



ADDENDUM PLANNING JUSTIFICATION

PREPARED FOR:

Official Plan and Zoning By-Law
Amendment
Post Residences Inc.
1493 Sixth Line, Oakville

File no. 20375C

January 2026



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

MHBC - MacNaughton Hermesen Britton Clarkson Planning Limited
301-12 James Street North Hamilton, ON L8R 2J9

T: 905 639 8686

F: 905 761 5589

www.mhbcplan.com

Contents

- 1.0 Introduction.....3
- 2.0 Revised Development Proposal5
 - 2.1 Revisions to the Proposal5
 - 2.2 Development Description6
 - 2.3 Revised Shadow Study7
 - 2.3 Proposed Official Plan Amendment8
 - 2.3 Proposed Zoning By-law Amendment.....8
- 3.0 Policy Assessment9
 - 3.1 Provincial Planning Statement9
 - 3.2 Region of Halton Official Plan11
- 4.0 Summary & Conclusions14

Appendices

- Appendix A: Project Overview Letter
- Appendix B: Draft Regional Official Plan Amendment
- Appendix C: Draft Official Plan Amendment
- Appendix D: Draft Zoning By-law Amendment

1.0 Introduction

MacNaughton Hermesen Britton Clarkson Planning Limited ("MHBC") has been retained by Post Residences Inc. (the "Applicant") to seek planning approvals to facilitate the development of the property municipally known as 1493 Sixth Line in the Town of Oakville (the "Subject Lands"), as shown on **Figure 1**. The property is located on the east side of Sixth Line, south of Upper Middle Road East.



Figure 1: Location Map

This Planning Justification Report ("PJR") Addendum has been prepared as an update to the original PJR dated August 2025, which was included with the original application submission. The Addendum is being included with the resubmission in response to staff comments and provides the following information:

- A description of the revised proposal, including additional description of the proposed affordable housing component and operational model proposed;
- A description of the revised Shadow Study;
- A description of the revised draft Official Plan Amendments;
- A description of the revised draft Zoning By-law Amendment;
- A revised review of proposal with respect to the Provincial Planning Statement and affordable housing; and,

- *A revised review of the proposal with respect to the Region of Halton Official Plan and affordable housing.*

Since March 2025, the Applicant and project team have been working diligently with Town staff and community stakeholders to develop a development proposal for the 1493 Sixth Line site. A Preconsultation meeting with Town staff on April 2, 2025. In August 2025 a formal Official Plan and Zoning By-law Amendment application was submitted to the Town of Oakville. Following receipt and review of first submission comments, meetings between the Applicant and Town staff have occurred, and a public meeting took place on November 17, 2025. **A comment/response table outlining how comments have been addressed is included in the resubmission package.**

2.0 Revised Development Proposal

The applicant is seeking approval of an Official Plan Amendment and Zoning By-law Amendment application to enable the development of a 6-storey mixed-use residential building on the Subject Lands.

The development proposal is the result of careful planning and design undertaken by the project team, including consideration of the Provincial policy framework for managing and directing growth, the local policy context, the surrounding physical context, and the broader area surrounding the Subject Lands. Importantly, the proposal reflects a commitment to collaborate with community partners. As detailed below, this partnership approach is essential to delivering meaningful affordable housing and serving existing community needs within the Town of Oakville.

2.1 Revisions to the Proposal

Since the initial submission in August 2025, the proposal has undergone iterative revisions. These changes reflect discussions with Town staff, technical review comments, feedback from community partner organizations, and input from the community. The following are the key changes made to the proposed development:

- *Re-oriented the site layout to place the six-storey building on the south side of the site (originally proposed for the north).*
- *Increased the building setback from Sixth Line from 3.34 metres to 7.5 metres.*
- *Introduced a step back of 8.45-11.1 metres above the 4th storey to reduce visual massing from Sixth Line.*
- *Re-configured the underground parking ramp to improve approach geometry.*
- *Modified the loading and vehicle turn-around areas to improve site operations, including notching into the first floor of the building to increase maneuverability.*
- *Re-oriented the main drive aisle to the north side of the site. Proposed improvements to the existing Sixth Line median will allow for right-in, right-out, and left-in movements, while preventing conflicting left-out movements.*
- *Increased the driveway 'throat length' to improve vehicle maneuvering into and out of the site.*
- *Added 'Community Gardens' as an outdoor amenity at the rear, adjacent to the natural area.*
- *Added short-term bicycle parking at grade outside both building entrances.*
- *Introduced revised façade treatments intended to break up the visual massing of the building.*

2.2 Development Description

The proposed development consists of a 6-storey mixed-use residential building situated on the south side of the parcel, facing Sixth Line. The proposal includes:

- 190 affordable rental housing units.
- A 285 sq.m. daycare space at grade.
- A 154 sq.m. office space at grade.

Affordable Housing Component

A total of 190 independent living rental units are proposed, with a mix of 1-, 2-, and 3-bedroom units. 100% of these units will be maintained as affordable rental housing for a minimum period of 25 years. Furthermore 30% of the units (57 units) are to be fully accessible and 35 units are proposed as deeply affordable units.

