

Public Engagement Summary

On July 10, 2023, Planning and Development Council received a staff recommendation that staff “undertake a public engagement program on the **Housing Strategy and Action Plan**, report back to Council on what was heard, and refine the Housing Strategy and Action Plan, as necessary, in coordination with other ongoing provincial initiatives.”

Public engagement opportunities to help refine the **Housing Strategy and Action Plan** were provided in the summer and fall 2023, and included an online survey, public open houses and attendance at the Oakville Seniors Housing Symposium. A summary of feedback received through these engagement opportunities is provided below.

Online Survey

Survey available: approx. two months (Sept. 18 – Oct. 22, extended to Nov. 11, 2023)

Promotional tools:

- town digital display boards (e.g. town hall, libraries, recreation centers)
- town social media (e.g. Facebook, twitter)
- [news release](#), including newspaper
- email to resident associations, BIAs, housing agencies, and contacts provided by Halton Region including Oakville community housing providers, homelessness/supportive housing partners, and the Community Safety and Well-Being Action Table

Respondents: 473 respondents

Promotional Poster:



Have your say!

Housing Strategy and Action Plan

Provide feedback on improving Oakville’s housing for all.

Scan here to take the survey by October 22:



oakville.ca

Online Survey Content and Questions

Housing Strategy and Action Plan

We'd like your input!

The purpose of this survey is to collect public input on improving Oakville's housing, including creating more homes and more types of homes. A draft Housing Strategy and Action Plan was presented to Town Council on July 10, 2023 which will be further refined based on public input received. Please review the draft before completing this survey.

About the Housing Strategy and Action Plan

The Housing Strategy and Action Plan will become the town's guiding document to improve the housing landscape in Oakville. It is structured around six goals and objectives intended to achieve positive housing outcomes. It includes nearly 70 actions that the town can take over the coming years to improve its policies, regulations, and programs, and strengthen its partnerships with upper levels of government, agency partners and the development industry in the effort to deliver the housing Oakville needs.

1. *What is your postal code?*
2. *What is your age?*
3. *What best describes you?*
4. *Do you have concerns about housing in Oakville?*

Goals and Objectives

The draft Housing Strategy and Action Plan is structured on six goals and objectives intended to guide decision making regarding housing and establish a path toward positive housing outcomes. They include:

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. *Do you agree with the six goals and objectives listed above?*
6. *Would you make any changes to the six GOALS? Is anything missing?*
7. *Would you make any changes to the six OBJECTIVES? Is anything missing?*

Housing Outcomes

By implementing the nearly 70 actions identified in the draft Housing Strategy and Action Plan, five key positive housing outcomes are anticipated:

- a. **Increased housing supply** – more homes built.
- b. **Improved affordability** – more homes people can afford.
- c. **Enhanced housing choice** – more types of homes people need.
- d. **Accelerated housing delivery** – more homes faster.
- e. **Development of complete communities** – a place to call home with the services people need.

8. *Do you agree with the positive housing outcomes?*
9. *Would you make any changes to the housing outcomes? Is anything missing?*

Action Items

The draft Housing Strategy and Action Plan contains nearly 70 actions that the town can take in the coming years. Implementing the action items is intended to achieve the strategy's goals and objectives, and result in positive housing outcomes that improve the housing landscape in Oakville.

10. *Do you generally agree with the identified action items?*
11. *Would you make any changes to the identified action items?*
12. *Are there other actions the town can take to improve the housing landscape in Oakville?*
13. *Do you have any other comments?*

Online Survey Responses and Summaries

1. What is your postal code?

Answered: 465 of 473 respondents

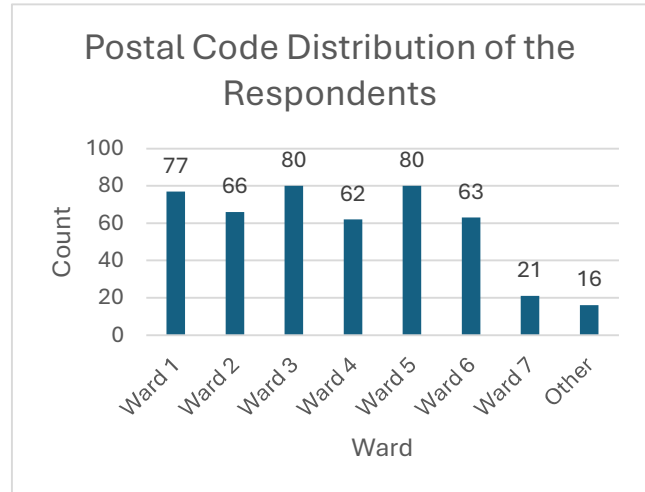
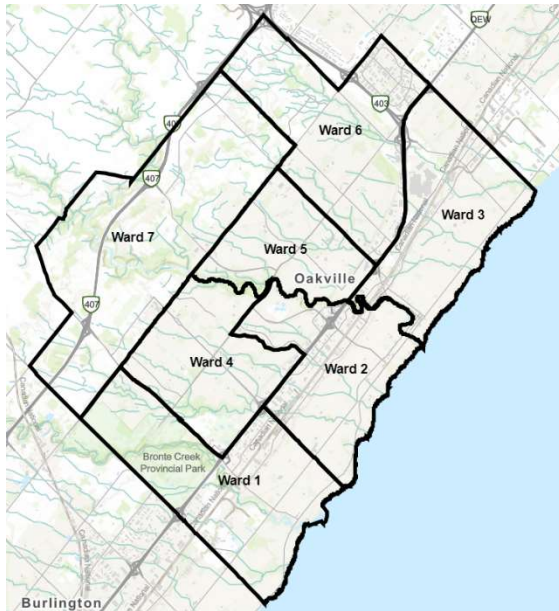
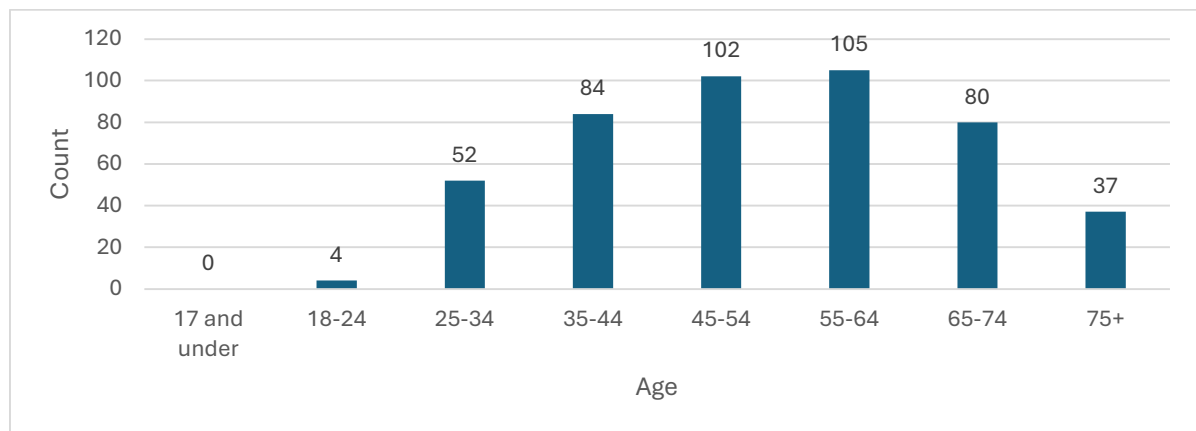


