

# Statutory Public Meeting

Town-initiated Official Plan and Zoning By-law Amendments – Four Dwelling Units Per Property and Sheridan College Housing Area (File No. 42.15.62 and 42.15.63)

Planning and Development Council  
March 4, 2024 - 6:30 p.m.

**Public Hearing Item 6.2**

# Chronology

- Spring 2023** Canada Mortgage and Housing Corporation (CMHC) launches Housing Accelerator Fund (HAF) program
- June 14, 2023** Town applies to HAF program identified as a “growth leader” with advanced standing to apply
- July 10, 2023** Town Council approves HAF Action Plan with seven initiatives
- Summer 2023** Town revises application in response to CMHC comments while maintaining the intent of the Council approved Action Plan
- Fall 2023** Communications throughout the fall between the town and the federal government identified additional measures for improving the town’s application.

# Council Motion

**Jan. 22, 2024**

Council motion in response to communications with federal government:

“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;”

# Background – HAF Program

- **Housing Accelerator Fund (HAF)** – a federal program administered by Canada Mortgage and Housing Corporation (CMHC) which will provide up to \$4 billion in federal funding to municipalities
- **Program Intent** – to incentivize and support initiatives that accelerate the supply of housing
- **Participate** – municipalities must apply with a Council approved Action Plan with at least 7 initiatives
- **Funding** – The full delivery of the HAF funding awarded to a municipality is tied to the number of net-new building permits that are planned and realized over the three-year program window, ending December 2026.
- **Monitoring** – reporting to CMHC required as program advances to ensure Action Plan initiatives are moving forward

# Background – HAF Program

## Permitted Uses of HAF Funding

- Investments in HAF Action Plans
- Investments in Affordable Housing
- Investments in Housing-related Infrastructure
- Investments in Community-related Infrastructure that supports housing
  
- Allocation of funds is at the town's discretion.

# Background – HAF Application

## Action Plan Initiatives

1. New policies to enable innovative housing solutions
2. Permitting accessory dwelling units – including **4 units per residential property**
3. Identifying and developing surplus town lands for housing
4. Completing infrastructure studies - Bronte GO Station
5. Completing the Midtown Oakville OPA
6. Updating the zoning by-law to permit as-of-right intensification permissions - **including opportunities around Sheridan College**
7. Digital enhancements to the development application process
8. Establishing a Housing Secretariat Office
9. Delegating minor zoning amendments to staff
10. Developing a gentle density strategy
11. Completing a Housing Needs Assessment (HAF program requirement)

# Official Plan Amendments and Zoning By-law Amendments

## Additional Dwelling Units (Four Dwelling Units)

- Draft Official Plan Amendments (OPA)
  - Livable Oakville (**APPENDIX A**)
  - North Oakville East Secondary Plan (**APPENDIX B**)
- Draft Zoning By-law Amendments (ZBA)
  - Zoning By-law 2014-014 (Livable Oakville) (**APPENDIX D**)
  - Zoning By-law 2009-189 (North Oakville Planning Area) (**APPENDIX E**)

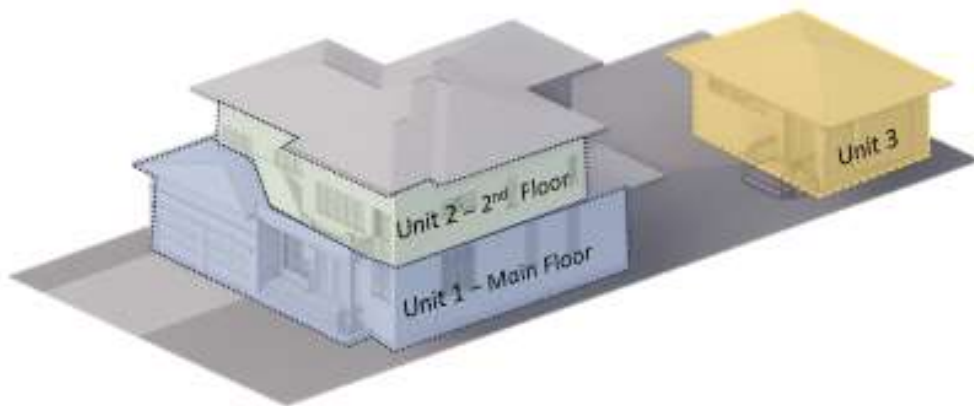
## Sheridan College Housing Area

- Draft Official Plan Amendment (OPA) – Livable Oakville (**APPENDIX C**)
- Draft Zoning By-law Amendment (ZBA) – Zoning By-law 2014-014 (**APPENDIX F**)

