



APPENDIX A

Town of Oakville Housing Strategy and Action Plan

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Town of Oakville
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Housing Strategy and Action Plan

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1.0 Introduction

The town's Official Plan, Livable Oakville, provides the framework for how the town will grow and change into the future. It is founded on a mission statement and guiding principles, one of which is to provide "choice throughout the town in order to enable the availability and accessibility of a wide range of housing." This guiding principle is accompanied by principles that ensure a livable community is created which directs "the majority of growth to identified locations where higher density, transit and pedestrian oriented development can be accommodated" and to "preserve, enhance and protect the distinct character, cultural heritage, living environment, and sense of community of neighbourhoods".

The town is committed to playing its part in meeting the need for housing and addressing the demands of Ontario's growing population. The town is also committed to ensuring the way in which we grow is contextually appropriate and financially sustainable. The town recognizes the immediate need for new housing includes a broad range of market-based, rental, attainable, affordable, social and assisted housing, which are among the many types of housing required by the public across the housing continuum. The town also recognizes its role within the housing system, as an approval authority with the ability to enable housing development and housing supply, but not build housing units directly.

The **Housing Strategy** provides an extension to the Livable Oakville Plan's mission statement and guiding principles and sets a path forward with goals and objectives to guide decision making specific to housing. The **Action Plan** puts in place initiatives the town can undertake to further achieve the goals and objectives of the strategy, and ultimately the Livable Oakville Plan. Together, the **Housing Strategy and Action Plan** is the town's guiding document to improve the housing landscape across Oakville and achieve positive housing outcomes.

The **Housing Strategy and Action Plan** is structured around six goals and objectives, which are intended to achieve five key housing outcomes. The plan includes nearly 70 actions that the town can take over the coming years to improve the housing landscape in Oakville and strengthen its partnerships with upper levels of government, agency partners and the development industry in the effort to deliver the housing Oakville needs.

The **Housing Strategy and Action Plan** provides a comprehensive approach and identifies many opportunities 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 that will improve housing across the housing continuum. The extent of Oakville's ability to deliver new housing though, is limited to its ability to set the land use policy context and help 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.

The **Housing Strategy and Action Plan** builds on several key documents which provide direction on housing, including:

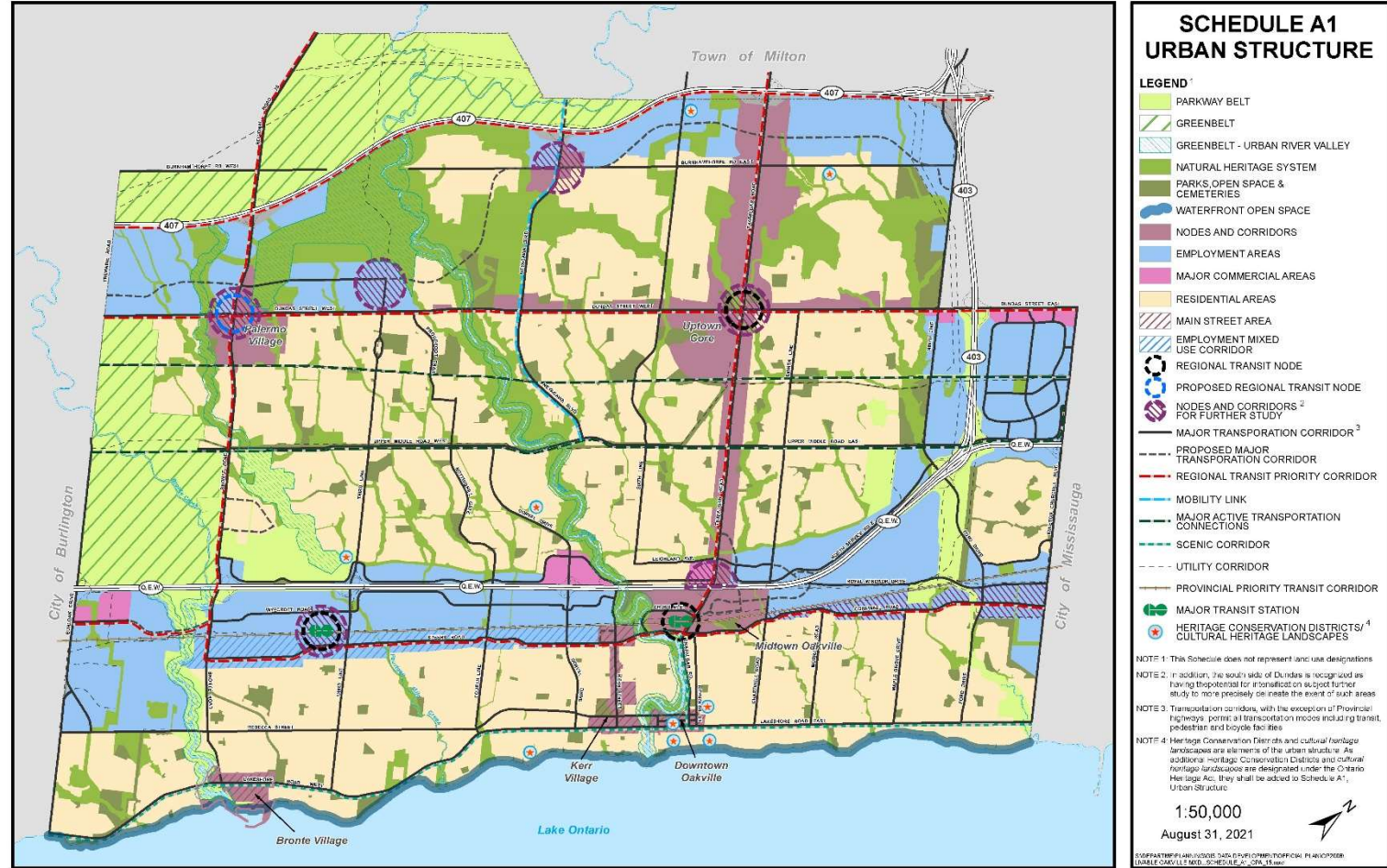
- the More Homes More Choice: Ontario's Housing Supply Action Plan (May 2019)
- the Region of Halton's Comprehensive Housing Strategy (2014-2024) and State of Housing Report (2021)
- the town's "Housing Information Report and Preliminary Policy Analysis" report (May 2022)
- the town's housing pledge to build 33,000 new housing units by the year 2032 (March 2023)
- the CMHC Housing Accelerator Fund (2023)

2.0 Setting the Stage

2.1 Directing Growth

Growth management in the town is directed by the urban structure, as expressed in the Livable Oakville Plan (Schedule A1). It ensures the long-term protection of natural heritage, public open space and cultural heritage resources, maintains the character of residential areas, and is the foundation for directing growth to nodes and corridors (strategic growth areas). Most new residential units are planned to be accommodated within the town's nodes and corridors, and to a lesser extent, the town's residential areas where fewer development opportunities have been identified.

Schedule A1 to the right provides the foundation for directing growth. It has not yet been consolidated to include the Bronte GO MTSA through Official Plan Amendment 41 (OPA 41) and the Hospital District (OPA 35) which are now identified as nodes and corridors.



2.2 Housing Targets

The Town of Oakville is working toward achieving two housing growth targets.

The Region of Halton Official Plan sets a growth target to the year 2041. This target includes growth allocated to the town by Halton Region through the region’s integrated growth management strategy. The regional target allocates Oakville a minimum of 44,800 new residential units by the year 2041.