Figure 1: Oakville Ward Map

2. What is your age?

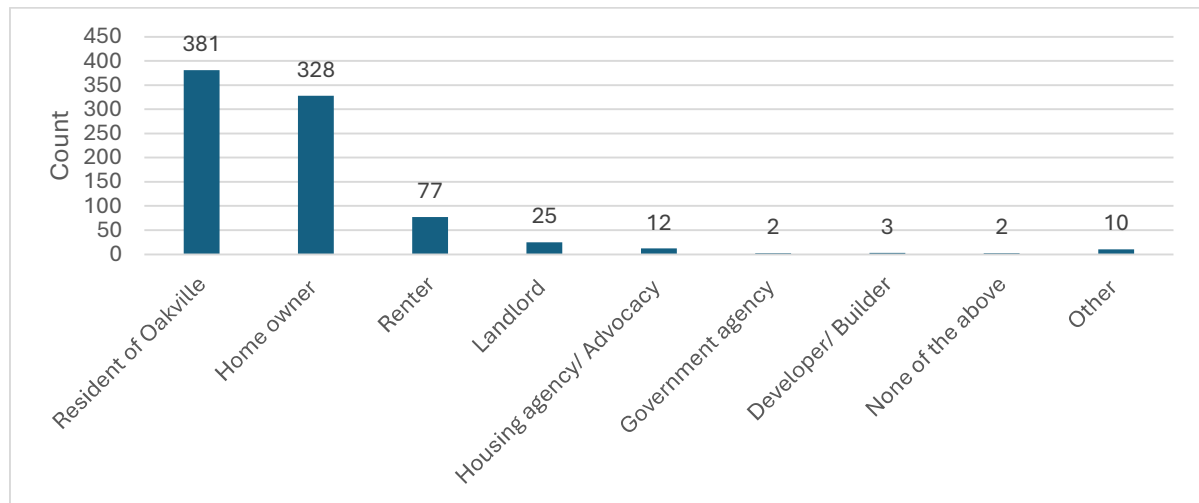
Answered: 464 of 473 respondents



- the responses capture a good range of age groups, however younger people are least represented
- 44% of respondents were between the age of 45 and 64 (largest response cohort)
- 30% of respondents were age 44 or younger
- 25% of respondents were age 65+ (retirement age and senior population)

