



# Town of Oakville Special Council Meeting

## AGENDA

**Date:** Wednesday, March 8, 2023  
**Time:** 6:30 p.m.  
**Location:** Council Chamber

Town Hall is open to the public and live streaming video is available on [oakville.ca/live.html](https://oakville.ca/live.html) 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/townhall/delegations-presentations.html>.

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	Pages
1. Regrets	
2. Declarations of Pecuniary Interest	
3. Discussion Item(s)	
3.1 The Housing Situation in Ontario	4 - 5
Recommendation: That the presentation from Dr. Mike Moffatt, regarding the housing situation in Ontario be received.	

### **3.2 Oakville's Housing Pledge**

6 - 20

Recommendation:

1. That the report from the Office of the Chief Administrative Officer be received.
2. That the Minister of Municipal Affairs be advised that the Town of Oakville:
  - a. can accommodate the required housing units within the town's existing urban structure,
  - b. is advancing its on-line presence and providing for enhanced and efficient development processes,
  - c. will continue to work in co-operation with the Province of Ontario and Halton Region to deliver infrastructure (i.e. water and wastewater services) and community services such as schools and hospitals, and,
  - d. will rely upon the Premier of Ontario's stated objective to support municipalities who experience a financial shortfall as a result of implementing Bill 23.
3. That Oakville's Housing Pledge report be forwarded to Halton Region's Clerk requesting Halton Region's continued support to deliver the necessary infrastructure which will allow Oakville to advance the required housing units.
4. That the Mayor be authorised to submit Oakville's Housing Pledge to the Minister of Municipal Affairs and Housing prior to 22 March, 2023.
5. That this report be forwarded to the Ministry of Municipal Affairs, representing Oakville's response to the Province of Ontario's Municipal Housing Target.

### **3.3 Master Plan Approach Under the Provincial More Homes Built Faster Plan**

21 - 25

Recommendation:

That the report from the Office of the Chief Administrative Officer be received.

## **4. Consideration and Reading of By-Laws**

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

4.1     **By-law 2023-029**

26 - 26

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

5.     **Adjournment**

## REPORT

### Special Council

Meeting Date: March 8, 2023

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**FROM:** Office of the CAO

**DATE:** February 21, 2023

**SUBJECT:** The Housing Situation in Ontario

**LOCATION:**

**WARD:** Town-wide

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#### RECOMMENDATION:

That the presentation from Dr. Mike Moffatt, regarding the housing situation in Ontario be received.

#### KEY FACTS:

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

- Dr. Moffatt will present an overview of the housing situation in Ontario.
- This update for Council is timely given recent provincial announcements and legislative changes to accelerate housing supply.

#### BACKGROUND:

Dr. Mike Moffatt is the Senior Director of Policy and Innovation at the Smart Prosperity Institute (SPI) and an Assistant Professor in the Business, Economics and Public Policy group at Ivey Business School, Western University.

Dr. Moffatt's research at SPI focuses on the intersection of regional economic development, building child-friendly, climate-friendly housing and communities, and clean innovation.

#### COMMENT/OPTIONS:

Dr. Moffat will present an overview of the housing situation in Ontario to Council.

**CONSIDERATIONS:**

**(A) PUBLIC**

There are no public considerations with this report.

**(B) FINANCIAL**

There are no financial considerations with this report.

**(C) IMPACT ON OTHER DEPARTMENTS & USERS**

N/A

**(D) CORPORATE STRATEGIC GOALS**

This report addresses the corporate strategic goal(s) to:  
Create a livable community and be accountable in everything we do.

**(E) CLIMATE CHANGE/ACTION**

N/A

Prepared by:

Julie Clarke Director, Strategy, Policy and Communications

Recommended and submitted by:

Jane Clohecy, Chief Administrative Officer

## REPORT

### Special Council

Meeting Date: March 8, 2023

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**FROM:** Office of the CAO

**DATE:** February 21, 2023

**SUBJECT:** **Oakville's Housing Pledge**

**LOCATION:** Town-wide

**WARD:** Town-wide

Page 1

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#### RECOMMENDATION:

1. That the report from the Office of the Chief Administrative Officer be received.
2. That the Minister of Municipal Affairs be advised that the Town of Oakville:
  - a. can accommodate the required housing units within the town's existing urban structure,
  - b. is advancing its on-line presence and providing for enhanced and efficient development processes,
  - c. will continue to work in co-operation with the Province of Ontario and Halton Region to deliver infrastructure (i.e. water and wastewater services) and community services such as schools and hospitals, and,
  - d. will rely upon the Premier of Ontario's stated objective to support municipalities who experience a financial shortfall as a result of implementing Bill 23.
3. That Oakville's Housing Pledge report be forwarded to Halton Region's Clerk requesting Halton Region's continued support to deliver the necessary infrastructure which will allow Oakville to advance the required housing units.
4. That the Mayor be authorised to submit Oakville's Housing Pledge to the Minister of Municipal Affairs and Housing prior to 22 March, 2023.
5. That this report be forwarded to the Ministry of Municipal Affairs, representing Oakville's response to the Province of Ontario's Municipal Housing Target.

## KEY FACTS

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

- Through Bill 23, the province requested select municipalities to respond to a Housing Pledge, identifying how a municipality would accommodate its allocated housing units
- Oakville was given a housing target of 33,000 units, to be achieved by 2031/2032
- Oakville has completed a number of initiatives which will facilitate future housing growth ranging from an updated Urban Structure to development review process improvements
- There continues to be housing needs across not just Oakville, but also the Greater Golden Horseshoe. Oakville is ready to do its part, in partnership with other levels of government, and the housing industry

## BACKGROUND

Bill 23, *More Homes Built Faster Act*, 2022 was released 25 October, 2022 and received Royal Assent on 28 November, 2022. While not all parts of the legislation are yet in full force and effect, the majority of the legislation, including the housing pledges apply.

Staff provided an overview of the legislation, and its broad implications, to Council on [5 December, 2022](#) (Item #7.2).

The Province has identified a target of building 1.5 million new homes in Ontario by 2032. As such, 29 municipalities, including Oakville, were assigned a new housing target to contribute to the overall amount. Oakville's share is 33,000 new housing units over the next ten years and the provincial government has asked the municipality to offer its pledge to deliver those units. The housing pledges are intended to be non-binding, public documents.

The province has stated:

*Municipal Housing Pledges will identify the tools and strategies that municipalities intend to use to achieve their housing targets. Pledges may include, but are not limited to, priorities for site-specific planning decisions to expedite housing in priority areas, plans to streamline the development approval process,*

*commitments to plan, fund and build critical infrastructure to support housing, and strategies to use municipal surplus lands.<sup>1</sup>*

## COMMENTS

The Town of Oakville agrees that there is a crisis of housing affordability among all classes; and the town is committed to facilitating the delivery of its share of new housing. Oakville has continuously demonstrated its ability to partner with housing providers to build a highly desirable community; and the town has consistently ranked high among its peers as a community for people to call home.

The town recognises that the mandated housing target of 33,000 new units replaces the previous forecast which was provided through the integrated growth planning process the town undertook with Halton Region. The new target represents growth the town will achieve regardless, albeit in a more accelerated timeframe.

Directing new housing in Oakville will be in accordance with the Official Plan, and its urban structure. As noted in the December 2022 staff report: "the town's urban structure is comprehensive and provides certainty to guide major infrastructure investment and to maximize cost effectiveness. It is the basis for the policies in the town's Official Plan and for making planning decisions". Growth will be directed to the Strategic Growth Areas (i.e. Midtown, Bronte GO, Uptown, Hospital District) and corridors because these areas are equipped to support further intensification and they are well served by transit infrastructure. Dundas Street and Trafalgar Road are corridors identified for future Bus Rapid Transit in both Halton Region's Official Plan and Metrolinx's 2041 RTP.

Oakville strives to build complete communities, as defined by the Growth Plan. To that end, the town completed two critical studies which will guide intensification within its Major Transit Station Areas - one for the Bronte GO Major Transit Station Area and another for the Midtown Urban Growth Centre. The latter is benefitting from an update which has involved a close working relationship with both Halton Region and Metrolinx. Midtown Oakville is the second busiest GO station on the entire network after Union Station, and is slated to house a minimum of 20,600 people and jobs.

The town is also working towards a Housing Strategy, as well as updating Official Plan land use policies for other identified Strategic Growth Areas. These policies will be followed by Zoning By-law updates and a comprehensive review of the town's residential areas.