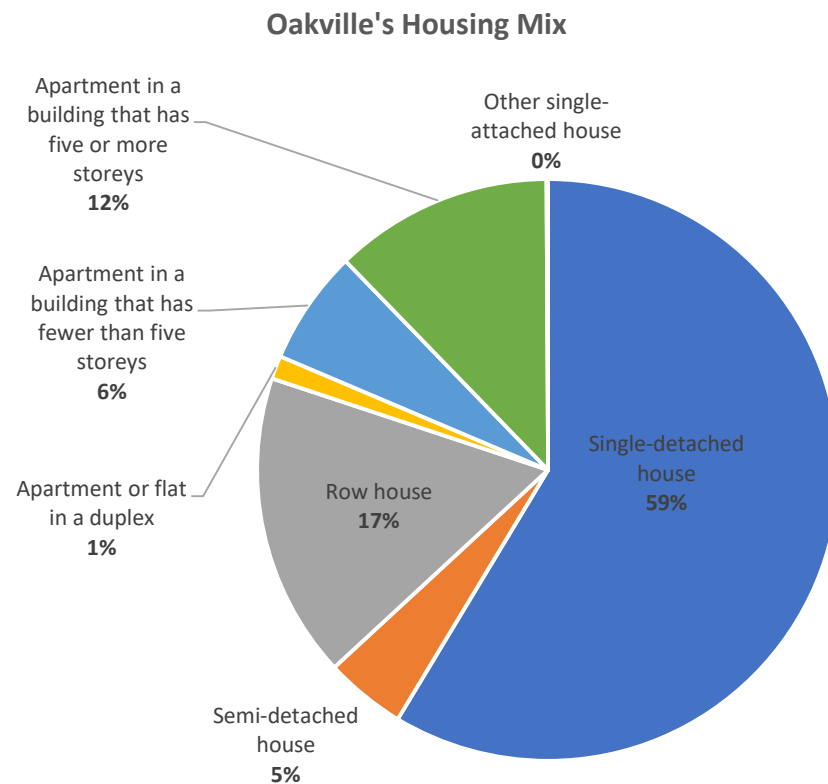
The Province of Ontario recently requested the town to commit to a housing target of 33,000 new residential units as part of the province’s goal to build 1.5 million housing units by 2031. This number exceeds Halton Region’s growth allocation to the town within the same time horizon, requiring the acceleration of housing units within the next 10 years. The provincial target is not additive to the regional target and is stand-alone. The Town recently agreed with the province and committed to a housing pledge of 33,000 by the year 2031/2032.

Under the town’s Livable Oakville Official Plan, the town is well positioned to achieve the residential housing units needed to meet the regional target and provincial housing pledge, as guided by the town’s urban structure which directs where and how the town will grow. The Housing Strategy and Action Plan will further assist the town to enable housing opportunities and accelerate the delivery of housing to achieve its regional target and housing pledge.

Although the targeted residential growth can be accommodated over the long term, assistance is needed to meet the higher and accelerated pace of the growth targets. The town has identified significant concerns that these targets will not be financially achievable under the province’s Bill 23 legislation, and that significant infrastructure upgrades will be required under a shortened time horizon. The town will not be able to achieve its targets without help from the development industry and upper levels of government.

Forecast	New Unit Growth	Average Units Per Year
Halton Official Plan (Table 2A Regional Phasing) – 2041 Target (20 years)	44,800	2,240
Provincial 1.5 million new home’s goal – 2031/2032 Target (10 years) (Housing Pledge)	33,000	3,300
Oakville’s Development Charges Background Study – 2031 Projection (9 years) <i>(note: growth projection set prior to Halton OP target)</i>	16,321	1,813

3.0 Housing Snapshot



3.1 Oakville's Housing Mix

Oakville had 76,179 total private dwelling units in 2021, of which 73,555 were occupied by permanent residents ([StatCan, 2021](#)).

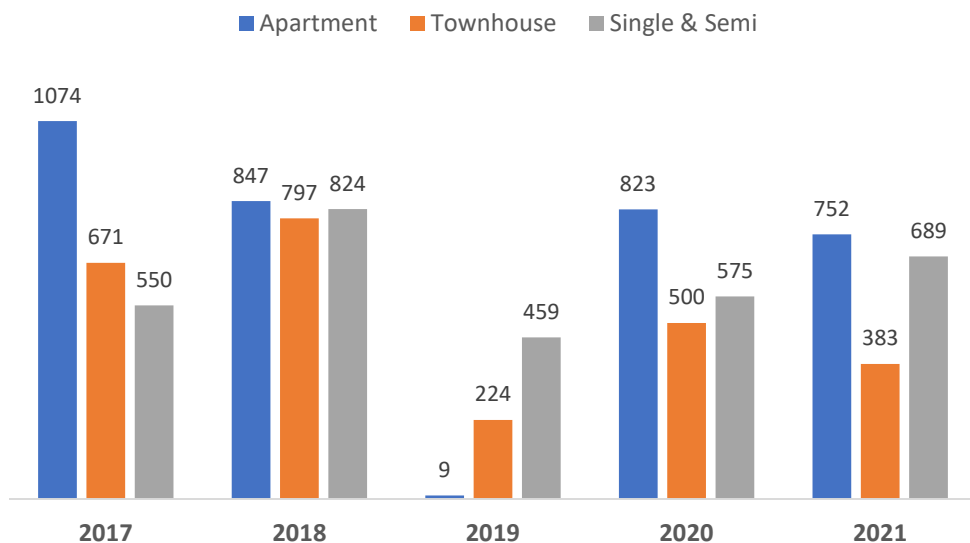
The majority of Oakville's housing mix consists of single detached houses (59%). When grouped with other low density housing forms, including 'semi-detached houses' and 'other single-attached houses', low density housing forms make up a substantial portion of Oakville's housing mix at 64%.

Medium density housing forms, including rowhouses, apartments in a duplex, and apartments in buildings that have fewer than five storeys make up approximately one quarter of Oakville's housing mix at 24%.

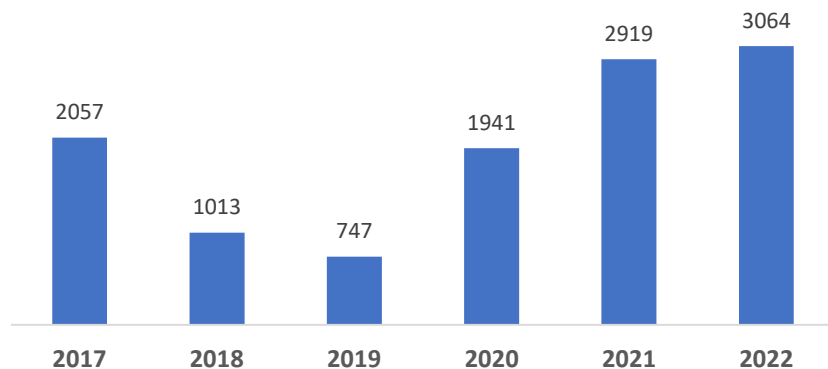
Higher density housing forms are the least represented housing form in Oakville, with apartments in buildings that are five or more storeys making up 12% of Oakville's housing mix.

The Housing Mix Target in the Regional Official Plan calls for at least 50 per cent of new housing units produced annually in Halton to be in the form of townhouses or multi-storey buildings (higher density housing). Annually, Halton Region is meeting this target. Notwithstanding the achievement of this target Region-wide, Halton Region's 2021 State of Housing Report notes that providing higher density housing gives the best opportunity to encourage more market affordable housing in Halton. Given this, a direction to shift the housing mix towards providing more higher density housing forms in Oakville is advantageous to improve attainable and affordability housing opportunities.

Annual Housing Completions by Housing Type



Oakville Building Permits Issued



According to Halton Region’s 2021 State of Housing Report, in 2021, 62% (1,135 units) of housing completions in Oakville were higher density housing units (townhouses and apartments). Over the five-year period from 2017 to 2021, 66% of new housing units produced in Oakville were higher density housing units (townhouses and apartments). When comparing this against Oakville’s current housing mix, which shows that 64% of the total current housing units are low density (single detached houses and semi-detached houses), the period between 2017 to 2021 demonstrates a shift away from historical housing construction focused on low-density housing. The trend toward higher density housing units as a bigger percentage of the housing mix is likely reflective of current legislation and policy which places an increased focus on infill and intensification to develop transit-supportive, mixed use, complete communities, as well as a response to external market conditions.

Providing a greater number of higher density housing units as part of the overall mix of housing in Oakville will assist to improve affordability, create greater housing choice, and develop complete communities.

