

Town of Oakville HAF Action Plan Initiatives

APPENDIX F

	Initiative	Incented Units	Rationale for Incented Units	Estimated Cost and Details
1	<p><i>Innovative Housing Solutions – Policy Enhancements and Fee Updates</i></p> <p>Aligning development charges with the cost of infrastructure and servicing and ensuring that the Town’s Development Charge By-law, Community Benefits Charge By-law, and Parkland Dedication By-law are clear, transparent, and predetermined to ensure timely development with understood costs. Changes include lowering fees to incent high density development, including purpose built rental housing and affordable housing, among other changes resulting in fee reductions and greater transparency of costs.</p> <p>This initiative also considers enhancements to amend the town's official plan to promote and target purpose built rental and other forms of housing and ownership structures. Results of this initiative may include policies to enshrine the town's stance on rental housing protection including the implementation and maintenance of a rental protection by-law, policies that demonstrate the town's commitment to creating purpose-built rental housing and other housing forms that are affordable which may include financial considerations, and policies which consider replacement rental housing units that maintain affordability, and other policies as they are identified as also useful.</p>	143	2,858 of the Multi-Unit housing projected units are near transit. Of these units, 30% are projected in this category of housing (857 units). This initiative is expected to accelerate housing and increase affordable types of housing to 35% (1000 units), resulting in an increase of 143 units.	<p>\$345, 000</p> <p>Third party consultant costs that have been incurred for the background studies and by-laws for development charges and parkland dedication. Staffing costs are included for the update to the Official Plan, and these costs will be incurred by the end of 2023.</p>

	Initiative	Incented Units	Rationale for Incented Units	Estimated Cost and Details
2	<p>Policy & Regulation Updates – Promoting and Permitting Accessory Dwelling Units</p> <p>Updating official plan policies and zoning by-law regulations regarding accessory dwelling unit permissions, as well as creating a financial incentive program to waive building permit fees for the purpose of building accessory dwelling units and creating a communications plan and promotional materials/campaign to promote the town’s program for additional dwelling units.</p>	180	The town has averaged 60 ADU's per year, resulting in a projection of 180 units over the 3 year period. With this initiative the town expects to double the number of ADU's to 120 per year, totalling 360 over the 3 year period.	<p>\$1,100,000</p> <p>Internal staffing costs have been included for the Policy and Regulation updates. Staff work began at the start of 2023, and will continue to the end of 2024. Building permit fee waiving program, including promotional campaign.</p>
3	<p>Town Surplus Land (including Public Works Site)</p> <p>Undertake a review to explore locations for increased housing opportunities, including mixed use development where appropriate, within the town's residential and mixed-use areas on town-owned lands. This may lead to new official plan policies and new land use designations to enable residential development. This review will look at all town-owned lands.</p> <p>Following the identification of development opportunities and putting in place applicable official plan policy, identify tools to implement new official plan policies including but not limited to accelerated service delivery, pre-zoning lands, and involvement of our Oakville Municipal Development Corporation.</p> <p>As a preliminary assessment, the following sures may have potential to produce 400 residential units: 125 Randall Street, surface parking areas in downtown Oakville and Kerr Village, public works site.</p>	400	The town anticipates that approximately one third of total units expected through this initiative will reach building permit during life of program.	<p>\$390,000</p> <p>Internal staffing costs to explore locations, and support updates to Official Plan policies and new land use designations.</p>

	Initiative	Incented Units	Rationale for Incented Units	Estimated Cost and Details
4	<p>Hard and Soft Infrastructure Planning – Bronte GO MTSA</p> <p>Undertake the required work, including Environmental Assessment, Area Servicing Plan, and Transportation plans 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.</p>	0	Given servicing constraints, this initiative will result in units over the longer term. It is unlikely that any building permits will be issued within three years.	<p>\$1,200,000</p> <p>Third party consulting costs represent the majority of costs to be incurred for this initiative, as consultants will undertake the various implementation plans. Internal staff time is also included to support the initiative. These costs will be incurred by August 2026.</p>
5	<p>Complete Midtown Oakville Urban Growth Centre</p> <p>Complete the review of the Midtown Oakville Urban Growth Centre and Major Transit Station Area (MTSA) to assure it will be a transit-oriented community with a minimum of 20,600 people and jobs by 2031. This initiative includes getting an official plan amendment approved by council and completing the necessary infrastructure implementation plans to align with the official plan vision for growth around Midtown Oakville.</p>	0	Given servicing constraints, this initiative will result in units over the longer term. It is unlikely that any building permits will be issued within three years.	<p>\$2,700,000</p> <p>Third party consulting costs will be incurred to deliver the implementation plan for Midtown. The town has completed a competitive procurement, and these costs will be incurred by the end of 2025.</p>