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<sup>1</sup> <https://ero.ontario.ca/notice/019-6171>



The town's Housing Strategy will recognise the town's role in providing solutions toward attainable housing options and enabling housing supply. The Strategy will include a comprehensive approach to identify opportunities across the housing continuum for the town to strengthen its policies, regulations, programs and by-laws for such matters as inclusionary zoning, rental replacement, and affordable housing, among others.

The extent of Oakville's ability to deliver new housing though, is limited to its ability to set the land use policy context, and co-ordinate the delivery of infrastructure. Oakville, and Halton Region, are not in a financial position to cover the additional costs of growth which were historically provided by the housing industry. This is expected to be alleviated by the Province since it has stated that it will ensure municipalities will be "kept whole" as it relates to the financial burden of paying for growth (see Appendix 2).

In co-ordinating with Halton Region – Oakville's upper-tier municipal partner – there is a one-window opportunity provided to analyse community needs, synchronise planning policy, optimise development application review and advance infrastructure delivery. This integration is critical for ensuring the timely extension of water, sanitary and road infrastructure with new housing opportunities – in both greenfield and intensification situations.

The town continues to co-ordinate the delivery of opportunities for new schools in co-operation with the local school boards. Although the province is responsible for funding new schools, the town ensures the viability of school sites as an integral, and central, component of new communities.

Conservation Halton and Credit Valley Conservation are also partners with the town to achieve Council's, and the community's, goals of preserving the natural environment, and ensuring its legacy for future generations.

Cultivating these partnerships has presented opportunities for the town to ensure an efficient development approvals process for all of its partners, including developers and builders. The town continues to advance a streamlined process with a focus on delivering high quality, customer-centric services. Testament to this is utilising funding opportunities from the province through the Streamline Development Approvals Fund to refine the building permit review process and offer more municipal services on-line. The town has used the Lean Six Sigma process on a number of occasions to identify process improvements, eliminate unnecessary steps and provide greater clarity around development application review.

Council recently approved Official Plan policies that will facilitate the new development review processes; however, those were appealed to the Ontario Land Tribunal by the

Building and Land Development Industry. This may delay the successful implementation of these changes intended to expedite the town's processes.

In addition to the foregoing process improvements, the town has also incorporated the Oakville Municipal Development Corporation (OMDC). The mandate of the OMDC is to utilise surplus, or under-utilised, town lands for the purpose of advancing community objectives. This can take the form of adding to the town's rental or affordable housing opportunities, manage infrastructure investments and ensuring the long-term economic benefit of town lands.

The town has also assisted the Province in the management of its own lands inventory through the co-ordination of development applications and infrastructure delivery.

Although the town has implemented land use policies, improved application review processes and removed the barriers for new housing within its limited purview, delivering more housing opportunities will require a concerted effort from all of those involved in the housing market – from the province through to the development industry itself.

Over the last several years, Oakville has averaged almost 2,000 new units per year with 3,410 building permits issued for new housing units in 2022 alone. Oakville does not deliver housing; it only facilitates the process to achieve new housing. If market, and other conditions, are not favourable for developers to build, Oakville will not achieve the 33,000 new units by 2031/2032.

The town continues to develop its longer-term plans for the purpose of supporting an accelerated growth scenario. This means reviewing the potential financial implications, funding gaps, future costs and capacity to deliver services. Master Plans are being initiated and refined as the town determines its ability to administer new facilities, parks, fire services and other community needs in a compacted time period, and the implications to the tax levy. The town remains comforted though, by the province's declaration that it will assist in addressing any financial shortfall.

Oakville has not constrained new housing units, and will continue to partner with upper levels of government, public agencies, and the development industry to ensure new housing opportunities are directed to appropriate locations within the town that support and advance the urban structure.

## CONSIDERATIONS

**(A) PUBLIC**

No notice is required

**(B) FINANCIAL**

Although there are no implications relevant to this report; the changes arising from Bill 23 will have adversely affect the town's objective to ensure that 'growth pays for growth'. It is expected that this will be alleviated though, by the Province's pledge to ensure that municipalities are 'kept whole'.

**(C) IMPACT ON OTHER DEPARTMENTS & USERS**

The Community Development, Community Infrastructure, Community Services and Corporate Services Commissions were consulted in the preparation of this report.

**(D) CORPORATE STRATEGIC GOALS**

This report addresses the corporate strategic goal(s) to:

- be the most livable town in Canada

**(E) CLIMATE CHANGE/ACTION**

Implementation of Bill 23, and Oakville's mandated housing target, will be considerate of the town's climate action initiatives through future processes and plans.

