



OAKVILLE

**REPORT**

**Council**

**Meeting Date: August 15, 2023**

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**FROM:** Planning Services Department

**DATE:** August 10, 2023

**SUBJECT:** Update Report - Halton Region, Joint Best Planning Estimates, August 15, 2023

**LOCATION:** Town-wide

**WARD:** Town-wide

Page 1

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**RECOMMENDATION:**

That the staff report titled “Update Report – Halton Region, Joint Best Planning Estimates, August 15, 2023” be received.

**KEY FACTS:**

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

- An overview of the nature and function of Best Planning Estimates is provided. The components of the Best Planning Estimates, how they are derived and where they fit within municipal planning is also described.
- Best planning estimates consist of growth forecasts across a geographic area and extended over a period of time. They are a planning tool used to identify where and when development is expected to take place and to assist municipalities in planning complete communities including the range and mix of housing supply as well as the type of jobs across the region.
- Best planning estimates are an output from higher-level comprehensive land use and planning processes including changes to the provincial planning framework, major steps in the Regional Official Plan Review, as well as previous planning decisions by Oakville Council and Regional Council.
- The preliminary draft Joint Best Planning Estimates by Halton Region are presented in this report and in the appendices.
- The Joint Best Planning Estimates are categorized by population, employment and housing units in ten-year increments from 2021-2051

- The data is also organized and presented in relation to Oakville's urban structure as well as within a framework of town-wide policy areas.
- The impact of the provincial housing targets and enhanced local plans and priorities on the long-term growth forecast for Oakville is also discussed.

## **BACKGROUND:**

This section presents a discussion on best planning estimates as it relates to regional growth management planning as well as implications for Oakville. The section also provides information on the interpretation of planning terms used in the context of the report as appropriate.

### **Best Planning Estimates - Overview**

Halton Region periodically develops a detailed set of growth forecasts known as the *Best Planning Estimates*. This detailed exercise follows the higher-level growth management and intensification program identified through Regional Municipal Comprehensive Review (MCR) which comprehensively applies the policies and schedules of the provincial Growth Plan. The MCR is a major component of the Regional Official Plan Review (ROPR).

***The Nature and Use of Best Planning Estimates*** - Best planning estimates categorize growth forecasts in terms of population and employment, distribute that growth across a geographic area and extend it over a period of time. These forecasts are modelled after the minimum requirements to accommodate growth as provided through the provincial planning framework including the land budgeting exercise known as the Lands Needs Assessment which follows a specified provincial methodology.

The best planning estimates is a tool used to identify where and when population and employment development is planned across the region. This tool assists municipalities in planning complete communities including the range and mix of housing supply as well as the type of jobs across the region.

Municipalities also use best planning estimates for infrastructure planning (water, wastewater, transportation), community infrastructure planning (schools, recreation, social services), as well as land budgets and transit planning for example. The private sector may use municipal forecasts for business expansion planning and business investment decisions.

The forecasts are called "estimates" since they are prepared on a best effort basis by regional and local municipal staff based on their collective knowledge and understanding of demographic and economic trends in the region and may include housing market trends, housing affordability and interest rates, household formation

rates, labour participation rates, natural births and deaths, regional migration, immigration policy and available infrastructure to name a few.

Oakville Council will recall previously that Sustainable Halton, 2009 provided for high level official plan growth management and land use response to the province's Growth Plan, 2006, the Provincial Policy Statement, 2005 and the Greenbelt Plan, 2005.

*The Best Planning Estimates of Population, Occupied Dwelling Units and Employment, 2011-2031 (June 2011)* resulted from that Sustainable Halton official plan review process.

**Joint Best Planning Estimates Project** - Halton Region currently has a project underway called the Joint Best Planning Estimates (JBPEs). The JBPEs are being modeled after a substantially changed provincial planning framework as well as based on the results for the ROPR process. The chief purpose of the JBPEs for the Halton Region is to serve as the basis for the region's infrastructure master planning work that is currently underway.

It is important to note that the ROPR process to date has been informed extensively through review and engagement between local and regional municipal staff. Key inputs to the ROPR process have been supported by many planning decisions by Regional Council as well as decisions made by local municipal councils.

Oakville Council has shown leadership in this regard by unanimously passing motions recommending that forecasted growth be directed to Halton's existing settlement areas as the means to improve the range and mix of housing while minimizing any impact on Halton's agricultural areas, promote transit-oriented development, and address the climate emergency. Oakville Council has consistently circulated these decisions and accompanying staff reports to local municipalities, Halton Region and partner agencies and various provincial ministries as appropriate.

The term "joint" has been added to the name of the project to recognize the enhanced level of collaboration between regional and local municipal staff and the eventual requirements for local municipalities to assume the responsibility for growth forecasting.

Taken in total, the JBPEs are the resulting output from a long-term, comprehensive, complex and public process. The JBPE process is more of a 'bottom-up' approach to preparing best planning estimates reflecting the 'top down' compliance with Provincial, Regional and town comprehensive planning requirements and studies.

As the JBPE process nears completion, only minor final refinements may be expected since the major land use and planning components across Halton's municipalities have been established and are already in place.

An example of this is Oakville's urban structure that was adopted by Oakville Council September 2017 and in full force and effect since July 2021.

