



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2026-055

Official Plan Amendment 78

A by-law to adopt an amendment to the Livable Oakville Plan, Official Plan Amendment Number 78 (Housing Policies - File No.42.24.28)

WHEREAS subsection 21(1) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, states that a council of a municipality that is within a planning area may initiate an amendment to any official plan that applies to the municipality, and section 17 applies to any such amendment; and,

WHEREAS it is deemed necessary to pass an amendment to the Livable Oakville Official Plan to provide housing policies;

COUNCIL ENACTS AS FOLLOWS:

1. Official Plan Amendment Number 78 to the Livable Oakville Plan, attached as **Appendix "A"**, is hereby adopted.
2. This Official Plan Amendment is subject to appeal rights set out in section 17 of the *Planning Act*, R.S.O. 1990, c. P.13, and shall come into effect once the deadline for filing appeals has passed or all appeals have been withdrawn or finally disposed of.

PASSED this 20th day of April, 2026

MAYOR

CLERK

APPENDIX “A” to By-law 2026-055

Official Plan Amendment Number 78 to the Town of Oakville’s Livable Oakville Plan

Constitutional Statement

The details of the amendment, as contained in Part 2 of this text, constitute Official Plan Amendment Number 78 (OPA 78) to the Livable Oakville Plan.

Part 1 – Preamble

A. Subject Lands

The Official Plan Amendment applies to all lands subject to the Livable Oakville Plan.

B. Purpose and Effect

The purpose of the Official Plan Amendment is to modify the text of the Livable Oakville Plan to accommodate a new Section 7 – Housing, within Part C – Making Oakville Livable, in order to:

- be consistent with the PPS, 2024
- assist to amalgamate the Region of Halton Official Plan with the Livable Oakville Plan
- assist the objectives of the Halton Region Comprehensive Housing Strategy
- respond to directions, findings and recommendations of the Town of Oakville Housing Strategy and Action Plan and Housing Needs Assessment.

The effect of the proposed amendment makes changes to various sections of the Livable Oakville Plan, including:

- a new Housing section (Section 7)
- revisions to Residential Land Use policies (Section 11)
- revisions to the Mixed Use Land Use policies (Section 12)
- update to the implementation/monitoring policies (Section 30)
- revisions to definitions (Section 31)

The new Section 7 – Housing, provides housing objectives (Section 7.1) and policies to support the objectives under the following sub-headings:

- Supporting Housing Supply and Growth Management (Section 7.2.1)

- Developing Livable and Complete Communities (Section 7.2.2)
- Enhancing Housing Choice (Section 7.2.3)
- Encouraging and Protecting Rental Housing (Section 7.2.4)
- Supporting Affordability (Section 7.2.5)
- Engagement and Collaboration (Section 7.2.6)

The effect of changes to the policies of Section 11 – Residential, include:

- Introductory policies are updated to maintain the objective to protect the character of existing residential areas, with remaining housing objectives moved to the new Section 7 – Housing
- Policy 11.1.1 and 11.1.2 are deleted and moved to Section 7 – Housing
- Policy 11.1.3 changes the word “dwelling” unit with “residential” unit to reflect provincial regulations
- Revised land use permissions are also considered, including recognizing lodging houses (already permitted in zoning), and additional needs housing including amenities and services needed to support them
- Minor wording updates

The effect of changes to the policies of Section 12 – Mixed Use, include:

- Policy 12.1.5 is updated to permit additional residential units and lodging houses to be consistent with permissions in residential land use designations and better reflect existing zoning permissions.

The effect of the changes to the policies of Section 30 – Implementation, is the addition of a new monitoring policy that has been streamlined and moved from the policies in Section 7, Housing, where it was previously proposed in the draft OPA.

The effect of changes to Section 31 – Glossary, include revised and new definitions to be consistent with the PPS 2024.

C. Background and Basis

- The Livable Oakville Plan does not currently have a dedicated housing policy section. Updating these policies is one of the actions identified in the Town’s [Housing Strategy and Action Plan](#) (HSAP).
- On September 8, 2025, Planning and Development Council received draft housing policies and directed staff to consult with the public and interested groups. Consultation took place in the fall of 2025.