## CONCLUSION

Oakville has advanced the necessary policies and process improvements to accommodate the provincially-mandated housing target of 33,000 new units by 2031/2032. To further accomplish this will require on-going co-ordination with Halton Region to deliver the necessary infrastructure. It will not be solely the responsibility of public agencies to deliver the housing, though; the development industry will be an important partner to help meet the province's housing target.

## **APPENDICES**

Appendix 1 – Letter from Minister of Municipal Affairs dated February 13, 2023

Appendix 2 – Letter from Minister of Municipal Affairs to AMO dated  
November 30, 2022

Appendix 3 – Oakville's Housing Pledge (DRAFT)

Prepared by:

Gabriel A.R. Charles, MCIP, RPP  
Director of Planning Services

Recommended by:

Neil Garbe, B.A., M.PL., RPP, PLE  
Commissioner of Community Development

Submitted by:

Jane Clohecy  
Chief Administrative Officer

**Ministry of  
Municipal Affairs  
and Housing**

Office of the Minister

777 Bay Street, 17<sup>th</sup> Floor  
Toronto ON M7A 2J3  
Tel.: 416 585-7000**Ministère des  
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et du Logement**

Bureau du ministre

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Toronto ON M7A 2J3  
Tél. : 416 585-7000

Ontario

234-2023-711

February 13, 2023

Your Worship  
Mayor Rob Burton  
Town of Oakville  
1225 Trafalgar Road,  
Oakville ON L6H 0H3[mayor@oakville.ca](mailto:mayor@oakville.ca)**Subject: Municipal Housing Targets and Municipal Housing Pledges  
Town of Oakville: 33,000**

Dear Mayor Burton,

I would like to congratulate you on your re-election in the Town of Oakville last fall. With last year's municipal and provincial elections now behind us, Ontarians are counting on us to work together productively and build a relationship of trust that delivers for the people we represent.

The lack of housing supply has become one of the defining issues in Ontario today, and I know it was just as prevalent in last year's municipal elections as it was for those of us on the provincial level.

Our government is taking bold and transformative action to get 1.5 million homes built by 2031.

That's why, last October, our government introduced our More Homes Built Faster Plan. The plan contains practical measures that will have a real impact on our communities, reduce costs for homebuyers, and encourage the development of more housing supply.

These measures included municipal housing targets and pledges. While municipalities have taken significant steps in increasing the housing supply, our government requires a commitment from our municipal partners to take extra effort in providing housing for future population growth.

To implement the 1.5 million homes target, large and fast-growing municipalities, including yours, are being assigned a **Municipal Housing Target**. Via your municipal Clerk in last October, I asked the Town of Oakville to demonstrate your commitment to accelerating housing supply by developing a **Municipal Housing Pledge** and taking the

necessary steps to facilitate the construction of 33,000 new homes in your community by 2031.

I would like to inform you that the Ministry of Municipal Affairs and Housing is extending the deadline for the submission of municipal housing pledges from March 1, 2023, to March 22, 2023, in response to requests from some of our municipal partners.

As I stated in my previous letter, pledges will provide important information that showcases the strategies and actions that municipalities choose to adopt in order to prioritize and accelerate housing. Our government intends to use your pledges to monitor and track progress so we can continue to play a role in supporting municipalities and removing barriers to housing development. Please see the information sheet attached again to this letter for information and considerations in developing a Municipal Housing Pledge.

We are committed to addressing the policy and implementation barriers you may encounter as you develop your pledges and I encourage you to reach out to Wendy Ren, Executive Lead, Municipal Policy/Program Collaboration, at [Wendy.Ren@ontario.ca](mailto:Wendy.Ren@ontario.ca) or 437-995-7094, if you have any questions, comments, or suggestions.

Please acknowledge receipt of the letter to Wendy Ren as well.

I look forward to working together to increase housing supply for all Ontarians.