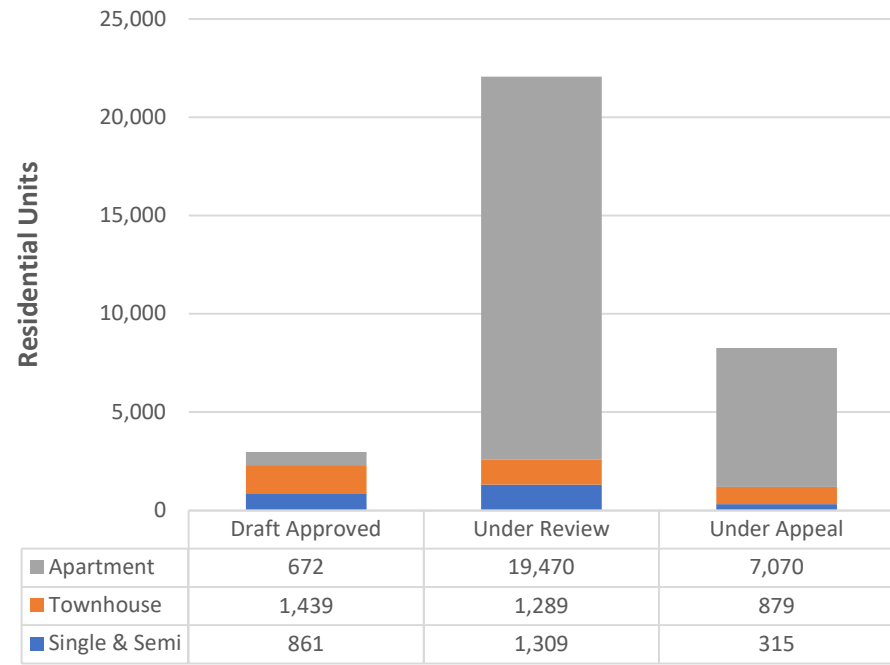
3.2 Recent Housing Development

According to Oakville’s building permit data, over the past six years the town has issued an average of approximately 1,957 building permits per year for new housing units. Since 2019, the number of building permits issued per year has increased to a high of 3,064 units in 2022.

Under the newly updated Halton Region Official Plan, the Town of Oakville has been allocated growth to the year 2041. To meet the growth target, the town will need to produce an average of 2,240 housing units per year for the next 20 years, which is an increase from the historical average. To meet the provincial target and achieve the housing goal of creating 1.5 million new housing units by 2031/2032, the town will need to produce an even greater number of housing units with an average of 3,300 housing units per year for the next 10 years to meet its housing pledge. This cannot be achieved without assistance from upper levels of government and the development community.

3.3 Unbuilt Housing

Unbuilt Residential Units by Application Status



An analysis of residential units within the development review process was undertaken, providing a snapshot of how many residential units in the development queue could be realized if approved and built. Residential developments were categorized based on their application status:

- draft approved (application types: site plan, plan of subdivision)
- under review (application types: site plan, plan of subdivision, OPA, ZBA)
- under appeal (OLT) (application types: site plan, plan of subdivision, OPA, ZBA)

As of February 2023, there were approximately 33,300 unbuilt residential units in Oakville within the development review pipeline. Of those units, approximately:

- 2,970 residential units were draft approved
- 22,070 residential units were in the development review process
- 8,260 residential units were under appeal at the Ontario Land Tribunal (OLT)

Of the approximate 33,300 unbuilt residential units:

- 82% are apartment units
- 11% are townhouse units
- 7% are single & semi-detached units

Comparing this to the existing housing mix in Oakville, the unbuilt housing data demonstrates a significant shift toward the provision of higher density housing as a bigger portion of overall housing units becoming available. The review of unbuilt units also shows that if all the residential units in the development pipeline were approved (and built), it would achieve the provincial goal of 33,000 residential units by 2031/2032. However, the required infrastructure upgrades would also need to occur to support this level of development so that the permitted housing could be built.

3.4 Affordability

Halton Region's Official Plan defines affordable housing as housing with a market price (for purchase) or rent that is affordable to households of low and moderate income, spending no more than 30 per cent of their gross household income on housing. The plan sets a housing affordability target that at least 30 per cent of new housing units produced annually in Halton Region be at or below the affordable threshold.

Using Halton's housing model, as outlined in the Region's 2021 State of Housing Report, a maximum affordable purchase price of \$480,700 and a maximum affordable monthly rent of \$2,300 is used as the index to measure the Regional Official Plan target.

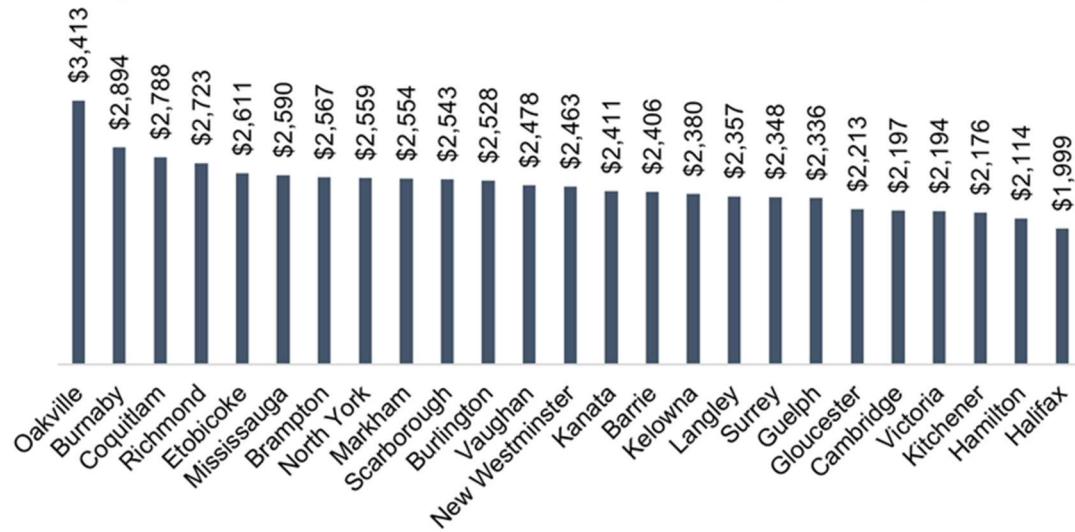
In 2021, 30.5 per cent (700 units) of new housing unit sales were under the affordable maximum purchase price of \$480,700 in Halton Region, achieving the regional target.

The affordable new sales included 637 units from market sales and 63 units from the Region's assisted housing program. Of the 637 market units, 88% were apartment units, and 11% were townhouses units, demonstrating the strong linkage between higher density housing and affordability.

Of the 637 market units sold under the affordable threshold, 185 were sold in Oakville, representing 29% of the total affordable market units sold in Halton Region. Of Oakville's new sales in 2021 (535 units), 34.6 per cent were at or below the affordable threshold with an average price of \$369,741.

Given recent changes to the *Development Charges Act*, and proposed changes to the Provincial Planning Statement (Bill 97), the calculation of what is "affordable" is likely to change. The new definition of affordable under the *Development Charges Act* includes any unit that is no greater than 80 per cent of the average purchase price for ownership or 80 per cent of the average market rent for rental, for a period of 25 years. It is the town's preference that the income-based definition of affordable housing, as provided in the Provincial Policy Statement 2020, continue to be used.

**Average Asking Rent for Purpose-built & Condo Rental Apartments
Top 25 Mid-Sized Canadian Markets by Asking Rent (April 2023)**



Source: Rentals.ca National Rent Report (May 2023)

3.5 Rental Housing

Rental housing is an important tenure of housing for many residents of Oakville, and access to a healthy supply of rental housing units is critical. Rental vacancy rates are an important measure to assess the health of the rental market. The Canadian Mortgage Housing Corporation (CMHC) states that a vacancy rate of at least 3% is considered necessary for adequate competition and housing options.

Since 2017, Halton Region’s vacancy rate for private townhouse and apartments has been below 3%. According to Halton Region’s most recent State of Housing Report (2021), which uses CMHC data, the vacancy rate in Halton was 1.4% in 2021, with Oakville slightly higher at 2%. Halton Region has the lowest vacancy rate among regional municipalities in the Greater Toronto Area.