Detailed information on the current JBPE project is presented later in this report.

### **Provincial Planning Framework - Evolution**

To understand the JBPEs, it is important to recall the evolving provincial planning framework and the impact on growth management planning in the ROPR.

Since the ROPR was initiated in 2014, the province has brought forward evolving legislation through many Bills - under the banner of the housing crisis - that have broadly impacted the planning regime including development financing, planning application timelines and fees, transition of regional and environmental planning authority to local municipalities, new municipal housing targets and changes to the planning appeals system.

During this time, numerous changes to provincial plans have been realized or proposed to which municipal official plans must conform. For example, the 2014 Provincial Policy Statement was replaced in 2020. The 2006 Growth Plan for the Greater Golden Horseshoe was replaced in 2017 and 2019 and then amended in 2020 and is currently under review again. The 2006 Greenbelt Plan was replaced in 2017 and has since been amended.

Key changes to growth management planning during this period include increasing the required growth that Halton Region must plan to accommodate to a population of 1,100,000 and employment of 500,000 as well as extending the planning horizon to the year 2051.

### **Regional Official Plan Review - Highlights**

The ROPR started in 2014 and has 3 phases:

- Phase 1 - Directions, Completed 2016
- Phase 2 - Discussion Papers, Completed 2021
- Phase 3 - Policy Directions, Key Outcomes:
  - Preferred Growth Concept
  - Draft Regional Official Plan Amendments
  - Policy Directions and Comprehensive update of the regional Official plan

### ***Integrated Growth Management Strategy***

A key component of Phase 3 of the ROPR was the Integrated Growth Management Strategy (IGMS) which was:

*“intended to advance municipal planning priorities around transit, growth, and development in the Region” and to “ensure that Halton Region complies with provincial planning requirements with respect to population and employment growth and development.”*

The IGMS was underpinned by comprehensive growth forecasts undertaken by Hemson Consulting as retained by the region. The IGMS also benefitted from substantial input from the local municipalities.

The IGMS provided several updates to the regional official plan, including:

- ***Regional Official Plan Amendment (ROPA) 48.*** This was “An Amendment to Define a Regional Urban Structure” Adopted by Regional Council ([Item 4](#)) and approved by the Minister of Municipal Affairs and Housing, November 2021.

ROPA 48 established a regional urban structure and provided growth management direction on Urban Growth Centres, Major Transit Station Areas, Regional Nodes, and employment areas.

With the approval of ROPA 48, Oakville’s urban structure which protects natural heritage, open space, and cultural heritage; maintains established areas; and directs growth to strategic growth areas and intensification corridors supported by public transit was embedded in the regional official plan. (Appendix A).

- ***Regional Draft Preferred Growth Concept and Land Needs Assessment.*** At this stage in the IGMS, the Draft Preferred Growth Concept represented the quantity of land required by the Land Needs Assessment to accommodate forecasted population and employment growth as required by the Growth Plan.

Within this framework, the concept identified revised growth forecasts for Oakville at a population of 375,000 and an employment of 180,000 for 2051.

The Draft Preferred Growth Concept and the Land Needs Assessment were presented to Regional Council at their [Workshop Meeting](#) held Wednesday, November 17, 2021.

This information was shared with Oakville Council when they received the “Update Report – Regional Official Plan Review, Integrated Growth Management Strategy – January 17, 2022” at Planning and Development Council on January 18, 2022 ([Item 7.3](#)).

The decisions of Oakville Council and the opinions of town staff were aligned throughout the ROPR and IGMS to consistently express support for a Growth Concept for Halton Region that:

- minimized settlement area boundary expansions,
- directed growth to strategic growth areas,
- encouraged transit-supportive, compact mixed-use development,
- protected farmland and the natural environment,
- contributed to complete communities, and
- addressed the climate emergency.

It is noteworthy that public submissions received by Oakville Council through this planning process supported intensification growth and requested that urban areas not expand onto farmland and natural areas.

- ***Regional Official Plan Amendment (ROPA) 49.*** Adopted by Regional Council, ROPA 49 provided updates to the regional official plan in terms of population and employment growth, and refined aspects of the regional urban structure.

The amendment also implemented Regional Council's direction to accommodate population and employment growth within Halton's existing urban boundary to 2041 and to develop a framework for planning for growth from 2041 to 2051. Growth forecasts for the period 2041-2051 were not provided in ROPA 49.

ROPA 49 was approved by the Minister of Municipal Affairs and Housing with modifications. These included revisions to the growth forecasts for Halton Region (Table WW). Within this framework, the concept identified revised growth forecasts for Oakville at a population of 349,990 and an employment of 181,120 for 2051.