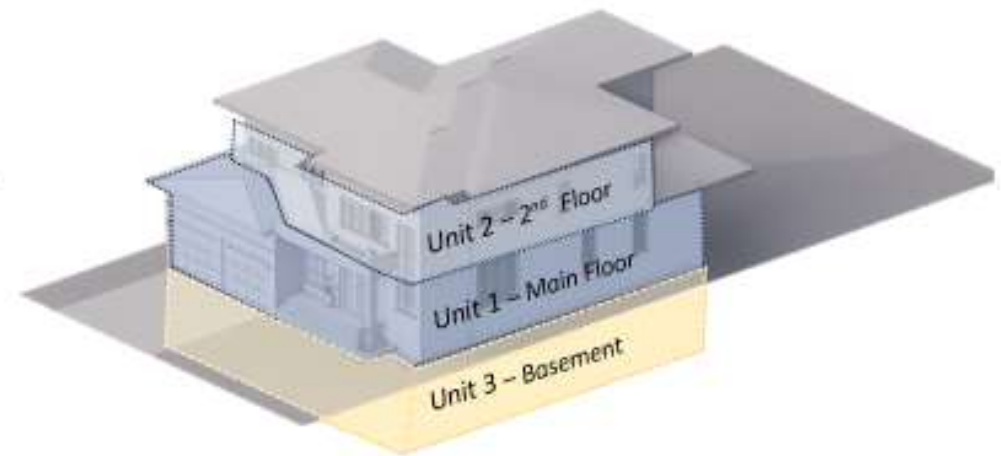
# Additional Dwelling Units - Today

Three dwelling units per residential property are **permitted today**, as required by the Ontario *Planning Act*.

Possible configurations for three dwelling units:



Two dwelling units within the main residential building plus one in an detached accessory building



Three dwelling units within the main residential building



# Additional Dwelling Units – OPA

## Purpose of Official Plan Amendments

- Edit the text of the Livable Oakville Plan and the North Oakville East Secondary Plan to provide an updated framework for additional dwelling units that addresses updated provincial legislation and Council’s motion

## Effect of Official Plan Amendments

- Permits “**additional dwelling units**” subject to regulations in the Zoning By-law - currently the plans refer to “**second units**” which is out of date
- Ensures additional dwelling units do not count toward the calculation of density, as per current town policy
- Enables guidance materials to be developed and ensures applicable by-laws are used to guide and/or regulate development
- Aligns the Livable Oakville Plan and the North Oakville East Secondary Plan policies

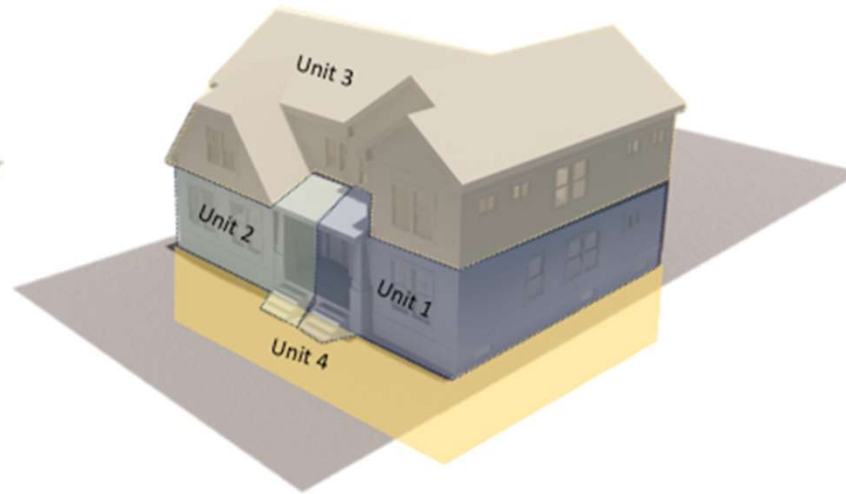
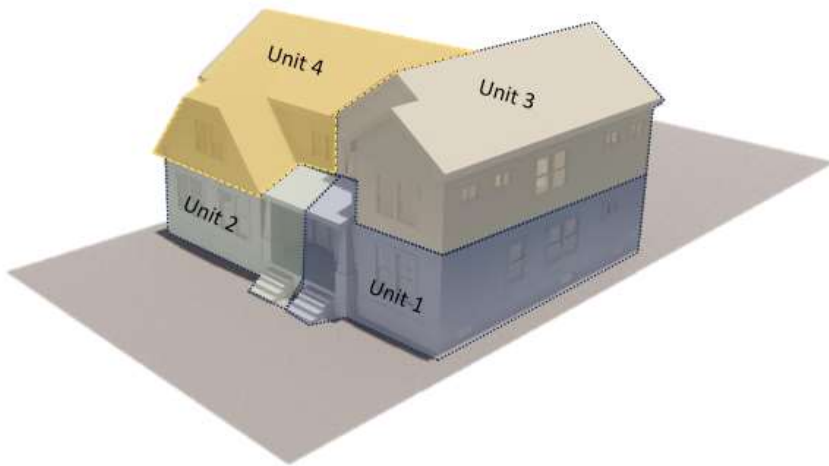
# Additional Dwelling Units – ZBA

