-681.22	-15.81	0.00	-765.66	-596.78
Constant	455.08	20.75	0.00	412.09	498.06
Random-effects Parameters	**Estimate**	**Standard error**		**95% Confidence interval**	
Stop_route: Identity					
sd (Constant)	137.86	3.73		130.74	145.37
sd (Residual)	237.01	1.51		234.07	239.99
Dependent variable: Walking distance to transit at origin (meters)					

All personal characteristic variables are removed from this model. Attempts were made to substitute in corresponding aggregates from tract-level census data, such as median income, but none showed significant effects. Variables in the generalized model have the same signs as in

the individual model, providing some validation, but most have slightly stronger coefficients, without the refinement offered by the omitted variables. The lone variable with appreciably reduced significance, the AM peak trip dummy, likely suffers primarily from the absence of the counter-balancing work trip dummy, and becomes insignificant. AM peak service will be used to generate service areas as an example in this paper, but without the previously noted 9-meter reduction, following this generalized model.

The Intra-class correlation coefficient (rho) for the generalized model suggests that approximately 25.5% of the variability of walking distances to transit stops is due to between transit stops variation. The Intra-class correlation coefficient of the generalized multilevel model is over estimated by 1% than the individual multilevel model, which is an expected outcome, as the individual multilevel model picks up more of the within bus stop walking distance variation. The estimated 95% of the random coefficient of the walking distance varied between 184.8 meters and 725.5 meters. Again if you compare the variation range (difference between upper bond and lower bond) of the random coefficients between the generalized model (540.4 meters) and individual models (523.7 meters), you will find that the generalized model range is less by 16.7 meters in total.

Using the specifications obtained from the generalized model, we generated a mean walking distance for every transit stop in the region during the morning peak period. A total of 17,248 transit stops were used. The number of stops excludes the directional effect of the service to avoid double counting. Double counting occurs when two transit stations serving the same route are present across the street from each other, yet each one of them is serving a different direction. Since the wait time, a function of headway, had a statistically significant negative effect on walking distance, we used the direction with the shortest headway for generating service areas. Accordingly, this mean walking distance can be used in generating variable service areas around each stop. Since service areas are defined as the area including most of potential riders around a transit station, the mean walking distance to a station or stop needs to be adjusted. Firstly, 0.3% of stops were calculated to have impossibly negative mean walking distances, mostly due to the high importance of population concentration and the existence of a few isolated residential areas surrounded by open space or industry, which were set to zero. Then the difference between the mean and the 75th and the 85th percentiles for every type of service, STM, RTL, STL, CIT/CRT, Metro, and Commuter rail (see **Table 2**), were added to the

calculated mean distances for every stop used in the generation of variable length service areas. An additive function was chosen over a multiplicative function so as to minimize impacts of extreme values.

To understand the system-wide implications of different service area definition methods, buffers were generated along the road network using the conventional thresholds (400 meters for bus and 800 meters for rail), the mean values obtained directly from the statistical model, and modified service areas at the 75th percentile and 85th percentile. Since we are modeling walking distances around transit stations, freeways were excluded from the network beforehand. The total area covered by all buffers using the fixed conventional buffers equals 748 square kilometers. Using the mean value derived from the statistical model yields similar total coverage (729 square kilometers), but the 75th and 85th percentile buffers, which more accurately represent walking area for most users, encompass 859 and 964 square kilometers, respectively. It is important to note that overlapping service areas are measured once in this calculation and no double counting is included. It is clear that using 400- and 800-meter service areas around stations underestimates service coverage by approximately 29% when compared to the 85th percentile estimates.

Figure 3 shows the overlapping service areas that are generated from the 85th percentile estimate for the entire region. The figure can serve two purposes. The first is identifying existing gaps in the Montreal region's transit system. Identifying gaps is the first step toward identifying areas where new services or modifications to existing services are needed. The existing gaps in the service are represented as white areas in the figure below. After identifying system gaps, transportation engineers and planners can overlay the results with land use information to determine whether there is a demand for improved services within these gaps. They can also work on modifying the existing service through shortening wait times, adding road links, or moving or adding stops to expand or add new service areas. The second purpose of this map is to identify areas with excessive system redundancy. The shades from yellow to red are mainly areas with high levels of redundancy in the services being offered.

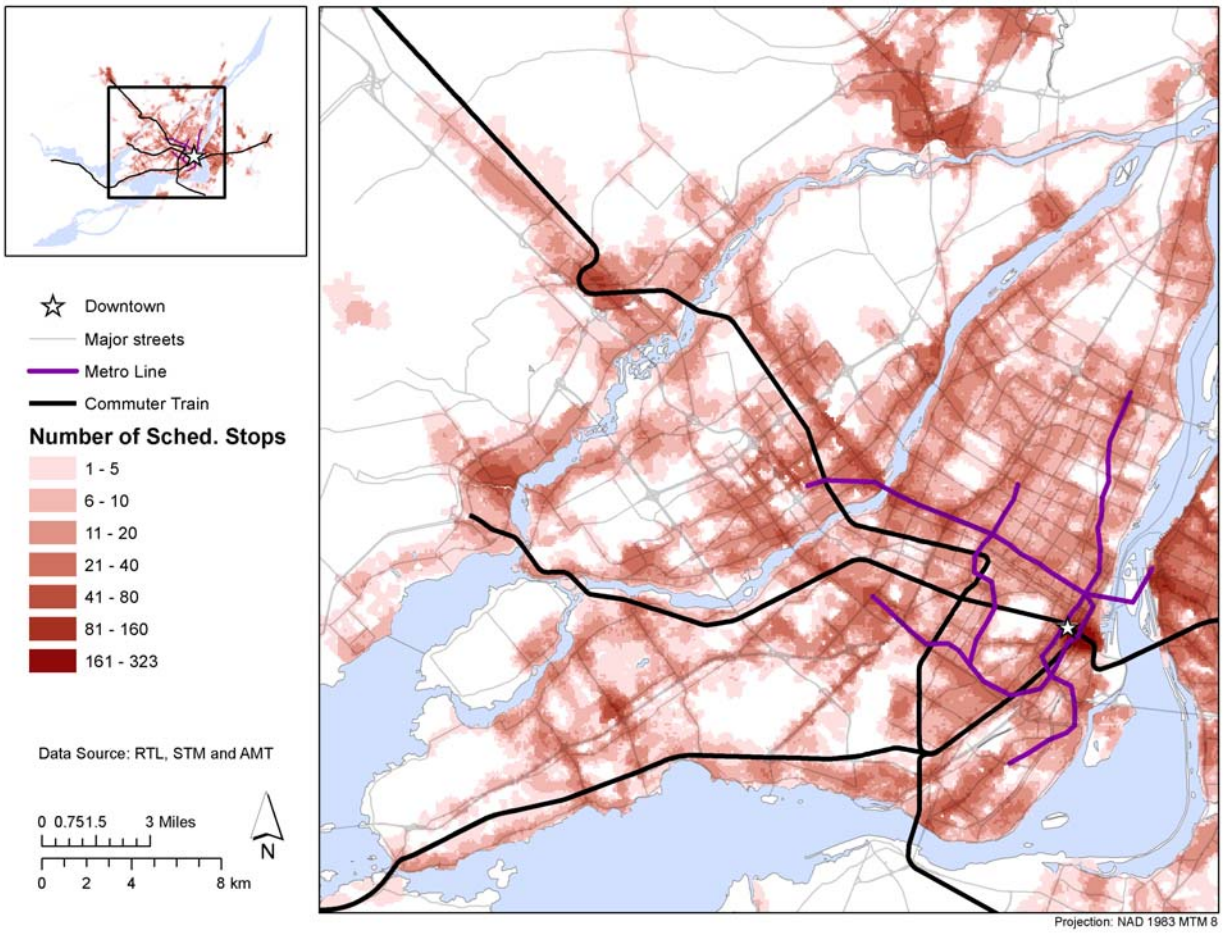

Figure 3: Overlapping service areas using 85th percentile estimate network buffers

The map above is derived from intersecting 100 by 100 meter grid cells with the network distance service areas. Accordingly, the number of stops displayed represents the count of service areas intersecting with each grid cell. If a bus stop is serving two different transit lines then two variable service areas are derived for this stop based on the route and neighbourhood characteristics. The number of stops in the figure does not represent the number of physical stops since a stop is created for each route operating during the AM peak where multiple routes serve the same stop. Areas with high levels of redundancy need to be explored further to identify whether the redundancy is justified or not. For example in the downtown core, 323 scheduled stops are in service during the AM peak period. The downtown area has the highest number of bus, metro, and train routes in the entire region. Similarly, areas around major transit centers are expected to have high levels of redundancy. Yet, more analysis at the route level is required to

understand the reasons for redundancies in other areas. The above figure only generates a general picture of the situation.

Figure 4 shows the redundancy in the service being offered by two STM bus routes (Bélanger 95 and Beaubien-18). In part A of the figure, we intersected the generated variable 85th percentile service areas for each stop serving route Beaubien-18 with 30 by 30 meter grid cells, showing overlapping service areas. This method can help identify redundancies and evaluate stop spacing along a single route. Since transit service does not exist in a vacuum, studying service area requires obtaining information from competing routes as well running in parallel to a route of interest. In part B of the figure we intersected the generated variable 85th percentile service areas for every stop serving both bus routes, Belanger 95 and Beaubien-18, with another set of 30 by 30 meter grid cells. The figure shows the number of service areas generated from scheduled stops intersecting with each grid cell.

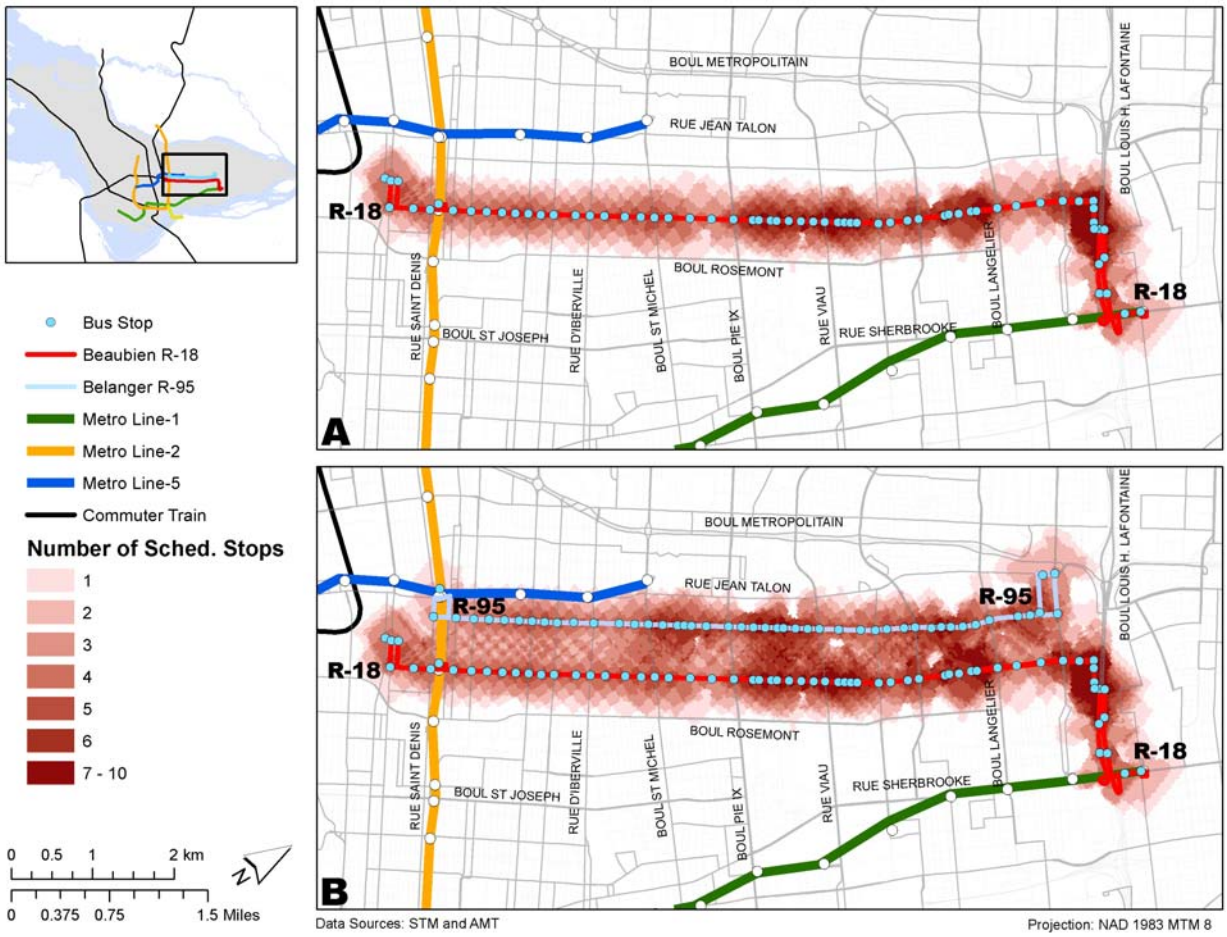

Figure 4: Bus route sample for overlapping service areas using 85th percentile estimate network buffers

Looking at part A from the figure above, it is clear that redundancies exist in the middle and the eastern sections of the route where the bus stop spacing is inconsistent. Another important observation is that the area being served by one scheduled stop is equal to 23% of the total service area around the transit line, while the area served by two stations represents 19% of the total service area around the entire transit line. Around 58% of the area served by this route is covered by at least 3 stops. Having an overlap in the service area along the same route is acceptable to a certain level. However, when the number of overlapping service areas reaches five or six and they represent a big proportion of the service area around a bus route (30% for example) then revision of stop spacing and route characteristics is a must.

Meanwhile, part B of the figure shows the level of redundancy in the service offered by two competing routes. Around 29% of the service area around both lines is being served by at least five scheduled stops from one or both of the studied routes during the AM peak period. Accordingly, the level of service coverage being offered along parallel east-west corridors at this particular location is very high. It is important to note that such methods need to be developed carefully to ensure the routes under investigation are competing and not complementing routes. The transit agency has some room to implement bus stop consolidation along several sections of these two routes. It is expected that the additional access time for passengers will be offset if not surpassed by the savings in running and waiting time. Savings in waiting and running time can also translate to savings in operating costs and other beneficial effects. Less frequent stops can mean less frequent accelerations, reducing fuel consumption and emissions, and less frequent pauses and lateral movements might help alleviate traffic congestion.

CONCLUSION

This research paper uses detailed origin-destination survey information to generate variable service areas for the Montreal region. It is clear from the summary statistics that service areas generated using rules of thumb greatly underestimate the effective service areas around transit stations. The 85th percentile walking distance to bus transit service is around 524 meters from home-based trip origins, 1259 meters for commuter rail. This finding raises the importance of careful revision of the 400- and 800-meter service area rules used in the transit industry. It also offers insights regarding the opportunities for increasing transit stop spacing in North America.

The research also highlighted differences between various bus transit operators. It is clear from this research that transit users tend to walk longer distances to use suburban service. The statistical models show that walking distances to transit stations vary based on neighbourhood, household, personal, trip and route characteristics. Notable for transit providers, people walk longer distances to routes with shorter wait time, and transit types (metro, commuter rail, and buses) vary considerably, even after accounting for neighbourhood characteristics and other variables. Accordingly, service areas around transit stations should vary based on the type and quality of service being offered. The generated service areas derived from the statistical model are used to identify gaps and redundancies in the existing transit network. These gaps and

redundancies need to be analyzed carefully and in detail at the route level. Finally, the detailed analysis examining overlapping service areas along two specific routes shows the usefulness of this variable service area in identifying areas where potential stop spacing revisions can be effective without causing much harm to existing riders. It is important to note that revised stop spacing based on such methodology needs to be developed for competing routes and not complementing ones. This research suggests that stop spacing should be investigated as a variable value depending in part on the frequency and type service being offered and not just as a service standard-given number. It also opens venues for research in the area of transit-oriented development and how to identifying the exact service area around transit stations.

This study concentrated on service areas around transit stations and stops based on measured network walking distances. More research is recommended for deriving service areas around transit stations when other modes of transportation are involved. The generated service areas can be used in operation research studies involving bus stop consolidation. Combining the findings from this research with passenger movement at transit stations can help in generating better estimates of transit demand. Population concentration around transit stations and stops is a major factor influencing walking distances. Relatively disaggregated parcel-level population data would improve representation of this element and likely improve the model. In this research paper, we used scheduled rather than actual headways. Actual headways can be generated from archived automatic vehicle location (AVL) data. In addition, using on-time performance measures obtained for the AVL data can be an indication of the reliability of service, another measure of the service attractiveness that could be used to derive service areas more accurately and increase the fit of the model. Also the generated service areas could be linked back to automatic passenger counter (APC) data, if they were present, to enable a better understanding of the transit demand and the best representation of a service area. Finally, having information related to passenger activities at each transit stop/station could improve the modeling process, through testing several variable service areas beside the 85th percentile estimate used in here.

ACKNOWLEDGMENTS

This research was partially funded by the Agence métropolitaine de transport (AMT) and Natural Sciences and Engineering Research Council of Canada (NSERC). We would like to thank Ludwig Desjardins of the AMT and his research team for their support and feedback

throughout the project. We wish to acknowledge Mr. Daniel Bergeron and Alfred Ka Kee Chu of the AMT for providing the detailed Montréal OD survey used in the analysis as well as the transit network. We would also like to thank Ehab Diab for his help with the final figures. Last but not least we would like to thank David Hartgen the editor of Transportation and the five anonymous reviewers for their feedback on the earlier version of the manuscript.

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From: [redacted]
To: Town Clerks
Subject: Appeal of Decision Regarding Changes to Zoning By-law for Sheridan College Housing Area
Date: Thursday, February 29, 2024 2:25:26 PM

Hi Team,

I hope this email finds you well. I am writing to formally appeal the recent decision made by the Town of Oakville regarding changes to the Zoning By-law for the Sheridan College housing area.

As a resident and stakeholder in the community, I am deeply concerned about the implications of the decision and its potential impact on the surrounding neighborhood. The proposed changes raise several important issues that warrant further consideration and discussion.

Firstly, the density and scale of the proposed housing developments could have significant effects on traffic congestion, parking availability, and overall neighborhood character. Without adequate planning and infrastructure improvements, these developments may strain existing resources and diminish the quality of life for residents in the area.

Additionally, I am troubled by the lack of community input and consultation in the decision-making process. It is essential that residents have the opportunity to provide feedback and express their concerns about developments that directly affect their lives and surroundings. Transparency and inclusivity are fundamental principles of good governance, and I urge the Town to prioritize meaningful engagement with all stakeholders going forward.

Furthermore, I believe there may have been oversights or inaccuracies in the assessment of the proposed changes and their potential impacts. It is essential that decisions regarding zoning and land use are based on thorough research, analysis, and consideration of all relevant factors. I respectfully request that the Town revisits the decision and conducts a comprehensive review to ensure that it aligns with the best interests of the community.

In conclusion, I urge you to reconsider the recent decision regarding changes to the Zoning By-law for the Sheridan College housing area. By addressing the concerns raised by residents and stakeholders and fostering a more inclusive and transparent decision-making process, we can work together to create a vibrant and sustainable community for current and future generations.

Thank you for your attention to this matter. I look forward to your response and to the opportunity to participate in further discussions on this important issue.

Best,
Deepak
Erin St resident

From: [redacted]
To: Town Clerks; Rob Burton
Subject: A Vision under the HAF Sheridan Special Policy Area
Date: Monday, March 25, 2024 9:22:21 AM

Dear Mayor Burton

I have observed over the years that you apply sound judgement in trying to do the best for the Town and all its residents and I trust you will not waiver from this approach in dealing with the Housing Accelerator Fund Application. There are many positive things that may come out of this but there are also a couple of very serious downsides in pursuing right of four and the Sheridan Special Policy components for which I would like to share my vision of the future. It seems to me that the Sheridan's problem should not be borne by the residents surrounding the school but by the three levels of government providing Sheridan with sufficient funds to solve their own problem. This could include the building of student residents on their own property or better yet building a new satellite campus in Milton to improve accessibility for students and to relieve pressure on Oakville.

I will also be sending this message to each member of council as well as to our elected Federal and Provincial representatives. Here is my vision.

Current Situation

I reside in College Park which makes up a major part of the Sheridan Special Policy Area. College Park is a sub-division of 259 single family homes that were built in the mid 1980's to provide a wide range of houses from 1565 square feet to 3107 square feet. From the street it is difficult to tell the difference between houses and the various models are mixed throughout. Given this mix it is quite a diverse community made up of young families, empty nesters and seniors. I am personally aware of three instances where the children of the original owners purchased homes in College Park because they grew up knowing this was a wonderful place to raise a family.