The proposed affordability is defined by the criteria established in the Ontario Affordable Housing Bulletin and Bill 134:

"For rental housing, a unit where the rent is no greater than the lesser of,

- the income-based affordable rent for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing, and,*
- the average market rent identified for the residential unit set out in the Affordable Residential Units bulletin."*

The Ontario Affordable Housing Bulletin contains specific income and market-based thresholds for housing units to qualify for development charge exemptions and requires a 25-year affordability agreement for eligibility. These thresholds, according to the 2025 Ontario Affordable Housing Bulletin for Oakville are as follows:

Table 1: 2025 Ontario Affordable Housing Bulletin – Affordable Monthly Rent Threshold - Oakville	
Bachelor Unit	\$1,317
1-Bedroom Unit	\$1,888
2-Bedroom Unit	\$2,251
3+ Bedroom Unit	\$2,379

The proposed deeply affordable units are intended to be delivered in partnership with the Region of Halton, offering rents lower than the standard provincial threshold. The specific rental rates will be formalized later in the development process upon the execution of formal agreements.

Community Partnerships

The Owner intends to enter into 25-year leases for blocks of the 190 units with community partner organizations. These organizations will operate the units to provide long-term, stable affordable housing to their clients. Memoranda of Understanding (MOUs) have been signed with 4 community partner organizations at this time, with final details to be determined as the development process advances.

These partners include Home Suite Hope, Community Living Oakville, Halton Women's Place, and Milton Transitional Housing.

The proposed daycare facility consists of a 285 sq.m. indoor space and 130 sq.m. of outdoor space along the north side of the building, capable of accommodating approximately 39 childcare spaces. Discussions are underway with the YMCA to operate the daycare and to secure Canada Wide Early Learning and Child Care Agreements. This is anticipated to provide an affordable childcare option that assists building residents by reducing the cost of living and the reliance on car ownership.

The 154 sq.m. at-grade office space is proposed as a business office for one of the community partners leasing units in the building, providing essential office and meeting space for their on-site operations.

TABLE 1: SUMMARY OF PROPOSED DEVELOPMENT STATISTICS	
CHARACTERISTIC	DESCRIPTION
Total Site Area	0.8092 ha
Net Site Area	0.6166 ha
Natural Area + 10m Buffer	0.1804 ha
Gross Floor Area	<div>Total</div> <div>Residential</div> <div>Daycare</div> <div>Office</div> <div>12,412.8 sq.m.</div> <div>11,962.8 sq.m.</div> <div>285 sq.m.</div> <div>154 sq.m.</div>
Residential Units	190 (100% affordable rental units)
Accessible Units	57 (30%)
Parking	<div>Total</div> <div>Residential & Visitor</div> <div>Accessible</div> <div>Daycare & Office</div> <div>103 Spaces</div> <div>90 Spaces</div> <div>6 Spaces</div> <div>13 Spaces</div>
Proposed Density	308 uph

Note on Affordability and Partnerships: The description of the proposed affordability framework and community partnerships reflects the Owner's intent and the current state of MOUs. This is subject to change as the development proceeds and formal agreements are executed. For further details, please refer to the Project Overview letter provided by the Owner, **attached as Appendix A.**

2.3 Revised Shadow Study

Comments received on the initial Shadow Study prepared with the original submission materials prompted revisions to the Site Plan to minimize the impact of shadows on the adjacent Munn's Public School to the north. An updated Shadow Study, prepared by PMLA, has been prepared to demonstrate the improvements with the revised site layout. The revised massing has shifted the building to the south side of the site, reducing shadow impacts to the north.

More specifically, the following changes to shadow impact have resulted from the revised massing:

- Shadows cast in the test periods of April, June, and September have been greatly reduced, with less than 1 hour of shadow case during the early morning test periods on the parcel to the north.
- Shadows cast to the south remain acceptable, with more than 5 consecutive hours of sunlight maintained in all test periods.

2.3 Proposed Official Plan Amendment

The revisions to the proposed development have not impacted the proposed use of the lands or density, which remains 315 units per site hectare, therefore no changes are proposed to the Regional Official Plan Amendment or Official Plan Amendment included with the initial submission. The original proposed amendments have been attached to this report as **Appendix B and Appendix C** for reference.

2.3 Proposed Zoning By-law Amendment

The revisions to the proposed development have necessitated minor changes to the previously proposed Zoning By-law Amendment and site-specific regulations. The following updated site-specific regulations are proposed:

- *Rezone the Subject Lands from the "N" Zone to the "RH-XXX Zone;*
- *Permit the proposed 'Office' use;*
- *Permit the proposed maximum building height of 21.0 metres (exclusive of mph);*
- *Permit the proposed rear yard setback of 3.1 metres; and,*
- *Permit the proposed parking rate of 0.47 apartment spaces per unit, including 0.20 visitor parking spaces of the required apartment spaces.*

A revised draft Zoning By-law Amendment has been prepared to facilitate the revised development proposal and is included in **Appendix D** of this report.

3.0 Policy Assessment

Following the initial preparation and submission of the Planning Justification Report (PJR) in August 2025, the proposed development has undergone further refinement, and the proposed affordability framework has been more explicitly defined. This has necessitated additional policy analysis regarding applicable affordability policies in both the Provincial Planning Statement and the Region of Halton Official Plan, which is provided below.