- On January 19, 2026, Planning and Development Council held a Statutory Public Meeting on the draft Official Plan Amendment to solicit input. Notice of the Public Meeting was provided in accordance with the *Planning Act*.
- On April 20, 2026, Planning and Development Council received the updated Official Plan Amendment, in response to comments received at the Statutory Public Meeting, for approval.
- The housing policies are meant to help guide future housing development in Oakville and respond to local housing needs.
- The housing policies are informed by the Provincial Planning Statement 2024, Halton Region Official Plan and Comprehensive Housing Strategy, and the Town of Oakville Housing Strategy and Action Plan and Housing Needs Assessment, and input received from Council and the public.

Part 2 – The Amendment

A. Text Changes

The draft Official Plan Amendment includes changes to the text of the Livable Oakville Plan as described in the following table.

In the “Description of Change” column, text that is bolded and underlined is new text to be inserted into the Livable Oakville Plan. Text that is crossed out (“~~strikethrough~~”) is to be deleted from the Plan.

Item No.	Section	Description of Change
1.	7 *NEW* HOUSING	Insert a new policy section 7, Housing, as provided in Appendix 1, and renumber the subsequent sections in the Livable Oakville Plan accordingly.
2.	11. RESIDENTIAL	Amend section 11 as follows, and provide updated objectives for housing within the new Section 7 Housing: The lands identified as Residential Areas on Schedule A1, Urban Structure, represent the areas that provide for <u>predominantly</u> stable residential communities. A variety of residential uses is accommodated through the three Residential land use designations: Low Density Residential, Medium Density Residential and High Density Residential. These designations provide for a full range of housing types, forms and densities.

Item No.	Section	Description of Change
		<p>The majority of <i>intensification</i> and <i>development</i> within the Town is to occur within the Growth Areas as described in Part E. <i>Intensification</i> outside of the Growth Areas within the stable residential communities will be subject to policies that are intended to maintain and protect the existing <i>character</i> of those communities. <u>It is an objective of this Plan to protect and enhance the character of existing Residential Areas and ensuring new housing opportunities are contextually appropriate.</u></p> <p><i>Special Policy Areas</i> may be defined on lands or areas which are designated Residential and which require further study and/or additional policies as set out in Part E.</p> <p>The following objectives shall apply to all Residential Areas:</p> <ul style="list-style-type: none"> a) maintain, protect and enhance the character of existing Residential Areas; b) encourage an appropriate mix of housing types, densities, design and tenure throughout the Town; c) promote housing initiatives to facilitate revitalization, compact urban form and an increased variety of housing alternatives; d) promote innovative housing types and forms to ensure accessible, affordable, adequate and appropriate housing for all socio-economic groups; e) encourage the conservation and rehabilitation of older housing in order to maintain the stability and character of the existing stable residential communities; and, f) discourage the conversion of existing rental properties to condominiums or to other forms of ownership in order to maintain an adequate supply of rental housing.
3.	<p>11.1.1 RESIDENTIAL General</p>	<p>Delete policy 11.1.1 and provide a revised policy in the new Section 7 Housing. Renumber section 11.1 accordingly:</p> <p>11.1.1 The Town will continue to work directly with the Region to provide opportunities for housing for a wide array of socio-economic groups and those with differing physical needs using all available planning mechanisms and tools and to develop a housing strategy, including preparation of Municipal Housing Statements, which will establish and implement affordable housing targets.</p>

Item No.	Section	Description of Change
4.	11.1.2 RESIDENTIAL General	<p>Delete policy 11.1.2 and provide a revised policy in the new Section 7 Housing. Renumber section 11.1 accordingly:</p> <p>11.1.2 The Town will seek a balance in housing tenure. Conversions of existing rental accommodation to condominium or other forms of ownership shall be discouraged.</p>
5.	11.1.3 RESIDENTIAL General	<p>Revise policy 11.1.3, as follows, and renumber the policy to 11.1.1 as per revisions under section 11.1 accordingly:</p> <p>11.1.31 11.1.31 The Town will provide for the creation of additional dwelling residential units through regulations in the Zoning By-law.</p> <p>a) Additional dwelling residential units shall not be considered as dwelling units for the purpose of calculating density.</p> <p>b) Additional dwelling residential units may be permitted in accordance with other applicable regulations, by-laws, guidance, or requirements.</p>
6.	11.1.2 *new* RESIDENTIAL General	<p>Add new policy 11.1.2, as follows, numbered as per revisions under section 11.1 accordingly:</p> <p><u>11.1.2 The Town will provide for the creation of lodging houses through regulations in the Zoning By-law.</u></p>
7.	11.1.6 RESIDENTIAL General	<p>Revise policy 11.1.6, as follows, and renumber the policy to 11.1.5 as per the revisions under section 11.1 accordingly:</p> <p>11.1.65 11.1.65 <i>Special</i> <u>Additional needs housing and amenities and services needed to support them</u> may be permitted through a range of housing types in all Residential land use designations in accordance with section 11.1.98 and where adequate residential amenities and services are provided.</p>
8.	11.1.11 RESIDENTIAL General	<p>Revise policy 11.1.11, as follows, and renumber the policy to 11.1.10 as per the revisions under section 11.1 accordingly:</p> <p>11.1.11 11.1.10 Residential uses shall comply with the land use compatibility and appropriate mitigation measures, such as setbacks and buffers, defined by the <u>Province</u>. Ministry of the Environment.</p>