For the most part the homes are well maintained and many have substantially invested in upgrades and additions. The only exception to this has been where properties have been purchased by absentee landlords who want to maximize their investment returns by doing as little as possible. I know of one B&B operating in our area. There was one other that found it more profitable to turn it into a lodging house but for whatever reason has recently evicted the tenants and moved back in. Speaking of lodging houses, it is apparent that a number must exist here and in concern for the safety of the lodgers I would like to know if licences have been granted under Business Licencing By-Law 2015-075 specifically Schedule 20 dealing with Lodging Houses. This schedule along with the chart on page 34 of the by-law outlines among

other things the requirement for electrical inspection, heating equipment inspection, and Fire Marshall inspection to insure working detectors and fire egress windows. If no licences exist there is a definite need for a house-to-house audit to take place.

On a personal note, we have invested many thousands of dollars over the past few years on normal maintenance and upgrades including energy efficient elements. All of this supports the economic health of our business community, protects our investment in our home and improves its the value and livability.

Our Reaction Should the Sheridan Special Policy Be Approved

We still have a number updates we would like to undertake including accessibly features that will allow us to stay in our home as long as possible. Should the SSP be approved we will put a moratorium on all future expenditures as there will be no point in sinking money into it. The only value our house will have is the lot value. One would argue that house prices will fall to that of the smallest house in the sub-division. I would argue that many would not even realize that as the bigger the house the more it will cost to tear it down. Real estate values will quickly be impacted - our neighbour, who moved here less than two years ago, stated that if he had known this was in the works he would never have bought here. Even real estate agents see the potential problem, I am told that two weeks ago there was an open house and the agents tore down posters that depicted what a single-family home would be like surrounded by four storey buildings - obviously they did not want to scare off potential buyers.

Given the substantial drop in property values we will be filling an appeal to MPAC and we will be exploring who we can go after for compensation.

Vision of the Future

"Gentle Densification" - NO - Brutal Densification.

Families will not want to live here. Only investors/speculators/absentee landlords will be interested buying properties and since they will be torn down there will be no incentive to maintain the house or its appearance. As existing home owners see what is happening they too will realize there is no point in putting more money into a sinking ship. The result will be urban decay and a terrible place to continue to live - our children are already saying MOVE - MOVE RIGHT NOW. If we stay, what are we going to be faced with? We will lose significant value in what we have worked a lifetime for, we will face years of construction with all the heavy truck movements, debris and dust. The noise of construction/demolition will go on from 7am to dusk and this creeping cancer will continue until it is on our doorstep and we will feel the house shaking. We lived through this going on next door once before. The previous house was torn down, all the trees removed, all the soil and anything else that would get in the way. Getting in our way was all the worker vehicles, delivery trucks and construction equipment that made it difficult to safely enter or exit our driveway and on occasion blocked

it. All toll we had to tolerate it for over two years - we should have MOVED. When the new house was finally completed the grades on the lot were raised three feet so they did not have to dig so deep for their basement. All our privacy disappeared and from their kitchen window they could look down and see what we were eating at our dinning room table and what we were doing every where else on our property. If this is what we are going to face, best MOVE and let some else have the experience until the house is torn down.

The other reality is that investors/builders will not find it viable to build low cost housing for students and families unless they are subsidized or restrictions are put in place limiting what they can do. Without both of these components builders will not put up low cost housing. It must be recognized that knocking down houses currently pushing two million dollars is not economically feasible unless the end game is to drive down prices as families just want to move out.

What's In It for Oakville?

The Sheridan Special Policy Area may help in obtaining a HAF grant and its base payment but as I understand it in order to get top up funding and an affordable housing bonus it is necessary to show results. Re-zoning a low-density sub-division to allow four storey buildings will likely not happen quickly enough to demonstrate any positive results let alone affordable housing.

Sub-divisions such as College Park are planned communities with infrastructure designed to handle the planned service demands. Apart from College Park, will the HAF grants cover the costs to the Town to upgrade all infrastructure both upstream and downstream including roads for all the densification taking place across Oakville - not too likely, so it will be the taxpayers of Oakville who will foot the costs.

I have faith that you will continue to choose the common sense approach.

Sincerely
Robert Condie

From: [redacted]
To: [redacted]

Subject: Re: Housing Accelerator Fund Prospective
Date: Wednesday, March 6, 2024 4:21:47 PM

Oakville's 2024 draft budget presented on October 19, 2023 was for $405.1 million which indicated a tax increase of 4.28%. The $36 million which seems now to be only $25 million is not substantive enough to inflict all the negative outcomes that will result in pursuing this grant. This is a one time grant which will soon be eaten up with the expenses incurred to expand the infrastructure necessary to accommodate this town wide densification. Bottomline - no long term benefit to the Town or to the residents of Oakville.

In the College Park enclave, not including Canada Court or the streets south of the Sheridan campus, I count 259 single family homes. To put things into perspective lets assume that the current average house price is $1.5 million or a total of $388 million. With a zoning change lets assume the value of these houses goes down 10 to 20 percent which translates to $38.8 to $77.6 million which is a huge loss to our residents but also a loss to the Town in property taxes. Bottomline - no benefit.

So far not much has been said about Sheridan College's expansion plans. Is there a real demand to increase the enrollment by two and a half times? Is it better to establish another satellite campus, say in Milton, to better serve Halton and surrounding areas as a whole and avoid adding to the high level congestion already experienced on Trafalgar Road?

I have provided a link below to an article/news item aired by CBC on February 27, 2024 dealing with a two year moratorium on International students. Why did this come about? Well, our Federal Government allowed one million new residents into Canada in 2023 without any ability to house this many more people; hence, the Housing Accelerator Fund. In addition, to try to stem the flow visa requirements for Mexicans were recently enacted along with the moratorium on international students. CBC published some very interesting statistics on international student permitting that indicated Ontario recipients of these student visas were more than that of all the rest of Canada combined. I fear the Provincial Government will not

be an ally of ours in regards to Sheridan College expansion due to the vast amount of money these internation students bring into the system which in turn offsets the funding the Province has reduced. The statistics show that of the top ten 2023 recipient schools in Canada nine are in Ontario and Sheridan comes in at number nine in the country. Pre-pandemic Sheridan had permits for 4107 student but for 2023 had permits for 9211 so based on this accelerating rate of increase it is no wonder Sheridan's Master Plan calls for an expansion of two and a half times. Given that the Federal Government can turn the tap off on a dime are Sheridan's expansion plans still valid?

Please take the time to look at CBC's report as it certainly sheds light on the extraordinary problem faced by the College Park community.

Sincerely,
Robert Condie

From: DPastoric G-Email

To: To:

Sent: March 6, 2024 8:53 AM

Subject: Everyday Pressure to Ward 5 Councillors - Change their minds to vote down two Motions.

It appears the "facts" from the Town are changing everyday - it was stated to be originally $36M to give away our rights to question "4-as-of-rights". Then at the recent meeting it was stated $25M.

Seems a small amount to give away our future rights forever.

Ward 5 residents must "convince" Councillor Knoll and Grant - to vote down and officially state this. Everyday - there must be pressure. Emails, calls, etc....

Have a great day :)

From:
To:
Cc:
[redacted]

Subject: Re: Item 6.2 - own-initiated Official Plan and Zoning By-law Amendments – Four Dwelling Units Per Property and Sheridan College Housing Area
Date: Thursday, February 29, 2024 9:02:51 AM

Extremely well stated - thank you Dan for all your hard work in bringing a clearer focus on the issues. I am still struggling to see where this 36 million brings any long term benefit to the vast majority of the residents of Oakville and hopefully Council gives full consideration to this. We have been Oakville residents since 1971 and have never witnessed anything with as far reaching implications as this. Given the magnitude of this, a plebiscite should be in order so that the residents of this Town have a real say in the future of where we reside.

One additional premiss I feel that needs to be challenged is Sheridan College's plans for expansion. Is the demand for this amount of growth in students wishing to attend Sheridan actually realistic? Does expanding the Oakville campus make sense or should growth be accommodated at a new satellite campus say in Milton?

Robert and Shirley Condie

From: DPastoric G-Email
Sent: February 28, 2024 8:03 PM
To: marc.grant@oakville.ca <marc.grant@oakville.ca>; jeff.knoll@oakville.ca <jeff.knoll@oakville.ca>;

Subject: Item 6.2 - own-initiated Official Plan and Zoning By-law Amendments – Four Dwelling Units Per Property and Sheridan College Housing Area

Councillors Knoll and Grant [Ward 5]

The Jan. 22nd meeting was disheartening. Before you are two watershed motions.
I had hoped that at least one of you would have raised a concern regarding the College Park

residents and the potential to have homes in their neighbourhoods leveled and converted into 4 Storey Apartments. The concern about short term student living conditions and an absence of concern over the existing families in College Park, Canada Court, Sixth Line and McCraney Street – was surprising and inconsistent with Councils duty of care to the community.

After 41 years in Oakville - this issue is one I must stand up and be counted to be against. My family and many of my friends are in College Park and we have the special designation of being affected by both motions.

You both have an opportunity to stand up for your residents. I hope you will vote for existing families, the 290 families in College Park. And vote no to both motions.

I know the letter attached is long - I hope you read it and look at the photos. However (just in case) a summary is below.

Executive Summary:

- Housing decisions before the Town Council will significantly alter Oakville's landscape and be devastating for College Park families.
- The Federal Funding of $36MM is the key motivator.
- The Town Staff proposal to convert family homes into four storey student apartments is not part of the $36MM (Appendix F) and goes against the written statements of the Minister – he writes "we require greater clarity on your actions to increase the amount and density of housing for students within walking distance of Sheridan College. Many students are living in single family homes that surround Sheridan, which could be much better utilized as homes for families." He clearly states these homes are better utilized for families.
- Consultation Process Concerns: Lack of clarity and transparency in the survey and consultation process as well as failure to provide affected property owners with relevant information undermines the process (see attached illustrations).
- Motion for four-storey apartments near Sheridan College should be removed.
- The Town Staff proposal contradicts the Minister's intentions – he wants family homes to stay with families.
- Shift focus to med- to high-rise solutions on Sheridan College's land, and preserve homes for families.

Vote to support existing Oakville families. The Minister's letter was clear – single family homes are for families.

Dan Pastoric

Roger Lower

Pallatine Drive

Oakville

Ontario

24th Feb 2024

I am writing to express my strong opposition to the proposed amendments for By-laws 2014-014 and 2009-189, the proposed rezoning of the Sheridan College Housing Area. While the local community may be unable to prevent development, that in itself will be detrimental to the area, the addition of multi-family housing will cause traffic and safety problems, create even more problems with schools that are already over-capacity, and potentially lower the property values of the existing community.

Local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for all of the affected areas. The traffic surge during morning and afternoon rush hours will also negatively impact safety for children, since students walk to school then.

Schools in the area are already reported at overcapacity requiring portable units for the excess, and the council should not approve multi-family dwellings that creates or exacerbates a this situation.

Property values are likely to go down in the area if multi-family apartments, condominiums or duplexes are built. Multi family dwellings are inconsistent with the neighborhoods developed in the area. The area to be affected has a largely elderly population, and I suspect that the notice of the proposed amendment which was written in quite difficult to understand language will go mostly ignored.

I urge you to disapprove the proposed rezoning, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

R Lower

From: [redacted]
To: Town Clerks
Subject: Fwd: Densification. Really?: New Release of Towns & Singles in Oakville
Date: Monday, March 25, 2024 11:12:04 AM
Attachments: image.png

Good morning,

I was advised to forward this email to your office. Please see below.

Thanks and best regards,
Slavica Golijanin

From: Slavica Golijanin
Sent: Monday, March 25, 2024 9:58:41 a.m.
To: Jeff Knoll <jeff.knoll@oakville.ca>; Mayor Rob Burton <Mayor@oakville.ca>; Jonathan McNeice <jonathan.mcneice@oakville.ca>; Sean O'Meara <sean.o'meara@oakville.ca>; Ray Chisholm <ray.chisholm@oakville.ca>; Cathy Duddeck <cathy.duddeck@oakville.ca>; David Gittings <david.gittings@oakville.ca>; Janet Haslett-Theall <janet.haslett-theall@oakville.ca>; Peter Longo <peter.longo@oakville.ca>; Allan Elgar <allan.elgar@oakville.ca>; Marc Grant <marc.grant@oakville.ca>; Natalia Lishchyna <natalia.lishchyna@oakville.ca>; Tom Adams <tom.adams@oakville.ca>; Scott Xie <scott.xie@oakville.ca>; Nav Nanda <nav.nanda@oakville.ca>
Subject: Densification. Really?: New Release of Towns & Singles in Oakville

Good morning,

I thought I was done with my remarks on the proposed policies regarding rezoning the neighbourhoods around the Sheridan College to 4-story buildings and "4 units as of right" throughout Oakville. (To repeat, I am against the 4-story buildings one because it will force my family to move (somewhere?) given that we do not want to live in the shadow of these buildings, in the dark.) But, I received the email below that produced another question.

One of the policies' ideas is to increase density in Oakville. That's quite strange when we are witnessing at least one new neighbourhood composed of mainly detached homes is being built as we speak.

Please take a look at this plan (even the townhomes are 2 stories tall, not 4 stories):

Is this the densification? How come it is allowed to build brand new detached homes neighbourhoods and at the same time the Town is pushing for converting the established neighbourhoods into 4-story buildings? I think that further comments are unnecessary.

Regards,
Slavica Golijanin
Nothingham Drive

From: Oakville New Homes <info@uphomes.ca>
Sent: March 22, 2024 12:14 PM
To: slavica_m@hotmail.com <slavica_m@hotmail.com>
Subject: New Release of Towns & Singles in Oakville

New release of Traditional Towns, Single Car & Double Car
Detached Homes in Oakville.

Coming Soon to Dundas St & Ninth Line

Best Priced Project in Oakville
Back To Back Towns From Low 1 M
Traditional Towns From High $1.1M
Detached From Mid $1.5M

Estimated Closing Early 2025 &
Free Assignment

LIMITED TIME INCENTIVES
Up to $25,000 Off the Purchase Price
FREE Assignment
Front Door Smart Lock
9' Ceiling on Ground and Main Floor
Smooth Ceilings on the Main Floor
& much more.

CLICK HERE TO SEE PROJECT DETAILS

ONLY LIMITED LOTS ON SALE

CALL 416-721-9966 or **BOOK APPOINTMENT BELOW**

CLICK HERE TO BOOK APPOINTMENT

From: [redacted]
To: [redacted].ca; Town Clerks; Marc Grant
Subject: Sheridan College Housing Area - Special Policy Area
Date: Friday, March 1, 2024 8:36:49 AM

Dear Town of Oakville policy makers,

I am writing to you regarding the proposal for the Sheridan College Housing Area - Special Policy Area. I live in the area where you want to build four-story buildings. I cannot explain deeply enough how hurt I am with your decision to alter my life, the life of my family, and all other families living in this area. Unfortunately, I have experience with town clerks' work like this, where you have already made a decision and the town hall meeting is just to check a box in a procedure. Still, I cannot keep silent and hope that this decision can be changed.

I am hurt and sad and angry. I am sure that none of the Oakville policy makers live in the affected area! I am sure that Sheridan college has enough land to build several high-rises on its greatly underused parking lots! Those high-rises would be enough to accommodate the students attending the College and many more people. Your map with the proposal does not even include building anything on the Sheridan College grounds. Why is that?! But for some reason you want to force the current residents of the area to move. And where exactly did you think to ship us to?! Our children attend White Oaks secondary school. How are you going to accommodate their needs? Or maybe your idea is to offer us one-bedroom apartments to live in from now on? Well, my family has served that term! We used to live in Vancouver, a super expensive place, in a one-bedroom condo with three kids for ten years. We needed more space, so WE moved across the country and came to Oakville.
Why am I telling you this story? Well, if Sheridan College needs more space for whatever reason, Sheridan College should move. There is so much vacant land in the Dundas area - a huge land - you can build anything the College and many more people need. There are also some pockets of vacant land along Trafalgar Road that could be turned into higher buildings. I do not see Goodyear Auto Centre land at the corner of Trafalgar and Upper Middle Road in your plan. As said earlier, there is no plan for reusing the Sheridan's parking lots. How about the Oakville mall (you could re-develop the mall and build residential units above; this is what Vancouver has been doing)? Such a land waste! Also, the mall across the Oakville mall, on the other side of Trafalgar? How about the Town Hall parking lot? How about the mall near the Oakville GO station where Home Depot is located? How about malls on both sides of Trafalgar at Dundas. How about...?

It looks to me that you did not really think about the impact on people living here. You did not think about alternatives. You do not care about the current residents and you've ended up with a plan to hijack our homes! And, ironically, we pay your salaries. You were supposed to work in our interest, and instead you work in the interest of students who are here temporarily. Additionally, the money they spend yearly is much less than what we pay in taxes! I understand that you want to make a more diverse town; why do you think that this proposed area is not diverse already? Take a look at this neighborhood; take a look at the White Oaks school demographics. There is so much land around that you do not want to develop, but would rather destroy what already exists...

You talk about commuting for Sheridan College students. What about it?! My children commute from Oakville to the UofT campus in Downtown Toronto every day. They cannot afford to live near the University. The University Residences are also very expensive. So, they live with their parents and commute.

One more thing; my family is not 'privileged' to be living in a house. We saved money, two people working full time without breaks, and finally were able to buy a house after 25 years! In addition, we had to move to afford a house! It was not easy; it required a lot of planning, trade-offs, new jobs for adults, new schools for children, etc...

You may say that I do not have to sell my house and move, but my alternative is, should your policy go through, to live in the dark, in the shadow of 4-story, 15+m tall buildings. What your policy is offering me is to move out of Oakville (where we have finally settled after 25 years; we just got here!). As a note, when Vancouver started crowding people and passing policies for redevelopment such as this one of yours, many working people moved out of the area.

Thank you for making the time to listen to my family perspective.

Sincerely and disappointedly,
Slavica Golijanin
Nottingham drive

March 8, 2024

Dear Mayor and Town Council,

As residents of Oakville and College Park for over 40 years we want to communicate that we strongly oppose the proposed Sheridan College Housing Area - Special Policy Area official plan amendment outlined in the letter we received from the town dated February 12, 2024.

We are very concerned about the impact these amendments will have on our neighbourhood. These changes risk transforming College Park into a student housing hub while driving families like ours out. Based on the town presentation on March 4th, we could find ourselves living across the street or next to a row of 10 townhouses. Even worse, a 4-story apartment building could be built beside us. Noise, parking, waste, and congestion issues like traffic and construction will make our neighbourhoods unlivable. This is not what residents intended when they spent their hard-earned money to buy their homes, start a family, and build a community.

We trust and truly hope that the town and its council act in the best interest of the current citizens of College Park and DO NOT pass the proposed amendment.

Sincerely,

Ivan and Zdravka Beslic
Napier cres
Oakville, ON

From: [redacted]
To: Town Clerks
Cc: Jill Marcovecchio; Natasha Coric; Andrea Holland; Jeff Knoll
Subject: Re: Four Dwelling Units & Sheridan College Housing Area - Special Policy Area
Date: Friday, March 8, 2024 1:46:26 PM

Thank you Tatiana,

For clarity, I strongly oppose the proposed Sheridan College Housing Area - Special Policy Area official plan amendment as described in the letter I received from the town dated February 12, 2024, and wish to ensure my appeal rights before the Ontario Land Tribunal.

Thank you,

Steven Beslic

From: Town Clerks <TownClerk@oakville.ca>
Sent: March 4, 2024 10:14 AM
To: 'steven beslic'
Cc: Jill Marcovecchio <jill.marcovecchio@oakville.ca>; Natasha Coric <natasha.coric@oakville.ca>; Andrea Holland <andrea.holland@oakville.ca>
Subject: RE: Four Dwelling Units & Sheridan College Housing Area - Special Policy Area

Good Day,

Thank you for contacting the Town of Oakville.

Your correspondence has been forwarded to the appropriate parties for review.

Thank you,
Tatiana
Clerk's Department

From: steven beslic
Sent: Monday, March 4, 2024 7:18 AM
To: Town Clerks <TownClerk@oakville.ca>
Subject: Four Dwelling Units & Sheridan College Housing Area - Special Policy Area

Dear Town Clerk,

This is to communicate that I would like to be notified of the decision made by the Town of Oakville on this matter.

It is extremely concerning that such by-law amendments are being considered to increase density in my neighbourhood of college park. The thought of four storey buildings in my neighbourhood is disappointing. As a life long resident of Oakville and College Park I am certain that these amendments do not benefit me or any other current residents of College Park. In fact, such changes are counter to making Oakville and my neighbourhood more livable. Oakville is special and unique because we have always done what is best for its residents. This has made Oakville one of the best places to live in Canada for years. These changes are clearly not in the best interest of its residents.

I trust and truly hope that the town and its representatives act in the best interest of its current citizens and DO NOT pass the proposes amendments.