The original analysis, covering the Planning Act, Provincial Planning Statement, Region of Halton Official Plan, Town of Oakville Official Plan, and Zoning By-law 2014-014, as set out in the initial PJR, continues to apply to this revised application. This new information should be read alongside the original analysis provided in August 2025.

3.1 Provincial Planning Statement

The Provincial Planning Statement, 2024 ("PPS") is issued under Section 3 of the Planning Act and came into force on October 20, 2024. The PPS replaced the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 to form a consolidated statement of the Provincial government's policies on land use planning. The PPS focuses on providing municipalities with the tools and flexibility needed to build more homes by enabling municipalities to plan for and support development, align development with infrastructure, foster the long-term viability of rural areas, and protect agricultural lands, the environment and public health and safety.

As a policy statement under Section 3 of the Planning Act, land use planning decisions, including those made on applications for OPA and ZBA, must be consistent with the PPS.

Within the terms of the PPS, the Subject Lands are located within a Settlement Area and are within close proximity to a publicly assisted post-secondary institution and thus meet the definition of a Strategic Growth Area ("SGA") in the PPS.

2.1.4 *"To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:*

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and*
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans."*

2.1.6a "Planning authorities should support the achievement of complete communities by:

- c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups."*

The proposed development, consisting of 190 affordable rental housing units, including deeply affordable and fully accessible units, will assist the Town of Oakville in providing for a range and mix of housing options while supporting the Town's overall residential growth requirements as set out in the PPS. The proposed affordable units will be secured for a minimum 25-year period and operated by local community partners to ensure that the development positively contributes to the quality of life for future residents, including equity seeking groups. The proposed on-site provider office and daycare further support this, providing immediate access to childcare for residents. The location of the Subject Lands further supports this, being located within walking distance of major institutional uses within the Town such as Sheridan College, with convenient pedestrian, active transportation, and transit access to shopping, childcare, medical care, and other Town amenities.

2.2.1 *"Planning authorities shall provide for an appropriate range of housing options and densities to meet projected needs of current and future residents of the regional market area by:*

- establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;*
- permitting and facilitating:*
- all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities;"*

The proposed development supports the Town of Oakville in providing for a range of housing options to meet the current needs of residents by providing for 190 affordable rental housing units, 30% of which are fully accessible and 35 of which are to be deeply affordable units. These units will be leased to community partner organizations for a minimum 25-year affordability period, ensuring that the proposed development serves to address the immediate affordable housing needs present within the Town. To support the social, health, economic, and wellbeing requirements of residents, an on-site organization office and daycare are proposed at-grade to provide for convenient and affordable childcare for building residents and support the needs of the organizations operating the affordable units.

2.4.1.2 *"To support the achievement of complete communities, a range and mix of housing options, intensification and more mixed-use development, strategic growth areas should be planned:*

- a) to accommodate significant population and employment growth;*
- b) as focal areas for education, commercial, recreational, and cultural uses;*
- c) to accommodate and support the transit network and provide connection points for inter- and intra-regional transit; and*
- d) to support affordable, accessible, and equitable housing."*

The Subject Lands are located within a Strategic Growth Area as defined by the PPS, as they are located in proximity to Sheridan College, a publicly assisted post-secondary institution, where growth and redevelopment is to be focused. The proposed development will further support the evolution and growth of this Strategic Growth Area into a complete community by introducing 190 new affordable dwelling units with on-site daycare in proximity to existing educational facilities, trail infrastructure, and

public transit. The proposed development consists of affordable, accessible, and equitable housing as the PPS instructs municipalities to plan for within Strategic Growth Areas.

The above supplemental analysis further reinforces the appropriateness of the proposed development for the Subject Lands, in the context of the affordability and growth policies of the Provincial Planning Statement. The Subject Lands are situated at an ideal location within a Strategic Growth Area in proximity to Sheridan College, two public high schools, a robust municipal trail network, and existing transit. The proposed development will situate 190 affordable rental housing units, operated by community partner organizations, with on-site daycare facilities to further support affordable and equitable housing and the development of a complete community as directed by the PPS.

3.2 Region of Halton Official Plan

As of July 1, 2024, the Halton Region Official Plan ("ROP") is no longer a Regional Plan but remains in effect as a plan of the Town of Oakville. The ROP contains the goals, objectives, and policies that manage growth and direct physical change and its effects on the social, economic, and natural environment of Halton Region, including for the Town of Oakville.

The ROP establishes a broad set of land use designations as part of the Regional Urban Structure, which are intended to guide growth and development while allowing individual municipalities flexibility to further define specific land uses within the broader designation. The ROP also provides general guidance for redevelopment, creation of complete communities, and intensification.

Within the ROP, the Subject Lands are located in the 'Urban Area' and 'Regional Natural Heritage System', within the 'Built Boundary', 'Built-Up Area' and 'Regional Urban Boundary' and located along a 'Minor Arterial'.

72. *"The goal of the Urban Area and the Regional Urban Structure is to manage growth in a manner that fosters complete communities, enhances mobility across Halton, addresses climate change, and improves housing affordability, sustainability and economic prosperity."*

The proposed development is consistent with the goal of the Regional Official Plan for the Urban Area, providing for 190 affordable rental housing units which will serve to improve the supply of affordable housing within the Region. The proposal further supports complete communities and enhanced mobility by placing these units within proximity to existing institutional uses, and along the existing trail network allowing for reduced car dependency and overall lower costs of living which supports both sustainability and economic prosperity.