**Table 1 - ROPA 49 Population and Employment Forecasts for Halton Region as Modified and Approved by the Minister of Municipal Affairs and Housing.**

| Municipality  | Population |         |           | Employment |         |         |
|---------------|------------|---------|-----------|------------|---------|---------|
|               | 2021       | 2041    | 2051      | 2021       | 2041    | 2051    |
| Burlington    | 195,000    | 240,050 | 265,160   | 98,340     | 114,330 | 124,390 |
| Oakville      | 222,000    | 313,460 | 349,990   | 111,980    | 160,880 | 181,120 |
| Milton        | 137,980    | 277,000 | 350,870   | 44,390     | 100,120 | 136,270 |
| Halton Hills  | 66,010     | 98,890  | 132,050   | 24,510     | 45,900  | 65,460  |
| Halton Region | 620,990    | 929,400 | 1,098,070 | 279,220    | 421,230 | 507,240 |

### **Preliminary Draft Joint Best Planning Estimates**

The Joint Best Planning Estimates project being facilitated by Halton Region builds on work already undertaken as part of the Halton Region ROPR and incorporates two additional components that make this exercise unique.

First, the JBPEs incorporate the local municipal housing targets which the province directed municipalities to adopt as a response to the housing crisis. Second, the JBPEs place a greater emphasis on active development pipeline information as part of the consideration of local plans and priorities. These components are discussed later in this report.

The preliminary draft Halton Region Joint Best Planning Estimates shown in this report are the most current version available at this time. Halton Region continues to refine the JBPEs in consultation with the local municipalities. As this process is still underway, these figures remain subject to change and refinement and should not be considered final. Having said that, future refinements will only be minor in nature since the major land use and planning components guiding this process have been established and are already in place.

Table 2 provides the Halton Region Joint Best Planning Estimates (based on the preliminary draft version 3.02\_refined) for Oakville as well as a regional total. The JBPEs are categorized by population, employment and housing units.

| <b>Population (people)</b> |         |         |           |           |           |                |
|----------------------------|---------|---------|-----------|-----------|-----------|----------------|
|                            | 2021    | 2031    | 2041      | 2051      |           |                |
| <b>Oakville</b>            | 220,143 | 295,939 | 378,469   | 444,000   |           |                |
| <b>Halton Region</b>       | 616,643 | 878,236 | 1,123,641 | 1,330,677 |           |                |
| <b>Units</b>               |         |         |           |           |           |                |
|                            | 2021    | 2031    | 2041      | 2051      | 2021-2031 | Housing Target |
| <b>Oakville</b>            | 73,571  | 107,608 | 142,398   | 172,001   | 34,037    | 33,000         |
| <b>Halton Region</b>       | 208,622 | 319,069 | 414,384   | 496,522   |           |                |
| <b>Employment (jobs)</b>   |         |         |           |           |           |                |
|                            | 2021    | 2031    | 2041      | 2051      |           |                |
| <b>Oakville</b>            | 110,839 | 147,198 | 183,555   | 212,788   |           |                |
| <b>Halton Region</b>       | 278,732 | 396,580 | 502,850   | 602,629   |           |                |

Table 3 shows an Oakville-specific summary of the distribution of population and employment of the JBPEs for the Strategic Growth Areas within Oakville. Town staff has worked with Halton Region to refine the distribution of future growth throughout Oakville in alignment with the Council-approved urban structure, building on the work completed for the Integrated Growth Management Strategy and development of the Preferred Growth Concept.

| Policy Area                         | Population (people) |         |         |         | Employment (jobs) |         |         |         |
|-------------------------------------|---------------------|---------|---------|---------|-------------------|---------|---------|---------|
|                                     | 2021                | 2031    | 2041    | 2051    | 2021              | 2031    | 2041    | 2051    |
| <b>Oakville</b>                     | 220,143             | 295,939 | 378,469 | 444,000 | 110,839           | 147,198 | 183,555 | 212,788 |
| <b>Strategic Growth Areas (SGA)</b> |                     |         |         |         |                   |         |         |         |
| Midtown UGC                         | 639                 | 11,710  | 24,140  | 32,472  | 5,459             | 7,376   | 12,801  | 17,268  |
| Bronte MTSA                         | -                   | 609     | 1,990   | 4,555   | 1,048             | 1,456   | 2,779   | 5,349   |
| Uptown Core                         | 6,567               | 9,384   | 12,098  | 14,404  | 1,969             | 4,685   | 6,197   | 7,453   |
| Trafalgar Urban Core (N)            | 4                   | 4       | 8,151   | 17,673  | -                 | -       | 1,746   | 3,817   |
| Trafalgar Urban Core (S)            | 3,642               | 18,168  | 31,378  | 45,082  | -                 | 1,416   | 6,891   | 10,127  |
| Hospital District                   | -                   | 1,034   | 2,372   | 4,062   | 4,328             | 5,829   | 6,692   | 7,232   |
| Palermo Village                     | 4,672               | 6,740   | 13,176  | 19,634  | 1,711             | 2,661   | 3,576   | 4,715   |
| Neyagawa Urban Core                 | 529                 | 2,984   | 6,542   | 10,500  | -                 | 367     | 754     | 1,176   |
| Dundas Urban Core (W)               | 1,010               | 3,614   | 5,365   | 7,107   | 1,001             | 1,876   | 2,571   | 3,198   |
| Dundas Urban Core (E)               | -                   | 1,072   | 2,217   | 3,352   | -                 | 248     | 466     | 653     |
| Downtown Oakville                   | 1,086               | 1,678   | 2,706   | 2,966   | 1,859             | 2,539   | 2,995   | 3,198   |
| Kerr Village                        | 4,646               | 6,985   | 8,663   | 10,893  | 2,121             | 2,660   | 3,012   | 3,374   |
| Bronte Village                      | 2,164               | 3,653   | 4,360   | 5,053   | 1,071             | 1,356   | 1,618   | 1,891   |
| Trafalgar Corridor                  | 8,967               | 10,257  | 14,067  | 17,826  | 5,540             | 7,754   | 8,756   | 9,570   |
| Speers Road Corridor (E)            | -                   | -       | -       | -       | 3,882             | 4,156   | 4,234   | 4,305   |
| Speers Road Corridor (W)            | -                   | -       | -       | -       | 940               | 1,635   | 1,803   | 1,846   |