Consequently, with minimal rental supply, average rents have steadily increased over the same period as there is not adequate competition or rental housing options. Halton Region has the highest average monthly rents among regional municipalities in the Greater Toronto Area with Oakville having the highest rents in Halton Region.

According to the Rentals.ca National Rent Report (May 2023), which reports data based on the asking rates of available (vacant) units to reflect on-going trends in the market, Oakville had the highest average rent among Canada’s mid-sized markets. The average rent was reported to be \$3,413 for purpose-built and condominium rental apartments in April 2023.

Opportunities to maintain, secure and increase rental housing in Oakville is needed.

4.0 Goals & Objectives

The Housing Strategy is founded on six goals and objectives that will guide decision making regarding housing in Oakville. The goals and objectives establish a path toward positive housing outcomes for the town.

Goal 1: Support Growth Management and Increase the Housing Supply

Objective: Identify, encourage, and enable housing opportunities within the town’s urban structure, which functions as the foundation for growth management in Oakville.

Goal 2: Improve Housing Affordability, Housing Options and Housing Choice

Objective: Enable a greater diversity of housing types in more places throughout the town, where appropriate, focusing on housing types, sizes and tenures that are in short supply and housing that improves affordability.

Goal 3: Streamline Approvals

Objective: Create new and enhanced processes that improve the efficiency of the development approvals process and the timely delivery of housing.

Goal 4: Make Housing Feasible

Objective: Ensure the delivery of infrastructure and community service facilities are coordinated, appropriately funded, and implemented in alignment with growth to enable the delivery of housing and complete communities.

Goal 5: Engage, Raise Awareness, Build Capacity

Objective: Engage town staff, agency partners and the public to raise awareness and build the community capacity necessary to support the construction of a wide range of housing types that are needed throughout Oakville.

Goal 6: Collaborate

Objective: Work with agency partners and other levels of government to achieve the goal of creating more housing, while ensuring growth is contextually appropriate and fiscally responsible.



5.0 Housing Outcomes

The intent of the Housing Strategy and Action Plan is to achieve positive housing outcomes and improve the housing landscape in Oakville. Using the six foundational goals and objectives (Section 4.0), and matching them with associated action items (Section 6.0), the following housing outcomes are anticipated:



Increased housing supply
more homes built.



Improved affordability
more homes people can afford.



Enhanced housing choice
more types of homes people need.



Accelerated housing delivery
more homes faster.



Development of complete communities
a place to call home with the services people need.

6.0 Actions and Performance Indicators

The table below identifies action items to implement the six goals in the Housing Strategy. Implementing the action items is intended to in achieve positive housing outcomes and result in the betterment of the housing landscape in Oakville. Potential housing outcomes, the approximate timeframe to implement each action, as well as the status of implementation, are identified. The action items are accompanied by key performance indicators, where applicable, to assist tracking the town’s progress. Several action items within the table are highlighted in green, which are being used toward the Housing Accelerator Fund application, described in Section 7.

Action Item	Potential Housing Outcomes					Planned Timeframe	Status	Performance Indicator
	Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
GOAL 1: Support Growth Management and Increase the Housing Supply Identify, encourage, and enable housing opportunities within the town’s urban structure, which functions as the foundation for growth management in Oakville.								
Review, analyze and be consistent with the proposed provincial planning framework (Provincial Planning Statement 2023), upon its approval.	✓	✓	✓	✓	✓	2024-2025	Not Started	Complete Official Plan Review consistency exercise and have resulting OPA approved, as applicable.
Explore opportunities for growing the housing supply within the town’s established residential areas while upholding the overall urban structure and growth management framework that directs the majority of growth to an identified system of nodes and corridors. As part of a future study, explore locations for increased housing opportunities, including mixed-use development where appropriate, within the town’s residential areas include:								Complete Residential Areas Review, and/or sub components thereto, and have any resulting OPAs approved, as applicable.

Action Item	Potential Housing Outcomes					Planned Timeframe	Status	Performance Indicator
	Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
a) community commercial designated sites	✓	✓	✓		✓	2023-2026	Not Started	
b) town-owned lands	✓	✓	✓		✓	Priority Item 2023-2026	Not Started	
c) south-east corner of Trafalgar Road and Cornwall Road (Inglehart Street)	✓	✓	✓		✓	2023-2026	Not Started	
d) accessory dwelling units (3 units per lot)	✓	✓	✓		✓	Priority Item 2023-2026	Complete	Zoning By-law Amendment passed. (Refinements to official plan policies, as applicable.)
e) vacant and/or underutilized sites and overall opportunities for infill development	✓	✓	✓		✓	2023-2026	Not Started	
Complete the review of the Midtown Oakville Urban Growth Centre and protected major transit station area to assure it will be a transit-oriented community with a minimum of 20,600 people and jobs by 2031 which means at least 7,200 units.	✓	✓	✓	✓	✓	Priority Item 2023	Ongoing	Complete the Midtown Oakville Growth Area Review and have resulting OPA approved, as applicable.

Action Item	Potential Housing Outcomes					Planned Timeframe	Status	Performance Indicator
	Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
Complete a review for the Uptown Core Growth Area as part of the town's broader Official Plan Review and explore opportunities for additional housing which is transit supportive and contributes to the creation of complete communities.	✓	✓	✓	✓	✓	2023-2025	Ongoing	Complete the Uptown Core Growth Area Review and have resulting OPA approved, as applicable.
Develop a policy section specific to housing in the general policies in the Livable Oakville Plan, including any goals and objectives for housing town-wide. This will ensure housing policies apply to all land use designations where housing is permitted, including mixed use areas.	✓	✓	✓	✓	✓	2023-2025	Not Started	Complete the Housing Strategy and Action Plan, followed by the Housing Needs Assessment Report and have resulting OPA approved, as applicable.
Update the Zoning By-law to put in place as-of-right zoning, where possible, to enable increased housing supply in locations which promote transit use and complete communities. Focus areas include major transit station areas to be zoned within one year of being designated, as required by the <i>Planning Act</i> .	✓	✓	✓	✓	✓	Priority Item 2025-2026	Not Started	Zoning By-law Amendment updating zoning to enable increased development opportunities and/or pre-zone lands.

Action Item	Potential Housing Outcomes					Planned Timeframe	Status	Performance Indicator
	Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
Leverage Oakville’s Municipal Development Corporation to identify opportunities for the town’s surplus or under-utilised lands, including the town’s former public works site that has a plan accounting for a minimum of 1,215 residential units. At least one hundred of these units are slated to be affordable.	✓	✓	✓	✓	✓	Priority Item 2023-onward	Ongoing	Land sales, development agreements, and/or development of the town’s surplus land holdings for the purpose of generating housing, including affordable housing units.
GOAL 2: Improve Housing Affordability, Housing Options and Housing Choice Enable a greater diversity of housing types in more places throughout the town, where appropriate, focusing on housing types, sizes and tenures that are in short supply and housing that improves affordability.								
Complete a housing needs assessment to inform the housing snapshot for Oakville, including the type, size, and tenure of housing that Oakville needs, including affordable housing, which will inform future official plan policies that would enable needed housing.		✓	✓		✓	Priority Item 2023-2024	Not Started	Completed Housing Needs Assessment Report, recommended to Town Council.
Establish official plan policy that requires multi-unit residential developments and high-density housing development incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes, including a minimum number of family sized units, as applicable.			✓		✓	2023-2024	Not Started	Complete the Housing Needs Assessment to determine appropriate mix of unit types. Complete town initiated OPA to implement applicable policy.