78.1(3) *"The objectives of the Regional Urban Structure Are: To provide increased opportunities for the development of Affordable Housing, particularly within Strategic Growth Areas;"*

79.3(7.2) *"It is the policy of the Region to: Consider intensification and development of Strategic Growth Areas as the highest priority of urban development within the Region and implement programs and incentives, including Community Improvement Plans, Community Planning Permit System, and Inclusionary Zoning in Protected Major Transit Station Areas under the Planning Act, to promote and support intensification and further the development of Affordable Housing."*

The Subject Lands are located within a Strategic Growth Area as defined by the PPS in proximity to Sheridan College and therefore are situated within a location within which the Region intends for the development of affordable housing. The proposed development represents intensification and development of the Subject Lands that will enable 190 new affordable housing units, including fully accessible and deeply affordable units, as directed by the Regional Official Plan.

84 *"The objectives for housing are:*

- 2) To explore and implement new approaches to reduce residential land and construction costs and to effect an adequate supply of Affordable Housing.*
- 5) To meet housing needs through the provision of Assisted Housing, Affordable Housing and Special Needs Housing in Halton."*

The proposed development represents a modern approach to the delivery of Affordable Housing, by partnering with community organizations to operate blocks of units within the proposed building, enabling 100% of the units to be secured as affordable for a minimum 25-year period. The proposal is consistent with the direction of the Regional Official Plan to meet housing needs through the provision of affordable housing.

86 (2) *"It is the policy of the Region to: Define Affordable Housing for the Halton and local municipal markets based on its definition under Section 214."*

214 *"AFFORDABLE HOUSING means housing with a market price or rent that is affordable to households of low and moderate income spending no more than 30 percent of their gross household income.*

- a) Affordable rental housing should meet the demand of households at the low end, as described in Halton's annual State of Housing Report, pursuant to Section 86(7). Such households would be able to afford at least three out of ten rental units on the market.*
- b) Affordable ownership housing should meet the demand of households at the high end, as identified in Halton's annual State of Housing Report pursuant to Section 86(7). Such households would have sufficient income left, after housing expenses, to sustain the basic standard of living."*

The proposed affordability is defined by the criteria established in the Ontario Affordable Housing Bulletin and Bill 134:

"For rental housing, a unit where the rent is no greater than the lesser of,

- i. the income-based affordable rent for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing, and*
- ii. the average market rent identified for the residential unit set out in the Affordable Residential Units bulletin."*

The Ontario Affordable Housing Bulletin contains specific income and market-based thresholds for housing units to qualify for development charge exemptions, as outlined in Table 1 and requires a 25-year affordability agreement for eligibility. All of the 190 proposed rental units would therefore be considered Affordable Housing as defined by the Regional Official Plan.

86(6b) *"It is the policy of the Region to: Adopt the following housing targets: that at least 30 percent of new housing units produced annually in Halton be Affordable or Assisted Housing."*

86(14) *"It is the policy of the Region to: Support the involvement of the private and non-profit sectors in the provision of Assisted and Affordable Housing by improving the planning process and funding mechanism."*

86(16) *"Encourage the Local Municipalities and other commenting agencies to expedite planning approvals and provide other incentives in the provision of Assisted, Affordable and Special Needs Housing and further to give priority to planning approval of those receiving government funding."*

The proposed development, consisting entirely of affordable rental units, will assist the Region in achieving its affordable housing targets. The proposed Official Plan and Zoning By-law Amendments will enable the development as proposed, and enable 190 new affordable rental units, including fully accessible and deeply affordable housing units.

The above supplemental analysis further reinforces the appropriateness of the proposed development for the Subject Lands, as the Region of Halton Official Plan provides clear support for the creation and accelerated approvals of new affordable housing units within the Region, especially within Strategic Growth Areas. The proposed development will situate 190 affordable rental housing units, operated by community partner organizations, onto the Subject Lands with on-site daycare to further support an affordable and equitable housing and the development of a complete community as directed by the Region of Halton Official Plan.

4.0 Summary & Conclusions

As outlined above, together with the revised plans and technical studies, the revised proposed development and associated Official Plan and Zoning By-law Amendments represent appropriate development of the Subject Lands, in keeping with the Provincial, Regional, and municipal policies and regulations.

Based on the review of the existing and planned physical context and surrounding area, the technical assessment of the proposed development concept, and an analysis of the proposal within Provincial and municipal regulatory frameworks, this addendum report concludes the following:

- 1. The proposed development and implementing Regional Official Plan, Official Plan and Zoning By-law Amendment applications represent an appropriate development of the Subject Lands given the existing uses of the site, surrounding context, and neighbourhood character;*
- 2. The proposed development and required applications are consistent with and conform to the relevant Provincial policies and legislation including the Planning Act and Provincial Planning Statement;*
- 3. The proposed development and required applications conform to the policy direction of the Region of Halton Official Plan and the Town's Livable Official Plan;*
- 4. The proposed development will provide affordable and accessible housing in conformity with the policies and targets outlined by the Town and the Region;*
- 5. The proposed development can be adequately serviced, and does not create any adverse impacts to the existing site and surrounding area, neighbourhood, and Natural Heritage Areas; and,*
- 6. The proposed development contributes to achieving a complete community.*

It is concluded that the proposed development and requested ROPA, OPA, and ZBA applications implement Provincial, regional, and local policy, as amended, and represent good planning in the public interest.