3. What best describes you? (select all that apply)

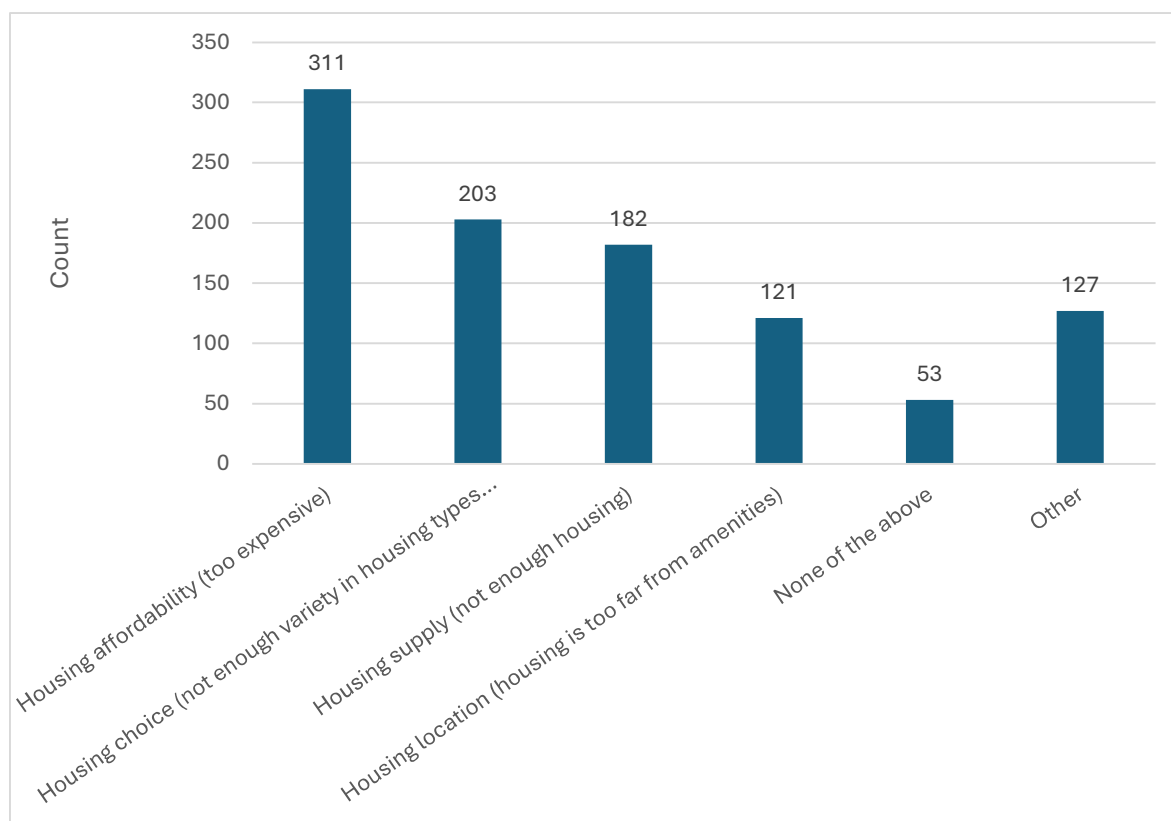
Answered: 473 of 473 respondents



- most respondents are residents of Oakville (80%) and homeowners (70%)
- 16% of respondents are renters
- 5% of respondents are landlords
- of the 25 respondents that are landlords, 21 of them (84%) also described themselves as residents of Oakville and homeowners
- 3% of respondents are part of a housing agency, advocacy group or government
- less than 1% of respondents describe themselves as a developer/builder
- respondents who answered “none of the above” or “other” include those who described themselves as persons who have moved away from Oakville, work in Oakville, work in a legal field, or live with family

4. Do you have concerns about housing in Oakville? (select all that apply)

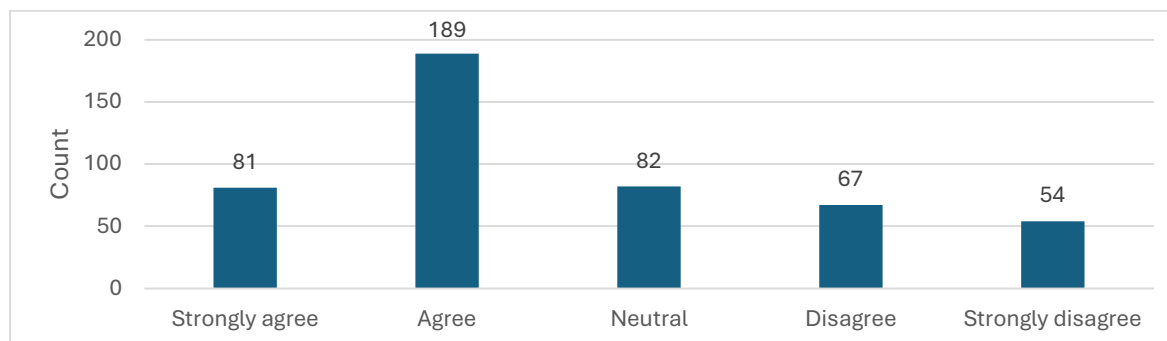
Answered: 471 of 473 respondents



- housing affordability is identified as the biggest concern among respondents (66%)
- housing choice (43%) and housing supply (38%) were the next largest identified housing concerns in Oakville
- 26% of respondents identified housing location, far from amenities, as a concern
- of the 53 respondents that selected “none of the above” (11%), 12 of these respondents also selected “other”, showing an
- respondents that selected “other” (27%) identified the following additional issues related to housing:
 - community character and compatibility of tall buildings,
 - housing is too dense, and there is too much of it,
 - appropriate location to build higher density is near transit,
 - over population and overcrowding,
 - builders build what will sell and not what is needed/wanted,
 - need for seniors housing,
 - too much infill housing, including tear down/rebuilds,
 - too many short-term rentals,
 - other concerns identified relate to connected issues with housing, such as increased traffic and availability of community infrastructure

5. Do you agree with the six goals and objectives listed above?

Answered: 473 of 473 respondents



- 57% of respondents agree or strongly agree with the HSAP goals and objectives
- 17% of respondents are neutral
- 26% of respondents disagree or strongly disagree with the HSAP goals and objectives
- note: this is the same satisfaction levels as question 8 regarding housing outcomes

6. Would you make any changes to the six GOALS? Is anything missing?

Answered: 316 of 473 respondents

Note: Due to considerable overlap in responses received, the responses to question 6 regarding the “goals” are consolidated with those in question 7 regarding the “objectives”.

A summary of responses received on the six goals and objectives, grouped by theme, is provided below. Many of the comments received, as they relate to making changes to the goals and objectives, are outside the purview of the municipality and/or unrelated to the goal and objective statements themselves.