## 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.

# Additional Dwelling Units

Possible Configurations for four dwelling units (*proposed*)

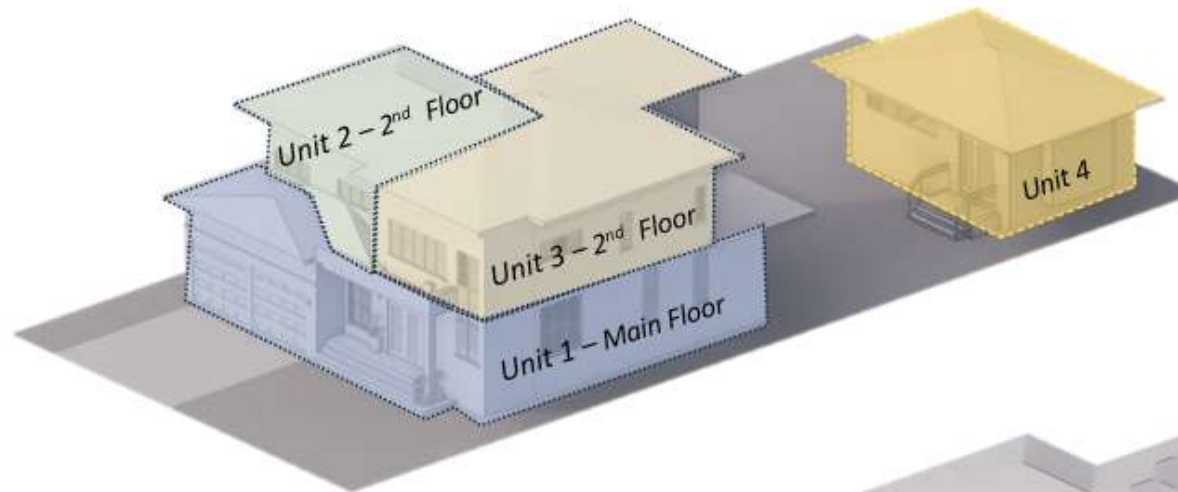


Four dwelling units within the main residential building

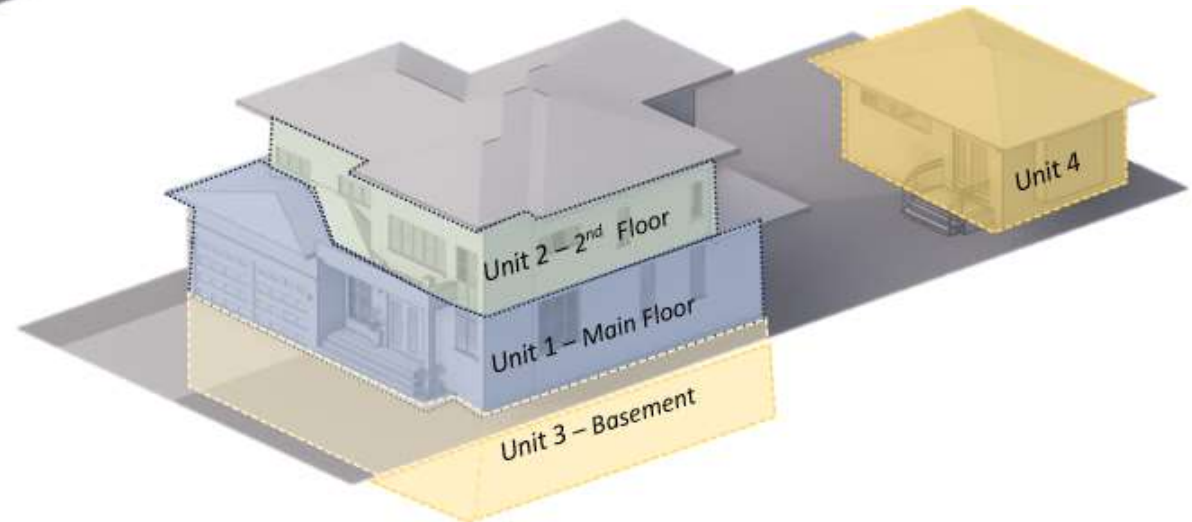