Action Item	Potential Housing Outcomes					Planned Timeframe	Status	Performance Indicator
	Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
Enhance official plan policies that support innovative housing solutions and housing options in both form and tenure (e.g. rental, ownership, rent-to-own, co-operative housing, affordable, assisted, independent living, and housing that serves vulnerable populations, etc.) that provides a full range of housing that meets the needs of residents throughout all stages of their lives.	✓	✓	✓		✓	Priority Item 2023-2024	Not Started	Approved OPA, informed by Housing Needs Assessment Report and/or Inclusionary Zoning Report, as applicable.
Enhance official plan policies that support innovative housing solutions through encouraging alternative forms of housing construction such as modular housing, manufactured housing, and prefabricated housing.	✓	✓	✓	✓	✓	2023-2024	Not Started	Approved OPA, informed by Housing Needs Assessment Report and Inclusionary Zoning Report, or other housing reporting, as applicable.
Develop official plan policy which considers retaining existing rental housing, the demolition of rental housing stock, replacement of demolished rental housing stock, including maintaining affordability for replaced units.		✓	✓		✓	2023-2024	Not Started	Approved OPA, informed by Rental Replacement By-law.
Prepare a Residential Rental-by law to ensure that the rental housing stock in Oakville is maintained, as appropriate, and considers demolition, replacement, and affordability of units.		✓	✓		✓	2023-2024	Ongoing	Passing a Rental Replacement by-law.

Action Item	Potential Housing Outcomes					Planned Timeframe	Status	Performance Indicator
	Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
Undertake a required Assessment Report to review the potential for inclusionary zoning and to enable the establishment of an inclusionary zoning policy framework.		✓	✓		✓	Priority Item 2024	Not Started	Inclusionary Zoning Assessment Report, recommended to Council.
Updating official plan policies and zoning by-law regulations regarding accessory dwelling unit permissions in accordance with updated legislation (Bill 23), which allow for three units per lot and maximum parking requirements for additional dwelling units.	✓	✓	✓	✓	✓	Priority Item 2023	Complete / Ongoing	Approved ZBA enabling and implementing updated legislation for accessory dwelling units. Further regulations may be identified as applicable.
Prioritize Regional projects for supportive and assisted housing developments.	✓	✓	✓	✓	✓	2023-2024	Ongoing	Approval of development applications for Halton Region's supportive housing and assisted housing projects.
Review parking requirements in the zoning by-law to consider reduced or eliminated required parking for new developments, where applicable and appropriate.	✓	✓	✓	✓		2023-2025	Not Started	Completion of the Town-wide Parking Management Study and/or Comprehensive Zoning By-law Review.
GOAL 3: Streamline Approvals Create new and enhanced processes that improve the efficiency of the development approvals process and the timely delivery of housing.								

Action Item	Potential Housing Outcomes					Planned Timeframe	Status	Performance Indicator
	Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
Advance the Town's on-line presence and providing for enhanced and efficient development processes (e.g., on-line portal for building permit and development application submissions).				✓		2023-2025	Ongoing	Updated website.
Implement new and enhanced electronic processes and systems to accelerate development approvals and improve efficiency, including implementation of ProjectDox ePlan, Arc Urban, and the Planning Data Hub.	✓			✓		Priority Item 2023-2024	Ongoing	Implementation of new business processes.
Apply LEAN principles to the development review and building permit review processes to ensure efficiencies and streamline overall processes with a staff complement across various town departments.				✓		2023-2024	Ongoing	Completion of staff LEAN training and application to development review and building permit review process. Implementation of resulting business processes.
Enhance the pre-consultation process to provide clarity and direction to applicants.				✓		2023-2024	Complete	Updated webpage, digital submissions, application forms, terms of reference materials as applicable.

Action Item	Potential Housing Outcomes					Planned Timeframe	Status	Performance Indicator
	Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
Finalize projects initiated under the province's Streamline Development Approvals Fund, which is supporting eleven streamlining projects across the town that will improve timely and efficient access to development-related services.				✓		2023-2025	Ongoing	Finalized projects.
GOAL 4: Make Housing Feasible Ensure the delivery of infrastructure and community service facilities are coordinated, appropriately funded, and implemented in alignment with growth to enable the delivery of housing and complete communities.								
Explore opportunities to increase housing supply, improve affordability, enhance choice, and accelerate delivery beyond the policy solutions that may be provided by the town's official plan, including financial tools available through Community Improvement Planning (CIPs).	✓	✓	✓	✓		2025-onward	Not Started	Future work program to be determined.
Undertake the required studies, including Environmental Assessment, Area Servicing Plan, and Transportation Studies, to advance the delivery of housing and a mixed-use complete community around the Bronte GO Major Transit Station Area, which is planned for a minimum of 5,800 residential units and almost 1 million square metres of retail, service commercial and employment space.	✓	✓	✓	✓	✓	Priority Item 2024	Not Started	Completion of necessary studies to enable growth and development around the Bronte GO MTSA, including the hiring of technical consultants.

Action Item	Potential Housing Outcomes					Planned Timeframe	Status	Performance Indicator
	Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
Review and update the Town's 10-year capital forecast to account for on-going master plans and determine any adjustments in capital project forecasts in order to prioritise and support the acceleration of housing.				✓	✓	2023-2025	Ongoing	Completion of Capital Forecast Review.
Invest in the renewal and provision of community service and facilities to support a growing population and revitalise business opportunities and economic development.	✓	✓	✓	✓	✓	2023-onward	Not Started	Future work program to be determined.
Partner with Halton Region to expedite the delivery of water, wastewater, and transportation infrastructure in support of Midtown Oakville and across the town, in particular south of Dundas Street.	✓	✓	✓	✓		2023-2025	Ongoing	Capital programming update.
Ensuring that town's Development Charge By-law, Community Benefits Charge By-law, and Parkland Dedication By-law are clear, transparent, and pre-determined to ensure timely development with understood costs.		✓		✓	✓	Priority Item 2023	Complete / Ongoing	Approval of Development Charges By-law, Community Benefits Charge By-law, and parkland Dedication By-law.
Resolve outstanding appeals of the town's Development Charge By-law, Community Benefit Charge By-law, and Parkland Dedication By-law with the intent of maximizing revenues where possible so that growth pays for growth.				✓	✓	2023-2024	Ongoing	Resolution of appeals and implementing the by-laws.

Action Item	Potential Housing Outcomes					Planned Timeframe	Status	Performance Indicator
	Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
Resolve outstanding appeals of the town's Palermo Village Growth Area and North West Area (OPA 34, 37, and 38) which would enable and facilitate the creation of thousands of housing units.	✓	✓	✓	✓	✓	2023-2025	Not Started	Resolution of appeals with OPAs in effect.
Undertake an analysis of the town's debt forecast to understand growth financing capacity.					✓	Ongoing	Ongoing	Completion of debt forecasting review.
Advocate that the Province funds and expedites approval for necessary infrastructure including water supply and wastewater treatment plants.				✓	✓	Ongoing	Ongoing	Participation in reviews and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of the municipality.

Action Item	Potential Housing Outcomes					Planned Timeframe	Status	Performance Indicator
	Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
<p>Work with the Province to ensure they fully fund, plan and deliver the capital projects in and around Oakville necessary to enable housing development, support the town's housing pledge, and facilitate timely infrastructure investment in that regard, including:</p> <ul style="list-style-type: none"> the Kerr Street grade separation in support of residential development at Speers Road and Kerr Street extension of the GO Train platform and bus loop re-location in Midtown interchange improvements along QEW at Trafalgar Road and Royal Windsor Drive which Oakville needs for development in Oakville's Urban Growth Centre to proceed. 	✓	✓	✓	✓	✓	2023-onward	Ongoing	<p>Meetings with provincial ministries to express concerns and create partnerships in infrastructure timing and funding.</p> <p>Participation in reviews and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.</p>
Work with Halton Region to identify and prioritize key regional infrastructure projects that can advance the timing of development.	✓	✓	✓	✓	✓	2023--onward	Ongoing	Meeting with Halton Region and development of Capital Infrastructure Plans.