Sincerely,



Steve Clark  
Minister

Encl.

c: Kate Manson-Smith, Deputy Minister  
Ryan Amato, Chief of Staff, Minister's Office  
Michael Parsa, Associate Minister of Housing  
Joshua Paul, Assistant Deputy Minister, Housing Division  
Sean Fraser, Assistant Deputy Minister, Planning and Growth Division  
Wendy Ren, Executive Lead, Municipal Policy/Program Collaboration  
Jane Clohec, Chief Administrative Officer  
Vicki Tytaneck, Town Clerk

## **Info Sheet: Considerations in Developing Municipal Housing Pledge**

The pledge is not intended to be a land-use planning document, and its development should not require external technical expertise. The format and language used in the pledge should be accessible to the general public. The pledge is intended to be approved by municipal councils and should help codify Council's commitment to meeting their municipal housing target.

Municipalities can leverage new and existing policy tools as they develop housing pledges and work towards their housing targets.

Below is a non-exhaustive list of potential strategies and actions that municipalities may include in developing their housing pledges. There may be additional opportunities based on local circumstances and the Province is interested in hearing about those ideas and creative solutions.

- Strategies to encourage and promote gentle intensification to enable and expedite additional residential units in existing residential areas
- Outline ways in which funding under provincial programs, such as the Streamline Development Approval Fund (SDAF) or Municipal Modernization Program (MMP), has been used to streamline existing municipal development approval processes
- Information on municipal development approval timelines and whether municipalities are being appealed for non-decisions
- Identify potential measures where current lack of infrastructure capacity (e.g., water/wastewater servicing) may limit future housing development
- Strategies to use municipal surplus lands
- Commitment to plan for, fund, and approve (where applicable) specific critical municipal infrastructure to support growth and new housing (e.g., water, wastewater, transit etc.), which may include expanded capacity as well as fully new facilities/assets
- Priorities for strategic and site-specific planning decisions to expedite housing in priority areas (e.g., around transit stations and in transit-served areas)
- Update zoning by-laws to permit a greater range of housing to be built without the need for costly and lengthy rezoning applications
- Municipalities may also consider existing tools such as the Community Infrastructure and Housing Accelerator, [Community Planning Permit System](#), Major Transit Station Areas, and Protected Major Transit Station Areas.

Below are some of the potential components of a municipal housing pledge. Municipalities are free to choose, alter, or add any new components that seem reasonable. Pledges can be represented in the form of plain text, tables, charts, maps, or a combination of them.

- Municipal Housing Target
- Planned and proposed Municipal Initiatives
- Initiative Owner and Additional Stakeholders
- Context and Description of How Initiative Accelerates Housing
- Number of units per initiative and housing type
- Considerations (Barriers, Implementation, Risks, etc.)
- Potential Mitigation Strategies and Proposal to Accelerate Housing
- Potential Reporting and Monitoring Measures

The deadline for municipalities to submit housing pledges to the Minister of Municipal Affairs and Housing is March 1, 2023.

Municipal housing pledges are intended to be public documents and it's anticipated that municipalities will post them online.

Municipalities can contact Ministry staff with any questions and for clarification.



**Ministry of  
Municipal Affairs  
and Housing**

Office of the Minister

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234-2022-5420

November 30, 2022

Colin Best  
President  
Association of Municipalities of Ontario  
[amopresident@amo.on.ca](mailto:amopresident@amo.on.ca)

Dear Colin Best:

I am writing to you today in the spirit of the long-standing partnership between Ontario and the Association of Municipalities of Ontario.

Since the day our government took office, we have been steadfast in our support and empowerment of our municipal partners. Working together, Ontario has provided tens of billions of dollars in new funding to support municipal services and build critical infrastructure, spurring job creation and creating the conditions for long-term economic growth.

During the COVID-19 pandemic, governments rightly put politics aside to work together as a unified team. That is why our government, in partnership with the federal government, was proud to provide over \$4 billion to Ontario's municipalities through the Safe Restart Agreement to address pandemic-related pressures, including for public transit, shelters and other operating costs. In fact, this funding provided one of the largest investments the province has ever made in the housing and homelessness sector.

I am writing today to address municipal feedback regarding Bill 23, the *More Homes Built Faster Act*. In particular, I would like to address the suggested impact the legislation could have on the ability of municipalities to fund infrastructure and services that enable housing.

The central intention of Bill 23 is to build more homes that are attainable for our growing population by discounting and exempting municipal fees and taxes for affordable, non-profit and purpose-built rental housing, and new homebuyers who otherwise face these significant costs. For example, municipal fees and taxes currently add an average of \$116,900 to the cost of a single-family home in the Greater Toronto Area before a single shovel is in the ground. That's the size of a down payment for many families, and puts the dream of homeownership out of reach for thousands of Ontarians.