# Additional Dwelling Units

Possible Configurations for four dwelling units (*proposed*)



Three dwelling units within the main residential building plus one in a detached accessory building.

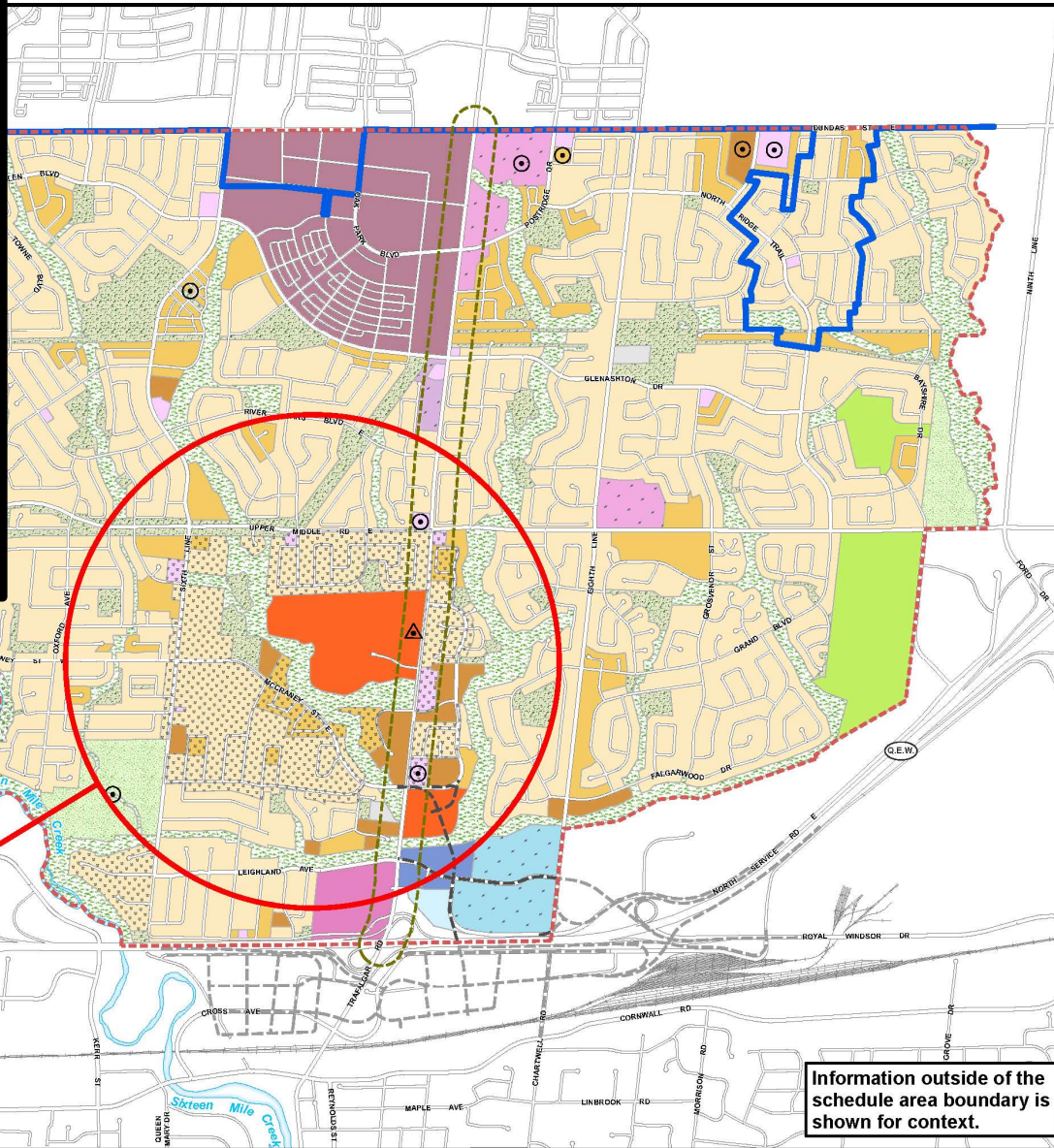
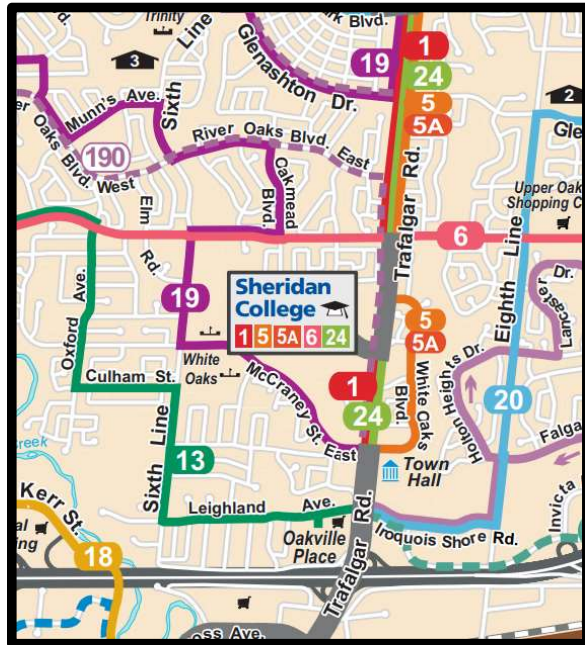