Include More Innovative Housing Provision Methods

- eliminate foreign ownership of housing
- increase taxes on empty homes
- allow online permits application
- ban AirBnB to release the potential supply of rental units
- reduce the construction cost by increasing construction workers supply (providing incentives for construction workers)
- reduce the ‘government caused cost’ in development
- focus more on urban revitalization and mitigate developments that consume green spaces
- set a time limit/ deadline for developers to initiate the building process after they acquired the permits

- incentivize builders to initiate the construction process and release the dwelling units as soon as possible
- increase housing supply by providing more flexibility for additional units
- subsidize housing projects
- encourage innovative building methods to increase the efficiency of home building (e.g. modular housing, 3-D printing)
- carry out government-led housing projects, by the Region of Halton and the Town itself

Preserve the Character of Existing Low-Rise Neighbourhoods

- additional consideration in preserving and maintaining the town's character
- prohibit redevelopment and drastic development near historic site
- protect the neighborhood character of low-rise single detached community
- ban high-rise development in certain areas (e.g. downtown, Bronte Village)
- place a height limit for all buildings
- do not support increasing housing supply, housing options, or streamlining approvals
- do not support an urban structure that permits more density

Preserve the Amount of Living Space

- ensure new developments maintain a decent activity and living space as the low-rise subdivision neighborhoods
- secure the features of low-rise housing (e.g. decent sized back yard)

Advocate for Complete Communities with New Developments

- create mixed use communities that are transit supportive and walkable
- ensure adequate public amenities and greenspace (e.g. parks, trails, libraries)
- ensure adequate infrastructure (e.g. roads, hospitals, schools)
- ensure adequate support for daily needs (e.g. supermarkets)
- ensure adequate transportation services (e.g. transit)
- rely more on active and public transportation in new developments

Environmental Concerns

- take climate change and mitigation into account for all new developments including renewable energy features (e.g. green roof, solar panels, energy storage facilities)
- maintain the sustainability of Oakville forestry and wildlife
- preserve greenspace and community space
- carbon neutral should be a goal for all new housing projects

Transportation

- enhance transit and active transportation
- reduce impacts of traffic brought by new development
- reduce automobile use by reducing car-oriented neighbourhood features
- facilitate transit-oriented development

- consult Metrolinx for all development projects to secure a good traffic flow and potential connection to GO Stations

Public Engagement

- caution about streamlining the approval process which may reduce involvement (e.g. historical committees, environmentalists, existing neighbours)
- ensure accountability
- engage with seniors
- make the public process more inclusive, specifically for youth and elderly
- do not over emphasize on a single interest group
- more collaborative with the existing residents
- more public education needed on required new urban forms and NIMBY attitude

Prioritize Affordability in Housing Development

- attempt to control the commercialization of housing
- convert existing housings to affordable units
- attempt to attract more rental and co-op developments
- stop the destruction/conversion of the existing affordable housing stock
- promote infill development and utilize a broader range of available space (i.e. parking lots and plazas)
- initiate more public housing projects
- distribute the affordable units to the long-time residents first
- continue to explore ways to reduce cost of living

Homeless Population

- ensure there are more shelter beds
- recognize the need of the homeless population

Quality of Life

- secure quality in new housing developments
- address the quality of existing affordable units
- address neighborhood safety concern (e.g. increasing crime and theft)
- improve accessibility to affordable food services in low-income neighborhoods
- advocate for urban design that improves interaction between the residents
- regulate property management companies to ensure they provide adequate service such as maintenance and repair in a timely manner
- include more amenities within walking distance of homes

Others

- consider existing homeowners property value
- endorse housing as a human right
- increase the housing supply for seniors, including seniors townhouses (2-storey)

- slow development approvals to allow more discussion
- enable a greater diversity of housing types, sizes, and tenures across the town and prioritize the developments that are in short of supply
- allocate more resources and facilitate seniors' developments
- increase special needs housing options, including housing for persons with addictions, mental health needs, and disabilities
- provide a more comprehensive definition of complete community
- reduce the requirement for certain type of studies to streamline development approvals (i.e. archaeological assessment)
- implement a monitoring plan to oversee the HSAP throughout its life span
- promote brownfield development and limit greenfield development

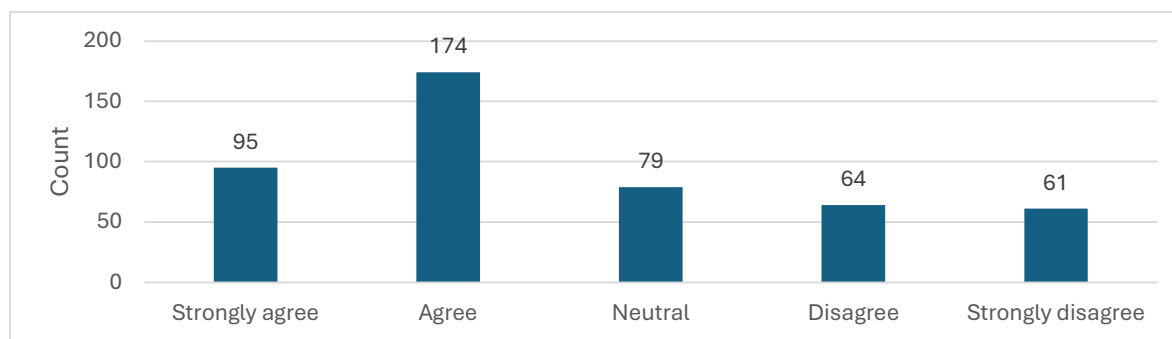
7. Would you make any changes to the six OBJECTIVES? Is anything missing?

Answered: 239 of 473 respondents

Note: Due to considerable overlap in responses received, the responses to question 7 regarding the “objectives” are consolidated with those in question 6 regarding the “goals”. See Question 6 above.