Thank you

Steven Beslic

From: [redacted]
To: Jonathan McNeice
Cc: Town Clerks
Subject: Planning Meeting March 18
Date: Thursday, March 14, 2024 10:51:06 PM

Hello,

I would like to request that the 100+ people from the College Park area that turned up at the Town Hall for the March 4 Town
Council Meeting be placed on the agenda for the next Planning Meeting on March 18. These people should be given a chance to voice their concerns on the proposed changes for the area. I urge you to oppose this proposal. Please enter my correspondence into the record.

Thank you,

Theresa Efendov

From: [redacted]
To: Nav Nanda
Cc: Town Clerks
Subject: Save College Park
Date: Sunday, March 10, 2024 12:34:13 AM

Hello,

I wish to voice my strong opposition to the Sheridan housing area-Special policy area development. I have been a resident of the College Park area for 35 years. I am a senior citizen that was planning to live in my home for my retirement years. If I had to move out of my home at this stage of my life it would create a great hardship. During the town council meeting on March 4, the councillors asked the town planner two questions. Can the town guarantee that the developers will rent units to Sheridan students? Also can the town place a cap on the rent charged on rental units? In both cases the answer was no. If you have no control over what the developers are doing why are you doing this? There was an article in the CBC news on March 5, 2024 that said affordable housing was being purchased in B.C. by people who already owned homes in some cases worth millions. I feel that the zoning changes in College Park are just being done for the benefit of the wealthy land developers at the expense of the residents of College Park who worked hard to purchase their homes. There must be some better alternatives for this development. Why not locate the development on vacant land north of Dundas or around the Go Stations. Sheridan College could create a

satellite campus in Milton. I urge you to oppose this proposal. Please enter my correspondence into the record.

Thank you,

Theresa Efendov

From: [redacted]
To: Town Clerks; Town Planner - WN Clark
Subject: Fwd: Housing Accelerator Fund - March 2024
Date: Monday, March 18, 2024 11:07:32 AM
Attachments: [redacted]

As per instruction from Brad Sunderand. Please file this email as 'public record'
Thank you.
Vanda Albuquerque

Begin forwarded message:

> **From:** Brad Sunderland <brad.sunderland@oakville.ca>
> **Date:** March 18, 2024 at 9:30:40 AM EDT
> **To:** Vanda Albuquerque
> **Subject: RE: Housing Accelerator Fund - March 2024**
>
> Good morning Vanda,
>
> Thank you for you comments.
>
> To ensure your comments form part of the public record for Council, please ensure that you send this email to townclerk@oakville.ca<mailto:townclerk@oakville.ca>
>
> Thank you,
> Brad

TO: The Mayor, Town Councillors and Town Planners,

I am forwarding to you a e-mail I sent to Dave Gittings after the March 4, 2024 Town Hall virtual meeting on the issue of new zoning by-laws for the 4-unit, 4-storey apartment buildings (C1 zoning policy) and 3-storey Townhouse in the 800 metre zone Special Policy area created by the Town for gentle densification.

I am reiterating and attesting to the fact that none of the residents on my street, other than the Town Councillor, were aware of this proposed by-law change and the question and answer meeting, that took place in January, 2024. After we received notification - 2 weeks before a slated virtual meeting for March 4 - did some of the residents on my street come together to talk about how this by-law and its fallout were going to affect us. I submitted a list of questions that I wanted to pose to the Council and Planners, and more importantly, have them put on record as well.

Our serious and immediate concerns about this proposed by-law change has to to with development of the green space directly behind our backyard fences. We have an apartment building owned by CAPREIT that is located south of our properties. The green space created for these apartment dwellers was sited for development by CAPREIT about six years ago, and the homeowners opposed the plan. As homeowners backing on to this green space, we are very concerned that the C1 zoning by-laws in addition to the new zoning by-laws will encroach on our rights as home owners. Not only will it affect our real estate values, it will block sunlight and cause the uprooting of valuable trees that were grown specifically to create a natural form of privacy between homeowners and apartment dwellers. Residents from that apartment building as well as homeowners use the green space all the time. In fact, families have used the gentle slope in this space, to introduce their young children to tobogganing, in the winter.

We are totally opposed to having this green space modified for commercial/residential use. It will do nothing to benefit the lives of those tax payers who have lived in this area for years. We are well aware that the zoning by-laws (C1 as well), will allow developers to tear down and build new 4-floor apartment buildings or 3-storey townhouses in the 800 metre zoned area. Gentle densification will definitely contribute to more cars and trucks in the neighbourhood, noise, safety and security issues, etc. As well, what about the rights of apartment dwellers? Or is that just the purview of CAPREIT?

The Town Planners need to keep in mind that while walking to the GO station (45 minutes from my home) may have been one of the reasons they identified the 800 metre radius for ‘gentle densification’, our weather is not conducive to walking to the GO station. Even waiting for a bus on Trafalgar Road on an extremely cold, hot, rainy or muggy day, isn’t fun. Our huge town buses run practically empty all the time. Has there been an uptick in bus use from the new housing development in North Oakville - north of Dundas (both east and west)?

As well, Sheridan College had applied to become a University, is this plan still in the works? If the college (university ?) does not plan to create suitable housing for this planned 'new' university population on their campus, are they hoping that residents in the neighbourhood will create 'affordable' housing for same? University/College student housing has created a nightmare for residents in Brampton. Are homeowners in the Sheridan College area expected to deal with similar issues because 'gentle densification' is mandatory?

As a homeowner in this 800 metre gentle densification zone, should anyone decide to create 4-unit rental properties, I can assure you that fair market rents will prevail.

What about all the parking space around Sheridan College or Oakville Place? Post-COVID, shopping at malls has declined. Has the owner of Oakville Place been apprised of the new zoning by-law changes? What about all the parking space around the Town of Oakville buildings? Shouldn't this land be considered fair game for 'gentle densification'? What purpose does it serve, other than for parking about 20 cars every day?

A very salient question was asked at the virtual Town Hall meeting on March 4……"would any of the town councillors approve this 'gentle densification' involving commercial and residential housing in their personal neighbourhoods?" I never heard a response…….wonder why?

I am attaching my questions that I posed at the March 4 virtual meeting as a reminder, for you to answer. Friends of mine who were listening to the meeting, applauded me for asking them as they were fair and reasonable.

In closing, I ask you a very valid question for serious consideration…..'understanding that the Federal Government has committed funding (infrastructure needs) to spearhead the by-law change to 'gently densify' the Town of Oakville, how does 'gentle densification' benefit existing homeowners?'

Thank you.

Vanda Albuquerque

From: Vanda Albuquerque

Subject: Re: Housing Accelerator Fund
Date: March 5, 2024 at 10:48:06 PM EST
To: David Gittings
<david.gittings@oakville.ca<mailto:david.gittings@oakville.ca>>

Hi Dave,

Richard and I found out on Wednesday, Feb. 28 (viewed online Town Council January meeting) that a question and answer session had taken place on this subject. Sadly, we had no knowledge of the subject and only realized how it affected us after I contacted Brad at the Town. As well, neighbours on the street contacted us for comment. Some were angry, some bewildered and some asked 'why'?

We realize now that a lot of water has passed under this 'proposed 800 metre by-law policy change' bridge. We are concerned that this is a 'fait accompli' project and our questions and concerns are just that…. merely ours. I wanted to leave questions for the Council and Town Planners to address as I feel our (residents on the street and neighbourhood) concerns should be heard. Some of the presentations at the Monday night meeting had a lot of very good and thoughtful insights. While some residents approved the idea of changing the by-law to allow for the creation of 4-unit homes, others clearly didn't. The residents in my neighbourhood, do not agree that our homes should be targeted as potential 'gentle densification' units. Much to our chagrin, we've had students renting rooms in homes on our street and it wasn't a pleasant experience.

Sheridan College in concert with the Provincial government should be responsible for creating appropriate housing for students. There is ample property to create housing for first year and post-grad students. They could even create co-op housing. A good example of student housing that has gone completely haywire, is the crisis unfolding in Brampton. Not only have the real estate agents capitalized on this crisis, the private colleges have as well. The situation has created nightmares for residents in Brampton and the Town Council was forced to make some tough decisions on behalf of its residents. The crisis could have been mitigated with proper and thoughtful regulations from the outset. For residents living around Sheridan College, this is a vey real concern. We do not want to contend with 'flop houses' or rooming houses on our streets. These types of housing come with a whole host of issues that home owners do not want. As well, a non-resident home owner contributes nothing to the Town coffers, other than property taxes.

If the Town of Oakville doesn't plan accordingly, we could be facing the same issues that Brampton is facing currently. That said, if student housing isn't the main driving force behind this by-law change, it should be made abundantly clear to all new residents to the Town of Oakville that the 'gentle densification' plans involving homes in the 800 metre zone does not mean that rent controls will apply. I kept hearing the use of 'affordable housing' by younger delegates. New residents to the Town need to know that fair market rents will apply.

Yes, I would like to have a conversation with you about 'concerns' I addressed in the form of questions I posed, at the Town meeting on Monday evening.

Thank you! I will email you to set up a suitable 'conversation' time.

Vanda

From: [redacted]
To: Jeff Knoll
Cc: Town Clerks
Subject: NO to 4-storey Apartment buildings.
Date: Wednesday, March 13, 2024 4:32:44 PM

I am writing to you to state that I am saying **No to 4-Storey Apartment Buildings** in existing single detached home neighborhoods around Sheridan College. I have lived in Oakville for over 40 years! I have raised 2 children here, worked here, and volunteered here.

Mr. Knoll, when you were interviewed by InsideHalton news before the last municipal election, you stated "*Oakville must ensure new development respects* ***existing neighborhoods*** *and our official plan "*.

THIS DOES NOT RESPECT MY **EXISTING NEIGHBOURHOOD**!

This Special Policy for College Park will directly impact my family, my neighbours and will destroy the character of our **existing neighbourhood**.

Keep you promise!

Sincerely,
Helen Pastoric

From: [redacted]
To: Tom Adams
Cc: Town Clerks; Brad Sunderland; anita.anand@parl.gc.ca
Subject: "NO" -- Four Dwelling Units and Sheridan College Housing Area Proposals
Date: Wednesday, March 27, 2024 8:54:06 AM

Dear Councillors/Mayor/Town Clerk

My name is Vivek Asrani and I am a resident of college park for the last 12 years. I strongly object the densification of college park (condos around Sheridan or converting detached home to 4 family units)

This is exactly the thought that gives me nightmares from actual experience. My Neighbour had 8 Air B&b tenant with 6 cars on their driveway. They used to park multiple cars on the boulevard, on the grass and drive over my grass and property and park on the street on weekdays all the time, blatantly ignoring by- laws. This was utter nuisance and I had file multiple complains to the town which was ultimately resolved.
There is already unbearable congestion going down trafalgar and this will add to travel time just reaching the Go station.

Oakville will become a thing of the past with added congestion and properties being acquired and converted by absentee landlords. We will deal with all the above problems. What we witnessed with this property as well as with others being exclusively used for student housing is that maintenance on the property went down, grass isn't cut, sidewalk aren't shovelled, cars illegally parked on the median as well as on the road in a no parking area and garbage piled up at the side of the house .

If four storey low rise apartments is the direction this Town would like to take, then, it should seriously look to new building permits to include provision for added residential floors to proposed strip malls, retail spaces and commercial sites. There is undeveloped land still available for achieving these housing goals. That is where the Town should be looking to making changes NOT retrofitting existing 40 year old, established single family housing neighbourhoods.

With respect to the rezoning changes to the Livable Oakville Plan proposal; I find it interesting that this proposal again targets only

specific neighbourhoods while steering clear of others with much larger and more accommodating lot sizes, i.e. South Oakville. To my eyes, this appears as a two tier representation of the interests of the residents of Oakville: if you reside in South Oakville, you and your properties are sacrosanct. If you reside elsewhere in this Town, your interests and residential homes are fair game. The message becomes very clear, our elected officials work at protecting the interests of the wealthiest homeowners among us.

For reasons outlined above in my statement, I do not support this proposal.

Not our vision of a Liveable Oakville.

Considering all the information from above, **we urge all councillors to vote against** the unnecessary proposal of allowing "four Storey buildings" within the Sheridan College area, or anywhere that is inconsistent with the existing community.

Sincerely

Vivek Asrani

Queensbury Crescent

Madden Blvd
Oakville, ON

Town Clerk, Clerk's Dept.
Town of Oakville
1225 Trafalgar Rd.
Oakville, ON
L6H 0H3.

To Whom It May Concern,

Thank you for the decent letter regarding the Proposed Official Plan + Zoning Bylaw Amendments, especially the Sheridan College Housing Area.

I certainly am not in favor of the amendments that allow "Four Dwelling Units / Detached Residential Properties". It is illogical to state that such changes do not influence density + all that those changes can entail — impact of property values, road systems + traffic, noise, etc. No mention is made ~~of~~ re: effect on property tax, demand for additional green space + recreational services, medical access, etc. It definitely could affect neighborhood density!!

Re: the Sheridan College Housing Area proposal: I would like it noted that I would have the ability to appeal the Town's decision as I live on the boundary of the designated area (specifically 6th Line + Upper Middle). Traffic flow on 6th Line is already significant at times + Upper Middle is already used to bypass Dundas.

→

The proposed area is quite large. Schools & a Church are already located on Sewell & 6th Line. Mr Craney & Mary Clair!! Children's safety must be safeguarded.

"Medium density" is not what most home owners in this well established community.

I would like to be notified of the decision of the Town of Oakville on this matter. I fear property values will once again be impacted.

Sincerely,
Bernice Schneider

From: JANETTE WHITE
Sent: Tuesday, February 27, 2024 4:02 PM
To: Jeff Knoll <jeff.knoll@oakville.ca>; Marc Grant <marc.grant@oakville.ca>
Subject: FW: Town-wide and Sheridan College Housing Area Special Policy AreaTown-initiated - Opposition Notice

Re: Statutory public Meeting for Proposed Official Plan and Zoning By-law Amendments
Town-wide and Sheridan College Housing Area Special Policy Area Town-Initiated

Marc & Jeff,

As Town Councillor's for Ward 5, I am sending you my opposition notice to what is being proposed for the College Park area.

I received the Statutory Public Meeting for Proposed Official Plan and Zoning by-law Amendments in the mail on February 14, 2024 post marked February 12, 2024, of the scheduled public meeting which is to be held on Monday March 4, 2024 at 6:30 pm. This meeting to be hosted by the Planning and Development Council to discuss the above titled subject. I ask that my position herein be tabled to such committee and that it be read into record. Please advise at your earliest, if I have not followed the necessary or correct procedural path to voice my opposition to these amendments and that it has been duly noted on record.

I moved into the "College Park" area on Parklane Road 13 years ago. I was drawn to the amount of green space with interconnecting trails in this area. My area was also a very short drive up Trafalgar Road, past Dundas to a wonderful country setting. I understand the need for additional housing but the density has already been dramatically affected in this area with high rise apartment buildings and high density housing along Trafalgar and Dundas. I view the area as being family oriented and over the years it has harmoniously co-existed with Sheridan College and the attending students. We have experienced some non-property affiliated parking issues on the street which is due to the close proximity to the Sheridan campus and the obvious attempt to avoid the high campus parking fees. Over the years there has been a gradual increase in non-resident property ownership and room

rentals throughout our neighbourhood. Some homes have been rented with 7 or 8 students sharing the costs or a basement has been rented. This has led to issues concerning pride of ownership, a lack of yard maintenance and garbage proliferation on waste collection days. Generally the neighbourhood has stood the test of time and has maintained its worth and pleasant appearance, however, with the changes being proposed by the Town, I cannot assume that this will continue.

In reviewing what has been presented by the Oakville City planning department on the above titled subject, I consider it to be an incomplete presentation, lacking in documentation, pertinent analysis and therefore totally inadequate for a neighbourhood and the Town as a whole to reach any consensus regarding opposition or otherwise. It appears that part of the proposed amendments, specifically targets my neighbourhood as the "Sheridan College Housing Area Special Policy Area". This section of the proposed amendments has to be treated as an outright penalization to my neighbourhood as it truly lacks any credible rational or social and financial impact analysis. Proposing additional densification over and above the town-wide section of the amendments can only be taken as being punitive. This deviation from all other areas and targeting of my area has my vehement opposition.

My take on this "Special Policy Area" amendment is to allow random single dwelling house modifications so as to increase the low rental availability to students. I see no discussion that these multiple units would be treated as apartment buildings and therefore are to be treated as multiple level transient rental units. I also have to speculate that Developers will look at this and the cheaper the construction the lower the rental rates. This specific targeting of the College Park neighbourhood to allow these randomly placed four storey apartment buildings, is not supported by any planning analysis or controls which is not acceptable.

If this density increase is being undertaken under the assumption that there is a college accommodation problem, then the following questions arise:

- Is there any justification or analysis that has been used to come to this conclusion?
- Does Sheridan College need to expand? If so, where and when? How significant of an expansion?
- Does Sheridan College have issues with demand and providing a supply of accommodation for students?
- Has Sheridan College tried to solve any existing problem within its mandate? Or within the provincial mandate?
- If expansion is the issue, then how are they proposing to solve the problem? Has the Planning and Development Council pursued such with the College and are you willing to share that correspondence?
- Has Sheridan College raised any application with the Town concerning its vast under-utilized land holdings to address any student housing demand issues?
- Is the 800 meter distance limit so established for Sheridan College students due to the physical limitations of the students to go beyond this distance therefore needing the higher concentration/density of accommodations in the College Park area? Oakville Place shopping centre is 1200 meters away but Sheridan students have been frequenting this Mall without any issue for many years. Walmart is a little further away but I see a steady stream of students making the easy journey there and back for groceries.

Important Issues Not Addressed:

1. Is the federal government dollars and the value/amount linked exclusively to having the Sheridan College Special Policy Area proposal created?
2. Would the Town-wide amendment be sufficient to address the college needs without the incorporation of the "Special Policy Area" into the amendment proposal? Who determined the proposed boundaries and the rational for setting them up? There is already high density housing being constructed just north of Dundas, why can't some of these units be subsidized and turned into rental housing for students?
3. Has Sheridan College been asked if removing the "College Park Special Policy Area" amendment will impact their plans and how?
4. The students have access to excellent bus and GO train service in Oakville as do other Universities and Colleges within Ontario. Would any of these Universities in Southern Ontario support or agree to what is being proposed with these changes?
5. Does the Minister view the "College Park Special Policy Area" as the only area in the Town of Oakville that meets his criteria? Or is this a targeted experiment to see how Municipalities can meet these theoretical targets to densify urban centres throughout the country?
6. There are no 4 storey structures in the current neighbourhood. The Town's building department currently reviews applications concerning individual variance's concerning height restrictions. Why is this process being alleviated in our targeted area? How can they totally disregard the impact to adjacent properties?

What are the concessions to the current home owners in this area? Your proposal suggests turning an area of single family dwellings into 4 storey apartment transient dwellings. These should be taxed as apartments and definitely count in density in the area. I am very concerned that the $25 million will not cover upgrading the existing infrastructure of sewers, water, gas and electrical services to support the densification in the "Special Policy Area." Has the Planning Council taken this into consideration? Will this end up as future tax hikes directly associated with this proposed amendment? We are a very close knit community and would like to continue knowing our neighbours, and collaborating on our neighbourhood watch and still have the children play hockey and basketball on our streets, while maintaining our green spaces. What you are proposing will negatively impact our neighbourhood.

Based on the obvious targeting of the College Park neighbourhood and the lack of explanation, or any comprehensive economical evaluation, impact analysis or demand analysis and the lack of a consultative process with the community directly impacted, I must strongly object to these amendments moving forward and passing.

Janette White
Parklane Rd.
Oakville, Ontario

Why 4 As Of Right Might Help

By a couple of young people

Meet Cullen

-Moved to Oakville in 2021 to continue schooling in person after Covid-19

-Has graduated from Sheridan College in April 2023

-Currently still lives in Oakville

-Pays $394 for rent

-Sounds pretty reasonable

This is the size of his room

His Room…

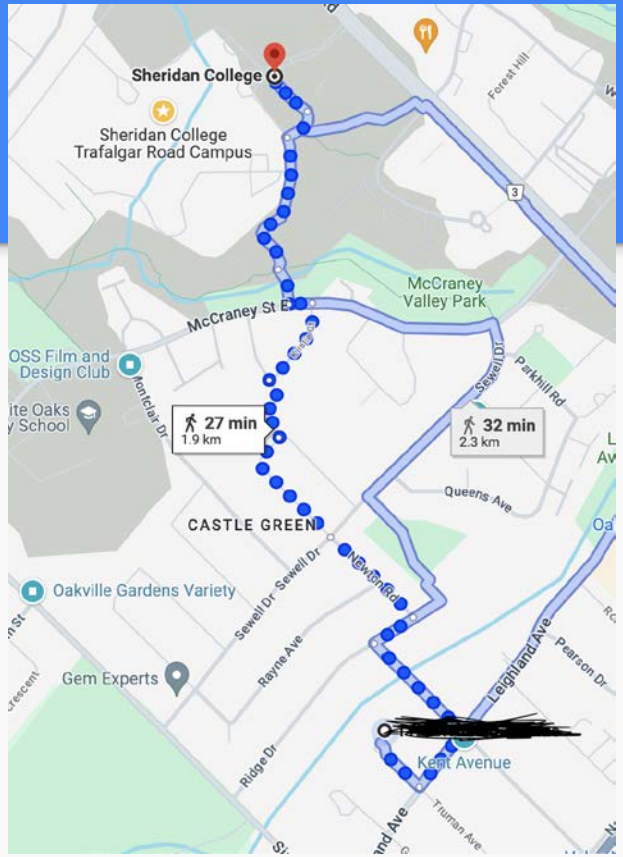
-About 8 by 12 feet.