# Additional Dwelling Units

## Additional Discussion

- Changes permit **one additional dwelling unit** more than what is currently permitted – and only for properties containing detached dwellings
- Not all properties with detached dwellings will be able to accommodate 4 units.
- **Permitted building envelope permissions are not changing.** Additional dwelling units have to be accommodated within the existing building envelope permitted within the zone in which they are located.
- Designated heritage properties and Heritage Conservation Districts – heritage permits are required.
- The town's Private Tree By-law is maintained.

# Sheridan College Housing Area



### SCHEDULE I CENTRAL LAND USE

- 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 ROAD

\* Refer to Part E, Growth Area Policies  
 ⊙ Refer to Part E, Exceptions  
 △ Refer to Part E, Trafalgar Road Corridor

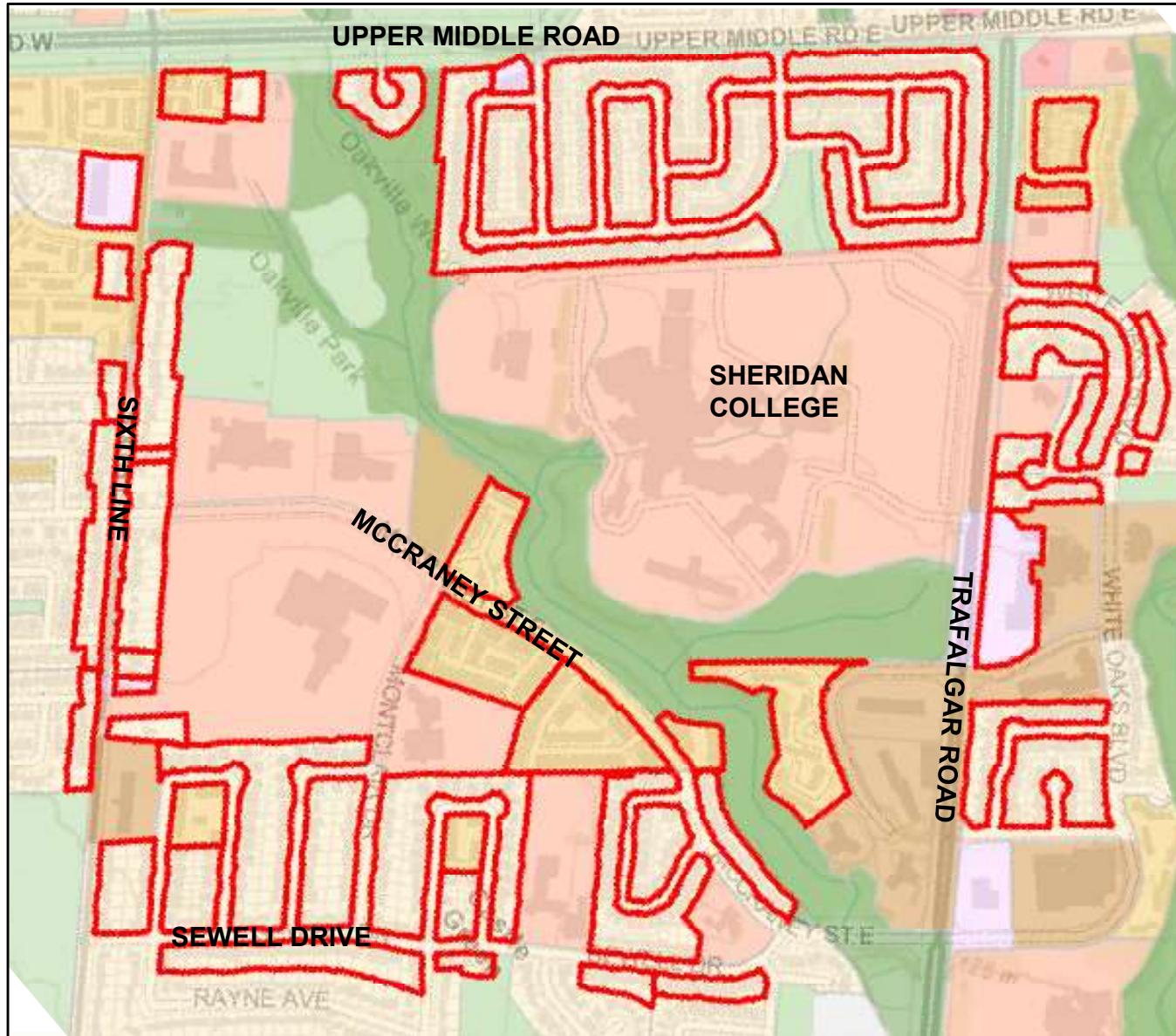
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 August 31, 2021  
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**Area affected by  
 OPA No. XX**

**OPA No. XX  
 Proposed**

**Information outside of the  
 schedule area boundary is  
 shown for context.**

# Sheridan College Housing Area



# Sheridan College Housing Area – OPA

## Purpose of Official Plan Amendment

- Address Council's motion
- Establish policies for a new Special Policy Area, Sheridan College Housing Area, to enable increased density permissions, including building heights up to four storeys within the Residential Area

## Effect of Official Plan Amendment

- Establish a new Special Policy Area known as the 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.