I know that you and your membership share our goal of building communities that are welcoming to all residents, including new Canadians – towns and cities where everyone can have a place to call home and the dream of home ownership is kept alive. That is why our decision to rein in unsustainable and out-of-control municipal fees on new homebuyers is the right thing to do, and that is why our position on Bill 23 will not waver.

At the same time, it is critical that municipalities are able to fund and contract road, water, sewer, and other housing enabling infrastructure and services that our growing communities need. There should be no funding shortfall for housing enabling infrastructure as a result of Bill 23, provided municipalities achieve and exceed their housing pledge levels and growth targets. That's why we are taking immediate action to launch a third-party audit of select municipalities to get a factual understanding of their finances, including their reserve funds and development charge administration. Together, we can use this process to get the facts, make improvements, and better serve taxpayers by exploring alternative tools for growth to appropriately pay for growth rather than continuing to raise development fees on new homebuyers.

As we undertake this work together, we are committing to ensuring municipalities are kept whole for any impact to their ability to fund housing enabling infrastructure because of Bill 23.

Furthermore, as good partners and in recognition of most municipalities making best efforts to accelerate the issuance of housing permits and approvals to meet and exceed their pledge targets, the government will introduce legislation that, if passed, would delay the implementation of development application refund requirements set out in Bill 109 by six months, from January 1, 2023 to July 1, 2023.

The federal government shares our objective of building 1.5 million homes in Ontario over the next 10 years, particularly at a time when it has set ambitious new targets for immigration. The majority of these newcomers will be welcomed to Ontario in search of jobs and opportunity. To this end, the province looks forward to working with our municipal partners to ensure we receive a proportional share of the federal government's new \$4 billion national Housing Accelerator Fund. We also expect that all municipalities will make an application to the federal Housing Accelerator Fund for funding that will support housing enabling infrastructure and relieve municipal charges levied on new homebuyers.

Together, we will ensure we can achieve our shared goal of building desperately needed homes. A strong partnership between the Province of Ontario and municipalities is critical if we are to solve our housing supply crisis – and we look forward to continuing our work together.

Sincerely,



Steve Clark  
Minister

- c. The Honourable Doug Ford, Premier of Ontario  
The Honourable Chrystia Freeland  
Deputy Prime Minister and Minister of Finance  
The Honourable Peter Bethlenfalvy, Minister of Finance  
The Honourable Caroline Mulroney, Minister of Transportation  
The Honourable Kinga Surma, Minister of Infrastructure  
The Honourable Prabmeet Sarkaria, President of the Treasury Board  
Brian Rosborough, Executive Director, AIC

The Honourable Steve Clark  
Minister of Municipal Affairs and Housing  
Office of the Minister  
777 Bay Street, 17<sup>th</sup> Floor,  
Toronto, ON., M7A 2J3

The Town of Oakville is committed to playing its part in the delivery of housing for the Province of Ontario. Oakville recognises the immediate need for new housing including: market-based, rental, and affordable housing among other various options.

The town has worked with Halton Region and the Province to establish and defend a robust urban structure which functions as the foundation for Oakville as a community. The town's urban structure provides for the protection of the town's natural heritage, open space and cultural heritage, maintains the character of residential areas and directs growth to an identified system of centres and corridors which will accommodate the majority of new housing growth in the town.

These centres include, for example, Midtown Oakville which is the town's Urban Growth Centre. It is focussed around the Midtown GO station and is planned to be a transit-oriented community with a minimum of 20,000 people and jobs by 2031. Midtown is well-located as an area for continued intensification as it is the busiest GO station on the entire network, second only to Union station.

The town is also developing its Housing Strategy to not only prepare for 33,000 new housing units to 2032, but also to ensure the entirety of the housing continuum is well-represented in Oakville, and properly supported through partnerships with the Province, Halton Region, and the housing industry. The Housing Strategy will be reflected in updated land use policy, zoning by-laws and future programs.

Oakville is well-positioned to accommodate new housing units not only because of its urban structure and Official Plan land use policy, but also due its long co-operative history with Halton Region and Conservation Halton for the delivery of infrastructure to the town's growth areas. The continued co-ordination of infrastructure delivery is fundamental to meeting the province's housing target.