Respectfully submitted,

MHBC



Oz Kemal, BES, MCIP, RPP
Partner



Andrew Hannaford, BES, MCIP, RPP
Associate

A

Appendix A: Project Overview Letter



Post Residences Inc.
213 Trafalgar Road
Oakville, Ontario
L6J 3 G8

January 9, 2026

Town of Oakville Planning Staff
1225 Trafalgar Road,
Oakville, Ontario
L6H 0H3

RE: **Project Overview - Post Residences Inc**
1493 Sixth Line, Oakville

This letter serves to provide clarity on the proposed operational mode, ownership, and affordability framework for Post Residences Inc., a proposed 190-unit all-affordable housing community located at 1493 Sixth Line in Oakville. The project has been designed to establish a community hub that integrates affordable housing with on-site childcare and intergenerational research. The project is also incorporating a Community Partnership model, through which existing community organizations will be able to provide long-term housing for their clients strengthening the overall non-profit housing ecosystem within Oakville.

1. Affordability Framework

Post Residences is committed to 100% affordable rental housing for a minimum period of 25 years. The project addresses a broad range of need through three distinct levels of affordability:

- **Standard Affordable Units:** Rents for all units will be set at or below the thresholds established by the Ontario Affordable Housing Bulletin. For Oakville (per 2025 rates), this includes maximum monthly rents such as \$1,888 for a 1-bedroom and \$2,251 for a 2-bedroom unit.
- **Deeply Affordable Units:** Through a strategic partnership with the Region of Halton, 35 units are designated as "deeply affordable," offering rental rates significantly lower than the standard provincial thresholds to support residents with greater financial need.
- **Accessible Units:** To support residents with physical disabilities, 30% of the total units (57 units) will be fully accessible.

2. Ownership, Partnerships, and Funding Structure

Post Residences Inc. is the owner of the Subject Lands, having closed on the property in August 2025. The operational model is built upon a public-private-nonprofit partnership designed for long-term stability:

- **Non-Profit Lease Model:** Memorandums of Understanding (MOU's) have been signed with four key community partners: Home Suite Hope, Community Living Oakville, Halton Women's Place, and Milton Transitional Housing. These organizations will enter 25-year leases for blocks of units, providing stable, long-term housing specifically for their clients.
- **Management and Research:** OSCR will provide professional building management. Simultaneously, we intend to incorporate a national research institute model, where Sheridan College and similar organizations will be provided with access to the site as a "Living Laboratory" to study intergenerational cohabitation and aging-in-place.
- **Funding:** Halton Region has expressed strong support for the project. Pending Regional Council approval and secured capital financing, this may include both capital and operating funding to sustain a diverse mix of affordable and deeply affordable units.

3. Range of On-Site Uses

The proposed development consists of a 6-storey mixed-use residential building, including 190 affordable rental housing units, a 278 sq.m. daycare space at grade, and a 111 sq.m. office space at grade.

- **Residential Use:** 190 independent living rental units are proposed, with a mix of 1-, 2-, and 3-bedroom units. 100% of these units will be maintained as affordable rental housing for a minimum period of 25 years. Furthermore 30% of the units (57 units) are to be fully accessible and 35 units are proposed as deeply affordable units.
- **Daycare Use:** A 185 sq.m. daycare facility is proposed to be located at grade. Operated by the YMCA Oakville, it will provide 39 spaces (15 toddler and 24 preschooler) and is intended to be designated under the Canada-Wide Early Learning and Child Care (CWELCC) agreement.
- **Office Use:** A 154 sq.m. office space for one of the community partner organizations is proposed at grade. This will allow organizations to maintain an on-site presence and provide essential support services and meetings space for their on-site operations.

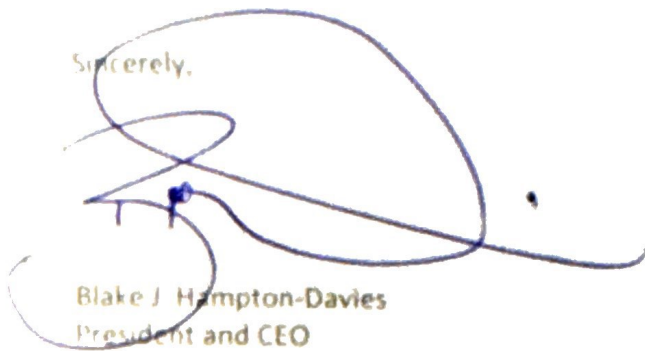
4. Community Impact

This project directly advances Ontario's, Halton's and the Town of Oakville's housing, education, and inclusion priorities by:

- Increasing the supply of deeply affordable and family-oriented housing
- Integrating affordable childcare access within housing to support working parents
- Embedding research and innovation into housing policy and practice

- Strengthening the nonprofit housing ecosystem through long-term, partnership-based leases; and,
- Providing evidence-based insights that will benefit the Province, academia, and society at large.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Blake J. Hampton-Davies', with a large, looping flourish extending to the right.