# Sheridan College Housing Area – ZBA

## Effect of Zoning By-law Amendments

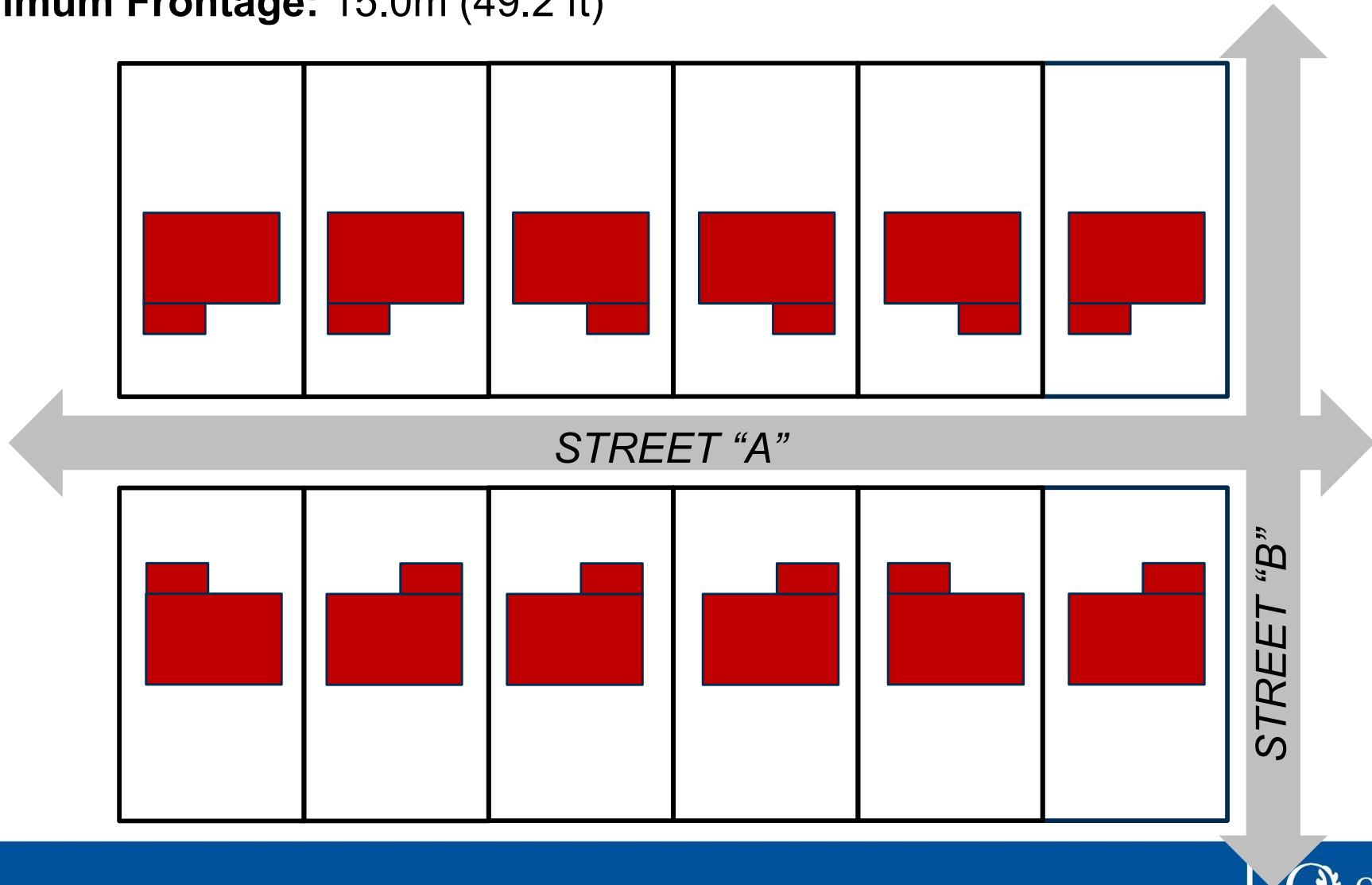
- Create a new **special provision** for residential low (RL) zones within the Sheridan College Housing Area to permit residential medium (RM) uses, subject to the zone regulations of the existing RM zones:
  - RM1 (townhouses – 3 storeys)
  - RM2 (back-to-back townhouses – 3 storeys)
  - RM3 (stacked townhouses – 3 storeys)
  - RM4 (apartment buildings – 4 storeys)
- 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 neighbourhood commercial 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.