Action Item	Potential Housing Outcomes					Planned Timeframe	Status	Performance Indicator
	Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
Rely on the Province of Ontario to ensure there is no funding shortfall for housing enabling infrastructure, including community infrastructure, because of Bill 23 and that the Province will keep municipalities whole, provided the town achieves its housing pledge.	✓	✓	✓	✓	✓	Ongoing	Ongoing	Participation in reviews and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.
GOAL 5: Engage, Raise Awareness, Build Capacity Engage town staff, agency partners and the public to raise awareness and build the community capacity necessary to support the construction of a wide range of housing types that are needed throughout Oakville.								
Encourage the province to allow zoning for limited types of tenure to help ensure new purpose-built rental buildings are part of the overall housing mix.	✓	✓	✓	✓	✓	2023-ongoing	Ongoing	Participation in reviews and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.
Consider establishing a Housing Advisory Panel to assist with the implementation of the Action Plan, made up of representatives from various parts of the housing industry and local leaders.				✓		2023-2025	Not Started	Staff report considering the establishment of a Housing Advisory Panel, recommended to Council. If positive, establishment of an advisory panel.

Action Item	Potential Housing Outcomes					Planned Timeframe	Status	Performance Indicator
	Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
Raise awareness of Halton Region's role as the Housing Service Manager for Halton's local municipalities, and directing residents to the programs offered through Halton Region.			✓		✓	Ongoing	Not Started	Enhancing the town's on-line presence regarding housing in Halton Region, and where services can be found.
Promote, support and partner with Halton Region, where appropriate, to implement Halton Region's Comprehensive Housing Strategy and related strategic directions, initiatives, and updates thereto.					✓	Ongoing	Not Started	Completion of the Housing Strategy and Action Plan. Process development applications for Regional supportive and assisted housing developments.
Promote the town's Brownfield Community Improvement Plan and Program to support investment in new housing opportunities.	✓		✓	✓		Ongoing	Ongoing	Present to the Developers' Liaison Committee and other forums to promote the program.
Raise awareness with Oakville's development industry about the town's priorities and locations for new housing opportunities in alignment with the Urban Structure.				✓	✓	Ongoing	Ongoing	Staff reports and studies which promote, reiterate, and support the town's Urban Structure.

Action Item	Potential Housing Outcomes					Planned Timeframe	Status	Performance Indicator
	Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
Advocate for on-going funding to support the associated growth required for transit – for both Oakville Transit and expanded Metrolinx service.				✓	✓	Ongoing	Ongoing	Participation in reviews and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.
Advocate that the Province work with municipalities to create a new long-term, permanent municipal funding strategy to fund critical growth-related infrastructure projects.				✓	✓	Ongoing	Not Started	Participation in reviews and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.
Advocate for upfront funding from upper levels of government to finance the infrastructure required to service greenfield and intensification developments so as to manage the financial risk of servicing sites for anticipated development and to reduce the capital cost of growth on both new and existing taxpayers.		✓		✓	✓	Ongoing	Ongoing	Participation in reviews and letters submitted to the Province or Federal Government, through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.

Action Item	Potential Housing Outcomes					Planned Timeframe	Status	Performance Indicator
	Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
Advocate that the Province continues to invest in, and support, the delivery of local and regional public transit to support related housing growth.	✓	✓	✓	✓	✓	Ongoing	Ongoing	Participation in reviews and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.
Advocate that the Province supports municipalities in the remediation of identified brownfields for the purpose of reclaiming urban land for new housing opportunities.	✓	✓	✓	✓	✓	Ongoing	Ongoing	Participation in reviews and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.
Advocate that the Province commit to building supporting institutions including schools, hospitals, daycares, and long-term care facilities to support increased population growth due to accelerated housing delivery.			✓		✓	Ongoing	Ongoing	Participation in reviews and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.
Advocate that the Province addresses the shortage of parkland a municipality receives through development application changes under the <i>Planning Act</i> to ensure Oakville maintains its parkland standard, preserves its livability, and builds complete communities.	✓	✓	✓	✓	✓	Ongoing	Ongoing	Participation in reviews (e.g. ERO postings) and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.

Action Item	Potential Housing Outcomes					Planned Timeframe	Status	Performance Indicator
	Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
Advocate that the Province returns to the Provincial Policy Statement 2020 income-based definition of “affordable housing” for both home ownership and rental housing.		✓				2023	Complete	Participation in reviews (e.g. ERO postings) and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.
Advocate that the Province provides additional investments for student housing in municipalities with post-secondary institutions.	✓	✓	✓	✓	✓	Ongoing	Ongoing	Participation in reviews (e.g. ERO postings) and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.
Advocate that the Province increases education and training in skilled trades and other careers and talent needed for development and growth.				✓	✓	Ongoing	Ongoing	Participation in reviews and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.

Action Item	Potential Housing Outcomes					Planned Timeframe	Status	Performance Indicator
	Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
Advocate that the Province increases funding for affordable and supportive housing projects to address the critical shortage across the Province which would include funding for new units as well as ongoing support services.	✓	✓	✓	✓	✓	Ongoing	Ongoing	Participation in reviews and letters submitted to the Province through various agencies and bodies, such as AMO, which advocate on behalf of municipalities.
Communicate with Oakville Hydro and other third-party utility providers to keep them aware of the town's growth forecasts.				✓	✓	Ongoing	Ongoing	Liaison meetings and communications with Oakville Hydro.
GOAL 6: Collaborate Work with agency partners and other levels of government to achieve the goal of creating more housing, while ensuring growth is contextually appropriate and fiscally responsible.								
Define the roles and responsibilities of Halton Region and the Town of Oakville in the delivery of housing and housing programs.				✓		Ongoing	Not Started	Creation of an agreement or MOU defining roles and responsibilities as part of the broader framework of the transition of planning responsibilities between upper and lower tier municipalities (Bill 23).

Action Item	Potential Housing Outcomes					Planned Timeframe	Status	Performance Indicator
	Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
Work with Halton Region to establish the roles and responsibilities between the Region and the Town in regard to the administration and implementation of inclusionary zoning programs.				✓		Ongoing	Not Started	Creation of an agreement or MOU defining roles and responsibilities as part of the broader framework of the transition of planning responsibilities between upper and lower tier municipalities (Bill 23).
Work with the Province of Ontario to ensure that the Premier of Ontario's stated objective to support municipalities who experience a financial shortfall as a result of implementing Bill 23 is upheld.	✓	✓	✓	✓		Ongoing	Not Started	Participate in municipal planning and development data reporting with the Province, including financial review information with the Province.
Support Halton Region to ensure their existing community housing remains available and well maintained, and that it's assisted housing stock is improved.	✓	✓			✓	Ongoing	Ongoing	Liaise with Halton Region to determine needs. Provide supportive housing policies including any applicable OPA.
Support Halton Region to improve residents access to Halton's housing supports and programs.		✓				Ongoing	Ongoing	Enhancing the town's on-line presence regarding housing in Halton Region, and where services can be found.

Action Item	Potential Housing Outcomes					Planned Timeframe	Status	Performance Indicator
	Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
Collaborate with Halton Region in the facilitation and partnership between community housing groups and the private sector to create new assisted housing opportunities, including the development of a procurement strategy that encourages private sector involvement in the development of new community housing units.	✓	✓	✓			2023-2025	Not Started	Liaise with Halton Region to determine needs. Provide supportive housing policies including any applicable OPA.
Work with Halton Region to update infrastructure master plans to align with the town's vision for growth and change in accordance with the town's urban structure.				✓	✓	2023-2025	Not Started	Participate in the development of Regional Master Plan updates.
Meet regularly with the Town's building and development industry partners to identify and address process issues and concerns.					✓	Ongoing	Ongoing	Meetings with the Developers' Liaison Committee as well as North Oakville Community Builders Inc.
Work with the Province to addresses supply chain shortages and gaps as well as interest rates and inflation that will impact the housing market and market decisions by homebuilders.	✓	✓		✓		Ongoing	Not Started	Liaise with the Province and assist to identify gaps, needs and impacts locally.