8. Do you agree with the positive housing outcomes?

Answered: 473 of 473 respondents



- 57% of respondents agree or strongly agree with the HSAP housing outcomes
- 17% of respondents are neutral
- 26% of respondents disagree or strongly disagree with the HSAP housing outcomes
- note: this is the same satisfaction levels as question 5 regarding goals and objectives

9. Would you make any changes to the housing outcomes? Is anything missing?

Answered: 258 of 473 respondents

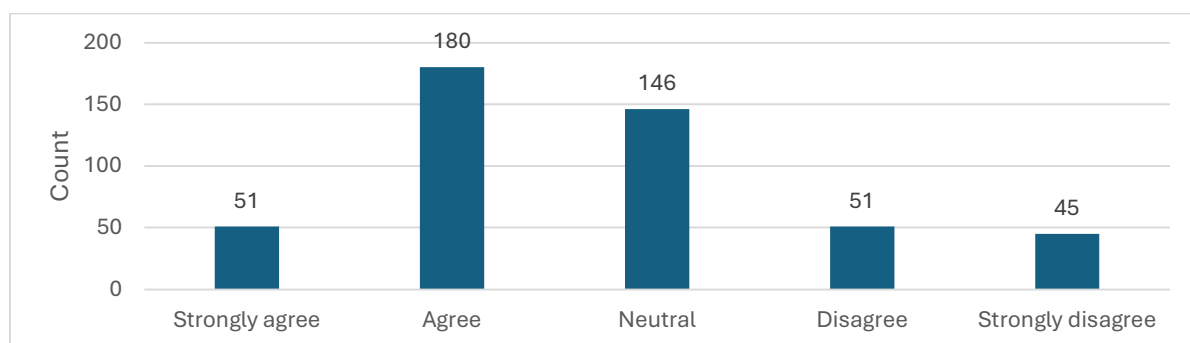
Comments on the positive housing outcomes were provided and are summarized below:

- support the emphasis on housing choice

- support the development of complete communities, including transit and active transportation
- expand outcomes beyond housing, including outcomes related to quality of life / livability
- consider fully utilizing existing public facilities and infrastructure
- discover the potential of government subsidized housing and viability of temporary housing
- outcomes should contribute to maintaining the existing neighborhood character and historic value
- consider natural environment and nature preservation
- provide sufficient housing option for downsizing seniors
- reduce the regulatory cost of housing approvals
- prioritize affordability in housing development
- preserve existing affordable housing and prevent the destruction of affordable units
- ensure new development projects have incorporated 'green features' (etc. renewable energy system, energy storage facilities)
- provide comprehensive transportation choices (e.g. active transportation, transit) and mitigate the use of automobiles
- closely monitor the negative impact of intensification
- levy a penalty for empty homes
- ensure public facilities, services and infrastructure can keep up with developments

10. Do you generally agree with the identified action items?

Answered: 473 of 473 respondents



- 49% of respondents agree or strongly agree with the HSAP action items
- 31% of respondents are neutral
- 20% of respondents disagree or strongly disagree with the HSAP action items

11. *Would you make any changes to the identified action items?*

Answered: 146 of 473 respondents

Note: Due to considerable overlap in responses received, the responses to question 11 regarding the “action items” are consolidated with those in question 12 regarding “other actions”.

Survey respondents provided commentary and suggested changes regarding the identified action items, including new actions to improve the housing landscape, summarized below:

- preserve existing low-rise single detached neighborhood character and reduce the impacts of the new development on them
- encourage innovative partnerships with other sectors (e.g., nonprofit housing providers), and assess feasibility for alternate community financing to support provision of different types of affordable housing (e.g., cooperative / purpose-built rental)
- increase the provision of green and public space
- research the potential of rezoning for as-of-right development
- facilitate transit-oriented development (TOD)
- levy a tax on empty homes
- prioritize conserving historical sites and buildings
- minimize impacts on the natural environment and increase trails and natural spaces
- ensure there is sufficient public facilities and services in place before carrying out high-density development projects
- provide a town-wide active transportation network (e.g. walking path, bike lane)
- require developments to have environmentally friendly building design and features
- research levying a time limit on developers to initiate the building process after they acquired building permits
- provide adequate housing options for a downsizing family
- encourage seniors’ townhouse community
- reduce sprawl and encourage infill and building within existing residential areas
- explore height limits for high-rise development
- undertake public engagement
- explore potential of redeveloping underutilized land for housing (e.g. parking lots)
- lobby the provincial government to seek for more financial supports
- explore solution for homelessness and housing for marginalized populations
- allocate more resources to maintain the existing amenities and recreational facilities
- implement a higher ratio for mandated affordable units

12. *Are there other actions the town can take to improve the housing landscape in Oakville?*

Answered: 218 of 473 respondents

Note: Due to considerable overlap in responses received, the responses to question 11 regarding the “action items” are consolidated with those in question 12 regarding the “other action”. See Question 11 above.

13. Do you have any other comments?

Answered: 196 of 473 respondents

A summary of additional comments from respondents included:

- develop guidelines that ensure condo unit livability, such as having a sizable living room that allow the families to interact, and unit sizes for families (2+ bedrooms)
- empower the residents to make decisions
- concerned about over-population
- more day-services for working class families

Open Houses

- Event:** open house with display panels and staff available to answer questions, including an in-house activity available on display boards, opportunities to leave comments, and promoting participation in the online survey
- Objective:** learn about the Housing Strategy and Action Plan and provide an opportunity to the public to provide input to help refine the strategy, as necessary
- When:** October 18, 2023 – two sessions: 12:30 to 2 p.m., or 6:30 to 8 p.m.
- Where:** Town Hall, Oakville Room
- Promotional tools:**
- town digital display boards (e.g. town hall, libraries, recreation centers)
 - town social media (e.g. Facebook, twitter)
 - [town notice](#), including newspaper
 - email to resident associations, BIAs, housing agencies, and contacts provided by Halton Region including Oakville community housing providers, homelessness/supportive housing partners, and the Community Safety and Well-Being Action Table
- Attendees:** approximately 25

Event Photos:



Open House Display panels:



DRAFT HOUSING STRATEGY & ACTION PLAN



Oakville Room

12:30 p.m. – 2 p.m. &
6:30 p.m. – 8 p.m.