Item No.	Section	Description of Change
9.	12.1.5 MIXED USE General	Revise policy 12.1.5, as follows: 12.1.5 The uses listed in sections 11.1.6 and 11.1.7 <u>11.1.1, 11.1.2, 11.1.5 and 11.1.6</u> may also be permitted in the Mixed Use designations.
10.	30.22 IMPLEMENTATION Monitoring	Insert a new policy 30.22.2 into section 30.22 Monitoring, and renumber the policies under section 30.22 accordingly: 30.22.2 The Town shall monitor the housing conditions in Oakville, including the achievement of established housing targets. The Town may implement programs and initiatives to address housing gaps or shortfalls in meeting the housing targets.
11.	31.5 INTERPRETATION Glossary	Delete and replace the definition of “affordable housing” in section 31.5 Glossary, as follows: <i>Affordable housing</i> means housing with market price or rent that is affordable to households of low and moderate income spending 30 per cent of their gross household income without government subsidies. Such households would be able to afford, at the low end, at least three out of ten rental properties on the market and, at the high end, ownership housing with sufficient income left, after housing expenses, to sustain a basic standard of living. <u>Affordable housing means:</u> <u>a) in the case of ownership housing, the least expensive of:</u> <u>1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or</u> <u>2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in Oakville;</u> <u>b) in the case of rental housing, the least expensive of:</u> <u>1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or</u> <u>2. a unit for which the rent is at or below the average market rent of a unit in Oakville.</u>

Item No.	Section	Description of Change
12.	31.5 INTERPRETATION Glossary	<p>Delete the definition of “special needs housing” and replace it with “additional needs housing” (consistent with the same definition provided via OPA 70 to be approved by MMAH) alphabetically into section 31.5 Glossary, as follows:</p> <p><i>Special needs housing</i> means any housing, including dedicated facilities in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include but are not limited to housing for persons with disabilities such as physical, sensory or mental health disabilities, housing for the elderly, <i>group homes</i>, emergency shelter, housing for the homeless, and independent permanent living arrangements where support services such as meal preparation, grocery shopping, laundry, housekeeping, respite care and attendant services are provided. It does not include households that receive community based support services in their own home.</p> <p><u><i>Additional needs housing</i> means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of <i>additional needs housing</i> may include, but are not limited to long-term care homes, adaptable and accessible housing, housing for persons with disabilities such as physical, sensory or mental health disabilities, housing for older persons, <i>group homes</i>, emergency shelter, housing for homeless, and independent permanent living arrangements where support services such as meal preparation grocery shopping laundry, housekeeping, respite care and attendant services are provided. It does not include households that receive community based support services in their own home.</u></p>