Action Item	Potential Housing Outcomes					Planned Timeframe	Status	Performance Indicator
	Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
Work with the Province to ensure that they develop appropriately designated provincially owned urban lands for a full continuum of housing including supportive and assisted housing.	✓	✓	✓	✓	✓	Ongoing	Ongoing	Participate in development review processes to support the town's Official Plan policies.
Participate in future federal and provincial housing programs.	✓	✓	✓	✓	✓	2023 - onward	Ongoing	Apply to the Housing Accelerator Fund, and future programs as they become available.
Work in partnership with Ontario Big City Mayors (OBCM), Mayors and Regional Chairs of Ontario (MARCO), and the Association of Municipalities of Ontario (AMO) to advocate for housing.	✓	✓	✓	✓	✓	Ongoing	Ongoing	Participate and contribute to reports and letters that advocate the town's interest regarding housing.
Work with the Province and Region to understand the impacts of Bill 97 and the resulting approaches for housing targets, housing pledge, and housing supply.					✓	Ongoing	Not Started	Participate in the Halton Area Planning Partnership meetings.

Action Item	Potential Housing Outcomes					Planned Timeframe	Status	Performance Indicator
	Increase housing supply	Improve affordability	Enhance housing choice	Accelerate housing delivery	Develop Complete Communities			
Encourage and protect affordable housing by, in partnership with Halton Region, monitoring market trends, housing cost and income thresholds, and supply and demand shortfalls to assist in developing the Region's State of Housing Report and informing the policy framework on an ongoing basis.	✓	✓	✓	✓		Ongoing	Not Started	Complete the Housing Needs Assessment Report and engage with Halton Region as part of the development of regional housing documents such as the Comprehensive Housing Strategy and State of Housing Reports.
Work in coordination with Halton Region to create employment opportunities for jobs in the skilled trades.	✓			✓		Ongoing	Not Started	Meetings between the town and regional economic development departments.
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 to advance the required housing units to meet the town's housing pledge.					✓	Ongoing	Not Started	Liaise with the Province and Halton Region to assist in identifying gaps and needs locally.

7.0 Housing Accelerator Fund (HAF)

The [Housing Accelerator Fund \(HAF\)](#) is a federal program offered by the Canada Mortgage and Housing Corporation (CMHC). The intent of the HAF program is to construct at least 100,000 more housing units across Canada than would have occurred without the program. The primary objective is to create more housing at an accelerated pace, and enhance certainty in the approvals and building processes, while supporting three key priorities:

- developing complete communities that are walkable and transit-supportive
- developing affordable, inclusive, equitable and diverse communities with greater socio-economic inclusion, through housing provided across the housing spectrum
- developing low-carbon and climate-resilient communities.

To receive funding through the HAF program, municipalities are required to develop an action plan that includes:

- at least seven initiatives to accelerate the provision of housing
- a commitment to a **housing supply growth target** that demonstrates an increase in the average annual rate of housing unit growth by at least 10% (over a 3-year time horizon). The growth rate must also exceed 1.1%.

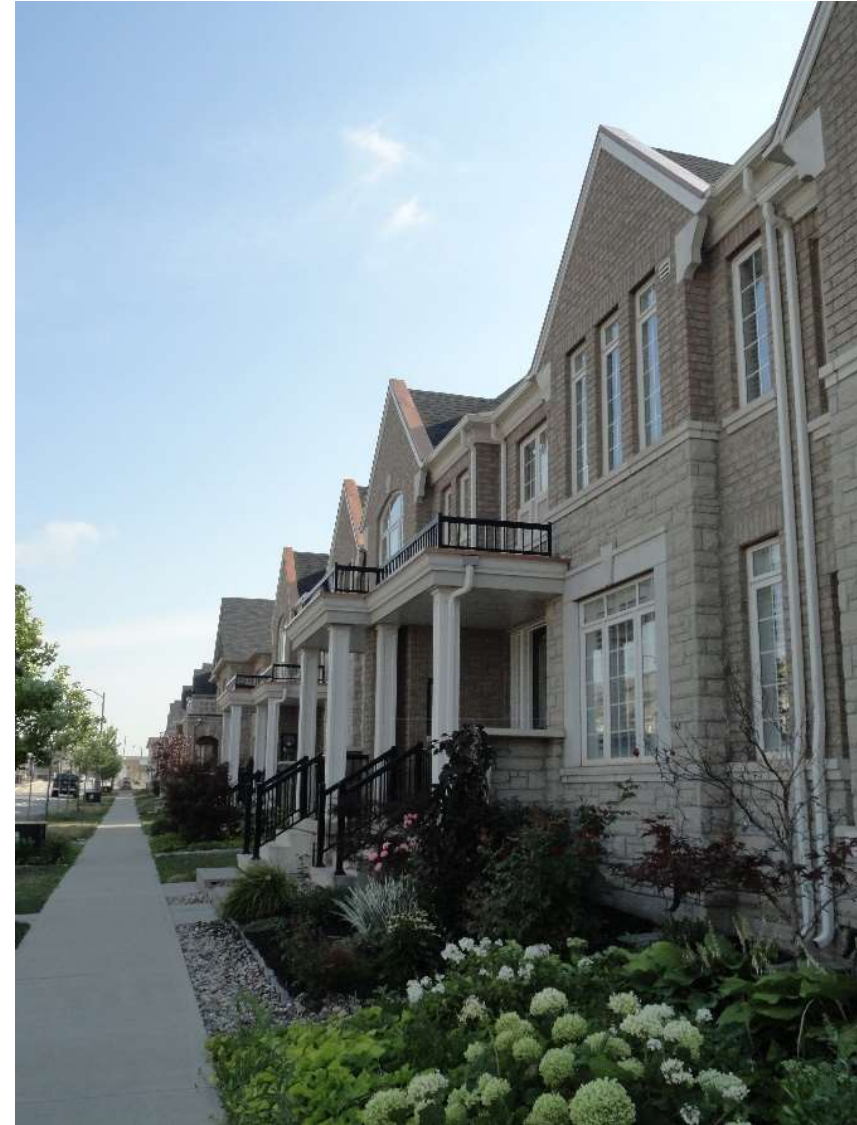
Applicants to the program must also commit to completing a **Housing Needs Assessment Report** with recurring review date (not required as part of application, but required by the third reporting period), and submit periodic reports to CMHC including, but not limited to:

- progress reports on action plan initiatives
- permit data for residential buildings and units
- details that HAF funding was used for a permitted purpose.

The HAF is an application-based program with one application window in June 2023. It is a three-year program. Successful applicants would receive funding in four installments over the course of the program. The town applied to the HAF program on June 14, 2023. The approval of this action plan is required to participate in the HAF program.

7.1 Oakville's HAF Program Initiatives

A HAF application requires at least seven initiatives (i.e. action items) to be identified and actioned to increase the number of housing units over and above what would have otherwise been provided without the program. The initiatives in this section are to be included as part of the HAF application. This suite of initiatives has been selected to ensure the town is well positioned to achieve the housing supply growth target, as required by the HAF program. Some action items are intended to create short-term gains in housing supply within the three-year HAF program horizon. Other action items are intended to enable the longer-term creation of housing units, beyond the three-year HAF program window.



Initiative 1: Innovative Housing Solutions - Policy Enhancements and Fee Updates (DC/CBC/Parkland)

Associated Action Items

- Ensuring that town's Development Charge By-law, Community Benefits Charge By-law, and Parkland Dedication By-law are clear, transparent, and pre-determined to ensure timely development with understood costs.
- Enhance official plan policies that support innovative housing solutions and housing options in both form and tenure (e.g. rental, ownership, rent-to-own, co-operative housing, affordable, assisted, independent living, and housing that serves vulnerable populations, etc.) that provides a full range of housing that meets the needs of residents throughout all stages of their lives.

Initiative Type

- Aligning development charges with the costs of infrastructure and servicing

Description

Through updates to the Town's Development Charges, Community Benefits Charges, and Parkland Dedication By-laws in 2022, the Town completed comprehensive studies to review and update these tools based on the growth forecast and associated land and infrastructure needs for new population and jobs. This included changes to the timing of infrastructure delivery, and corresponding updates to align development charge rates with the cost of the infrastructure. The update to the Parkland Dedication By-law included changes to the requirements for high density development, ensuring that parkland rates are fair and transparent for high density development in the Town's strategic growth areas. Further, resulting from requirements in the Province of Ontario's Bill 23, the development community will be incentivized to construct housing forms that diversify the mix of housing types in the Town, including affordable and rental housing. Enhancing these by-laws and promoting a streamlined approach to development costs will help to support the enhancement of the Town's affordable, inclusive and diverse community and will contribute to enhancing greater socio-economic inclusion within the Town by providing a range of housing types across the housing spectrum.