|                                   |         |         |         |         |        |        |         |         |
|-----------------------------------|---------|---------|---------|---------|--------|--------|---------|---------|
| Cornwall Corridor                 | 3       | 3       | 3       | 3       | 508    | 625    | 664     | 687     |
| <b>North Oakville (non-SGA)</b>   | 16,565  | 39,735  | 56,904  | 58,699  | 457    | 3,020  | 4,865   | 5,562   |
| <b>Rest of Oakville (non-SGA)</b> | 169,649 | 178,309 | 184,337 | 189,719 | 78,945 | 97,539 | 111,135 | 121,367 |

Tables showing the full preliminary draft JBPEs breakdown by JBPE Local Policy Areas for Oakville's population and employment from 2021 to 2051 can be found in Appendix C. A key map showing the delineation of the JBPE Local Policy Areas can be found in Appendix E.

## COMMENTS:

### Population and Employment Estimates in the JBPEs

The preliminary draft JBPEs are the output of a long-term, comprehensive, complex and public process that has involved of years of decision-making by the province, Regional Council and Oakville Council. This process has meant that estimates of future population and employment for Halton Region and Oakville have continuously evolved over time, and trended upwards since the inception of undertaking the BPE exercise. Table 4 summarizes this evolution.

| Regime/Process                | Population (People) |         |           |           | Oakville Employment (Jobs) |         |         |         |
|-------------------------------|---------------------|---------|-----------|-----------|----------------------------|---------|---------|---------|
|                               | 2021                | 2031    | 2041      | 2051      | 2021                       | 2031    | 2041    | 2051    |
| <u>Growth Plan, 2006</u>      |                     |         |           |           |                            |         |         |         |
| Oakville                      | -                   | 255,000 | -         | -         | -                          | 127,000 | -       | -       |
| Halton Region                 | 650,000             | 780,000 | -         | -         | 190,000                    | 280,000 | -       | -       |
| <u>Growth Plan, 2017</u>      |                     |         |           |           |                            |         |         |         |
| Oakville                      | -                   | 255,000 | -         | -         | -                          | 127,000 | -       | -       |
| Halton Region                 | -                   | 820,000 | 1,000,000 | -         | -                          | 390,000 | 470,000 | -       |
| <u>ROPR, PGC</u>              |                     |         |           |           |                            |         |         |         |
| Oakville                      | 222,000             | 280,000 | -         | 375,000   | 111,000                    | 140,000 | -       | 180,000 |
| Halton Region                 | 619,000             | -       | -         | 1,100,000 | 278,000                    | -       | -       | 500,000 |
| <u>ROPR, ROPA 49</u>          |                     |         |           |           |                            |         |         |         |
| Oakville                      | 220,000             | -       | 331,500   | *         | 110,500                    | -       | 161,000 | *       |
| Halton Region                 | 615,000             | -       | 931,000   | *         | 278,000                    | -       | 420,000 | 500,000 |
| <u>ROPA 49, MMAH decision</u> |                     |         |           |           |                            |         |         |         |
| Oakville                      | 222,000             | -       | 313,460   | 349,990   | 111,980                    | -       | 160,880 | 181,120 |
| Halton Region                 | 620,990             | -       | 929,400   | 1,098,070 | 279,220                    | -       | 421,230 | 507,240 |
| <u>JBPE, 2023</u>             |                     |         |           |           |                            |         |         |         |
| Oakville                      | 220,140             | 295,939 | 378,469   | 444,000   | 110,839                    | 147,198 | 183,555 | 212,788 |
| Halton Region                 | 616,643             | 878,236 | 1,123,641 | 1,330,677 | 278,732                    | 396,580 | 502,850 | 602,629 |

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A major difference between the draft JBPEs and previous population and employment distributions shown in Table 4 is that the overall population and employment totals for 2041 and 2051 developed in the JBPEs are greater for Halton Region and the local municipalities than they were throughout the Regional Official Plan Review and the subsequent MMAH decision on ROPA 49.

For example, the JBPEs estimate that Halton Region will grow to 1.33 million people and approximately 600K jobs by 2051 whereas the Minister's approval of ROPA 49 indicated an overall population of 1.1 million people and approximately 500K jobs by 2051.

For Oakville, the 2051 estimated population is now 444,000 people in the JBPEs whereas Halton Region's Preferred Growth Concept and the Minister's decision on ROPA 49 had indicated Oakville's 2051 population at 375,000 and 349,990 people respectively.