# Sheridan College Housing Area

**Zone: RL5 (detached) with new “AAA” special provision**

**Minimum Lot Area: 464.5m<sup>2</sup> (5,000 sq.ft)**

**Minimum Frontage: 15.0m (49.2 ft)**



# Sheridan College Housing Area

**Zone: RL5 (detached) "AAA"**

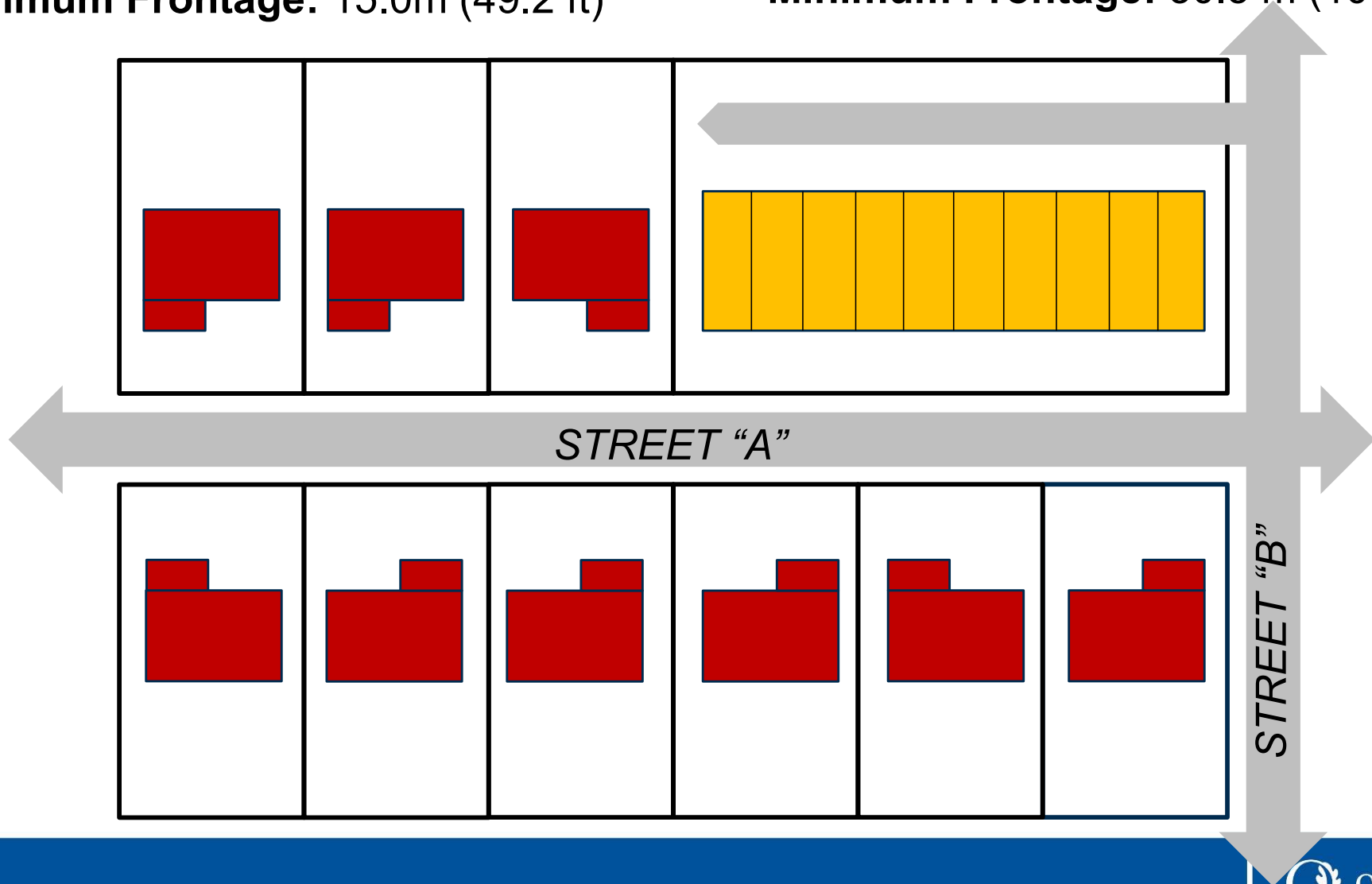
**Minimum Lot Area: 464.5m<sup>2</sup> (5,000 sq.ft)**

**Minimum Frontage: 15.0m (49.2 ft)**

**Zone: Townhouses with RM1 regs**

**Minimum Lot Area: 135 m<sup>2</sup> per dwelling**

**Minimum Frontage: 30.5 m (100 ft)**



# Sheridan College Housing Area



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Image: *Opticos Design Inc.*  
Source: [www.missingmiddlehousing.com](http://www.missingmiddlehousing.com)

# Sheridan College Housing Area

## Additional Discussion

- There are no listed or designated heritage properties in the Sheridan College Housing Area.
- Broader housing options for people, beyond just student populations.
- There are existing policies in the Livable Oakville Plan that guide what can happen on the Sheridan College property, which permit intensification along the Trafalgar Road Corridor.
- Sheridan College has a master plan for its campus.
- Ongoing conversation with Sheridan College.

# Staff Recommendations

1. That comments from the public with respect to the proposed town-initiated Official Plan Amendments and Zoning By-law Amendments (File No. 42.15.62 and 42.15.63), be received.
2. That staff considers such comments as may be provided by Council.

## Next Steps

- Discussion of OPAs and ZBAs
- Online Survey available until March 8, 2024
- Recommendation Meeting – to achieve 90 days timeframe – target date end of April or early May.