	Initiative	Incented Units	Rationale for Incented Units	Estimated Cost and Details
6	Zoning Updates for as-of-right Intensification Permissions 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 may include Major Transit Station Areas (MTSAs) to be pre-zoned. An assessment report to examine the use of inclusionary zoning will also be considered as part of this work carried out in the town's major transit station areas.	0	Given servicing constraints, this initiative will result in units over the longer term. It is unlikely that any building permits will be issued within three years.	\$624,000 Third party consulting costs and internal staff costs are required to deliver this project, and will be incurred from January 2025 to August 2026.
7	Application Processing - Digital Enhancements Implement new and enhanced electronic processes and systems to accelerate development approvals and improve efficiency, including implementation of ProjectDox ePlan.	351	The town anticipates that the improvements proposed will streamline application processing, resulting in increased capacity and accelerate 15% of units that would have otherwise been achieved in year four. On average, this initiative will result in an additional 117 units per year over a 10 year period.	\$202,000 Costs incurred will be for a third party vendor, along with internal staff costs to implement this initiative. This project is underway, and costs will be incurred by September 2024.
		Subtotal: 1,074		Subtotal: \$6,561,000
	Investments in HAF Action Plan Items			Yr 1 \$ 2,865,600 Yr 2 \$2,721,600 Yr 3 \$975,600
	Investments in Community-related Infrastructure that supports Housing			\$29,437,200

	Initiative	Incented Units	Rationale for Incented Units	Estimated Cost and Details
				TOTAL: \$36,000,000 (not including requested new initiatives)

	New Committed Initiative (As of December 21)	Incented Units	Rationale for Incented Units	Estimated Cost and Details
8	<p>Permitting four units as-of-right Town-wide</p> <p>Review and evaluate permissions for four dwelling units as-of-right across the town and determine appropriate regulations for their implementation.</p>	45	<p>The town has averaged 60 ADU's per year, resulting in a projection of 180 units over the 3 year period. With this initiative the number of ADU's is expected to increase 2.25 times, totalling 135 units per year, and 405 units over the 3 year period.</p> <p>When considering the incented units generated from initiative 2, increasing from dwelling unit permissions from 3 units to 4 units, it would create an additional 45 units over a 3 year period.</p>	TBD

	New Committed Initiative (As of December 21)	Incented Units	Rationale for Incented Units	Estimated Cost and Details
9	<p>Increasing densification around Sheridan College</p> <p>Prepare a zoning by-law amendment, in coordination with Sheridan College, to pre-zone lands to give effect to the official plan policies for Sheridan College lands and to explore other opportunities for additional housing in the area surrounding Sheridan College (800 metre radius).</p>	520	It is anticipated that a 300 unit building may be realized on the Sheridan College lands, and another 220 unit building may be realized on a high density site (McCraney Street) within 800 metre of Sheridan College.	TBD
10	<p>Designating dedicated staff to implement an affordable housing strategy, and identifying lands for affordable non-market housing</p> <p>Create a Housing Secretariat with dedicated staff to implement the town's Housing Strategy and Action Plan and assist in the identification of lands for affordable non-market housing, among other housing matters such as:</p> <ul style="list-style-type: none"> • Implement the HAF Action Plan initiatives. • Examine intensification opportunities throughout Oakville for under-utilised properties. • Take the lead on the ongoing rental replacement by-law guidelines, forms, and monitoring. • Undertake an inventory of rental properties across the town. • Create outreach programs for those looking to implement additional dwellings units. • Work with Halton Region to advance housing projects that can qualify for housing programs sponsored by the federal or provincial governments. 	0	This initiative will not directly result in new units but would assist to accelerate the units contemplated under these initiatives.	TBD

	New Committed Initiative (As of December 21)	Incented Units	Rationale for Incented Units	Estimated Cost and Details
11	<p>Delegating approvals for variances, affordable housing, and modular housing to Town staff with timelines</p> <p>Explore delegated approvals for modular housing projects on town owned lands and surplus school sites, and work with the province to develop a modular housing demonstration project on town-owned lands.</p>	31	Modular housing demonstration projects are being explored in co-ordination with the Province, seeking to build at least modular housing units.	TBD
		Subtotal: 565		Subtotal: TBD
		TOTAL: 1,639		TOTAL: TBD