Similarly, the 2051 employment estimate for Oakville is 212,788 jobs whereas Halton Region's PGC and the Minister's decision on ROPA 49 had indicated Oakville's 2051 employment at 181,120 and 180,000 jobs respectively.

The increased population and employment numbers within the timeframe of the preliminary draft JBPEs have resulted from incorporation of the municipal housing targets for local municipalities that the province directed local municipalities to adopt in conjunction with Bill 23. The JBPEs also include an increased emphasis on the active development applications currently in the planning review pipeline as part of the consideration of local plans and priorities during the preparation process.

### ***Municipal Housing Targets***

Incorporation of the local municipal housing targets established by the province in conjunction with Bill 23 is a contributing factor to the increased population and employment numbers in the JBPEs. Oakville was one of 29 selected lower- and single-tier municipalities in Southern Ontario identified to work towards achieving a housing target as part of the province's goal of 1.5 million new homes by 2031.

The municipal housing target functions as a minimum and the town and region must work toward, and plan for, that target regardless of whether it can be achieved within the stipulated timeframe.

An effect of incorporating the housing target into the JBPEs is that growth which Oakville will experience at some point in the future has been accelerated. This too has then contributed to a higher overall 2051 population number in the JBPEs as it

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now incorporates potential growth that Oakville would have otherwise experienced at some point after 2051.

***Greater Emphasis on Active Development Pipeline as part of Local Plans and Priorities***

Halton Region's draft [ROPR Integrated Growth Management Strategy, Preferred Growth Concept Report](#) from February 2022 and the associated Land Needs Assessment (LNA) anticipated a total population for Oakville of 375,000 people and 180,000 jobs for 2051.

During the preparation of the Preferred Growth Concept, town staff raised concern that the LNA and the Preferred Growth Concept did not fully consider the local housing market conditions expressed through the active local development pipeline. This potentially underestimated growth being allocated to Oakville and in particular the demand being experienced for apartment housing in North Oakville as well as proposed intensification in several strategic growth areas.

Town staff identified this concern in a report entitled, "Update Report – Regional Official Plan Review, Integrated Growth Management Strategy – January 17, 2022" at Planning and Development Council on January 18, 2022 ([Item 7.3](#)).

At that time, the Draft Preferred Growth Concept attempted to address this concern by transferring allocated growth from Oakville's intensification areas south of Dundas (within the built boundary) into North Oakville. However, town staff continued to question whether the Draft Preferred Growth Concept under-estimated the demand for apartment housing in both North Oakville and in Oakville's strategic growth areas.

The JBPEs preparation process attempts to better reconcile this discrepancy and incorporate local plans and priorities, recognizing active development application pipeline information. Halton Region requested that each local municipality provide information regarding the development applications currently under review within the respective municipalities. The following 'heat map' for Oakville (Figure 1) was provided to Halton Region, along with the requested pipeline information, as a visual representation of the quantity and location of new housing units under review in Oakville's active development application pipeline. This information, as well as similar pipeline information from other local municipalities, has been incorporated into the preliminary draft JBPEs.

This heat map shows that the residential units under review by Oakville is generally concentrated in North Oakville, particularly along Trafalgar Road and within other greenfield areas, as well as in Midtown Oakville and Kerr Village. As indicated in the next section of this report, the JBPEs reflect this local input with growth from 2021 to 2051 being directed to these areas as well.