Similarly, the infrastructure needed to move people throughout town, and the broader region, can only be done efficiently through continued investment in Oakville Transit and Metrolinx projects.

Building desirable, complete communities with the requisite services such as parks, schools, natural areas, commercial districts and residential neighbourhoods is not accomplished by the town alone. Our primary partner is the housing industry itself, and we constantly strive to ensure the development process is efficient, timely and cost-effective for all stakeholders.

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The town has benefited from the province's SDAF and used the opportunity to streamline development application and building permit review processes, among other improvements.

Oakville's Municipal Development Corporation has been another asset that the town has leveraged to identify opportunities for the town's surplus or under-utilised lands. One project the MDC has been recently focussed on is the town's former public works site in another Strategic Growth Area just north of Midtown Oakville where the master plan provides a full spectrum of housing units, including affordable units.

Oakville has demonstrated its ability to accommodate the province's housing target through the planning we have done, the streamlining of our processes, continued co-ordination of infrastructure delivery and other initiatives. We rely on the housing industry as our partner to now deliver the housing.

We are confident the Province will also work with the town to ensure we can financially support this future growth, and continue to make Oakville the most liveable town in Canada.

On behalf of the Town of Oakville

Mayor Rob Burton, BA, MS  
Head of Council & CEO

CC: Kevin Holland, MPP, Milton and Parliamentary Assistant to the Minister of  
Municipal Affairs and Housing  
Stephen Crawford, MPP, Oakville  
Effie J. Triantafilopoulos, MPP, Oakville North-Burlington  
Chair Gary Carr, Halton Region

## REPORT

### Special Council

Meeting Date: March 8, 2023

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**FROM:** Office of the CAO

**DATE:** February 21, 2023

**SUBJECT:** Master Plan Approach Under the Provincial More Homes Built Faster Plan

**LOCATION:** Town-wide

**WARD:** Town-wide

Page 1

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**RECOMMENDATION:**

That the report from the Office of the Chief Administrative Officer be received.

**KEY FACTS:**

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

- On Oct 1, 2022, the Minister of Municipal Affairs and Housing asked *“the Town of Oakville to demonstrate your commitment to accelerating housing supply by developing a Municipal Housing Pledge and taking the necessary steps to facilitate the construction of 33,000 new homes in your community by 2031.”*
- To deliver on the Municipal Housing Pledge with a housing target of 33,000 units, to be achieved by 2031/2032 will impact how the town develops its master plans.
- Oakville has adjusted the traditional master plan process to include identification of future service levels and long term infrastructure plans to accommodate the housing pledge, financial options and strategies to support the master plan recommendations, and mitigation strategies and phasing options due to funding or growth gaps.

- The public consultation processes for various master plans will be coordinated and include multiple opportunities for engagement with residents, businesses, community groups, agencies, and Council.

## BACKGROUND:

Master Plans are directly connected to Council's Strategic Plan and the town's [Livable Oakville Plan](#). The Livable Oakville Plan is the legal document that outlines the goals, objectives, and policies to manage and direct the physical growth of the town and its effects on the social, economic, and natural environment. Master plans identify the need for municipal services, based on population, employment demands and trends, and are key planning documents that shape the future capital forecast, infrastructure improvements and set service levels.

The master plans in different key areas have or will be scoped and coordinated to ensure proper alignment with the [Livable Oakville Plan](#). Currently, the town is undertaking master plans for the following three key areas:

- The Fire Master Plan will forecast growth and strategic planning into the future from a fire safety perspective and comprehensive community risk assessment lens; including legislated requirements and industry best practice standards to complete a detailed community needs assessment.
- The Parks, Recreation and Library Master Plan will forecast shifts in demographics, recreational and education trends, and growth patterns within the community. It will include a gap analysis of current and emerging/declining program needs, future amenity recommendations as well as potential repurposing opportunities, revitalization strategy to ensure that the current inventory of indoor/outdoor amenities are responsive to future community needs.
- The Transportation Master Plan will be largely based on the direction and policy framework set out in the [Urban Mobility and Transportation Strategy](#), and will include a comprehensive multimodal transportation plan. The plan will not follow the traditional approach of evaluating motorized road users and road level of service for car traffic. It will focus on improvements to more sustainable modes of travel, such as by foot, cycle, and transit.