-He splits the rent of the full room of $788 between his partner

-In addition, he shares the home with 4 other roommates

This is the size of his only sink he shares between everyone else in the house

It’s a 30 minute walk from Sheridan College



But it does have space for 6 parking spots

We’re asking for more variety

-4 As Of Right could be the right step to give Cullen and many of our friends a livable Oakville. To maintain an affordable life he had to downgrade to a lower quality of life.

-Give students a reason to stay in Oakville.

-Because right now unfortunately, the reasons are few and far between.

-Let’s make a new reason.

-Vote yes!

SHERIDAN HOUSING AREA – SPECIAL POLICY AREA

Statutory Public Meeting Item 6.2 March 4 2024

College Park resident response

College Park

- Many residents living in this community for decades. Pay taxes, law abiding , safe community
- Family oriented. Detached homes
- Some homes have rental units already housing students and others
- Parking is not permitted on streets during the week and 3 hour limit at other times.
- Traffic is not an issue currently however with traffic increasing on Upper Middle road access in and out of College park is affected
- College Park is a close knit community we know each other and we care for one another. We work, we play we enjoy our neighbourhood and we contribute to a "Liveable" Oakville.

College Park Impact Statement

- We recognize the housing crisis we are in. International students need housing.
- Already have several houses in College Park with units being rented now. Ie basement apartments and rental units…BUT
- We are NOT in favour of the "Special Policy Area" to include our specific neighbourhood to allow for *Large MDU and FOUR storey buildings.
- Essentially removing detached homes to construct Large MDU and FOUR storey buildings right next to homes **WILL**; Drastically alter the living environment we have worked hard to build in our neighbourhood. Home environment, privacy and safety, parking and critical traffic flow (emergency response), noise, extraneous lighting, privacy concerns, property valuation, and environmental concerns (canopy removal, drainage etc),construction mayhem
- This is NOT "Liveable Oakville"

* Refers to muti-storey or four story MDU complexes. These structures are larger that those outlined in the Online Survey ie. Multi-storey MDU buildings (beyond those detailed in the Online Survey)

Alternatives and Requests

- There appears to be plenty of land right on Sheridan campus property and other city owned land or commercial land which should be considered to construct larger structures to house students
- The College Park residents are requesting that the portion which includes Large MDU and FOUR storey structures to be <u>not</u> permitted in College Park residential areas where detached homes currently exist.
- Again we recognize the urgent need for housing but allowing FOUR storey buildings and larger MDU in place of current detached homes is not something that can be justified in our neighbourhood.

From: Bill Patterson
Sent: Wednesday, March 6, 2024 2:03 PM
To: Marc Grant <marc.grant@oakville.ca>; Jeff Knoll <jeff.knoll@oakville.ca>
Cc: Bill Patterson
Subject: Questions for your attention with regards to Townwide and Sheridan College Housing Area Special Policy Area 42.15.62 and 42.15.63

Dear Councillors Grant and Knoll,

I attended the virtual Town planning meeting on Monday on the Town's YouTube channel, it was very informative. As a resident of the suggested 800 meter area surrounding Sheridan, I am joining my neighbours in opposing this proposal.

I do however look to you both directly for some clarifications with regards to what I think I heard at Mondays meeting, namely:

1. The expected money eligible from the Federal Government is $25M or $36M? Please confirm. Also, as I understand it, while criteria to receive the funding must include increased density within 800 meters of Sheridan, the Town can use its discretion as to where this funding goes, is that correct?

2. Has the Town met with Sheridan about increasing the number of residential units directly on Sheridan property? Has Sheridan applied for any building permits to facilitate the building of more residence units on their property? If the property owner has no requirement to rent out a single dwelling unit to a Sheridan student, then how does this proposed bylaw increase student housing for Sheridan? Only units on Sheridan property and within their control can guarantee rooms for Sheridan students.
(As we heard on Monday, there seems to be a number of university/college graduates looking to move back to Oakville to reside full time. I would sooner rent to a full time working person than a student if I decided to build a multiple single dwelling unit building on my property)

3. These proposed Single dwelling units - whether they be three or four per lot, please advise the maximum number of inhabitants per single dwelling unit will be allowed in the bylaw, and how will the Town police this bylaw? There are drawings of what the exterior of these proposed units will

look like, has the Town had layouts drawn as examples of what these single dwelling units look like? Obviously the number of inhabitants per single dwelling unit is of critical importance in trying to determine the Return on Investment of such an investment, either by a developer or homeowner.

4. How will the town levy taxes to the owner of these said units? Will I pay the same tax I currently pay on my current property or will this increase the taxes per property as a result?

5. The Federal funding is predicated on both bylaw amendments passing, is this correct? As I understand it, there have been zero applications to build a three single dwelling unit since that law passed, my question is, if the Federal funding is provided if the bylaws are adopted, is there a requirement for the Town to have residents or developers actually build said units in a particular timeframe or forfeit the funding? I would expect there would be some caveats in the funding with regards to actual results. What are those caveats?

Thank you for your time and attention to my questions, I look forward to hearing from you with your answers.

Bill Patterson
Martindale Avenue

From: [redacted]
To: Rob Burton
Cc: Town Clerks; Town Clerks; Marc Grant; Jeff Knoll; Rob Burton; Cathy Duddeck; Jonathan McNeice; Sean O"Meara; Ray Chisholm; David Gittings; Janet Haslett-Theall; Peter Longo; Allan Elgar; Scott Xie; Nav Nanda; Natalia Lishchyna; Tom Adams; Cathy Duddeck
Subject: Please vote "NO" -- Four Dwelling Units and Sheridan College Housing Area Proposals
Date: Friday, March 22, 2024 3:33:19 PM

Dear Mayor Burton:

You Have the Ability to put a STOP to These Proposals by Voting "NO"

How did the hard working 'blood, sweat and tears' of the many of us that toiled for decades to finally afford these family homes, in what we thought were safe and secure family oriented neighbourhoods, become the victims of such thoughtless, rash decision making political actions that would see our existing single family dwellings just **unilaterally** and **arbitrarily** pulled out from under us by the Federal Liberals, the Provincial PC's as well as our local Town of Oakville Executive? These neighbourhoods have existed for many decades; were represented to prospective buyers as single family dwellings and promoted by Builders and the Town as desirable places to live and raise a family. Single Family Homes must be kept for families!

No one can deny that the multitude of voices being raised **are not in favour** of these proposals. Therefore, why would this Executive body choose to ignore these voices?

It is fully within your ability to Vote "NO" and to remove these Proposals from the Table!

Will you stand true to the platform upon which you ran for the office you currently hold and defend the core values which you espoused, and, ultimately make the only right and just decision?

Respectfully,

Ann Ferraro

From: Nava AP
Sent: Wednesday, March 27, 2024 5:14 PM
To: Town Clerks <TownClerk@oakville.ca>
Subject: Re: Concerns Regarding Proposed Amendments to Official Plan and Zoning By-law- Four Dwelling Units Per Detached Residential Property

Good Day,
I would like to be notified of the decision of the Town of Oakville on this matter.

Thanks,
Nava Ahadipoor
On Fri, Mar 1, 2024 at 10:53 AM Town Clerks <TownClerk@oakville.ca> wrote:

> Good Day,
> Thank you for contacting the Town of Oakville.
> Your correspondence has been forwarded to the appropriate parties for review.
> Thank you,
> Tatiana
> Clerk's Department
> Vision: A vibrant and livable community for all
> Please consider the environment before printing this email.
> http://www.oakville.ca/privacy.html
>
> **From:** Nava AP
> **Sent:** Friday, March 1, 2024 2:21 AM
> **To:** Town Clerks <TownClerk@oakville.ca>
> **Subject:** Concerns Regarding Proposed Amendments to Official Plan and Zoning By-law- Four Dwelling Units Per Detached Residential Property
>
> To whom it may concern,
> I am writing to express my deep concerns regarding the proposed amendments to the Official Plan and Zoning By-law, specifically regarding the allowance of four dwelling units per detached residential property.
> As a member of the community, I believe it's crucial to consider the long-term implications of such amendments on our neighborhood's quality of life. While the intention may be to increase housing opportunities, I fear that the proposed changes will have several detrimental effects on our community.
> Firstly, adding four dwelling units per property will lead to a significant increase in population density. This rapid population growth will strain our existing infrastructure, including transportation, schools, and healthcare facilities, ultimately diminishing the quality of life for current residents.
> Moreover, the focus on providing housing primarily for students raises concerns about the transient nature of the new residents. This influx of temporary occupants may disrupt the sense of community and neighborly trust that currently defines our neighborhood.
> Additionally, the increased turnover of residents could lead to a lack of investment in maintaining properties, further

deteriorating the overall aesthetic appeal of our area.
Furthermore, the environmental impact of these amendments cannot be ignored. Clearing land for additional dwelling units will result in the loss of green spaces and mature trees, exacerbating issues related to air quality and urban heat island effect. Moreover, the anticipated rise in vehicular traffic will contribute to pollution and noise, diminishing the tranquility of our neighborhood.
In considering the long-term financial implications, it's essential to recognize that catering primarily to student housing may not attract the affluent homeowners needed to sustain property values. Instead, the influx of transient residents could lead to a decrease in property values over time, as the neighborhood becomes perceived as less desirable due to overcrowding and associated issues.
In addition to these concerns, I would like to highlight several other potential issues that could arise from the proposed amendments:
1. Strain on Public Services: The increased population density could overload public services such as waste management, emergency response, and utilities, leading to longer wait times and decreased service quality for residents.
2. Parking Shortages: With more dwelling units per property, there may be a shortage of parking spaces, leading to congestion on residential streets and difficulty finding parking for both residents and visitors.
3. Loss of Privacy: Additional dwelling units could lead to a loss of privacy for existing residents, as more people occupy the same amount of space, potentially impacting sightlines, noise levels, and overall sense of security.
4. Impact on Schools: An influx of new residents, especially students, could put strain on local schools, leading to overcrowded classrooms and decreased educational resources for students.
5. Decreased Sense of Community: The transient nature of student housing may result in a decreased sense of community cohesion, as residents come and go frequently without establishing long-term connections with their neighbors.
6. Potential for Overdevelopment: Allowing four dwelling units per property may open the door to overdevelopment and speculative real estate practices, leading to the degradation of the neighborhood's character and charm.
7. Legal and Regulatory Challenges: Implementing such significant changes to zoning regulations may pose legal and regulatory challenges, potentially leading to conflicts and litigation within the community.
8. Impact on Property Taxes: A change in the demographic makeup of the neighborhood, particularly if it leads to a decrease in property values, could impact property tax revenues for the municipality, affecting funding for essential services and infrastructure projects.
These comprehensive concerns highlight the need for careful consideration and thorough community engagement before moving forward with the proposed amendments. I appreciate your attention to these matters and look forward to further discussions on how we can address these issues together.
Thank you for taking the time to address these concerns.
[redacted]

From: Sanya Sohal
Sent: Thursday, April 4, 2024 10:04:13 AM
To: Sean O'Meara <sean.o'meara@oakville.ca>
Subject: 4 as of right

Good morning Councillor,

I wanted to reach out regarding the upcoming vote on 4 as of right. I believe allowing 4 units would be a huge benefit in reducing the housing shortage and alleviating the housing crisis we are currently seeing in Oakville and throughout the province as well.

I'm a renter ,and because of the housing availability shortage my rent has been rising steadily. More than half my paycheck goes to rent and I believe increasing housing availability (by voting for and allowing 4as of right) would go a long way towards making the basic need of housing more affordable for Oakville residents.

A lot of neighbouring municipalities have also passed 4 as of right and we would be keeping up with the region in taking measures to reduce the housing crisis in Oakville. I hope you will vote for allowing this!

Thank you,
Sanya

From: [redacted]
To: Mayor Rob Burton; Town Clerks
Subject: Requesting a public meeting
Date: Thursday, April 4, 2024 2:40:04 PM
Attachments: image.png
image.png

Dear Mayor Burton,

I have written to you along with many other residents in the Special Housing Area of Sheridan College many times in these past weeks. The by-law amendment proposal for rezoning my neighbourhood from RL5 (detached) “AAA” to RM1 Regs for townhouses is upsetting to me. Why, because who in their right mind takes a viable, safe and quiet neighbourhood and destroys it. This does not make a viable option when addressing affordable housing.

This image clearly shows what any street in the "Special Area" could look like in the future. Some of council have responded that we are over reacting to our statements of being targeted and threatened by the proposal from March 8. Their point of view is it will take years to accomplish. I am explaining to you that these real threats by the Oakville Planning Department to us who live in College Park. When you review the image below you will understand our point of view and the anxiety that it causes.

I am pointing out the images presented for the proposed changes. As can be seen in the image above, the area shown can be viewed as College Park with the existing 291 homes. The wiping out of many of them is presented clearly. When viewing the image with the bottom being Sheridan College and the top of the image is to the north bordered by Upper Middle Road. Place yourself in our shoes. Why wouldn’t we feel threatened and have despair? The attitude and the silence by many on town council is disturbing. Ignoring our emails and pleas leads us to the conclusion that those on council have an unknown agenda or worse, are willing to sacrifice an area of town to gain of HAF monies. The attempt to label us with NIMBY has been successful in demonizing those who oppose the proposal. Again another sense of being targeted and feeling helpless. We are not against the need for higher density housing and affordable housing. Not at all.

Our area was designed and accepted by the town of Oakville in the early 1980’s. My home was built in 1986. It’s a little late to come to the conclusion that it was a mistake and the town needs to fix it. If it is not broken, do not fix it. This is a wonderful place inside the great town of Oakville where we raised our family. It is not one of the more expensive areas to purchase. There are many other areas that are far more costly to buy. We do have younger families living here, with their children playing outside. That will all change with the middle to higher density proposal. Especially if it is for transient residents who are young adults seeking student residential housing. It would be irreversible and detrimental.

I am requesting an in person meeting prior to the May 6th meeting and vote for all of the residents who are in the Sheridan College Special Area. Communication is key and enable us to hear from you and to be heard ourselves. If there is misinformation which leads to fear and anger then please explain to us the reasoning. Simply stating that other levels of government require 800M walking distance is not good enough. I have written to you before and do not need to repeat myself regarding this issue. Bring us along in your understanding from all points of view. Please have mercy on us.

If you wish to contact me, please feel free. My wife Cheryl and I would love to meet with you.

I do respect the challenges that the town of Oakville is facing. I do respect the enormous task before you.

Thank you for your time,

Mark Baber. Queensbury Crescent.

From: [redacted]
To: Jonathan McNeice
Cc: Town Clerks
Subject: Vote no to the proposed 800 metre Sheridan special zoning
Date: Thursday, April 4, 2024 5:43:50 PM

Dear Councillor McNeice,

We urge you to Vote No to the special zoning motion around Sheridan College.

It was not unexpected that not one councillor offered up their neighbourhood for this bylaw at the Mayv4 meeting. In fact, it was a wise decision by each of you.

We ask how tearing down homes in a vibrant, safe, family oriented neighbourhood, complete with new splash pad and play equipment courtesy of the Town, makes planning sense. The many young families who have moved in seem to agree that this area is pretty wonderful. They deserve to have the same great experience as earlier residents had.

If the zoning was a mistake (over 35 years ago), we put it to you that it was a fortuitous one for the town. Our homes have created a buffer to the creation of a student ghetto as has occurred in Brampton. The town does not have to work to put the genie back in bottle because our neighbourhood refuses to let it out.

We've heard that we shouldn't worry because it won't happen. The optics are that the town is making decisions that have no basis. We ask how taking now and future decision making power away from Council makes for good planning. Individual applications can be considered on their merits at the time of application.

There are many answers to student's housing issues that do not include destroying a neighbourhood. The ratepayers have many good ideas. We want to make sure that a Brampton doesn't happen while addressing an issue that Sheridan College has not since 2009. Sheridan must come to the table to tell the Town and its ratepayers how it is planning to solve its problem, especially in light of the low cost loans which the Federal Government is offering in the fall. The plans are approved and the money is there. It's time for the College to step up to the plate and build. This is good planning coming together.

We are not NIMBYs. We back onto Sheridan College.

We look forward to Council keeping all of Oakville a great place to live.

Myra and John Willis
Parklane Road.

From: [redacted]
To: Town Clerks
Subject: Fw: Please vote against Four Story Buildings in inconsistent neighbourhoods
Date: Friday, April 5, 2024 10:53:52 AM

Forwarding to include in the Town records.
Thanks, Ron

From: Ron Bell
Sent: Tuesday, April 2, 2024 4:00 PM
To: jonathan.mcneice@oakville.ca <jonathan.mcneice@oakville.ca>
Subject: Please vote against Four Story Buildings in inconsistent neighbourhoods

Councillor McNeice,

Since my colleagues and I have not heard back from you regarding your stance on the vote to accept or decline the proposals for "4 as of right" and "four Storey buildings" in the Sheridan College area, I wanted to contact you individually from the other councillors.

While I am not totally against these ideas for increasing housing units to help with the current shortage, I am strongly against them being applied to a fictitious "Sheridan College Housing area". This is not about NIMBYism but about making drastic, irreversible changes to the fabric of already established communities, completely incompatible with such proposed changes.

Appealing to your strong background in urban planning and design, it's clear that the College Park residential neighbourhood, which was planned, developed, built and sold over 40 years ago, was never intended for such use. The nature of the plan is not appropriate for additional facilities that would be required to support infrastructure, parking or "transient" residents, such as a dominantly student population.

Aside from the need to avoid demolition of well maintained, family-oriented homes of long time, tax-paying residents with multi level, multi dwelling units as a short-sighted solution, there are other options to increase housing density without requiring any additional property.

I have explained some of these options in previous emails but the most obvious ones are building residential units above existing commercial buildings and engaging Sheridan College to be accountable for providing additional student residences, using the vast space available within their current property.

I'd be happy to meet with you in person to discuss these issues and I do implore you to vote against this reckless proposal, without the analysis and long term perspective that good urban planning demands.

Thanks, Ron Bell
Oakville Resident, Ward 5

From: [redacted]
To: Brad Sunderland; Gabe Charles; Neil Garbe
Cc: Town Clerks; [redacted] Peter Wei; Mayor Rob Burton
Subject: Re: Requesting Reply to Four Storey Buildings alternative
Date: Friday, April 5, 2024 10:58:43 AM

Planning Team - still awaiting a reply and anticipating you are interested in considering other options to the housing density issue (and HAF application) than the current proposal that will severely damage the nature of existing, 40 year old, established neighbourhoods.

Glad you are open to input from the public - we are all in it together.

(Clerk, please ensure this email is included in the Town records).

Thanks, Ron

From: Ron Bell
Sent: Friday, March 29, 2024 12:38 PM
To: Brad Sunderland <brad.sunderland@oakville.ca>
Cc: Town Clerks <TownClerk@oakville.ca> [redacted]; Peter [redacted]; gabe.charles@oakville.ca <gabe.charles@oakville.ca>; neil.garbe@oakville.ca <neil.garbe@oakville.ca>; Mayor Rob Burton <Mayor@oakville.ca>
Subject: Requesting Reply to Four Storey Buildings alternative

Dear Mr. Sunderland and colleagues,
I'm following up on an email I sent on Mar 21 that may have been overlooked. The intention of this email was to raise awareness of alternatives to "Four Storey Buildings" for increasing densification around Sheridan College, in hopes of revising the Action Plan for the Town's HAF application.
For brevity, I've included an excerpt below, regarding using the proposed C1 revisions to allow up to 3 storey residential units on top of existing commercial buildings.
As referenced in the email, we have developed a parameter driven spreadsheet (attached) to demonstrate different scenarios and validate our estimate that

this solution could provide up to 400 one and two bedroom residential units, just within the Sheridan College area!
Based on the basic HAF funding formula, this would be eligible for over $8M and much better solution than the Four Storey Buildings proposal, which is extremely detrimental to the existing, established community in the Sheridan College area.