Share your ideas on how to improve housing supply, choice, affordability and accelerate delivery of housing.

Town of Oakville | Housing Strategy and Action Plan

Welcome to the Open House

- The **purpose** of this open house is to provide an opportunity to:
 - learn about the draft Housing Strategy and Action Plan,
 - speak with town staff about the draft strategy and action plan,
 - provide your feedback and comments.
- You can provide **feedback and comments** in several ways:
 - complete the **online survey** (scan the QR code on the display boards or visit oakville.ca to gain access)
 - leave written comments on the comment cards provided
 - place stickers on the “Action Item” display boards adjacent to the action items you think should be prioritized
 - speak with town staff
- The comments received at today’s open house and from the **online survey** will be used to refine the draft Housing Strategy and Action Plan prior to presenting it to Council for approval in early 2024.

Have your say!

Housing Strategy and Action Plan

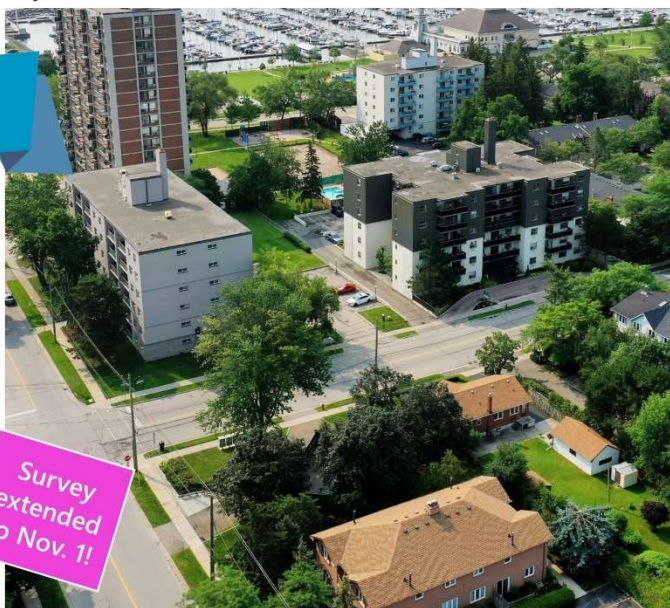
Provide feedback on improving
Oakville’s housing for all.

Scan here to
take the survey
by October 22:



oakville.ca

Survey
extended
to Nov. 1!



Town of Oakville | Housing Strategy and Action Plan

About the Draft Housing Strategy & Action Plan

- 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."
- The **Housing Strategy** provides an extension to the Livable Oakville Plan's mission statement and guiding principles and is intended to set a path forward with **goals and objectives** to guide decision making specific to housing.
- The **Action Plan** puts in place **action items** the town can take to achieve the goals and objectives of the strategy, and ultimately the Livable Oakville Plan.
- Together, the **Housing Strategy and Action Plan** will become the guiding document and comprehensive approach to strengthen the town's policies, regulations, programs and by-laws to improve housing across the housing continuum and achieve **positive housing outcomes**.
- The extent of Oakville's ability to deliver new housing is limited to its ability to set the land use policy context and help co-ordinate the delivery of infrastructure with the Region.
- The Housing Strategy and Action Plan includes:
 - **6 goals & objectives**
 - **70 action items** to improve the housing landscape in Oakville
 - **5 identified positive housing outcomes**



Town of Oakville | Housing Strategy and Action Plan

Setting the Stage

The town's Livable Oakville Plan provides a framework for how to manage future growth and change and accommodate population growth.

Directing and Managing Growth

- The town is committed to meeting the need for housing and addressing the demands of Ontario's growing population.
- Growth in Oakville is directed by the **urban structure**, as expressed in the town's Official Plan, Livable Oakville (Schedule A1).



- The **urban structure** 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.

Housing Targets

- The Halton Region Official Plan sets out a growth target for Oakville to the year 2041. Halton Region and the local municipalities have also established draft population and job growth estimates to 2051.
- The town recently committed to a provincial housing target (housing pledge) as part of the province's goal to build 1.5 million housing units by 2031.
- Under the Livable Oakville Plan, the town is well positioned to achieve the residential housing units needed to meet the targets within its urban structure.

Forecast	New Unit Growth	Average Units Per Year
Halton Region 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) <i>(Oakville's Housing Pledge)</i>	33,000	3,300
Oakville's Development Charges Background Study – 2031 Projection (9 years) <i>(note: growth projection set prior to Halton OP target and Housing Pledge)</i>	16,321	1,813

Goals and Objectives

The draft Housing Strategy and Action Plan is founded on six goals and objectives that will guide decision making regarding housing in Oakville.

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.

Do you agree with the identified goals and objectives?

Provide written comments on the comment cards or complete our online survey. **Scan here to take the survey:**



Housing Outcomes

The draft Housing Strategy and Action Plan is intended to achieve positive housing outcomes. Five key positive outcomes are anticipated.



Increased housing supply – more homes built.