Each of these plans will include an extensive public consultation process with detailed recommendations and serve as an input to future 10-year Capital Plans and Development Charges Background Studies.

Bill 23, *More Homes Built Faster Act*, 2022 was released 25 October, 2022 and received Royal Assent on 28 November, 2022. Through the housing pledges, the Province has identified a target of building 1.5 million new homes in Ontario by 2032. New housing target has been assigned to Oakville of 33,000 housing units, to be achieved by 2031/2032. The increased number of housing units with the accelerated timeline will put pressure on the town's ability to maintain current service levels and have an impact to town's future planning documents such as master plans.

## COMMENTS:

In light of Bill 23, *More Homes Built Faster Act*, 2022, the traditional master plan development will need to be adjusted. Below outlines the four stages of master plan development with consideration to Bill 23 impacts:

### Stage 1: Master Plan Recommendation Development

- Using the Housing Pledge with Oakville's housing target of 33,000 units, to be achieved by 2031/2032 as the basis of recommendation development.
- Provide recommendations related to strategies, service levels, and infrastructure to address future needs.

### Stage 2: "Gap" in recommendations due to change in housing units

- Master Plan will be evaluated and outline the differences in the recommendations between the housing pledge projections (33,000 housing units) and the updated Livable Oakville Plan projections (19,000 housing units).

### Stage 3: Financial Impact Analysis due to Bill 23

- Complete financial analysis to determine affordability and funding impacts due to the increased pace of growth and Bill 23 changes to growth financial tools.
- Identify funding (capital and operating) options and strategies to be considered in order to deliver the recommendations of the master plans.

### Stage 4: Prioritize Recommendations and Mitigation Strategies

- Develop mitigation strategies where possible to manage service level expectations.
- Prioritize the timing and scale of implementing the master plan recommendations based on the funding level available.
- Develop phasing and modifications of the recommendations if Oakville is unable to meet the housing pledge of 33,000 new units by 2031/2032 due to market and/or other conditions.

The various master plans will coordinate and sequence the public consultation processes and include multiple opportunities for engagement with residents, businesses, community groups, agencies, and Council. The three major phases of public consultations are noted below:

- Urban Mobility and Transportation Strategy (UMTS): At the Special Planning and Development Council meeting on February 15, 2022, the [Urban Mobility and Transportation Strategy](#) was presented and received, with a Council motion stating: “refer the report back to staff to conduct public consultation on this complex and significant strategy, and then report back to Council for further discussion prior to endorsing.” The public consultation for the UMTS will be combined with the TMP24. The UMTS public engagement will be conducted in Q2, 2023 with the plan to complete UMTS by Q3, 2023.
- The TMP24 project will engage with the public throughout 2023 and 2024 with the plan to complete by end of 2024.
- The Parks, Recreation and Library Master Plan will engage with the public Q1-Q2, 2023 with the plan to complete by Q1, 2024.

Council's new strategic plan is just getting underway and will be completed by June of 2023. The master plans will continue to proceed, and any changes made to Council's Strategic Plan will be integrated into these plans. The Fire Master Plan will be the first completed in spring 2023 as it is primarily based on legislative requirements and will not be impacted by the new strategic plan.

## CONSIDERATIONS:

### (A) PUBLIC

No notice is required

### (B) FINANCIAL

No implications relevant to this report

### (C) IMPACT ON OTHER DEPARTMENTS & USERS

No implications relevant to this report

### (D) CORPORATE STRATEGIC GOALS

This report addresses the corporate strategic goal(s) to:

- be the most liveable town in Canada

### (E) CLIMATE CHANGE/ACTION

No implications relevant to this report



**CONCLUSION:**

Oakville has adjusted the traditional master plan process to accommodate the impacts of Bill 23 and the provincially mandated housing target of 33,000 units to 2032. The master plans will identify future service levels and long-term infrastructure plans for Oakville and will be integrated with Council's new strategic plan.

**APPENDICES:**

Not applicable

Prepared by:

Phoebe Fu, Commissioner, Community Infrastructure

Recommended by:

Phoebe Fu, Commissioner, Community Infrastructure

Submitted by:

Jane Clohecy, Chief Administrative Officer



**THE CORPORATION OF THE TOWN OF OAKVILLE**

**BY-LAW NUMBER 2023-029**

A by-law to confirm the proceedings of a special 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 8<sup>th</sup> day of March, 2023

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MAYOR

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CLERK