We're hoping you would provide a response to this information and would be willing to meet to discuss in more detail.
Thanks for your consideration,
Ron Bell, Peter Wei and Gopi Pillai
Oakville Residents, Wards 5 and 6
= = = = = = = = = = =

Excerpt from Mar 21 email:
Subject: Sheridan College Zone and Four Storey Buildings in Existing Community – ALTERNATIVES

- …
- Using the C1 provision already proposed in the current Action Plan to allow 3 storey **residential builds above commercial properties; town-wide**.
- As a starting point… to address the initial request of density in the Sheridan area…

Building Residential on Commercial (Sheridan College area)

- With a small working group, as an example, we identified **7 locations within 800m of Sheridan College** (or slightly outside that radius) that could be suitable for this alternative.
- For these potential locations, we determined square meters of the commercial building footprint and using an 80% utilization, with 3 storeys above the existing commercial site and a mix of 1-bedroom and 2-bedroom units, **we estimate over 400 units could be realized**!

From: [redacted]
To: Town Clerks
Subject: Fw: 4 story buildings NOT required for HAF funding application
Date: Friday, April 5, 2024 11:00:38 AM

Please ensure this email is included in the Town records.
Thanks, Ron

From: Ron Bell
Sent: Saturday, March 23, 2024 10:51 AM
To: sean.fraser@parl.gc.ca <sean.fraser@parl.gc.ca>
Cc: anita.anand@parl.gc.ca <anita.anand@parl.gc.ca>; effie.triantafilopoulos@pc.ola.org <effie.triantafilopoulos@pc.ola.org>; Stephen Crawford, MPP <stephen.crawfordco@pc.ola.org>
Subject: Fw: 4 story buildings NOT required for HAF funding application

Hon Mr Fraser,
It's clear that you are not understanding the issue we are rejecting.

Yes, 3 or 4 units in an existing single dwelling unit will help increase density and provide more housing options. And four story apt buildings will help to do the same.

However, there needs to be respect for existing neighbourhoods that were designed and built for single detached homes and for the residents of those communities, who paid millions of dollars in them on that basis, as an investment in their own future. You can not demolish existing well maintained homes to cram in a few apartment buildings and call that responsible urban planning.

Aside from the lacking infrastructure, there are valid concerns that the value of those current properties will be greatly degraded, to the detriment of citizens planning for their families and their future.

These types of structures are suitable for new development or vacant properties or communities that were designed for and already have a mixture of housing units consistent with four storey buildings.

This is not nimbyism but respectful, responsible and thoughtful urban planning, with consideration for existing neighbourhoods and residents, whose rights you were elected to protect.

Please see more information and concerns outlined below. I will also be forwarding another

email that attempts to be collaborative and offer some alternatives to this proposal that will help increase housing density without damaging existing neighbourhoods.

Respectfully, Ron Bell
Concerned Citizen, Oakville, Ontario, Canada

From: Ron Bell
Sent: Thursday, March 14, 2024 5:47 PM
To: Jeff Knoll <jeff.knoll@oakville.ca>; Marc Grant <marc.grant@oakville.ca>
Cc: Membersofcouncil@oakville.ca <Membersofcouncil@oakville.ca>
Subject: 4 story buildings NOT required for HAF funding application
Mr. Knoll and Mr Grant,
I wanted to follow up my previous email regarding proposed by-law amendments related to the "Special Policy Zone", in particular the allowance of 4 storey buildings within the "elusive" 800m radius of Sheridan College.
After reading the HAF initial requirements and the correspondence between Minister Fraser and Mayor Burton, I have the following comments:

- The initial requirements from CMHC for a HAF application was for the Town to provide a list of 7 initiatives to increase housing capacity, which could come from the long list they provided or from the Town's own alternatives.
- This is what guided the Town's initial application, comprised of 7 initiatives that did NOT include either the "4 as of right" or the "4 story buildings" in Sheridan College area.
- The letters from Minister Fraser "suggested" or "requested" those 2 initiatives be "considered" to enhance the application. There is NO statement that either of those proposals are required to have a successful application.

So, Mr. Knoll, your previous reply to me that they are "…prerequisites for receiving funding from the Canada Housing Acceleration Fund…" is simply NOT correct. I'm sorry if you were under that impression, possibly from Brad Sunderland or Mayor Burton.
I see that the Town submitted a revised Action Plan, with 4 additional initiatives, that included the 4 as of right (town-wide) and the 4 story buildings (Sheridan 800m radius). These are # 8 and #9 on the revised plan.
After reviewing applications from other municipalities, I see that several have included action items to increase the (provincially mandated) 3 as of right to 4 but NONE have added anything about 4 story apartment buildings for students to reside near their post-secondary institutions or to be allowed in existing communities with only single detached houses.
Particularly of note, is Guelph, who proposes to support their university when they seek financial assistance from government sources and they will waive development fees for their plans to build their own residences. This is the extent of what Oakville should be doing to assist Sheridan College, when they already have ample space on their property to expand existing residence buildings and to add hundreds,
possibly thousands of other units.
There is absolutely no justification to go so far as to undertake allowing apartment buildings be built

in existing Oakville communities, where they would be completely inconsistent with the urban design and contribute to the degradation of property values of tax paying citizens who have invested millions of dollars in their communities.

With this information, **I urge both of you, Mr. Knoll and Mr. Grant, to vote against the proposal which would allow 4 story buildings to be inappropriately built in the current College Park community of single, detached houses.**

I have more to say on this topic and will offer alternatives to help improve eligibility for HAF funding in subsequent communications.

Thank you for your support,

Ron Bell (Ward 5, Oakville)

From: [redacted]
To: Town Clerks; Mayor_Rob Burton
Subject: Sheridan Special Zone & Pending Vote
Date: Sunday, April 7, 2024 5:42:59 AM

I'm following up on my April 4, 2024 email and writing to you as a very concerned citizen and life long Oakville resident. As noted in my correspondence I've also been given the honour to represent Ward 5/6 as founding board president of Oakvile's newest residents association. You will also hear from our growing team and directly from this we advocate for. Rather than repeat all I'll note :

1) Please list me as an advocate at the next available meeting on this matter. I now consider myself a subject matter expert and have the support of the CORA board and our impacted neighbourhood. As a cycling enthusiast I like to think I have travelled almost every inch/trail. We want to see Oakville return to its past glory as the best place to live in Canada versus our current downward trend as we watch Burlington and others surpass us..

2) My offer to help continues and will arrange around my work schedule to meet and help on this very key legacy decision. m. 289-885-4301 I've extensive contacts and resources and want to help the town I've called home and represented internationally in sport, with local businesses and have met and been honoured by Oakville's two previous mayors and provincial Premiers. I also have spent the past month engaging with subject matter experts, hundreds of students, our MP, MPP, my counterpart Residential Association presidents and many very concerned residents

3) I also work for the Global leader in the key Water Industry (Veolia)and Oakville's fastest growing top 10 employer. Did you know Veolia has access to 50,000 employees that focus on making a Ecological transformation, recently sold Halton land and has potential more, has world leading engineers, finance, project managers, plus exists off the Oakville water grid, maintains acres of land with trails, promotes sustainability, strives to only buy local to minimizing our carbon footprint, we paid $300,000 for a traffic light the town was supposed to pay for and we have underutilized basketball and beach volley courts we could look to share with the town and your ever shrinking parklands per capita . Sadly our local living interns have to commute over 1 hour within Oakville to go less than 10 km which is something that needs correction.

4) We also strongly disagree to have our special zone bundled with other matters as each should be separate and stand on its own. Our team has provided numerous frr better alternatives than the current proposal and how to utilize as much of the existing infrastructure rather than tearing down homes.

5) I remind the council and yourself that the appropriate studies have not been done and our homes are on a downward slope. Further these homes as I and many can attest were not properly built with tons of back fill crammed around the foundations resulting in excessive flooding and your proposal and subsequent plans will create a flood plain. Doubling Oakville's population as we will over a short time without the appropriate infrastructure and lack of appreciation of the resources, notably water, can become disastrous as many other regions/towns/cities are finding. This is in part why Veolia's Water Technology division is exploding in growth.

6) Our residents also want to understand how this money will be used should we decide to meet the ever changing demands from the federal government. We feel our tax dollars are being misused as they attempt to bribe voters for their self serving interests and ignore the clear will of the majority of the voters. Further per the National they are expanding into areas beyond their scope in housing and local bi-laws. We ask you to stand up for all voters in Oakville including our "special" not sacrificial lamb zone.

7) Reviewing the history of residents association it is clear other areas of Oakville have protected their zones and rest assured we will do all in our power to play catchup and receive the benefits of these historically protected zones. Working with many of these associations we will now unite on this matter with more to come.

8) Sheridan and other underutilized municipal lands, malls and office buildings "must " be part of the solution(s) as we have and will continue to provide. These alone will offset the need of a nonsensical bi-law to appease a bribe from the Fed's. Sheridan can no longer sit idla on massive underutilized land and unnecessary parking. Why is it ok for Sheridan to force their students excessively into our homes and not allow for non students in this crisis to lease or buy their unused land? If you like I can share stories of the student ghettos and feedback from my alma mater or the disastrous planning in Kingston around Queens or Hamilton around McMaster.. Other towns/cities have many examples and have done far less for their money.

We appreciate the challenges of this matter and I look forward to discussing with you and again welcome you to walk this neighbourhood. Per a famous quote the "Power of the People is Greater than the people in power." Hence we encourage you to use the amazing people of Oakville and our/their recommendations of far better alternatives on this matter.

Thanks for your time and I look forward to discussing this further.

Derek Zapp

Nottingham Drive Oakville, part of the truly "special neighbourhood,

Derek Zapp Thu, 4 Apr, 08:40 (3 days ago)

to marc.grant, jeff.knoll, Anita.Anand, Town, mayor, jonathan.mcneice, seah.o'meara, ray.chisholm, cathy.duddeck, dave.gittings, janet.haslett-theall, peter.longo, allan.elgar, tom.adams, natalia.lishchyna, nav.nanda, scott.xie, stephen.crawfordco, sean.fraser, electgarycarr

We/I, your voting Oakvillians, very strongly urge you to support your ratepayers by voting no to the motion of a special building bylaw concerning 800 meters around Sheridan. Why?

I've waited 1 month to the day since being the last delegate to speak on this matter to council on March 3 in order to properly research, provide feedback and alternatives. While I agree the residents in this area are "special", we don't intend to allow you to use our tax dollars and votes from the last election to be your experimental sacrificial lambs and reverse many of your campaign statements. We have observed & conversed with you and are now noting this rushed proposal. We observe 3 levels of government who argue/campaign and clearly can't work effectively together. We have also within days formed Oakville's newest residents association, though please note our members will communicate individually until such time as our insurance is finalised and we deal with this top priority first. My findings to date:

1. As a lifelong resident I've spoken with hundreds of each group of neighbours, Sheridan students, co-workers, residents association presidents, our MP office and many subject matter experts. I have also been correspondence/organising with approximately 1,000 friends living in or have lived in Oakville for an event within the month. The response as you are hearing is overwhelming shock to the poorly communicated proposal on what you want to do to Oakville to get the $25 million over 4 years. I suspect this may be the biggest local response to any matter. Respectfully, I'll not apologise for the high volume response I noted was to come on the proposed Housing Accelerator Fund (HAF) at the March 4th council meeting. As you've now realised this subject truly matters to the voters.
2. As reported on the CBC National news last month the housing crisis is in large part due to the 1 million incremental foreign temp workers in 3 years, + 750,000 international students, +300,000 Ukranines, + extra asylum seekers all in short order with no true housing plan or workers to create the supply. Those coming are good people and not the issue, rather than lack of a plan. Marc Miller noted "there is more we can do". Reactively on May 1st the number of foreign workers will be reduced except for those that can help with housing, healthcare & agriculture. Randy Boissanault noted: We already have 1.2M unemployed for 650,000 jobs. The lack of a strategy has us mismatching the people coming with the wrong skills and geography. Canada is the second largest country yet we only seem to want a policy to cram the vast majority in the GTA? Effective policy and cooperation can drive a more logical solution. Canada/Oakville continue to slide down the list of best places to live with these no strategic mistakes.
3. As a finance executive my interpreted misuse of my/others tax dollars is always of grave concern, particularly when many of you are now going back on your campaign statements and/or promises used to get elected. Further your prosed blanket bylaw that removes planning decision making from the elected council and puts it in the hands of the developers or staffers. Having managed the budgets in excess of Oakville's, I offered for free to help on financial matters with no response. We now decided to spend more of my/our tax dollars on consultants after 7 months of seeking little to no voting public input. Further of our tax dollars circle back to Sheridan College who like many schools have exploited to a degree foreign students with double tuitions and little to none of the cash put towards housing with no increased density on campuses. We are reviewing the numbers given the initial response we received from Sheridan on this and their indication they will simply operate within the bi-lways you provide.
4. Further, I chose to reduce my carbon footprint and come work in Oakville for its fasting growing company Veolia (previously Zenon/GE Water/Suez), that are world leading experts on Water for drinking, sewage, Industrial and recycled, along with a leader in Ecological transformation Deeply concerning and contrary to our carbon footprint and simple economics there is no logic in knocking down homes to replace them with 4 story apartments. Better alternatives have been sent to you by the another founding board member that emphasis the use of existing underutilised houses, hotels, vacant lands, Sheridan College lands and innovative or proven solutions like co-ops, shared housing, like Calgary funding the repurposing underutilised commercial & municipal lands and more to come. There have been no studies on water/sewage, the risk of flood plains to a neighbourhood that allowed builders to use excessive backfill versus soil and other resources. Ask or read about London or Paris and what it is like for sewage spills to occur in local water sources and homes.
5. It is also not to over react to the crisis and understand the basic supply demand actions incurring in the market and new innovations to home ownership such as companies like Ourboro and families adjusting to multi-generational homes with under existing utilised housing

From feedback we understand some have expressed an attitude that it doesn't matter because it will never happen so don't worry about this one little item and don't talk to the press. Well we are concerned with incorrect reported data and the suggestion Oakville only gets the money with the latest proposal that exceeds the 7 required actions to get the HAF. It does matter because the optics is that the Town is proposing an unnecessary bylaw to the detriment of an established family oriented neighbourhood and allows for unregulated developers or our silent neighbour Sheridan College to make erroneous or self-serving short term decisions that can not be reversed. Oakville by default I feel is owed HAF as we are more than doubling the provincial average for growth and 33,000 plus units in process and counting. While I appreciate humour, we didn't find it funny when our honourable elected Mayor noted his professor wife said the only difference in 3 versus 4 as a right was $36,000,000 (subsequently now $25,000,000). You forgot to note the revised proposal plans on the 289 single family homes. Appreciating honourable Mayor you had ro miss the March 4th meeting with regrets, we now look forward to your direct feedback with our neighbourhood also and invite all to walk this special neighbourhood or have a call or coffee here.

We respectfully also disagree with assertions of a strong local bi-law enforcement team. Many examples were given though my favourite was the absentee landlord who chopped down a large mature tree only to dump a truck of gravel on the front lawn to make a makeshift driveway for all the cars required for all the illegal borders. We have many more examples to come. You may also have heard in excess of 100 of the Ward 5 & 6 residents attempted to walk to the Town Hall on march 4 in person only to learn the meeting was virtual. As councillor Elgar noted the town over 7 months scrambled to submit a plan on the next to last day with a proposal made that had virtually no public input. We as noted are here to provide thoughtful and better alternatives and encourage your direct 2 way communication with Minister Fraser considering the input provided to date and to come.

Apologies for the slightly lengthy memo, though I've learned one listens to understand a matter and then respond in a timely manner to effect necessary change to avoid mistakes that we all can make.

We look forward to being at the May 6th??? meeting to see this motion be defeated. Short follow-up messages will also be sent individually tomorrow to provide input on our meetings/discussions within great Oakville and every Ward.

Town Clerk further to my earlier request please consider this again my application to be an in person delegate, particularly after being forced to go last and not in person on March 4.

Regards,

Derek Zapp

From: [redacted]
To: [redacted]n; Oakville Council 2023
Cc: Town Clerks
Subject: As of right: the beat goes on.
Date: Wednesday, April 10, 2024 2:53:43 PM
Attachments: image001.png

Mayor, Councillors:

Three take aways from the last meeting on the 8th April 2024:

1. The meeting made it clear that the tranches from the HAF will be conditional on progress on achieving the agreed housing goals. Have any of you considered, or better, quantified, the probability of meeting the goals set (and will thereby receive the funds as promised), in an environment whereby the Federal and Provincial governments are at odds with each other, and the Town is dependent on the participation of the development industry? This has not been addressed. All this is on the assumption that the Feds still include Ontario to receive HAF.
2. All the presentation material continues to avoid mentioning total rebuilds, except a graphic showing townhouses being built in the Sheridan College on a number of assemble and joined lots, Something should be included to show that these are a distinct possibility on single home lots, and they may be simple, cheap cubic buildings with no aesthetic appeal.
3. May I add "minimum" before "1.0 meter" and the phrase "any street facing" before "entrance" when setting out the safe access requirements. This will avoid the possibility of the entrance being on the side of the house with demands for a 1.0 meter side yard clearance. Refer to screen-shot below.

Additional Dwelling Units – ZBA

Effect of Zoning By-law Amendments

- Updated definitions: "additional dwelling unit, attached" and "additional dwelling unit, detached" and revising terminology throughout the Zoning By-law
- Permitting in addition to the primary dwelling unit:
  - a maximum of three *attached additional dwelling units* within the detached dwelling; or
  - permitting a maximum of two *attached additional dwelling units* within the detached dwelling and one *detached additional dwelling* unit within an accessory building.
- Regulating safe access requirements – 1.0 metre exterior path of travel to the entrance
- Updated parking regulations that would require a minimum of 4 parking spaces for a property with 4 dwelling units.

Michael Young

REPORT

Planning and Development Council

Meeting Date: May 6, 2024

FROM:	Planning Services Department
DATE:	April 23, 2024
SUBJECT:	**2024 Heritage Grant Program Recommendations**
LOCATION:	Town-wide
WARD:	Town-wide

RECOMMENDATION:

That the 2024 funding allotment as attached in 'Appendix A - Recommended Grant Projects and Maximum Approved Amounts' to the report titled 2024 Heritage Grant Program Recommendations dated April 23, 2024, be approved.

KEY FACTS:

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

- This is the eleventh year of the Heritage Grant Program, which is an annual program with $120,000 available in funding.
- Additional funds of $35,340 are available for this project year from unused grants from previous years.
- 42 project applications were received requesting over $287,000 in funding for conservation work on designated heritage properties.
- The Heritage Grant Evaluation Working Group met on Tuesday, April 2, 2024 to discuss all submissions and how to allot the available funding. This report contains their recommendations for projects and funding amounts. In total, 40 projects are recommended to receive funding.
- Restoration projects that improve structural stability and preserve exterior systems such as walls, roofs and windows were given priority during the evaluation process to ensure that the program funding supports the projects most necessary to preserve heritage buildings.
- Including this program year, the Heritage Grant Program will have provided over $1,064,000 in funding to assist with more than 255 restoration and conservation projects worth more than $6 million.

BACKGROUND:

This is the eleventh year of the Heritage Grant Program, which Council approved on an annual basis on May 16, 2016, following the successful completion of a three-year pilot program. The grant program was developed to provide funding for owners of properties designated under Part IV or Part V of the *Ontario Heritage Act* (OHA) or with a heritage conservation easement agreement under s. 37 of the OHA.

The program sets out criteria for eligible conservation work, and defines what projects are not eligible to receive funding. Grants can be applied for as matching funding up to a maximum contribution of $15,000.

The program offers a total of $120,000 in funding each year through the Town's operating budget but occasionally additional funds are available from unused grants, developer contributions or heritage fees.

The following chart provides an overview of the Heritage Grant Program statistics to date:

Program Year	Number of Projects	Requested Funding	Funding Available	Value of Projects
2014 (pilot)	28	$235,000	$80,000	$500,000
2015 (pilot)	26	$172,000	$80,000	$466,000
2016 (pilot)	23	$138,000	$80,000	$370,000
2017	25	$181,000	$90,000	$402,000
2018	19	$164,000	$90,000 + $5,000	$478,000
2019	51	$379,000	$90,000 + $25,175	$1,000,000
2020	25	$207,000	$90,000	$510,000
2021	39	$253,000	$90,000 + $53,275	$740,000
2022	32	$244,000	$120,000 + $26,834	$827,000
2023	55	$485,000	$120,000 + $17,965	$2.1 million
2024	42	$287,000	$120,000 + $35,340	$717,000

This report provides recommendations for the allocation of the 2024 heritage grant funding and demonstrates the ongoing success of the program. At their meeting on April 23, 2024, the Heritage Oakville Advisory Committee endorsed the funding recommendations attached in Appendix A.

COMMENT/OPTIONS:

2024 Heritage Grant Program Recommendations

The 2024 Heritage Grant Program had a record setting number of applications and requested funding. Heritage planning staff received more than 60 inquiries about the program and 42 applications requesting over $287,000 in grant funding.

The 2024 program was launched in January 2024 and applications were received until March 15, 2024. The eleventh year of the Heritage Grant Program continues the success of the program, with the combined value of the proposed projects at more than $717,000.

