

Council Information Memo

To: Mayor and Members of Council

From: Planning & Development

CC: Jane Clohecy, Chief Administrative Officer
Michael Mizzi, Commissioner, Community Development

Date: May 7, 2025

Subject: Preliminary Housing Needs Assessment (HNA) with Federal HNA Template

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The Town's consultants, SHS, have completed the Federal Housing Needs Assessment (HNA) template provided by the [Ministry of Housing, Infrastructure and Communities Canada](#) in advance of the June 30, 2025 deadline per the Canada Community Benefits Fund (CCBF) Municipal Funding Agreement. This HNA template is provided in full in Appendix D of the Preliminary Housing Needs Assessment Report (Preliminary Report), which will be available to Council and the public on the Town's [Housing Needs Assessment](#) website.

The purpose of the Preliminary Housing Needs Assessment is to provide a deeper understanding of:

- the current and projected housing needs of Oakville residents,
- the current and projected housing supply, and
- housing gaps in relation to housing needs (demand) and supply (existing and planned).

In July, staff will provide a report for Planning and Development Council's information regarding the Final Report findings, recommendations and next steps. The Final Report will inform Town initiatives related to the development of Inclusionary Zoning enabling policies and by-law provisions, Official Plan housing related policies, a Community Improvement Plan to incentivize affordable housing, and Midtown Community Planning Permit By-law provisions. It will also inform the implementation of other measures identified in the Town's [Housing Strategy and Action Plan](#), and support decision making related to the Town's infrastructure and capital planning.

The Preliminary Report Key Housing Gaps Findings:

The study identifies the following four housing issues:

- Housing is unaffordable for low- and moderate-income households, leaving many in housing stress.
- There is a clear need for more affordable, purpose-built rental housing.
- Oakville's housing stock is inconsistent with current household sizes and is limited in typology.
- Priority household groups face disproportionate or unique housing needs relative to other households.

The report indicates that the current approach will not address these issues or gaps in the housing supply. As such, there is a need to incentivize and/or regulate the production of housing that will meet the needs of low, moderate, and even some high-income households in terms of cost and suitability by producing more:

- affordable ownership housing (especially for large low and moderate income households);
- purpose built rental housing (all unit sizes);
- housing suitable for one and two person households; and
- housing with wrap around support for priority households.

Next Steps

Staff will submit to AMO and the HNA Secretariat the Federal Housing Needs Assessment and advise that it is available on the Town's Housing Strategy website for their review, per the instructions from the Ministry of Housing, Infrastructure and Communities Canada and Association of Municipalities of Ontario.

While the Preliminary Housing Needs Assessment is available to the public, SHS will host another focus group session in May to inform their work as it relates to inclusionary zoning to inform policies and provisions to incentivize/mandate the provision of affordable housing.

The Final Report will be presented to Council in July for information and will inform subsequent work as noted above.