Blake J. Hampton-Davies
President and CEO
Post Residences Inc.

B

Appendix B: Draft Regional Official Plan Amendment



Regional Official Plan Amendment Number XX To the Town of Oakville's Halton Region Official Plan

Constitutional Statement

The details of the Amendment, as contained in Part 2 of this text, constitute Regional Official Plan Amendment Number XX to the Halton Region Official Plan.

Part 1 – The Preamble

1.0 Subject Land:

The Subject lands are located on the east side of Sixth Line. The land is legally described as Lot 6, Plan 403, Block A, Plan 403, and municipally known as 1493 Sixth Line. The Subject Lands have an approximate area of 8,092.4 square metres (0.81 ha), and an approximate frontage of 61.88 metres along Sixth Line.

2.0 Purpose and Effect:

The purpose of the Regional Official Plan Amendment is to modify Map 1 – Regional Structure and Schedule 1 – Amendments to redesignate a portion of the Subject Lands from *Regional Natural Heritage System* to *Urban Area*.

The effect of the proposed Regional Official Plan Amendment would enable Council to permit the development of a mixed use residential development.

3.0 Background and Basis:

- The Subject Lands are designated “Regional Natural Heritage System” in accordance with Map 1.
- The re-designation of the Subject Lands will support the Town's objectives for intensification within the Town's built boundary and in areas that are well served by existing public transit.
- The proposal is consistent with the policies of the Provincial Planning Statement, generally conforms with the policies of the Halton Region Official Plan, and generally conforms with the policies of the Livable Oakville Official Plan.
- The proposal seeks to re-designate a portion of the Subject Lands from *Regional Natural Heritage System* to *Urban Area*.
- The site is located on Sixth Line, a Minor Arterial.
- The site is well served by existing services, amenities, transportation and transit systems and infrastructure.

Part 2 – The Amendment

A. Map Change

This Regional Official Plan Amendment reflects modifications to Map 1 of the Halton Region Official Plan as shown below.

B. Text Changes

The Halton Region Official Plan is amended by adding a new Section to Schedule 1 as follows:

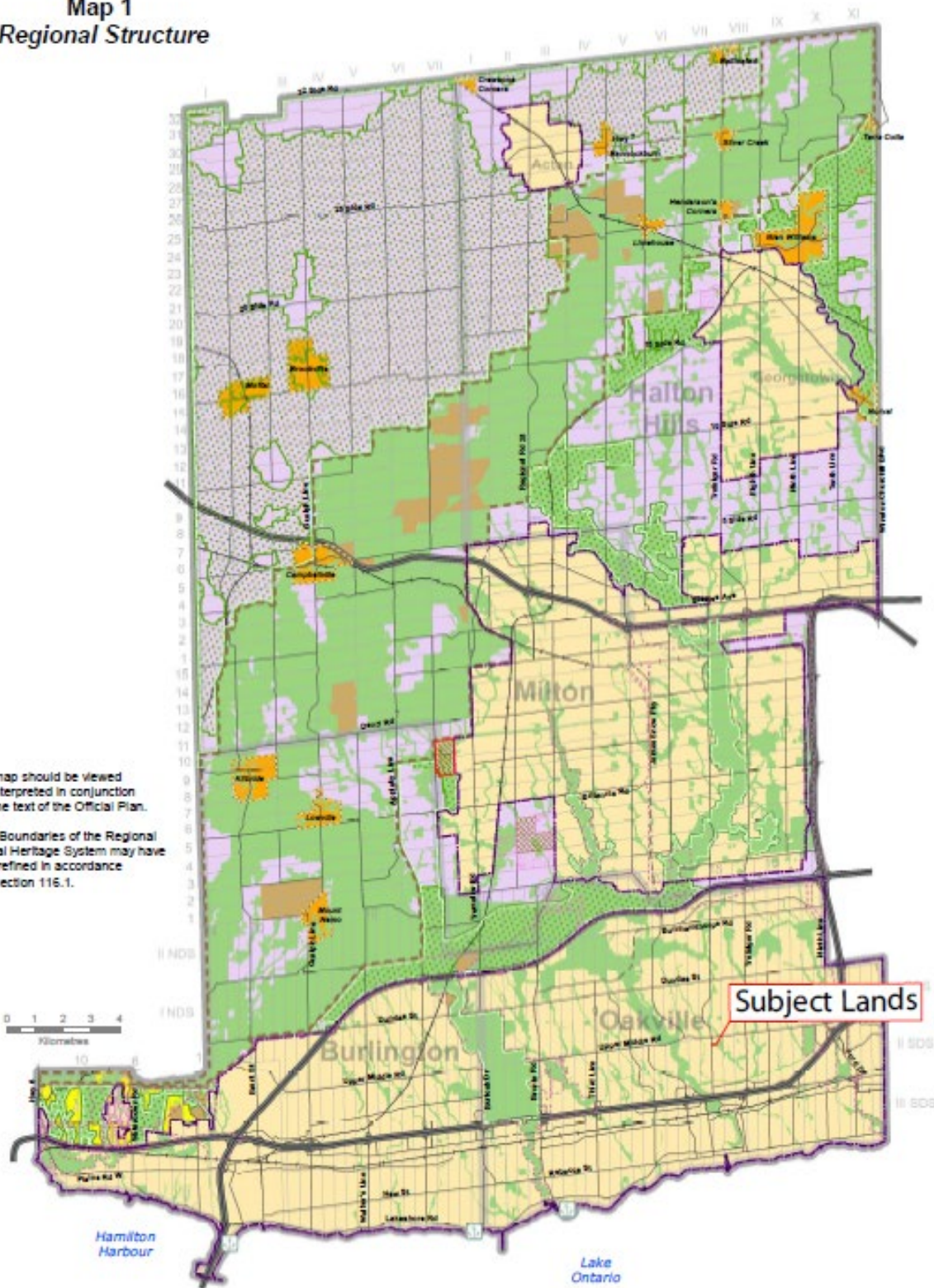
Item No.	Title	Council Adoption/Status
1.	Re-designation of a portion of 1493 Sixth Line	XXX