As approved in the staff report 'Heritage Grant Committee Working Group' dated March 12, 2024, five members of the Heritage Oakville Advisory Committee formed the Heritage Grant Evaluation Working Group to evaluate the applications. The working group met on Tuesday, April 2, 2024 at Town Hall to review all 42 applications. As with previous years, the working group had the choice to fund six to eight applications to the maximum requested amount or instead to distribute the grant money to a maximum number of applicants.

Given that many of the applications were for similar projects (i.e. painting woodwork, historic roof replacement, window restorations), the working group felt it was important to distribute the available funding to as many eligible projects as possible. This is consistent with the approach to grant allocation for the past program years.

In order to allocate grant funding consistently and fairly, the working group ranked priority projects in order to determine how much funding each project would receive. High priority projects were considered as follows:

- Projects that propose restoration work of a structural nature, such as foundation and roof repair and stabilization.
- Projects that restore existing heritage attributes that are integral to the preservation of the superstructure (wall systems, roof) of the heritage building. This years' approved projects included support for the restoration of the plaster walls at Knox Presbyterian Church Sixteen, which were irreparably damaged due to an oil furnace malfunction and has resulted in the temporary closure of the church.
- Many of this years' projects involved restoration of historic windows and replacement/new wood storm windows, as well as significant repairs to historic stucco, wood siding and cedar siding.

The recommended projects and their associated maximum funding amounts are attached to this report as Appendix A.

Each approved project has been provided with a 'maximum grant amount', so that they may receive 50% of the costs of their approved projects to the maximum amount. Grant recipients will still be encouraged to complete their entire projects as proposed, but if they are not able to, a minimum scope of work will be required to be eligible for funding. If the grant recipient has met the approved minimum scope of work, the project will be eligible for 50% of the costs up to the maximum approved amount.

Following consideration by Council, all applicants will be notified of the decision regarding their application, and if applicable, the minimum scope of work to be completed.

As outlined in the Heritage Grant Program Procedures, grants funds will be paid to successful applicants at the satisfactory completion of their project. Grant recipients are required to contact heritage planning staff to arrange for an inspection to ensure that the completed work matches the approved project. If work does not meet the satisfaction of heritage planning staff, the grant funds will be withheld until the project does meet the satisfaction of heritage planning staff.

Invoices must also be presented at the inspection to ensure that grant recipients have covered 50% or more of their approved project costs. If a project is completed under budget and the maximum approved amount is more than 50% of the project costs, the grant recipient will receive only 50% of the final project costs.

<u>Additional Funds</u>
Additional funds were available for this program year from the following source:

- Unused grant funding from 2019 - $35,340

Unused grants become available after the completion of the two-year period of validity, plus a two year extension, as outlined in the approved Heritage Grant Program Procedures. The unused grants are rolled into the next available program year and in this case, the unused portion of grants from 2019 is higher than typical. Staff attribute this to the COVID-19 pandemic that occurred less than a year after the approval of the 2019 grants and the subsequent shift in priorities, potential impact on personal finances and rapid increase of construction costs.

<u>Designation Incentive</u>
With the town's designation project to designate as many listed properties as possible before January 1, 2025, the Heritage Grant Program is the town's biggest incentive for property owners. Staff has heard from property owners that financial incentives can help balance any perceived negative impacts from heritage designation. Six applicants to the 2024 Heritage Grant Program have been designated under Part IV of the OHA within the past year. With the targeted

increase in designations, a budget increase for the Heritage Grant Program may need to be considered in the future.

Conclusion

The eleventh year of the Heritage Grant Program has built upon the achievements of the past ten years the program has been offered. The review of previous grant years demonstrates the value of financial support and incentives for property owners who are stewards of Oakville's cultural heritage resources. Additionally, the program is an incentive for property owners considering heritage designation.

Heritage planning staff considers the eleventh year of the Heritage Grant Program a success and look forward to the improvements that will be made to Oakville's heritage properties because of this important program.

CONSIDERATIONS:

(A) PUBLIC

All applicants to the Heritage Grant Program will be notified of the approval/rejection of their application and the grant amount, if approved, following Council approval.

(B) FINANCIAL

Funding for the Heritage Grant Program was approved through the town's annual budget process.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

Heritage planning staff will continue to work with staff from the Finance Department to award heritage grants following the completion of approved projects.

(D) COUNCIL STRATEGIC PRIORITIES

This report addresses Council's strategic priority of Accountable Government.

(E) CLIMATE CHANGE/ACTION

A Climate Emergency was declared by Council in June 2019 for the purposes of strengthening the Oakville community commitment in reducing carbon footprints. The Heritage Grant Program encourages the restoration of historic materials, which diverts waste from landfills. The greenest building is the one that already exists and the Heritage Grant Program helps owners of designated properties maintain their buildings.

APPENDICES:

Appendix A – 2024 Grant Recommendations

Prepared by:
Susan Schappert, CAHP, MCIP, RPP
Heritage Planner

Recommended by:
Kirk Biggar, MCIP, RPP
Manager, Policy Planning and Heritage

Submitted by:
Gabe Charles, MCIP, RPP
Director, Planning Services

Heritage Grant Applications 2024

Property Address	Designation By-law/District	Summary of Proposed Works	Requested	Recommended
87 Allan Street	First and Second HCD	Restoration of front and rear porches	7000	**3500**
151 Allan Street	Trafalgar Road HCD	Structural basement repairs	4000	**3500**
151 Allan Street	Trafalgar Road HCD	Replacement of front and side doors	4440	**0**
1150 Dundas Street West	Part IV	Interior plaster repairs - furnace damage	15000	**10500**
2521 Dundas Street West	Part IV	Emergency wall and masonry repairs	800	**560**
405 Galt Avenue	Part IV	Structural roof repairs	5300	**3700**
68 George Street	Old Oakville HCD	Replacement of non-historic front door	8085	**2400**
146 King Street	Old Oakville HCD	Painting trim and woodwork	2245	**1100**
212 King Street	Old Oakville HCD	Repair and repainting of verandah	4125	**2000**
213 King Street	Old Oakville HCD	Window restoration	10170	**7100**
190-194 Lakeshore Rd E	Downtown HCD	Replacement of non-historic windows	8300	**1200**
250 Lakeshore Rd E/89 Dunn St	Part IV	Stained glass window repairs	15000	**10500**
457 Maplegrove Drive	Part IV	Restoration and repair storms and pinnacle	4375	**2100**
457 Maplegrove Drive	Part IV	Removal of dead tree, planting new tree	2050	**0**
85 Navy Street	Part IV	Window restoration	15000	**10500**
2401 Ontario Street	Part IV	Exterior painting	4195	**2900**
2403 Ontario Street	Part IV	Exterior painting	4195	**2900**
343 Palmer Avenue	Trafalgar Road HCD	Rebuilding of second storey balcony	6100	**3000**
262 Randall Street	Part IV	Ongoing masonry repairs	9605	**6600**
47 Reynolds St	Old Oakville HCD	Front door restoration	700	**490**
47 Reynolds St	Old Oakville HCD	Chimney capping	900	**450**
197 Reynolds St	Trafalgar Road HCD	Emergency tree pruning	950	**140**
236 Reynolds St	Trafalgar Road HCD	Repair and painting of wood trim and storms	3075	**1500**
288 Reynolds St	Trafalgar Road HCD	Replacement of exterior doors	9265	**4600**
69 Second St	First and Second HCD	Front porch restoration	15000	**7500**
93 Second St	First and Second HCD	Non-heritage window replacements	15000	**10500**
3065 Seneca Dr	Part IV	Repair of wood cladding and soffits	1750	**1200**
1072 Tanglewood Ct	Part IV	Front door restoration	7500	**5200**
29 Thomas St	Old Oakville HCD	Historic fence replacement	14885	**4200**
32 Thomas Street	Old Oakville HCD	Exterior painting	1585	**750**
76 Thomas St	Part IV	Roof structural repairs	2500	**2200**
76 Thomas St	Part IV	Exterior painting	8500	**4000**
43 Trafalgar Road	Old Oakville HCD	Interior storm windows	3490	**2300**
159 Trafalgar Road	Part IV	Front porch reconstruction	8770	**2600**
348 Trafalgar Road	Trafalgar Road HCD	Repointing brickwork	4105	**2800**
407 Trafalgar Road	Trafalgar Road HCD	Window restoration and new storms	15000	**10500**
265 Watson Avenue	Part IV	Masonry cleaning and repairs	5000	**2500**
307 Watson Avenue	Part IV	Replacement of cedar siding	15000	**7500**
356 Watson Avenue	Part IV	Exterior painting	2805	**1900**
148 William Street	Old Oakville HCD	Window replacement (6 aluminum clad, 3 wood)	10610	**5200**
263 William Street	Old Oakville HCD	Porch restoration	9420	**2800**
266 William Street	Old Oakville HCD	Fence restoration	1500	**450**
			287295	**155340**

REPORT

Planning and Development Council

Meeting Date: May 6, 2024

FROM:	Community Planning Commission
DATE:	April 23, 2024
SUBJECT:	**Bill 185, Cutting Red Tape to Build More Homes Act, 2024, and Proposed Provincial Planning Statement, 2024**
LOCATION:	Town-wide
WARD:	Town-wide

RECOMMENDATION:

1. That the staff comments included in the report "*Bill 185, Cutting Red Tape to Build More Homes Act, 2024* and Proposed Provincial Planning Statement, 2024" dated April 23, 2024, be submitted to the Environmental Registry of Ontario (ERO), per their respective ERO postings.

2. That the report titled "*Bill 185, Cutting Red Tape to Build More Homes Act, 2024* and Proposed Provincial Planning Statement, 2024" dated April 23, 2024, be forwarded by the Town Clerk to the Minister of Municipal Affairs and Housing, Halton Area MPPs, Halton Region, the City of Burlington, the Town of Halton Hills, the Town of Milton, Conservation Halton and Credit Valley Conservation.

KEY FACTS:

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

- This report is provided for information to Council regarding several initiatives announced by the Province on April 10, 2024. Namely: changes to the *Municipal Act, Development Charges Act* and *Planning Act*, as well as a second iteration of the proposed Provincial Planning Statement, 2024, all of which are subject to a 30-day comment period which concludes on May 10, 2024.

- The assessment and comments provided in this report are based on a preliminary review of the information by various staff within the Town.

- The assessment is provided based on the following 13 themes:
    1. Removal of regional planning responsibility
    2. Removal of third-party appeals (official plan and zoning)
    3. Private request for official plan amendment (PMTSA & settlement area boundary expansion)
    4. Prohibition of minimum parking requirements within higher-order transit areas
    5. New regulation making authority (additional residential units, ground related residential development, community service facilities, investment attraction)
    6. Exempt undertakings (university and colleges)
    7. Public notice
    8. Repeal of community infrastructure and housing accelerator
    9. Process changes (pre-consultation, complete application, no refunding of fees, lapsing provisions)
    10. Sewage and water allocation by-laws
    11. *Development Charges Act (*studies as eligible costs, no phased in fees, 18-month freeze, informal amendment)
    12. Parkland dedication requirements (*Planning Act*)
    13. Proposed Provincial Planning Statement, 2024

- Notwithstanding that the assessment is preliminary, staff recommend that Council endorse all comments herein for submission to the Province within the 30-day period provided (Comments are provided in relation to items 1-6, 9, and 11 – 13 from the above list.).

- A further report may be provided when more information becomes available and/or when proposed changes are enacted by the Province.

BACKGROUND:

On April 10, 2024, the Province introduced another installment of proposed legislative, regulatory and policy changes and additions to support its on-going campaign to increase the supply of housing in Ontario. According to the Province, this most recent initiative is aimed at cutting red tape and speeding up government processes, to support the construction of 1.5 million homes by 2031. (Appendix A provides a listing of proposals and their links for which the Province is requesting comments.)

The proposed *Bill 185, Cutting Red Tape to Build More Homes Act, 2024* amends fifteen Acts. Of those, proposed changes to the *Development Charges Act, Municipal Act,* and the *Planning Act* (provided in Bill 185 schedules 6, 9 and 12 respectively) are most significant to Oakville. Some of the proposed changes to the *Development Charges Act* and *Planning Act* repeal changes that were introduced

via *Bill 23, More Home Built Faster Act, 2022*, which had been reported on by Town staff at the December 5, 2022 Planning and Development Council meeting.

Complementing these changes are proposals for new regulations and amendments to existing regulations, as well as a new version of the Proposed Provincial Planning Statement. As was noted with the previous version of this policy document, this new Provincial Planning Statement, 2024 would replace the Provincial Policy Statement, 2020 and A Place to Grow, the Growth Plan for the Greater Golden Horseshoe, 2020. Staff had reported on the previous version of the proposed Provincial Planning Statement, 2023 at the May 15, 2023 Planning and Development Council meeting.

COMMENTS:

Proposed changes to legislation, regulations and policy are summarized below in 13 categories. The summary for each is followed by an estimate of the potential impact the proposed change would have on the Town of Oakville, and where appropriate, a response to the proposed change to be shared with the Province is also given.

1. **Removal of Regional Planning Responsibility**

Schedule 12, Sections 1, 15 and 19, of the proposed legislation addresses matters related to regional planning. The legislation identifies Halton, Peel and York Regions as the first three Regional Municipalities that, as of July 1, 2024, will no longer have planning responsibility. Other upper-tier municipalities may have their planning responsibility removed through a future proclamation or regulation. Along with the change in definition to “upper-tier without planning responsibility”, various other provisions of the *Planning Act* wherein the term “upper-tier without planning responsibility” will also come into effect on July 1, 2024. This includes the removal of the Region’s ability to appeal or even to become a party to hearings regarding *Planning Act* matters, including official plans and official plan amendments, zoning by-laws, minor variance, plans of subdivision and consent applications, notwithstanding the Region’s interests as it relates to the provision of infrastructure, housing services, coordination and management of growth, and protection of natural heritage systems and resources, among others.

Despite the Region’s loss of planning responsibility, Halton Region may continue to have a Planning Advisory Committee, which includes at least one member of the public. Furthermore, Halton Region Council may, on conditions agreed to with its lower-tier municipalities, provide advice and assistance with respect to planning matters.

- Impact on the Town of Oakville

The Regional Official Plan will be deemed to be an Official Plan of the Town for all of the town’s lands within that Plan. For any regional official plan amendment (ROPA)

either under appeal or in draft form, the Town will be able to continue or dispose of the amendment, this includes any private application to amend the Regional Official Plan within the town boundaries.

As part of the Official Plan update, Council will need to determine whether to maintain, amend or repeal the Halton Region Official Plan as its official plan to guide community building in Oakville. Staff will report back on this transition later this year.

This change in the *Planning Act* also means that the Town is authorized to identify other Protected Major Transit Stations Areas that meet the *Planning Act* definition of station area on an existing or planned "higher-order transit" corridor.

Any future amendments to either the Town's official plan or the ROP will be approved by the Minister, unless the Minister identifies Oakville as a municipality that is exempt from the Minister's approval. To date, the Ministry has not indicated that lower-tiers within "upper-tiers without planning responsibility" would be listed in the current Ontario Regulation 525/97 Exemption from Approval. However, the *Planning Act* prohibits the exemption for the approval of official plans and official plan amendments that are subject to the Minister's approval that are related to an Official Plan review in accordance with section 26 of the *Planning Act* or are introducing or amending certain policies related to Protected Major Transit Station Areas, such as delineating boundaries and/or are assigning minimum densities.

The *Planning Act* also authorizes the Minister to suspend the required approval time of such OPAs, subject to certain specified notice provisions. The Province has exercised this authority for several official plans and official plan amendments over the last few years, thereby delaying municipal efforts to update local planning direction.

Meanwhile, the Region will continue its other planning related functions such as managing and planning major sewer and water infrastructure, as well as providing Housing Service Manager functions. As such, the Town will need to continue to consult with the Region regarding planning matters that rely on such services. Furthermore, as contemplated in the proposed Provincial Planning Statement, 2024 (see commentary below), the Town will likely still work with the Region to coordinate inter-jurisdictional growth management matters such as population, job and housing forecasts, watershed planning, natural heritage system protection, and resource management. Further discussion with the Region, fellow lower-tier municipalities, as well as neighbouring municipalities outside of Halton (i.e. Mississauga) and relevant conservation authorities is required to determine how a new type of coordination might work.

In the meantime, Halton Region, in anticipation of this change in responsibility has convened meetings with its local municipalities and conservation authorities. The

regional staff report dated April 17, 2024 indicates that in preparation for July 1, 2024 proclamation date, staff will work to finalize a Memorandum of Understanding among the Region and local municipalities regarding roles and responsibilities.

- Comments to the Province:

a) While Town staff have yet to understand what, if any, outstanding ROPAs are in process, it would be prudent to have the Region conclude those amendments, as opposed to passing them along to Town staff mid-process. As such, transition provisions should be included within Bill 185 to minimize or eliminate the transfer of incomplete amendment processes.
b) To minimize the volume of official plans or official plan amendments that will be forwarded to the Province for approval, the Town of Oakville should be identified as a municipality exempt from approval within O. Reg. 525/97.
c) Ministry staff should provide information, prior to July 1, 2024, regarding protocols and expectations in relation to the Ministry's role as direct approval authority, so that the Town may update its processes accordingly.

2. Removal of Third-Party Appeals (Official Plan and Zoning By-law)

Schedule 12, Sections 3 and 5 of the proposed legislation removes the right of appeal for official plan, official plan amendments, zoning by-law and zoning by-law amendments for "persons." It is proposed that only "specified persons," public bodies (not including upper-tiers without planning responsibility), the Minister, the appropriate approval authority, and the applicant (where applicable) may appeal a decision to approve these proposals. "Specified persons" are generally defined as entities responsible for utilities, such as power, telecommunications, railways, natural gas, etc.

It should also be noted that "persons" who made submissions to Council, continue to have the right to seek party status, should the matter be appealed to the Ontario Land Tribunal by any of the other entities that continue to have appeal rights.

Furthermore, the legislation proposes to retroactively impose these provisions to any appeals wherein the only appellant was a "person" and no merit hearing has yet taken place. In those instances, the appeal is deemed dismissed.

Complementary amendments to Ontario Regulations related to official plans and zoning by-laws are proposed to be made to clarify right of appeal information within public notices.

- Impact on the Town of Oakville

Presently, the Town of Oakville has a total of 19 official plan and zoning by-law matters before the Ontario Land Tribunal. Of those, five are subject to an appeal by

only a third-party and/or have not yet had a merit hearing. As such, this would mean the closure of those cases (these are municipally initiated and Council approved official plan amendments[1] related to Palermo Village) and Council decisions would come into effect.

With the Minister as the approval authority for Town of Oakville Official Plan or Official Plan Amendment, the *Planning Act* removes all appeal rights. As such, an OPA related to a PMTSA like Midtown Oakville, would not be subject to appeal. With these new provisions, other Council decisions for municipally initiated matters (that are exempt from the Minister's approval in the case of official plan amendments), and zoning, would not be subject to appeal either by development proponents or the general public. Decisions on private applications (even those that seek to amend a newly approved municipally initiated amendment), may still be subject to appeal by the applicant, but not other "persons." Those "persons," however, may seek party status, should the matter be appealed.

- Comments to Province

a) It is noted that through various amendments to the *Planning Act* over the last few years, a "person's" right of appeal on *Planning Act* matters has been reduced. With the enactment of these proposed provisions, "persons" would not have the right of appeal on any matter. This, in theory, would reduce the number of matters that are addressed by the Ontario Land Tribunal, but would require much more public and stakeholder engagement prior to decision-making, in order to ensure that the purpose of the *Planning Act* as stated in section 1.1 (d) "to provide for planning processes that are fair by making them open, accessible, timely and efficient" is upheld. Accordingly, regulations associated with these *Planning Act* tools wherein direction is provided regarding the giving of notice and engaging with the public, should be updated to ensure a consistent approach to engagement across the Province; and,
b) Notwithstanding that the provisions prohibiting upper-tiers without planning responsibility from having appeal or party status rights was proposed via Bill 23, a further change to the *Planning Act* wherein the Region's appeal rights be reinstated warrants consideration. As noted above, the Region continues to have responsibility for housing, major infrastructure, and its own land-holdings. In preserving the Region's appeal and party status rights (as is the case with any other public body) relieves the Town's responsibility to defend matters of Regional interest and ensures that the subject matter experts are properly represented at the Tribunal, whether in hearings or mediation opportunities. This is especially important when matters are appealed for lack of decision or refusal by the Town in support of the Region's interests.

[1] The OPA numbers are as follows: 34, 37, 38, 289 and 306.

3. Private Request for Official Plan Amendment (PMTSA & Settlement Area Boundary Expansion)

Schedule 12, Sections 4 and 5, of Bill 185 proposes to increase appeal rights for certain matters. Presently, the *Planning Act* precludes private applications from requesting to amend permitted uses within Protected Major Transit Station Areas, Bill 185 would permit such applications to be made. Similarly, current provisions in the Act prohibit appeals regarding the refusal or lack of decision on official plan amendment and zoning by-law amendment applications that propose to alter the boundary of a settlement area. Bill 185 would allow such appeals on lands outside of the Greenbelt Area.