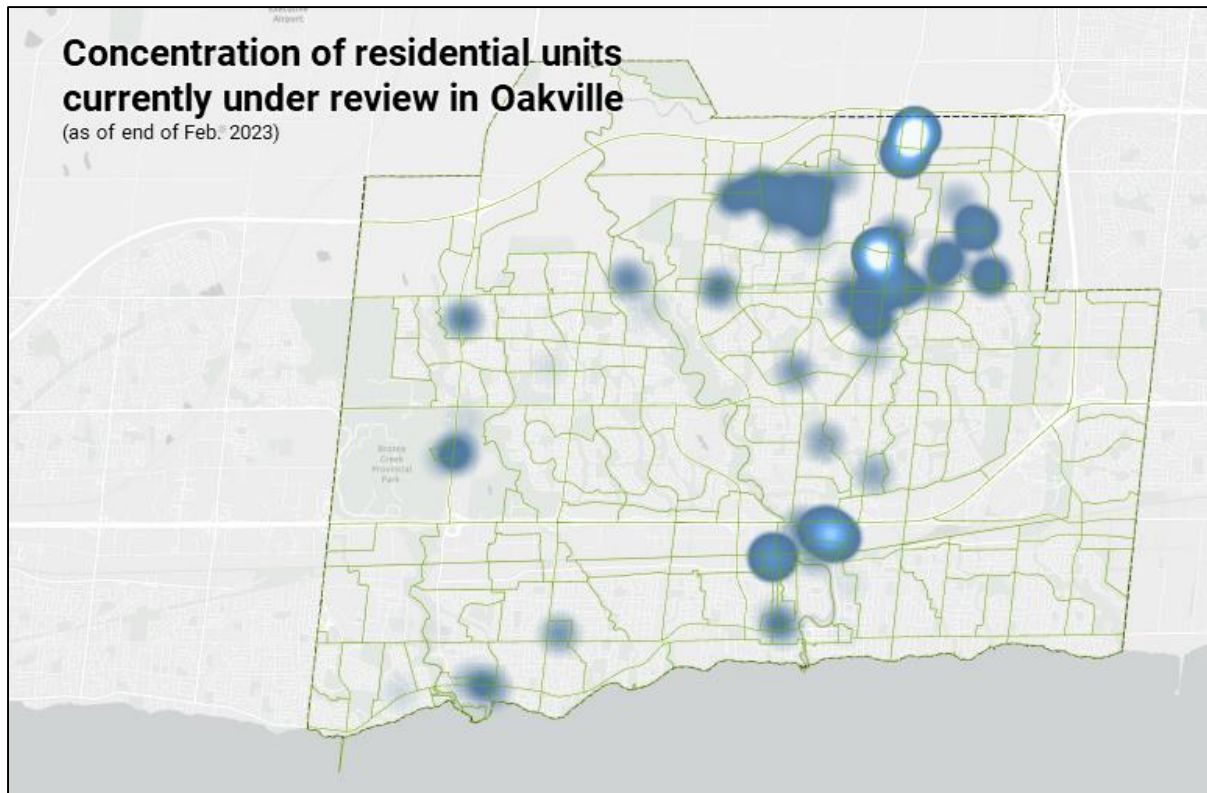


Figure 1 - Heat map of development applications under review in Oakville, as of February 2023.

### **Oakville's Population & Employment Growth Distribution in the JBPEs, 2021 to 2051**

One of the intentions of Oakville's urban structure is to direct future growth to a series of nodes and corridors supported by higher order transit. The draft JBPEs reflect this objective.

The draft JPBEs allocate at least 72% of Oakville's future population growth between 2021 and 2051 to Strategic Growth Areas. The balance of future population is allocated to greenfield development in North Oakville (19%), and through other opportunities for gentle density in the town's established neighbourhoods (9%), through secondary suites and accessory dwelling units, for example, as illustrated in Figures 2 and 3 below.