Accelerated housing delivery – more homes faster.



Improved affordability – more homes people can afford.



Enhanced housing choice – more types of homes people need.



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

Do you agree with the five key positive housing outcomes identified?

Provide written comments on the comment cards or complete our online survey. **Scan here to take the survey:**



What is a Complete Community?

A broad concept that refers to communities – or areas within a community that provide:



A diversity of housing types;



Housing that accommodate people at all stages;



Access to local job opportunities;



Access to local retail shops and community services;



All located within a short walk or bicycle ride.

Town of Oakville | Housing Strategy and Action Plan

Scan here to take the survey:

Action Items (Goal 1)



Action items have been developed to achieve each goal and objective in the draft Housing Strategy. Implementing them is intended to achieve positive housing outcomes.

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.

Action Item	Which action item under GOAL 1 would you prioritize? Place a sticker on the applicable action item.
Review, analyze and be consistent with the proposed provincial planning framework (Provincial Planning Statement 2023), upon its approval.	
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: <ul style="list-style-type: none"> a) community commercial designated sites b) town-owned lands c) south-east corner of Trafalgar Road and Cornwall Road (Inglehart Street) d) accessory dwelling units (3 units per lot) e) vacant and/or underutilized sites and overall opportunities for infill development 	
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.	
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.	
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.	
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.	
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.	

Town of Oakville | Housing Strategy and Action Plan

Scan here to take the survey!

Action Items (Goal 2)



Action items have been developed to achieve each goal and objective in the draft Housing Strategy. Implementing them is intended to in achieve positive housing outcomes.

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.

Action Item	Which action item under GOAL 2 would you prioritize? Place a sticker on the applicable action item.
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.	
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.	
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.	
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.	
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.	
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.	
Undertake a required Assessment Report to review the potential for inclusionary zoning and to enable the establishment of an inclusionary zoning policy framework.	
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.	
Prioritize Regional projects for supportive and assisted housing developments.	
Review parking requirements in the zoning by-law to consider reduced or eliminated required parking for new developments, where applicable and appropriate.	

Scan here to take the survey!

Action Items (Goal 3)



Action items have been developed to achieve each goal and objective in the draft Housing Strategy. Implementing them is intended to in achieve positive housing outcomes.

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.

Action Item	Which action item under GOAL 3 would you prioritize? Place a sticker on the applicable action item.
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).	
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.	
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.	
Enhance the pre-consultation process to provide clarity and direction to applicants.	
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.	

Town of Oakville | Housing Strategy and Action Plan

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Action Items (Goal 4)



Action items have been developed to achieve each goal and objective in the draft Housing Strategy. Implementing them is intended to in achieve positive housing outcomes.

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.

Action Item	Which action item under GOAL 4 would you prioritize? Place a sticker on the applicable action item.
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).	
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.	
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.	
Invest in the renewal and provision of community service and facilities to support a growing population and revitalise business opportunities and economic development.	
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.	
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.	
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.	
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.	
Undertake an analysis of the town's debt forecast to understand growth financing capacity.	
Advocate that the Province funds and expedites approval for necessary infrastructure including water supply and wastewater treatment plants.	
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: the Kerr Street grade separation at Speers Road and Kerr Street, the extension of the GO Train platform and bus loop re-location in Midtown, and the interchange improvements along QEW at Trafalgar Road and Royal Windsor Drive needed to support growth in Midtown Oakville.	
Work with Halton Region to identify and prioritize key regional infrastructure projects that can advance the timing of development.	
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.	

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Action Items (Goal 5)



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.

Action Item	Which action item under GOAL 5 would you prioritize? Place a sticker on the applicable action item.
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.	
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.	
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.	
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.	
Promote the town's Brownfield Community Improvement Plan and Program to support investment in new housing opportunities.	
Raise awareness with Oakville's development industry about the town's priorities and locations for new housing opportunities in alignment with the Urban Structure.	
Advocate for on-going funding to support the associated growth required for transit – for both Oakville Transit and expanded Metrolinx service.	
Advocate that the Province work with municipalities to create a new long-term, permanent municipal funding strategy to fund critical growth-related infrastructure projects.	
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.	
Advocate that the Province continues to invest in, and support, the delivery of local and regional public transit to support related housing growth.	
Advocate that the Province supports municipalities in the remediation of identified brownfields for the purpose of reclaiming urban land for new housing opportunities.	
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.	
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.	
Advocate that the Province returns to the Provincial Policy Statement 2020 income-based definition of "affordable housing" for both home ownership and rental housing.	
Advocate that the Province provides additional investments for student housing in municipalities with post-secondary institutions.	
Advocate that the Province increases education and training in skilled trades and other careers and talent needed for development and growth.	
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.	
Communicate with Oakville Hydro and other third-party utility providers to keep them aware of the town's growth forecasts.	

Town of Oakville | Housing Strategy and Action Plan

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Action Items (Goal 6)



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.

Action Item	Which action item under GOAL 6 would you prioritize? Place a sticker on the applicable action item.
Define the roles and responsibilities of Halton Region and the Town of Oakville in the delivery of housing and housing programs.	
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.	
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.	
Support Halton Region to ensure their existing community housing remains available and well maintained, and that it's assisted housing stock is improved.	
Support Halton Region to improve residents access to Halton's housing supports and programs.	
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.	
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.	
Meet regularly with the Town's building and development industry partners to identify and address process issues and concerns.	
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.	
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.	
Participate in future federal and provincial housing programs.	
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.	
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.	
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.	
Work in coordination with Halton Region to create employment opportunities for jobs in the skilled trades.	
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.	