Through enhancements to the Town's Official Plan policies, the development community will be encouraged and incentivized to construct housing forms that diversify the mix of housing types in the Town. Enhancing housing policies and promoting non-traditional housing forms will help to support the town as affordable, inclusive and diverse community and will contribute to enhancing greater socio-economic inclusion within the Town by providing a range of housing types across the housing spectrum.

Initiative 2: Policy & Regulation updates promoting and permitting Accessory Dwelling Units

Associated Action Items

- Explore opportunities for growing the housing supply within the town’s established residential areas while upholding the overall urban structure and growth management framework that directs the majority of growth to an identified system of nodes and corridors. As part of a future study, explore locations for increased housing opportunities within the town’s residential areas including accessory dwelling units.
- Updating official plan policies and zoning by-law regulations regarding accessory dwelling unit permissions in accordance with updated legislation (Bill 23), which allow for three units per lot and maximum parking requirements for additional dwelling units.

Initiative Type

- Encouraging Accessory Dwelling Units

Description

Updating the Official Plan to promote accessory dwelling units will incentivize the intensification of established neighbourhoods throughout the Town and will diversify the mix of housing forms and types within the Town. Updating regulations and policies to promote the construction of accessory dwelling units in the Town will incentivize the development of complete communities and provide for a greater socio-economic diversity and inclusion within the Town by incentivizing a greater range and mix of housing types within the existing housing network.

Initiative 3: Town Surplus Land (including Public Works Site)

Associated Action Items

- Explore opportunities for growing the housing supply within the town’s established residential areas while upholding the overall urban structure and growth management framework that directs the majority of growth to an identified system of nodes and corridors. As part of a future study, explore locations for increased housing opportunities within the town’s residential areas including town owned lands.
- Leverage Oakville’s Municipal Development Corporation to identify opportunities for the town’s surplus or under-utilised lands, including the town’s former public works site that has a plan accounting for a minimum of 1,215 residential units. At least one hundred of these units are slated to be affordable.

Initiative Type

- Enable mixed-use redevelopment of town-owned properties

Description

Explore and create opportunities for growing the housing supply within the town’s established residential areas while upholding the overall urban structure and growth management framework that directs the majority of growth to an identified system of nodes and corridors. As part of a future study, explore locations for increased housing opportunities, including mixed-use development where appropriate, within the town’s residential areas on town-owned lands. This may lead to new Official Plan policies and new land use designations to enable development.

As part of this process, leverage Oakville’s Municipal Development Corporation to identify opportunities for the town’s surplus or underutilized lands, including the town’s former public works site that has a plan accounting for a minimum of 1,215 residential units, 100 of which will be affordable. At least one hundred of these units are slated to be affordable.

Initiative 4: Hard and Soft Infrastructure Planning – Bronte GO MTSA

Associated Action Item

- Undertake the required studies, including Environmental Assessment, Area Servicing Plan, and Transportation Studies, to advance the delivery of housing and a mixed-use complete community around the Bronte GO Major Transit Station Area, which is planned for a minimum of 5,800 residential units and almost 1 million square metres of retail, service commercial and employment space.

Initiative Type

- Updating infrastructure planning to align with official community plans, growth targets, and housing needs assessment

Description

Through the undertaking of implementation plans that seek to advance the delivery of housing around Major Transit Station Areas (MTSA), the development community will be incentivized to construct housing forms that diversify the mix of housing types in the Town and achieve the goals and objectives of major transit station areas in the Town's Official Plan. These studies and plans will accelerate the establishment and construction of dwelling units within major transit station areas, which are intended to be areas of significant intensification that also provide comprehensive pedestrian and transportation connections. Infrastructure planning for these areas will incentivize and contribute to the establishment of complete communities and provide clear direction for the development of affordable, inclusive, equitable and diverse communities. Infrastructure planning will provide for a greater level of socio-economic diversity and inclusion within the Town by incentivizing a greater range and mix of housing types and tenure within the existing housing network.

Initiative 5: Complete Midtown Oakville Urban Growth Centre

Associated Action Item

- Complete the review of the Midtown Oakville Urban Growth Centre and major transit station area to assure it will be a transit-oriented community with a minimum of 20,600 people and jobs by 2031 which means at least 7,200 units.

Initiative Type

- Promoting infill developments (adding new units to existing communities) with increased housing density and a variety of unit types

Description

In accordance with the Growth Plan, Midtown Oakville has been planned to achieve a minimum gross density of 200 residents and jobs, combined, per hectare by 2031. Based on its gross area of 103 hectares, this translates to a minimum of 20,600 residents and jobs. An overall mix of at least 7,875 residential units and a gross floor area ranging from 165,000 to 510,000 square metres of retail, service commercial and employment space should be accommodated to provide for a minimum of approximately 13,390 residents and 7,210 jobs.

Through the implementation of the Midtown Oakville plan, the development community will be incentivized to construct housing forms that diversify the mix of housing types in the Town and achieve the goals and objectives of the intensification policies found in Midtown Oakville which coincide with major transit station areas to create transit-supportive developments. Midtown Oakville will accelerate the establishment and construction of dwelling units within the study area and major transit station areas, which are intended to be areas of significant intensification that also provide comprehensive pedestrian and transportation connections. Setting the land use designations for these lands will provide land developers an opportunity to construct higher-density mixed use housing forms that are transit-supportive by nature as they are designed to be well connected through pedestrian and transit infrastructure.

Initiative 6: Zoning Updates for As-of-Right Intensification Permissions

Associated Action Item

- Update the Zoning By-law to put in place as-of-right zoning, where possible, to enable increased housing supply in locations which promote transit use and complete communities. Focus areas include major transit station areas to be zoned within one year of being designated, as required by the *Planning Act*.

Initiative Type

- Promoting high-density development without the need for rezoning (as-of-right zoning)

Description

Through planning that seeks to rezone lands to permit higher-density, mixed use developments, the development community will be incentivized to construct housing forms that diversify the mix of housing types in the Town and achieve the goals and objectives of the Town's Official Plan. Establishing as-of-right zoning for specific areas within the Town will accelerate the establishment and construction of dwelling units within these areas. Infill and intensification of these areas, as-of-right, will contribute to the establishment of complete communities and provide clear direction for the development of affordable, inclusive, equitable and diverse communities. Intensification through as-of-right zoning will provide for a greater level of socio-economic diversity and inclusion within the Town by incentivizing a greater range and mix of housing types and tenure within the existing housing network.

Initiative 7: Development Application Processing - Digital Enhancements

Associated Action Item

- Implement new and enhanced electronic processes and systems to accelerate development approvals and improve efficiency, including implementation of ProjectDox ePlan.

Initiative Type

- Implementing new/enhanced processes or systems such as case management, e-permitting, land and building modelling

Description

Through the implementation of digital application processing enhancements, the Town will be able to expedite the review and approval of all development applications through a streamlined, coordinated file review and management system. Town staff will receive training in this proprietary software and will result in in Town Staff's ability to process and review more residential planning and building permit applications. The new software will simplify the application process to land owners that wish to submit planning and building permit applications.

7.2 Housing Supply Growth Target

The growth expressed in the Regional Official Plan is used as the base from which to calculate projected housing unit growth. The HAF will assist the town to achieve its housing pledge of 33,000 units by 2031/2032.

Measures required for Housing Accelerator Fund (HAF) Program	Totals
Total number of housing units to be permitted without any support afforded by the HAF (3 years)	7,024 housing units
Total number of housing units projected to be permitted with the support afforded by the HAF (3 years)	8,098 housing units
Total number of HAF incented units	1,074 housing units
Total number of housing units (i.e., current housing stock)	76,179 housing units
Projected average annual housing supply growth rate without the HAF	3.07%
Projected average annual housing supply growth rate with the HAF (must exceed 1.1%)	3.54%
Projected increase in the housing supply growth rate (minimum 10%)	15.29%