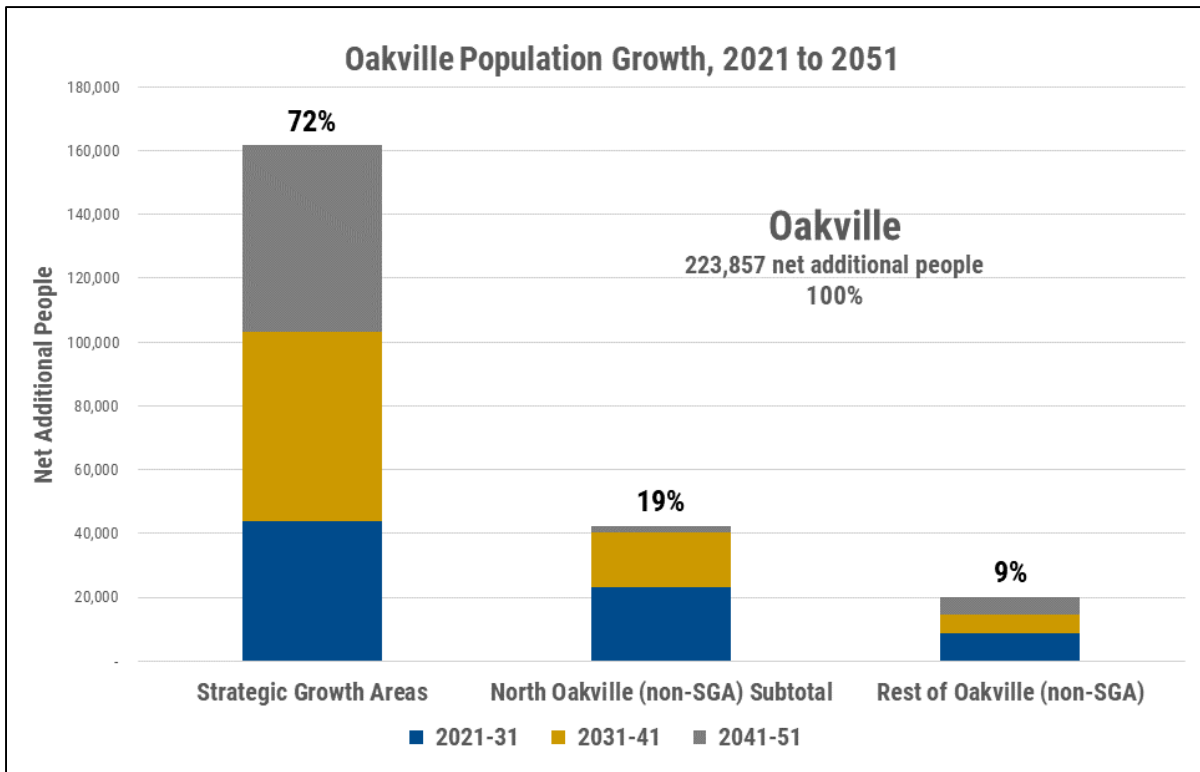


Figure 2 - Oakville Population Growth and Distribution Summary, 2021 to 2051

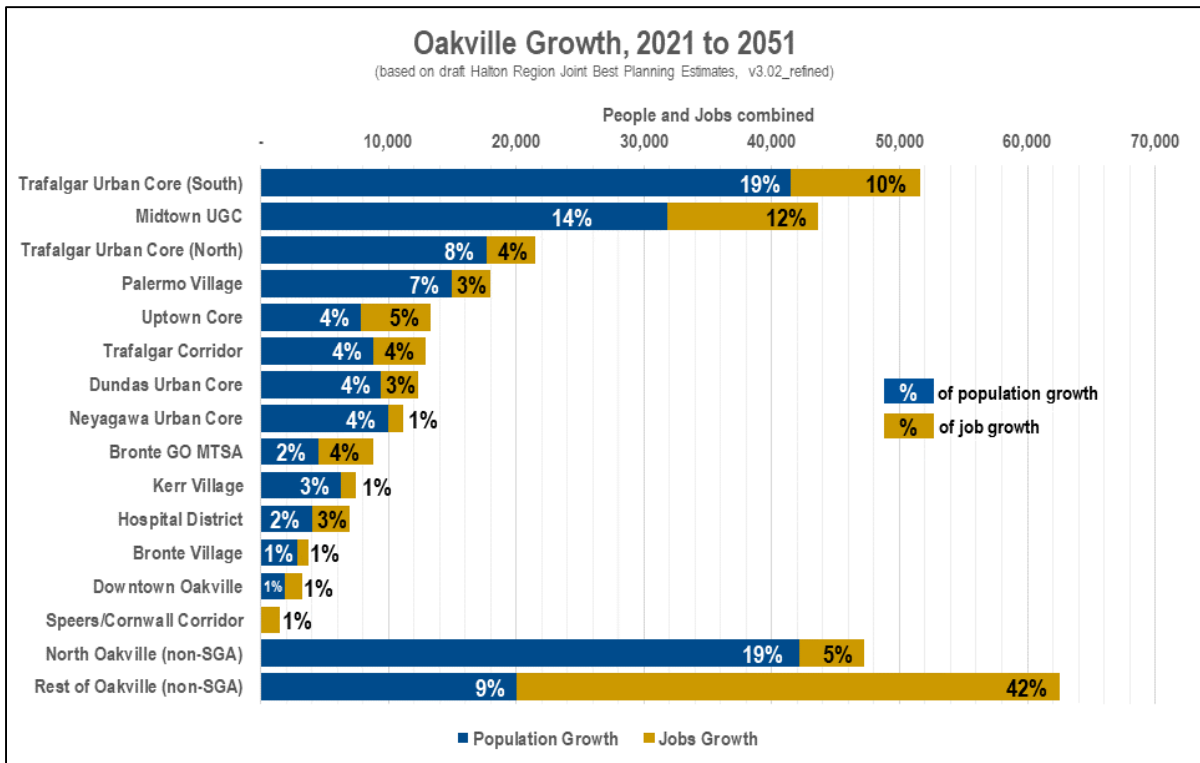


Figure 3 - Oakville Growth Distribution Summary by Strategic Growth Area, 2021 to 2051

With respect to employment growth, 53% of Oakville’s future employment growth between 2021 and 2051 is being directed towards Strategic Growth Areas. A small portion (5%) will be accommodated within North Oakville with the remainder being accommodated within the rest of Oakville (42%), primarily in the existing employment corridors such as along the QEW, as illustrated in Figure 4 below.