It is not clear why requests to amend permitted uses within PMTSAs should be entertained, where Council would not otherwise resolve to consider this change, nor why requests to alter the boundary of a settlement area, when not supported by Council, should be considered by the Ontario Land Tribunal. These proposed provisions appear to be at odds with the thrust of the overall legislation which is intended to speed up government processes and cut red tape. These proposed changes, on the other hand, are likely to result in hundreds of hours to prepare applications, review them, and then have them adjudicated at the Ontario Land Tribunal.

- Impact on the Town of Oakville

The proposed changes could result in the Town having to address appeals to the Ontario Land Tribunal, that under the current legislation it would not. Presently, there is a small portion of land that is not in the Town's settlement area and is outside of the Greenbelt Area. A request to expand the settlement area that is not supported by Town Council and/or the Minister (if the OPA is exempt from their approval), may now be subject to appeal, whereas currently, it is not.

The Town adopted the Bronte GO PMTSA official plan update in 2023, the OPA was not appealed, however, if the *Planning Act* is amended to allow requests to amend permitted uses and the requested uses are not supported by Council, then the Town may have to address this matter via the Ontario Land Tribunal. The same holds true for any forthcoming PMTSA official plan permitted use policies.

- Comment to Province

a) These proposed changes should be removed from Bill 185. These changes are inconsistent with Provincial direction to streamline planning approval that meets local and provincial objectives for compact, transit supportive community building. PMTSA decisions approved by the Minister should not be undermined by private applications that could be advanced at any time. Similarly, unwelcome settlement area expansions, for which municipalities

will have to be responsible for its ongoing servicing, should not be permitted to be referred to the Ontario Land Tribunal for adjudication.

4. Prohibition of Minimum Parking Requirements within higher-order transit areas

Schedule 12, Sections 2, 5 and 13, relate to provisions that prohibit official plan policies and zoning by-law provisions that would require a minimum number of parking spaces for anything other than bicycles, on lands that are located within a Protected Major Transit Station area. This prohibition would also apply to lands associated with a higher-order transit station area or stop where a provincial plan or policy directs the official plan to identify a minimum number of residents and jobs per hectare collectively. This provision may also apply to prescribed areas, however no such regulation is presently proposed. Furthermore, the legislation proposes that this prohibition trump any existing policies and provisions of official plans, zoning by-laws, or Minister's zoning orders within those areas. The proposal also removes the right for the Minister to establish regulations that either prescribe minimum parking standards or prohibit them.

- Impact on the Town of Oakville

Municipalities establish minimum and maximum parking requirements for development to address parking demand for residents, visitors, workers and/or customers based on parking analysis and traffic impact studies. However, these prohibitions on required minimum parking would apply irrespective of the findings from such reports.

Without minimum parking standards imposed, development may choose not to provide parking on site, thereby increasing demand for transit, active transportation facilities, and the use of public streets or other parking facilities to satisfy parking needs, where alternative transportation modes are not presently sufficient and may not be provided within the timeframe required to meet demand.

It is understood that minimum requirements for parking may be costly to new development, preclude transition of existing facilities to new uses, and create undue strain on existing road capacity; however, these challenges may be mitigated on a site-by-site basis. This context appropriate method would better serve an existing or planned higher-order transit area than simply removing the ability for municipalities to impose minimum parking requirements from where they are warranted.

Should this legislation come into effect, the Town may need to consider other means to ensure that parking needs are met over the short and/or long term. Alternative approaches may include an increase in on-street parking capacity and/or the creation of public parking lots, which would mean having to increase the Town's land acquisition for public realm in those areas. Without these measures in lieu of

minimum parking requirements, the Town risks having additional strain on the existing parking supply in and adjacent to these higher-order transit areas, and also may experience impacts on the operations of municipal transit and parking enforcement.

On the other hand, while some development proponents seeking to construct affordable housing may have concerns regarding the provision of minimum parking spaces, the Town has experienced situations wherein development proponents are not satisfied with the maximum parking rates provided in the Town's by-laws, and request higher rates. Having reasonable maximum parking rates is a means to support the use of active transportation and reduce traffic congestion. These maximum parking rates also support the Town's climate change mitigation strategies.

- Comment to Province

a) All PMTSAs and station areas on higher-order transit corridors are not alike. Some of these transit station areas are based on a planned service where the transit facility is not yet provided; however, the proposed legislation would apply to those locations, and as such put undue pressure on transit providers, including Metrolinx, to expedite the provision of the service. Parking requirements are best determined based on holistic studies that consider the context of the site, existing and future services. Accordingly, provisions that prohibit minimum parking requirements in official plans and zoning by-laws should be removed from Bill 185.
b) As noted above, the provision of maximum parking rates is a means to mitigate traffic congestion as well as climate change. To reduce disputes over maximum parking rates established via traffic impact studies and transportation management plans, consideration should be given to proposing a change in legislation that supports maximum parking rates to assist in streamlining development.

5. New Regulation Making Authority (Additional Residential Units, Ground Related Residential Development, Community Service Facilities, Investment Attraction)

Bill 185 introduces an amendment to the current authority to make regulations associated with additional residential units and several new regulation making authorities.

<u>Additional Residential Units</u>
Section 7 of Schedule 12 proposes to change the authority to issue regulations associated with additional residential units (ARU), clarifies that the content of the regulation only applies to the ARU, not the primary residence, and also proposes that the permission for the ARU is only valid for one time on the subject lands, such

that if the unit is converted or the building is demolished the as-of-right permission for the ARU no longer applies. To date, no rationale is provided for the proposed change to the authorization of this regulation.

Ground Related Residential Development

Sections 9 and 12 of Schedule 12 propose a new regulation making authority related to ground related residential development. This authority proposes to make regulations which would override zoning by-laws, Minister's Zoning Orders, site plan controls and community planning permit by-laws. The ERO explains that this authority is intended to enable: "The establishment of criteria to facilitate planning approvals for standardized housing." The ERO further states that: "The proposed changes would only apply on certain specified lands, of a minimum lot size, such as urban residential lands with full municipal servicing outside of the Greenbelt Area." Furthermore, the "backgrounder" provided with the announcement of this legislation indicates that this regulation could be used to exempt planning approvals (i.e., zoning) where development is proposed in accordance with "standardized housing designs" that are yet to be established. (See Next Steps below for more information regarding the Building Code and standardized housing designs.)

Community Service Facilities

Sections 11 and 12 of Schedule 12 authorize a regulation that would exempt "community service facilities" from any provision of the Act or from the regulation that authorizes community planning permit system, or set out restrictions or limitations with respect to their application, and that this regulation would prevail over the provision of any other Act as specified in the regulation. "Community facilities" are defined as undertakings by a school board per the *Education Act*, long-term care home as defined in the *Fixing Long-Term Care Act, 2021*, and a hospital as defined by the *Public Hospital Act*. ERO 019-8369 notes that the proposed change would "create regulation-making authority to enable a streamlined approvals pathway for prescribed class(es) of "community service facility" projects (public schools K-12, hospitals and long-term care facilities) that support the creation of complete communities." This explanation, however, does not seem consistent with the proposed provisions in Bill 185.

Investment Attraction

Section 2 of Schedule 9 proposes to amend the *Municipal Act* by adding provisions that would authorize making regulations that would allow a municipality to grant assistance to specified manufacturing business or other industrial or commercial enterprise and may exempt such enterprise from levy, charge or fee required under *Development Charges Act* or *Building Code Act*. The regulation may also have set timeframes, conditions, and location, wherein this yet to be defined assistance would occur. Similar to provisions in the *Planning Act* under section 28 (Community Improvement Plans) this regulation would override section 106 of the *Municipal Act*

which prohibits municipalities from directly or indirectly providing assistance to private entities.

- Impact on the Town of Oakville

Presently, the proposed language in the Act and the clarification provided in the ERO regarding the *Planning Act* related regulations are quite vague and/or inconsistent with each other. As such, it is not clear what impact, if any, these proposed changes would have on the Town.

With respect to the *Municipal Act* regulation intended to incentivise investment, the description provided in the Ontario Regulatory Registry states:

> "If the proposed regulation-making authority is created and used, and if a municipality provides this assistance to a business:
>
> - The municipality may forgo some revenue that it may otherwise have collected from the business. Depending on the assistance provided, the municipality may be required to raise this forgone revenue from other sources.
> - There could also be many benefits to the local community and the province, including direct and indirect job creation.
> - Businesses that receive the assistance would benefit as it would help to lower their costs of establishing their business in the specified municipality, which could translate into more investments and job creation for the local community and the province.
> - There may be some increased administrative costs for municipalities to track the assistance that is provided."

As such, while the Province may establish the regulation to address its investment interests, the onus appears to be on the Town to provide the incentive. It is not clear that the intent is for this regulation to apply only where a municipality requests it and where there is capacity to provide proposed incentives.

- Comments to the Province

a) To facilitate meaningful consultation on these proposed legislative and regulatory changes, more information needs to be provided.
b) With respect to the proposed regulation to incentivize investment, the Act should clarify that this regulation may only be imposed per the request of the host municipality.

6. Exempt Undertaking (University and Colleges)

Schedule 12, Section 11 proposes to add new provisions to the *Planning Act* that would exempt any undertaking by publicly assisted universities[2] from the *Planning Act*, except in lands that are within the Greenbelt Area. The proposed addition to the Act also contemplates regulations associated with this provision, which seem to be specific to further defining the term "publicly assisted university" for the purpose of this provision. The ERO notes that this authority would exempt university-led student housing projects on- and off-campus.

- Impact on the Town of Oakville

The proposed provisions and explanation in the ERO are quite vague. It is understood that Sheridan College in Oakville would qualify as a college that would benefit from this regulation. Should this regulation come into effect, it appears that the college could advance development on or off its campus, without municipal planning permission.

- Comment to the Province

a) Other undertakings in the *Planning Act* that are currently exempt from the Act are ones that are subject to an *Environmental Assessment Act* approval process, for example: a project of Hydro One or Ontario Power Generation and other energy projects. Presently, the proposed provisions related to colleges and universities do not identify an alternative process to which these projects would be subject that would ensure adequate protection, and where possible enhancement, of natural features as well as other planning considerations. Furthermore, if the intent is to only exempt projects that provide student housing, then that too should be specified in the legislation.

7. Public Notice

Amendments are proposed to regulations regarding the procedure to notify the public on matters related to *Planning Act* and *Development Charges Act* initiatives. Presently, the regulations require that notice be issued by mail or through a local newspaper. The proposed change would also permit a municipality to give notice via its website, where there is no local (print) newspaper.

- Impact on the Town of Oakville

Presently, there is no local (print) newspaper that serves Oakville public. For *Planning Act* matters that are townwide or address a large portion of the town, advertisements are being placed in the Globe and Mail, as well as posting the same

[2] "publicly-assisted university" means a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education (*Ministry of Training, Colleges and Universities Act*)

and more information on the Town's website. The Town's website is a resource for information, work is underway to improve its accessibility, including a means to provide automated notices on various matters to subscribers. Furthermore, the Town presently uses social media as another means to direct people to its website regarding specific matters. These types of efforts ensure that the public has access to timely information and are broadly accessible.

8. Repeal of Community Infrastructure and Housing Accelerator

Section 6 of Schedule 12 proposes to repeal all of the provisions related to the Community Infrastructure and Housing Accelerator (CIHA) tool that was added to the *Planning Act* via Bill 23. (This tool was explained in the White Paper: *Planning Act* Tools to Facilitate Affordable Housing that was shared with Council at the March 18, 2024 Planning and Development Council meeting.) It is noted that in its stead, the Province has provided new requirements on its website regarding Minister's Zoning Orders in the event that a municipality may wish to request that the Minister issue a Minister's Zoning Order to address a planning matter.

- Impact on the Town of Oakville

To date, the Town has not expressed an interest in using the CIHA, as such the repeal of it is of little consequence.

9. Process Changes (Pre-Consultation, Complete Application, No Refunding of Fees, Lapsing Provisions)

Several process changes are proposed with respect to planning applications:

Pre-Consultation Meetings
While presently the *Planning Act* permits municipalities to mandate pre-consultation meetings with applicants proposing official plan or zoning by-law amendments, and/or making applications for site plan or subdivision, Sections 4, 5, 8, and 10 of Schedule 12 of Bill 185 propose to remove provisions in the *Planning Act* that authorize municipalities to pass a by-law requiring pre-consultation for those matters. Furthermore, changes are proposed regarding the timing of when the Town or applicant can request a motion for directions from the Ontario Land Tribunal in relation to the completeness of an application. Similar to a development permit application under a Community Planning Permit System, this motion for direction can be requested at any time, whereas presently the *Planning Act* requires waiting 30 days after an application is submitted for these other application types.

No Refund of Fees
Bill 109 amended the *Planning Act* to require municipalities to refund fees associated with zoning by-law amendment and site plan applications, where decisions were not issued within prescribed time-frames. This change in the

Planning Act resulted in the Town modifying its processes to meet timelines without giving refunds. Sections 5 and 8 of Schedule 12 in Bill 185 proposes to repeal those fee refund provisions.

Lapsing Provisions

Sections 8 and 13 of Schedule 12 also propose new "use it or lose it" provisions which authorise the approval authority to impose a time within which a building permit must be issued before the approval of a site plan application lapses or it will be deemed no longer valid. It is also proposed that these lapsing provisions may be applied retroactively to site plan applications, at the discretion of the "authorized person" (i.e., Director of Planning).

Bill 185 also authorizes making "use it or lose it" regulations wherein minimum and maximum site plan and draft plan of subdivision approval timeframes may be established. In the meantime, the legislation provides a minimum period of three years for both site plan and draft plan of subdivision approval.

Furthermore, the legislation also establishes a timeframe of 3 years from the time these provisions of Bill 185 come into effect after which draft plans of subdivision approved prior to March 28, 1995 will lapse, without the right of renewal.

These lapsing provisions align with the proposed *Municipal Act* by-law regarding the allocation, withdrawal of allocation and reallocation of servicing capacity (see below Sewage and Water Allocation by-law).

- Impact on the Town of Oakville

In accordance with the *Planning Act*, the Town has policies in its official plan and has adopted a by-law which requires pre-consultation prior to submitting applications regarding those matters. Pre-consultation meetings help to scope complete application requirements for a development proposal and often identify potential issues early in the development application process. Many applicants attend these meetings to streamline planning approval.

With respect to Complete Application requests for direction from the OLT, since those provisions were added to the *Planning Act*, the Town has had only one such request, which was resolved prior to the Tribunal being involved in the matter. As noted above, since application requirements are discussed during pre-consultation meetings, this mitigates the need for dispute resolution after an application is submitted.

With respect to the repeal of fee refund requirements, this proposed change should lead to more opportunities to work with a development proponent in order to be able to issue a positive decision.

Presently, the Town of Oakville has units that are approved through site plan applications and in draft approved plans of subdivision but for which a building permit has not yet been issued or a draft plan has yet to be registered. It is possible that the proposed lapsing provisions could hasten building permit requests, however, it is understood that there are many extenuating circumstances that preclude an applicant from taking the next step within the development process.

- Comment to the Province

a) The pre-consultation process established by the Town provides an opportunity to identify necessary application types in support of a development proposal, scope application requirements prior to submission of applications, and identify preliminary issues and/or concerns. These meetings benefit the Town, commenting agencies and development proponents. Furthermore, these meetings assist with reducing or eliminating the need for resubmissions, thereby reducing the overall approval timeframe. Accordingly, Bill 185 should be amended to maintain a municipality's authority to require pre-consultation.

b) The repeal of *Planning Act* provisions regarding refunds for site plan and zoning by-law amendment applications is consistent with Town comments sent to the Province regarding Bill 109.

10. Sewage and Water Allocation By-law

Section 70.3 of the *Planning Act* that authorizes making a regulation to authorize municipal by-laws that may be used to allocate sewer and water capacity to development is proposed to be removed and replaced with new provisions in the *Municipal Act* (see Schedule 12, Section 14 and Schedule 9, Section 1). The proposed addition to the *Municipal Act* permits municipalities to adopt by-laws which establish policy for the allocation of sewer and water capacity to support approved development and identify types of criteria to be used when allocating water and sewer capacity in terms of its approval, withdrawal of approval, and later reallocation. The by-law may apply to the entire municipality or may be different depending on the location within the municipality. The Act assigns approval authority for allocation to an officer, employee or agent of the municipality, whose decision is final. The proposed provisions also permit the Minister to make a regulation exempting approved development or a class of approved development from such a by-law.

- Impact on the Town of Oakville

Presently, the Town of Oakville participates in Halton Region's allocation program, which is a financing tool used to ensure adequate funding is available to support growth-related infrastructure throughout the Region. As it relates to Oakville, the

program identifies the extension of servicing infrastructure needed for residential land uses in designated greenfield areas in the north.

The ERO notes that the tool explicitly authorizes municipalities to adopt by by-law (where they do not already exist) to formalize how water and sewage servicing of an approved development is managed. The intent of this by-law is to enable servicing capacity to be allocated/reallocated to other projects if the approved development has not proceeded after a specified timeline and the servicing is needed elsewhere in the service area. As such, should this regulation come into effect, they Town may choose to formalize its current process by way of this by-law, which would be under the authority of the *Municipal Act*.

11. *Development Charges Act* (Studies as Eligible Costs, No Phased in fees, 18-month Freeze, Informal Amendment)

Several changes are proposed to the *Development Charges Act* that repeal legislative changes introduced by Bills 23 and 108. Bill 185 proposes to reinstate certain studies, including the Development Charges Background Study, as eligible costs for which DCs may be charged. DC discounts in the first four years of the by-law coming into effect are proposed to be repealed, subject to transition rules. And the freeze of the Development Charge rate for site plan and rezoning applications is limited to 18 months after the application is approved. Furthermore, a process for minor amendments to DC By-laws is proposed which would allow a municipality to amend their existing DC by-law to address the prescribed changes to the Act without having to complete required formal steps, as long as the amendment is passed within 6 months of the applicable provisions of Bill 185 coming into effect.

In addition to the changes in Bill 185, the Province announced that Section 4.1 of the DC Act “Exemption for affordable residential units” will be proclaimed on June 1, 2024. These exemptions were originally introduced through Bill 23, and the definition for affordable and attainable units was later amended as part of Bill 134. Residential units that meet the definition of affordable will be exempt from the town’s growth funding tools of DCs, parkland dedication and community benefits charges. The definition of affordable relies on an “Affordable Residential Units Bulletin” that has not been released, however, the Province stated that this will be posted on its website when it comes into effect.

- Impact on the Town of Oakville

The proposed changes address several concerns that were raised by staff and Council with respect to Bill 23 and Bill 108 over the last couple of years.

The reinstatement of studies as an eligible capital cost for DCs is positive for the town. The exclusion of studies has not yet impacted the town, as the 2022 Development Charges by-law pre-dated Bill 23. The proposed change would allow

for the continued inclusion of studies at the time of the town's next Development Charges By-law.

The removal of the new DC by-law phase-in (discount) provisions is another positive change. As of the end of March 2024, these discounts have resulted in $8 million loss in DC revenue for the town. The removal of these discounts will mean that the town may collect at the full rate under the DC by-law; however, based on the transition rules, developments with a rate freeze prior to this change coming into effect will continue to pay at the discounted rate.

The town is supportive of the reduction of the rate freeze period from 2 years to 18 months from planning application approval. As of the end of March 2024, the rate freeze provisions have resulted in $13 million in lower DC revenue for the town. The reduction of this time period will hopefully incentivize faster construction and may also reduce this impact. The prescribed purposes for which a municipality can complete a minor amendment to their DC by-law does not include the purpose of amending the rate freeze period. The town's DC By-law includes the current expiration date of 2 years from planning application approval, which may mean that the town must continue to provide for the 2 year time period until the DC By-law is amended or a new DC By-law is brought forward.

The proposed changes would reduce the financial impact associated with Bill 23 and Bill 108, and ensure that the Town recovers more growth-related costs through development.

The impact of the Province's announcement regarding the proclamation of section 4.1 of the DC Act remains unknown. There are a number of concerns that were discussed in the report titled *Bill 131, Transportation for the Future Act, 2023* and *Bill 134, Affordable Homes and Good Jobs Act, 2023* at the November 13, 2023 Planning and Development Council meeting. These concerns included the challenges with administering and enforcing exemptions in line with the intent of the legislation, and the potential financial implications. Staff submitted these concerns to the ERO posting (shown in Appendix A of the report). There has been no further information or clarity on the issues raised. The definitions for affordable rely on an "Affordable Housing Units Bulletin" that is not yet released.