Map 1
Regional Structure

This map should be viewed and interpreted in conjunction with the text of the Official Plan.

* The Boundaries of the Regional Natural Heritage System may have been refined in accordance with Section 115.1.

0 1 2 3 4
Kilometres



Subject Lands

- 0 Waterfront Park (See Map 2)
- +— Rail Line
- Proposed Major Arterial
- Major Road
- Provincial Freeway
- Lot and Concession Line
- Municipal Boundary

- Urban Area
- Hamlet
- Agricultural Area
- Regional Natural Heritage System *
- Mineral Resource Extraction Area
- North Aldershot Policy Area
- Greenbelt Natural Heritage System (Overlay)

- Greenbelt Plan Protected Countryside Boundary
- Niagara Escarpment Plan Boundary
- Parkway Belt West Plan Boundary
- Area Eligible for Urban Servicing
- Halton Waste Management Site
- Regional Urban Boundary
- Milton Education Village Complimentary Greenbelt Lands Policy Area

C

Appendix C: Draft Official Plan Amendment



Official Plan Amendment Number XX To the Town of Oakville's Livable Oakville Official Plan

Constitutional Statement

The details of the Amendment, as contained in Part 2 of this text, constitute Official Plan Amendment Number XX to the Livable Oakville Official Plan.

Part 1 – The Preamble

1.0 Subject Land:

The Subject lands are located on the east side of Sixth Line. The land is legally described as Lot 6, Plan 403, Block A, Plan 403, and municipally known as 1493 Sixth Line. The Subject Lands have an approximate area of 8,092.4 square metres (0.81 ha), and an approximate frontage of 61.88 metres along Sixth Line.

2.0 Purpose and Effect:

The purpose of the Official Plan Amendment is to modify Schedule I – Central Land Use to redesignate a portion of the Subject Lands from *Natural Area* to *High Density Residential*.

The effect of the proposed Official Plan Amendment would enable Council to permit the development of a mixed use residential development.

3.0 Background and Basis:

- The Subject Lands are designated "Natural Area" in accordance with Schedule I.
- The re-designation of the Subject Lands will support the Town's objectives for intensification within the Town's built boundary and in areas that are well served by existing public transit.
- The proposal is consistent with the policies of the Provincial Planning Statement, generally conforms with the policies of the Halton Region Official Plan, and generally conforms with the policies of the Livable Oakville Official Plan.
- The proposal seeks to re-designate a portion of the Subject Lands from *Natural Area* to *High Density Residential*.
- The proposal seeks to implement a site-specific exemption to the Residential High designation.
- The site is located on Sixth Line, a Minor Arterial.
- The site is well served by existing services, amenities, transportation and transit systems and infrastructure.

Part 2 – The Amendment

A. Map Change

This Official Plan Amendment reflects modifications to Schedule I of the Livable Oakville Official Plan as shown below.

B. Text Changes

The Livable Oakville Official Plan is amended by adding a new Section 27.4.X to Section 27.4 Central Exceptions – Schedule I of the Livable Oakville Official Plan.

Item No.	Section	Description of Change
1.	27.4 EXCEPTIONS, Central Exceptions – Schedule I	On the lands designated Residential High on the east side of Sixth Line, a maximum density of 315 units per site hectare shall be permitted.

D

Appendix D: Draft Zoning By-law Amendment



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2025-XX

A by-law to amend the Town of Oakville Zoning By-law 2014-014, as amended, to permit the use of the lands described as 1493 Sixth Line, Town of Oakville (File XXXX)

COUNCIL ENACTS AS FOLLOWS:

1. That Schedule “19(15)” to By-law 2014-014, as amended, is hereby further amended by rezoning lands municipally described as 1493 Sixth Line in the Town of Oakville, Regional Municipality of Halton from the “N” Zone to the “RH-(XXX)” Zone as identified on Schedule A attached hereto.
2. Section 15, Special Provisions, of By-law 2014-014, as amended, is amended by adding new Section 15.XX with respect to the lands municipally known as 1493 Sixth Line as follows:

XX	1493 Sixth Line	Parent Zone: RH
Map 19(15)	(Lot 6, Plan 403, Block A, Plan 403, Oakville)	(2026-XXX)
15.XX.1 Additional Permitted Uses		
The following additional uses are permitted:		
a)	Office	
15.XX.2 Zone Provisions		
The following regulations apply:		
a)	Maximum <i>building height</i>	21.0 metres
b)	Minimum <i>rear yard</i>	3.1 metres
15.XX.3 Parking and Loading Provisions		
The following parking provisions apply:		
a)	Notwithstanding Section 5.2.1 of Zoning By-law 2014-014, minimum parking shall be provided at the following rates:	
	Use	Minimum Parking Spaces
	Apartment	0.47 spaces per dwelling unit
	Apartment – Visitor Parking	0.20 of the required parking for

		Apartment use	
15.XX.4 Special Site Provision			
a)	Notwithstanding any severance, partition or division of the lands subject to this Special Provision, all lands subject to this by-law shall be considered to be one <i>lot</i> for the purposes of this By-law.		

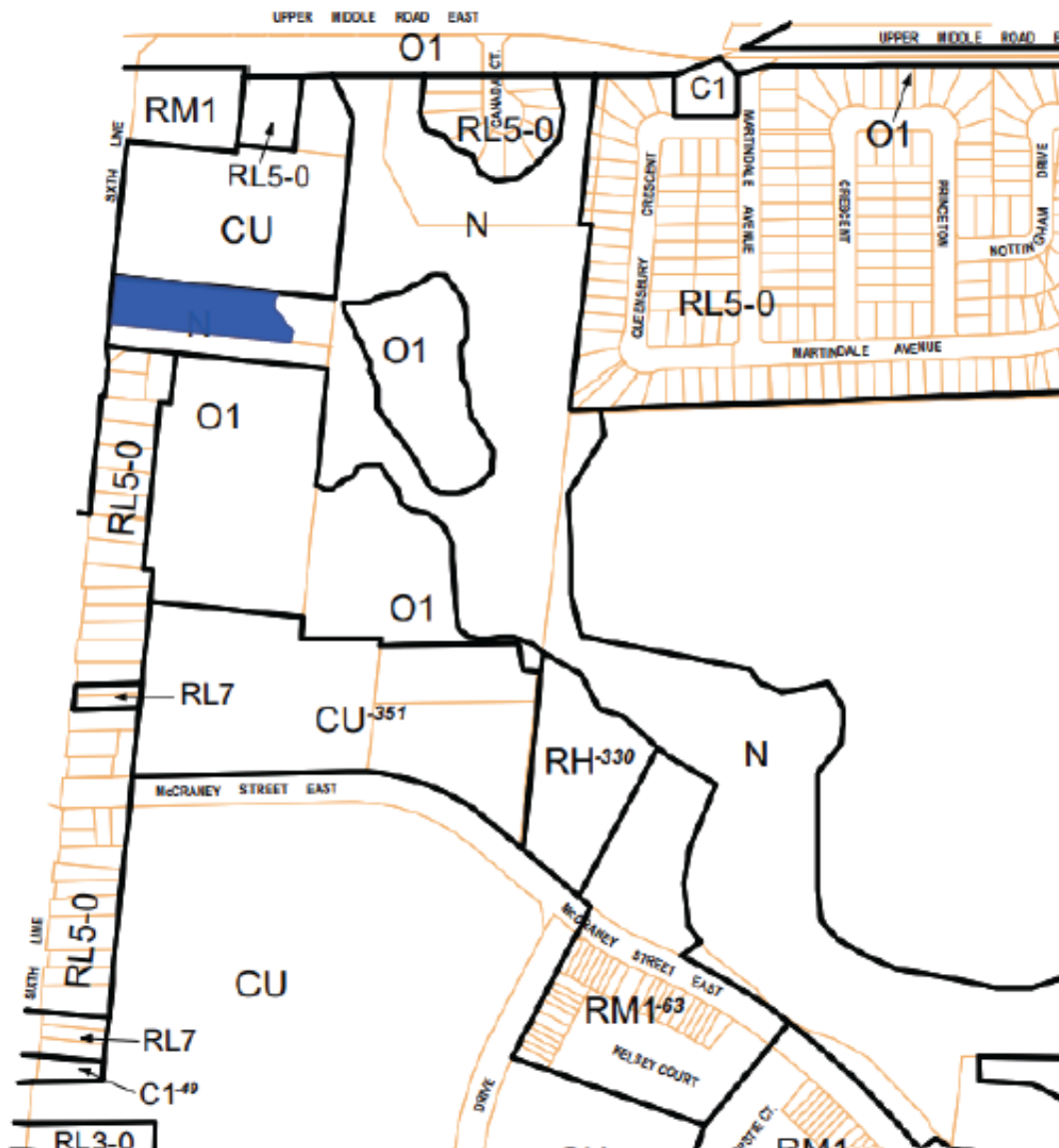
3. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this day of, 2026

MAYOR

CLERK

SCHEDULE "A" **TO BY-LAW 2025-XXX**



AMENDMENT TO BY-LAW 2009-189



Rezoned from Natural Area (N) to
Residential High - Special Provision (RH - (XXX))

Excerpt from Map 19(15)