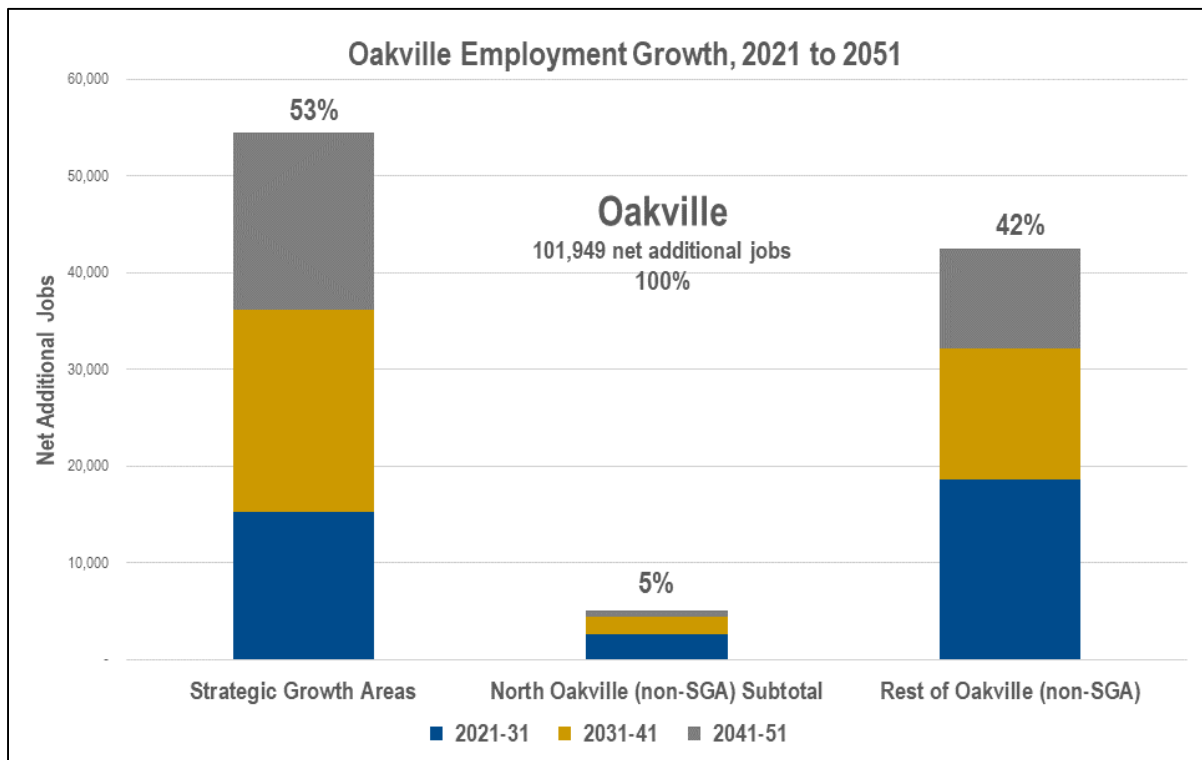


Figure 4 - Oakville Employment Growth and Distribution, 2021 to 2051

Detailed tables showing Oakville’s population and employment growth from 2021 to 2051 broken down by JBPE Local Policy Areas can be found in Appendix D. A key map showing the delineation of the JBPE Local Policy Areas can be found in Appendix E.

**Planning Ahead for Growth is Important**

Regardless of whether the population and employment growth estimated in the JBPEs is achieved by 2051 or after, a plan is needed to accommodate that growth for when it does in fact materialize.

Oakville’s urban structure is the town’s growth management plan that has and will continue to provide an enduring framework for accommodating growth in Oakville. The town-wide urban structure has been a significant input to development of the

JBPEs. Having this plan in place is preferred to not sufficiently planning for this growth and having it come anyway.

A plan for hard and soft infrastructure is required – pipes, roads, transit, schools, master planning for community amenities / services such as parks, recreation facilities, fire service and more. In addition to the JBPEs, this community infrastructure planning will further refined by the federal Census of Population to help further determine distribution throughout the town based on various factors including age, gender, income, ethnicity, religious affiliation and others.

While the JBPEs provide a current ‘best effort’ based on the input data at this time, growth will ultimately also be affected by factors outside of Oakville’s control including current events, interest rates, housing affordability, immigration policies, and migration patterns across the country among others.

## **CONCLUSION AND NEXT STEPS:**

Best planning estimates consist of growth forecasts across a geographic area and extended over a period of time. They are a planning tool used to identify where and when development is expected to take place and to assist municipalities in planning complete communities including the range and mix of housing supply as well as the type of jobs across the region.

Best planning estimates are also used for infrastructure planning (water, wastewater, transportation), community infrastructure planning (schools, recreation, social services), as well as land budgets and transit planning.

The Joint Best Planning Estimates is being modelled after a substantially changed provincial planning framework as well as based on the results to date for the Regional Official Plan Review.

The Regional Official Plan Review has been informed extensively by key inputs involving local and regional staff engagement and supported by many local and regional municipal council planning decisions. In this sense, the Joint Best Planning Estimates are considered an output of a long-term, comprehensive, complex and public process.

The JBPEs have emphasized local plans and priorities – including local development application pipeline information – and incorporate the Municipal Housing Targets adopted by local municipalities at the direction of the province. As a result, the JBPEs present a higher level of growth by 2051 for Halton Region, including Oakville, than previously anticipated. Planning for this growth regardless of the timing of when it may be achieved, however, is vital to upholding the integrity of Oakville’s urban structure.

The preliminary draft JBPEs presented in this report are the most current version available at this time and cannot be considered final. Future refinements are anticipated to be minor in nature since the major land use and planning components across Halton Region guiding this process have already been established and are in place. Major changes or revisions are neither possible nor anticipated.

In terms of next steps, the Joint Best Planning Estimates are intended to be finalized by Halton Region by Q4 2023 and town staff will provide updates to Oakville Council at a future meeting as appropriate.

**CONSIDERATIONS:**

**(A) PUBLIC**

Public notification is not required for this report.

**(B) FINANCIAL**

There are no direct financial considerations for this report.

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

There are no direct impacts for other departments and users from this report.

**(D) CORPORATE STRATEGIC GOALS**

This report addresses the corporate strategic goals for Livability and Accountable Government.

**(E) CLIMATE CHANGE/ACTION**

Oakville's urban structure protects natural heritage, open space, and cultural heritage; maintains established areas, directs growth to strategic growth areas and intensification corridors supported by public transit, encourages transit-supportive, compact mixed-use development and addresses the climate emergency.

**APPENDICES:**

Appendix A – Schedule A1, Urban Structure, Livable Oakville Plan

Appendix B – Schedule A1, Urban Structure, with JBPEs for Oakville Strategic Growth Areas

Appendix C – JBPE, Oakville Population and Employment Totals, 2021 to 2051

Appendix D – JBPE, Oakville Population and Employment Growth, 2021 to 2051

Appendix E – JBPE, Key Map of Oakville Local Policy Areas



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