- Comments to the Province

a) The proposed changes address some of the Town's concerns raised with respect to changes in the *Development Charges Act* over the last couple of years. To further address Town concerns, the following changes are warranted:
    i. Apply the removal of the new DC by-law discounts to developments that have received a rate freeze at the discounted amounts.

ii. Keep the Town whole for the reduced revenue that result from DC by-law discounts.
iii. Allow the process for minor amendments to DC By-laws for the purpose of amending the rate freeze timeframe, and that this be applicable DC By-laws passed before or after November 28, 2022.

b) Furthermore, it is reiterated here that the proclamation of section 4.1 of the *Development Charges Act* for the exemption of affordable and attainable residential units from DCs, parkland dedication, and community benefits charges could have a significant financial impact on the Town. The Town's concerns regarding administration and enforcement as communicated in the ERO posting should be addressed prior to proclamation of this section. The Province has not yet indicated how they will keep municipalities whole, which could result in delays in key infrastructure required due to growth or impacts to property taxes.

12. Parkland Dedication Requirements (*Planning Act*)

Presently, Bill 185 does not propose amendments to Section 42 of the *Planning Act* regarding parkland dedication. Per Bill 23, there are amendments to the *Planning Act* that have not yet been proclaimed regarding dedication of encumbered land for park purposes. In line with the proposed Bill 185 changes that seek to streamline planning processes and support a municipality's ability to ensure that public infrastructure is commensurate with the growth, it is important to reiterate a few of the Town's past comments to the Province, that remain a concern and could be revisited through Bill 185 or subsequent legislation:

- Comments to the Province:

a) Either through Bill 185 or subsequent legislation, the Province should ensure that the *Planning Act*:

i. Allows municipalities the ability to determine parkland locations to ensure the delivery of complete communities.
ii. Allows municipalities to determine an appropriate value for crediting privately owned publicly accessible open space (POPS) towards parkland dedication requirements.
iii. Allows municipalities to establish the criteria for POPs and/or stratified parkland, rather than these matters being prescribed by a provincial regulation, and further,
iv. Not allow applicants to appeal to the OLT on any disputes related to parkland dedication requirements.

b) Furthermore, while it is recognized that parkland dedication caps for high-density development are already in force and effect, the Town continues to re-iterate its request that these caps be removed from the *Planning Act.* As was determined via the Town's recent Council endorsed Parks Plan, having

these caps in place means an overall service standard reduction as it relates to high-density development that is proposed in grey-field and brown-field areas (such as Midtown Oakville), where the provision of new parkland is most needed. It is in locations like these, that any parkland dedication that is received will need to be supplemented by town-owned land and/or additional town purchase/expropriation of land to achieve the needed parkland requirements for the anticipated growth in those areas.

13. Proposed Provincial Planning Statement, 2024

Further to feedback received in relation to the proposed Provincial Planning Statement, 2023, the Province has made revisions and is now seeking comments on the proposed Provincial Planning Statement, 2024. This Statement is still intended to replace the Provincial Policy Statement, 2020 and A Place to Grow, the Growth Plan for the Greater Golden Horseshoe, as noted in staff's report to Planning and Development Council on May 15, 2023.

The Growth Plan is authorized by the *Places to Grow Act* and is intended to provide clear planning direction for a large inter-connected multi-regional area in the most populated area of Ontario. The Provincial Policy Statement is authorized by the *Planning Act* and is intended to provide province-wide policy direction to ensure that matters of provincial interest as itemized in section 2 of the *Planning Act* are appropriately addressed. All decisions are required to be in conformity with the Growth Plan, where it applies, while all decisions are required to be consistent with the Provincial Policy Statement. Where there is a conflict, the Growth Plan prevails, with the exception of matters related to human health and safety.

The revised Provincial Planning Statement is proposed to be authorized by Section 3 of the *Planning Act* and as such is considered to be a policy statement under the *Planning Act*, and all decisions must be consistent with it.

With the repeal of the Growth Plan and its replacement by the Proposed Provincial Planning Statement, almost two decades of growth management planning, wherein plans to identify a regionwide urban structure and strategic growth area hierarchy, goods and people movement corridors, provincially significant employment zones, natural heritage system (outside of the Greenbelt Area), agricultural system, and a land needs methodology would be abandoned.

Instead, the proposed Provincial Planning Statement, 2024, provides minimal directional policy in terms of how to manage and accommodate growth while protecting the environment and resources. As such, with the replacement of the Growth Plan, the level playing field it had provided across the Greater Golden Horseshoe, in terms of certain requirements that needed to be met, is left much looser with only a handful of directional policies that now apply provincewide.

Nevertheless, the proposed Provincial Planning Statement, 2024 (PPS2024), continues to advance direction to prioritize growth and development within settlement areas by directing growth to areas where there is existing infrastructure that can be optimized and/or used more efficiently. The revised PPS2024 requires planning for municipalities to be a minimum of 20 years and maximum of 30 years. The PPS2024 now directs that growth projections be based on those prepared by the Ministry of Finance. (It should be noted, however, that the Ministry of Finance projections, to date, only provide population (not jobs, nor housing units) and these projections are not land-based, as were the ones prepared for the Growth Plan.)

The PPS2024 provides policy direction regarding settlement area boundary expansions, however, unlike the Growth Plan, these expansions can occur at any time and there is no requirement for a land needs assessment in accordance with provincial guidelines. This coupled with proposed changes to the *Planning Act* wherein private settlement area boundary applications may be appealed for lack of decision or refusal (as noted above) will make holding fast to boundaries more difficult.

Employment area policy protection is tied to employment areas as defined by the *Planning Act*, meaning business parks or office-parks are not considered to be employment areas, and may become areas where a broader mix of land use is permitted. Should these policies come into effect, the Town will need to undertake a comprehensive review of its employment areas in order to distinguish those that are in accordance with the *Planning Act* definition, which are areas that mainly accommodate manufacturing, warehousing, logistics, etc., and those that are not. In the case of employment areas as defined by the *Planning Act*, their conversion is only permitted subject to meeting criteria, one of which is the demonstration of need for the conversion, this may have implications for the town's current urban structure.

The revised PPS2024 reinstates policy direction to establish affordable housing targets, and defines affordable in accordance with the PPS 2020 definitions. Planning for affordable housing continues to be reliant on the regional market area wherein the upper-tier or single-tier (even in areas where the upper tier may no longer have planning responsibilities per the *Planning Act*) are generally considered to be the market area. As such, ongoing implementation requires the assistance of the Region and its Housing Service Manager in particular. Further to that, policies in the PPS2024 encourage coordination and collaboration with different levels of government, conservation authorities and neighbouring municipalities, school boards, and publicly assisted post secondary schools on a variety of matters, including allocation of population and jobs to municipalities, watershed planning, natural heritage system development and protection, provision of housing, economic development, climate change resiliency, and infrastructure planning.

The PPS 2024 provides minimum standards, and municipalities are encouraged to go beyond those minimum standards so long as doing so does not conflict with other policies or applicable Provincial Plans. As such, municipalities may choose to uphold many of the policy directions provided in the Growth Plan and PPS 2020, even after they are repealed. This may be necessary to preserve policy guidance that collectively addressed climate change, whether explicitly where clear direction is provided regarding green infrastructure, stormwater management, and resilient built form, and implicitly where policy direction is focused on curbing urban sprawl and creating more compact complete communities.

The ERO related to the PPS2024 notes that for lands within the Greenbelt Area, the PPS 2020 and Growth Plan 2020 will continue to apply through an administrative amendment to the Greenbelt Plan. No further details are provided.

The ERO also notes that additional guidance regarding projected population and related land requirements may be updated after finalization of the PPS2024.

- Comment to Province

a) While it is appreciated that the Province has taken into account comments received in relation to the Proposed PPS2023 and is now seeking new feedback on the revised PPS2024, fundamentally, making such a major policy shift at this time when municipalities are working very diligently to achieve housing targets that they have committed to both to the Province and the Federal government is not prudent. This is particularly challenging for municipalities like Oakville who will soon be the custodian of the Regional Official Plan as it relates to the town. By replacing the PPS 2020 and Growth Plan 2020 with the proposed PPS2024, the Town will not only have to reconcile the ROP with the Town's official plan, but also have to make revisions to one or the other to address policy direction of the PPS2024. A two- or three-year delay in this initiative would also provide time for the Ministry to better articulate its intentions and prepare guidelines accordingly, especially in relation to growth forecasting and land needs assessment.
b) The proposed repeal of the PPS 2020 and Growth Plan represents a major shift in the Provincial policy led planning system within the Greater Golden Horseshoe and should not be taken lightly. The proposed PPS2024 abandons several provincial technical initiatives that were intended to apply a regional lens and common approach to planning within the GGH. This provides a level and consistent playing field for development. The proposed PPS2024 approach removes that consistency and creates more uncertainty for development proponents, municipalities and the public.

NEXT STEPS:

ERO Comment Submission

Comments on the aforementioned initiatives are due to the Province by May 10, 2024.

Financial Tools (Surety Bonds)

In the 'backgrounder,' the province announced that it would be consulting on financial tools to use in planning approvals. This is related to the requirement of landowners to provide financial assurance to the town to ensure performance to town standards for development related work. This takes the form of cash or letters of credit in accordance with the town's Securities Policy. The future consultation is to consider a potential regulation that would enable landowners to specify the instruments to be used to provide this assurance, including pay on demand surety bonds. The use of surety bonds was initially provided through Bill 109, and the Town provided the following comment:

> "Staff support surety bonds; however, do not support the ability of the owners of land and applicants to stipulate the type of surety bonds and other prescribed instruments used. The municipality should have the authority to specify the type and structure of the surety bond. Surety bonds can be set up in a way that both provides the intended benefits to the developer while also limiting risk and administrative burden for the municipality."

Should there be an ERO on this matter in the future, staff will review the proposal for any new details, and provide this comment, as appropriate.

Building Code

In addition to its announcement regarding Bill 185 and the proposed Provincial Planning Statement, 2024, the backgrounder to the proposed changes also notes forthcoming changes to the Ontario Building Code. Included in these changes, the Province intends to update provisions to more closely align with the National Construction Code. Furthermore, the Province notes that it would be consulting on expanding permission for mass timber construction from 12 storeys to up to 18 storeys (per its news release of April 8, 2024). This proposal will be further considered via a multi-province Joint Task Group.

Standardized Housing Design

As noted above regarding regulation making authority, the Province is also proposing to collaborate with the Federal government and British Columbia on the

development of catalog of housing designs that may include modular construction, with the intention of having development that meets those approved designs to be exempt from certain sections of the *Planning Act*. The idea of standardized housing designs was announced by the federal government in December 2023. As part of the new federal budget, $11.6M is allocated to the development of this catalogue, the first phase of which would be released in the fall of 2024, with a focus on ground-oriented housing, including accessory dwellings and multi-plexes.[3]

CONSIDERATIONS:

(A) PUBLIC

The public may provide comments on Bill 185, the proposed Provincial Planning Statement 2024 including matters and regulations discussed in this report through the related postings on the Environmental Registry of Ontario (ERO) website (https://ero.ontario.ca/) and Ontario's Regulatory Registry (ORR) website: https://www.ontariocanada.com/registry. (See Appendix A for listing of proposals.)

(B) FINANCIAL

There are no financial implications arising from the recommendations in this report.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

This report was prepared by staff from multiple departments.

(D) COUNCIL STRATEGIC PRIORITIES

This report addresses Council's strategic priority of Accountable Government by maintaining awareness of provincial intiaitives that will impact the Town and preparing relevant and timely responses in relation to those initiatives, which are available to the public in an open and transparent manner.

(E) CLIMATE CHANGE/ACTION

The recommendations in this report speak to high-level planning policies and processes. Policies in the proposed PPS2024 encourage consideration of climate change adaptation and mitigation; however, the proposed changes remove the stronger policy language provided both in the Provincial Policy Statement, 2020 and the Growth Plan, 2020 regarding climate change mitigation and adaptation through development and infrastructure planning.

[3] See Government of Canada, Solving the Housing Crisis: Canada's Housing Plan, April 12, 2024.

CONCLUSION:

On April 10, 2024 the province released several legislative, regulatory and policy initiatives in support of its on-going mission to increase the supply of housing. Staff have provided an overview of the initiatives along with a brief assessment of how those initiatives may impact the Town.

Some of the proposed legislative changes respond to concerns raised by the Town in relation to previous Bills brought into effect by the Province. Other proposed changes raise new concerns. Accordingly, staff have provided comments in relation to those matters which is recommended to be shared with the Province and others for further consideration. In particular, staff recommend that the Province not proceed with the Provincial Planning Statement, 2024 given that it is a drastic change from the current planning framework and is being proposed at time where staff are already working diligently to meet housing target commitments. A significant policy change as is currently proposed would set-back, rather than advance planning and development approvals.

APPENDICES:

Appendix A – Provincial Proposal Links

Prepared by:
Sybelle von Kursell, Manager, Midtown Oakville and Strategic Programs
Kirk Biggar, Manager, Policy Planning and Heritage
Nadia Chandra, Assistant Solicitor
Matt Day, Manager, Development Financing & Investments
Kristina Parker, Manager, Development Services
Amaraine Laven, Planner, Policy Planning and Heritage

Recommended by:
Jonathan van der Heiden, Deputy Treasurer and Director of Finance
Douglas Carr, Town Solicitor, Corporate Services Commission
Jill Stephen, Director, Transportation & Engineering
Gabriel A.R. Charles, Director, Planning Services

Submitted by:
Neil Garbe, Commissioner, Community Development Commission

Appendix A to Staff Report entitled:

Bill 185, Cutting Red Tape to Build More Homes Act, 2024, and

Proposed Provincial Planning Statement, 2024

Proposal	**Provincial Initiative Consultation Description**	**Staff Report Comment**
• Bill 185, the Proposed *Cutting Red Tape to Build More Homes Act*, 2024 – Housing Initiatives ERO 019-8365	This Proposal provides a review of proposed legislation and regulation.	N/A
Legislative Changes		
• Proposed *Planning Act*, *City of Toronto Act, 2006*, and *Municipal Act, 2001* Changes (Schedules 4, 9, and 12 of Bill 185 - the proposed Bill 185, *Cutting Red Tape to Build More Homes Act, 2024*) ERO 019-8369	Proposal seeking comments on changes to the *Municipal Act* and *Planning Act* proposed in Bill 185.	Comments 1 – 6, 9, and 12.
• Changes to the *Development Charges Act, 1997* to Enhance Municipalities' Ability to Invest in Housing-Enabling Infrastructure ERO 019-8371	Proposal seeking comments on proposed changes to the *Development Charges Act* per Bill 185.	Comment 11
Regulatory Changes		
• Red Tape Reduction - Supporting Municipal Incentives for Economic Growth (per *Municipal Act*)	Proposal seeking comments on the creation of a new regulation that would authorize Minister to permit municipalities to provide financial assistance to certain businesses.	Comment 3(b)
• Proposed Regulatory Changes under the	Proposal seeking feedback on further	Comment 3(a)

Proposal	Provincial Initiative Consultation Description	Staff Report Comment
Planning Act Relating to the *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185): Removing Barriers for Additional Residential Units ERO 019-8366	changes to current regulation to facilitate development of additional residential units.	
• Proposed Changes to Regulations under the *Planning Act* and *Development Charges Act, 1997* Relating to the *Bill 185, Cutting Red Tape to Build More Homes Act, 2024* (Bill 185): Newspaper Notice Requirements and Consequential Housekeeping Changes ERO 019-8370	Proposal seeking feedback changing existing regulations related to means to notify the public, and consequential amendments related to content of notice related to official plan and zoning by-law proposals.	See comment 1 (b) regarding a change to O. Reg. 525/97 Exemptions. 2(a) regarding changes to Ontario Regulations 543/06 and 545/06 related to official plans and zoning by-laws, respectively.
Policy Changes		
• Review of proposed policies for a new provincial planning policy instrument ERO 019-8462	Proposal seeking feedback on revised Provincial Planning Statement, 2024	Comment 13

Heritage Oakville Advisory Committee

MINUTES

Date:	**April 23, 2024**
Time:	**9:30 am**
Location:	**Council Chamber**

Members:	Drew Bucknall, Chair Gerarda (Geri) Tino, Vice-Chair Councillor Gittings Russell Buckland George Gordon Jason Judson Bob Laughlin Brenda Sweeney
Regrets:	Councillor McNeice Kerry Colborne Susan Hobson
Staff:	Kirk Biggar, Manager of Policy Planning and Heritage Carolyn Van Sligtenhorst, Supervisor of Heritage Conservation Susan Schappert, Heritage Planner Natasha Coric, Council and Committee Coordinator

A meeting of the Heritage Oakville Advisory Committee was held on April 23, 2024, in the Oakville Municipal Building, commencing at 9:30 a.m.

These minutes will go forward to the Planning and Development Council meeting of May 6, 2024 for approval. Please view those minutes to note any changes Council may have made.

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1. Regrets

Regrets are noted above.

2. Declarations of Pecuniary Interest

No declarations of pecuniary interest were declared.

3. Confirmation of Minutes of Previous Meeting(s)

3.1 Minutes March 26, 2024

Moved by Brenda Sweeney

That the minutes of the Heritage Oakville Advisory Committee meeting of March 26, 2024 be approved.

CARRIED

4. Discussion Item(s)

4.1 Notice of intention to designate – Multiple properties – April 23, 2024

A separate staff report(s) will be forwarded to a future Planning and Development Council meeting for consideration.

Moved by Bob Laughlin

That a notice of intention to designate be issued under section 29, Part IV of the *Ontario Heritage Act* for the following properties:

1. Tyrwhitt House at 379 Douglas Avenue;
2. Georgia Cottage at 19 Head Street;
3. Fairmount at 129 Tavistock Square; and
4. Heeks Family Farmhouse at 115 Third Line.

CARRIED

4.2 2024 Heritage Grant Program Recommendations

A separate staff report(s) will be forwarded to a future Planning and Development Council meeting for consideration.

Moved by Gerarda (Geri) Tino

That the 2024 funding allotment as attached in 'Appendix A - Recommended Grant Projects and Maximum Approved Amounts' to the report titled 2024 Heritage Grant Program Recommendations dated April 9, 2024, be endorsed.

CARRIED

5. Information Item(s)

5.1 Heritage Conservation District Update

5.2 Designation Project Update

5.3 Delegated Heritage Permits, December 2023 to April 2024

Moved by George Gordon

That the information item(s) be received.

CARRIED

6. Date and Time of Next Meeting

Tuesday May 28, 2024
Oakville Municipal Building
Council Chamber - 9:30 a.m.

7. Adjournment

Moved by Gerarda (Geri) Tino

That this meeting be adjourned.

CARRIED

The meeting adjourned at 9:53 a.m.

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-069

A by-law to declare that certain land is not subject to part lot control (Blocks 25, 26, 27, 29, 31, 33, Plan 20M-1268 – Mattamy (Joshua Creek) Limited)

WHEREAS By-law 2006-125 delegates to the Director of Planning Services the authority to approve certain applications to designate lands not subject to part lot control; and

WHEREAS the Director of Planning Services has approved such as application for the lands described in Schedule "A";

COUNCIL ENACTS AS FOLLOWS:

1. Part lot control pursuant to subsection 5 of Section 50 of the *Planning Act*, R.S.O. 1990, c.P-13, as amended does not apply to lands as set out in Schedule "A" attached hereto.

2. This by-law expires one (1) year from the date it has been passed by Council.

3. Schedule "A" forms part of this by-law.

4. The solicitor is hereby authorized to amend the parcel designation, if necessary, upon registration of this by-law.

PASSED this 6th day of May, 2024

_____ MAYOR

_____ CLERK

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SCHEDULE "A"

1. Block 25, Plan 20M-1268, designated as Parts 1 to 26, inclusive, on Plan 20R-22649, Oakville
2. Block 26, Plan 20M-1268, designated as Parts 27 to 49, inclusive, on Plan 20R-22649, Oakville
3. Block 27, Plan 20M-1268, designated as Parts 50 to 89, inclusive, on Plan 20R-22649, Oakville
4. Block 29, Plan 20M-1268, designated as Parts 1 to 8, inclusive, on Plan 20R-22657, Oakville
5. Block 31, Plan 20M-1268, designated as Parts 9 to 16, inclusive, on Plan 20R-22657, Oakville
6. Block 33, Plan 20M-1268, designated as Parts 17 to 24, inclusive, on Plan 20R-22657, Oakville

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2024-078

A by-law to confirm the proceedings of a meeting of Council.

COUNCIL ENACTS AS FOLLOWS:

1. Subject to Section 3 of this by-law, every decision of Council taken at the meeting at which this by-law is passed and every resolution passed at that meeting shall have the same force and effect as if each and every one of them had been the subject matter of a separate by-law duly enacted.

2. The execution and delivery of all such documents as are required to give effect to the decisions taken at the meeting at which this by-law is passed and the resolutions passed at that meeting are hereby authorized.

3. Nothing in this by-law has the effect of giving to any decision or resolution the status of a by-law where any legal prerequisite to the enactment of a specific by-law has not been satisfied.

PASSED this 6th day of May, 2024

Rob Burton	Mayor	Andrea Holland	Acting Town Clerk