Summary of Input:

During the open house, an activity was available that presented the HSAP action items (see display panels above) and asked participants to identify which action items they would prioritize under each “goal”. Responses from the activity are provided below. Action items which received the most votes under each goal are highlighted in orange.

Goal 1: Support Growth Management and Increase the Housing Supply

Action Item	Number of responses to prioritize
Review, analyze and be consistent with the proposed provincial planning framework (Provincial Planning Statement 2023), upon its approval.	0
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: <ul style="list-style-type: none"> (a) community commercial designated sites (b) town-owned lands (c) south-east corner of Trafalgar Road and Cornwall Road (Inglehart Street) (d) accessory dwelling units (3 units per lot) (e) vacant and/or underutilized sites and overall opportunities for infill development 	2
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.	2
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.	0
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.	1
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.	2
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. At least one hundred of these units are slated to be affordable.	2

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

Action Item	Number of responses to prioritize
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.	3
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.	3
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.	5
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.	1
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.	1
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.	2
Undertake a required Assessment Report to review the potential for inclusionary zoning and to enable the establishment of an inclusionary zoning policy framework.	1
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.	0
Prioritize Regional projects for supportive and assisted housing developments.	0
Review parking requirements in the zoning bylaw to consider reduced or eliminated required parking for new developments, where applicable and appropriate.	1

Goal 3: Streamline Approvals

Action Item	Number of responses to prioritize
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).	0
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.	1
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.	0
Enhance the pre-consultation process to provide clarity and direction to applicants.	6
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.	1

Goal 4: Make Housing Feasible

Action Item	Number of responses to prioritize
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).	2
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.	3
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 priorities and support the acceleration of housing.	0
Invest in the renewal and provision of community service and facilities to support a growing population and revitalize business opportunities and economic development.	1
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.	0

Ensuring that town's Development Charge Bylaw, Community Benefits Charge By-law, and Parkland Dedication By-law are clear, transparent, and pre-determined to ensure timely development with understood costs.	1
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.	0
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.	0
Undertake an analysis of the town's debt forecast to understand growth financing capacity.	0
Advocate that the Province funds and expedites approval for necessary infrastructure including water supply and wastewater treatment plants.	0
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: <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. 	4
Work with Halton Region to identify and prioritize key regional infrastructure projects that can advance the timing of development.	0
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.	0

Goal 5: Engage, Raise Awareness, Build Capacity

Action Item	Number of responses to prioritize
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.	0
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.	0

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.	1
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.	1
Promote the town's Brownfield Community Improvement Plan and Program to support investment in new housing opportunities.	0
Raise awareness with Oakville's development industry about the town's priorities and locations for new housing opportunities in alignment with the Urban Structure.	0
Advocate for on-going funding to support the associated growth required for transit – for both Oakville Transit and expanded Metrolinx service.	0
Advocate that the Province work with municipalities to create a new long-term, permanent municipal funding strategy to fund critical growth-related infrastructure projects.	2
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.	0
Advocate that the Province continues to invest in, and support, the delivery of local and regional public transit to support related housing growth.	1
Advocate that the Province supports municipalities in the remediation of identified brownfields for the purpose of reclaiming urban land for new housing opportunities.	0
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.	3
Advocate that the Province addresses the shortage of parkland a municipality receives through development application changes under the Planning Act to ensure Oakville maintains its parkland standard, preserves its livability, and builds complete communities.	0
Advocate that the Province returns to the Provincial Policy Statement 2020 income-based definition of "affordable housing" for both home ownership and rental housing.	0
Advocate that the Province provides additional investments for student housing in municipalities with post-secondary institutions.	2
Advocate that the Province increases education and training in skilled trades and other careers and talent needed for development and growth.	4

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.	0
Communicate with Oakville Hydro and other third-party utility providers to keep them aware of the town's growth forecasts.	0

Goal 6: Collaborate

Action Item	Number of responses to prioritize
Define the roles and responsibilities of Halton Region and the Town of Oakville in the delivery of housing and housing programs.	3
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.	0
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.	0
Support Halton Region to ensure their existing community housing remains available and well maintained, and that it's assisted housing stock is improved.	1
Support Halton Region to improve residents access to Halton's housing supports and programs.	0
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.	0
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.	0
Meet regularly with the Town's building and development industry partners to identify and address process issues and concerns.	1
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.	0
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.	0
Participate in future federal and provincial housing programs.	0

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.	0
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.	0
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.	0
Work in coordination with Halton Region to create employment opportunities for jobs in the skilled trades.	2
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.	1

Oakville Seniors Housing Symposium

News Release: [October 5, 2023](#)

Town planning staff attended the Oakville Seniors Housing Symposium and Information Fair on October 28, 2023. The event was hosted by Oakville Seniors Services and the Seniors Working Action Group (SWAG). The event was held at the Sir John Colborne Recreation Centre for Seniors featuring and included information booths and an expert panel discussion to help older adults explore alternative housing solutions, navigate local housing options, and plan for their current and future needs.

Town planning staff were available for conversation and provided attendees an opportunity to give comments on the draft Housing Strategy and Action Plan and participate in the online survey.

Comments received at the symposium included suggestions to:

1. Update the positive housing outcome and/or actions relating to it, regarding 'enhanced housing choice: more types of homes people need' to include a reference to accessible housing.
2. Consider including an action item to explore data collection on accessible units and encouraging new units be built as accessible units, or units that could be easily converted. Reference was made to the Accessibility for Ontarians with Disabilities Act (AODA) and its goal to create an accessible Ontario by the year 2025.
3. Encourage the Province to make changes to the Ontario Building Code to better address accessibility needs in new buildings.