



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1990, c. P.13, and shall come into effect once the deadline for filing appeals has passed or all appeals have been withdrawn or finally disposed of.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. | <p>26.5 *NEW* SPECIAL POLICY AREAS Sheridan College Housing Area</p> <p><i>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.</i></p> | <p>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.</p> |

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. | <p>Schedule I Central Land Use</p> | <p>Amend Schedule I to:</p> <ul style="list-style-type: none"> - 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