Item No.	Section	Description of Change
13.	31.5 INTERPRETATION Glossary	<p>Add the following definitions alphabetically into section 31.5 Glossary, and italicize the new defined terms throughout the Livable Oakville Plan:</p> <p><u>Housing options means a range of housing types such as, but not limited to single-detached, semi-detached, rowhouses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, laneway housing, garden suites, rooming houses and multi-residential buildings, including low- and mid-rise apartments. The term can also refer to a variety of housing arrangements and forms such as, but not limited to, life lease housing, co-ownership housing, co-operative housing, community land trusts, land lease community homes, affordable housing, additional needs housing, multi-generational housing, student housing, farm worker housing, culturally appropriate housing, supportive, community and transitional housing and housing related to employment, educational, or institutional uses, such as long-term care homes.</u></p>
14.	31.5 INTERPRETATION Glossary	<p>Add the following definitions alphabetically into section 31.5 Glossary, and italicize the new defined terms throughout the Livable Oakville Plan:</p> <p><u>Low and moderate income households means:</u></p> <p><u>a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the municipality; or</u></p> <p><u>b) in the case of rental housing, household with incomes in the lowest 60 percent of the income distribution for renter households for the municipality.</u></p>
15.	Miscellaneous	<p>Replace the term “special needs housing” with “additional needs housing” throughout the Livable Oakville Plan.</p>
16.	Miscellaneous	<p>Revise policy numbers and policy numbers referenced throughout the Livable Oakville Plan, as applicable, where revisions have changed number sequencing, such as revisions required to accommodate the new Section 7, Housing, and revisions to former Section 11, Residential.</p>
17.	Miscellaneous	<p>Italicize all defined terms within any new text added to the Livable Oakville Plan through the modifications above.</p>

APPENDIX 1 New Section 7 Housing

7. HOUSING

Oakville is committed to meeting the need for housing and addressing the demands of its growing population. As Oakville grows, adequate and *affordable housing* will continue to be an essential component of a livable, *complete community*. Suitable *housing options* that meet the needs of current and future residents throughout all stages of their lives are required for individual well-being and a thriving community.

The Town recognizes the need for new housing required by the public includes a broad range of *housing options* including market, rental, *affordable*, social, assisted and *additional needs housing*, within a variety of housing types.

Housing affordability challenges are being experienced by most residents in Oakville, and in particular by *low and moderate income* households. There is a critical need for more purpose-built rental housing and an overall diversification in Oakville's housing stock, with more *housing options*, including medium and high-density housing choices, needed to address housing affordability challenges.

7.1 Objectives

The objectives for housing are to:

- a) support growth management and enable housing opportunities to bolster housing supply within the framework of the Town's urban structure;
- b) support the achievement of a liveable, *complete community*;
- c) enhance housing choice and enable the availability and accessibility of a wide range of housing to meet the diverse needs of the community through all stages of life;
- d) protect and encourage purpose-built rental housing;
- e) improve housing affordability and create opportunities for *affordable housing*;
- f) encourage process improvements to accelerate the delivery of housing;
- g) raise public awareness about housing needs in Oakville; and,
- h) collaborate with agency partners and other levels of government to assist in achieving these objectives.

7.2 Policies

7.2.1 Supporting Housing Supply and Growth Management

- a) The Town will coordinate land use planning and planning for housing with Halton Region, the Service Manager, to address the full range of *housing options* including *affordable housing* needs.
- b) The Town will work with Halton Region, and its local municipalities thereto, to provide for an appropriate range and mix of *housing options* and densities required to meet projected needs of current and future residents of Halton Region. The Town shall, in coordination with the local municipalities of Halton Region:
 - i. monitor and update policies and land use designations, as applicable, to ensure there is sufficient land designated to accommodate a minimum 15-year supply of residential *development*;
 - ii. monitor and update regulations and schedules in the Zoning By-laws, as applicable, to ensure there is sufficient land zoned to accommodate a minimum three-year supply of residential units; and,
 - iii. monitor and work with the *development* industry to ensure that draft approved and registered plans, as well as site plans and development permits, provide a minimum three-year supply of residential units.
- c) To meet projected housing need to the year 2036 and to ensure a full range of *housing options* are provided, the Town will work with Halton Region, the development community, housing providers, and the broader community toward achieving the following town-wide housing targets:
 - i. a minimum target of 35% of net new market housing is *affordable* to *low and/or moderate income households*;
 - ii. a minimum target of 40% of net new housing is purpose-built rental tenure, which is inclusive of all forms of rental housing, including assisted and supportive housing facilitated by Halton Region.
- d) To assist in the achievement of town-wide *affordable housing* and purpose-built rental housing targets, the Town may establish area-specific targets.
- e) The Town shall be informed by its Housing Strategy and Action Plan and Housing Needs Assessment, as amended, when updating the policies of this Plan and evaluating *development* applications.

7.2.2 Developing Livable and Complete Communities

- a) The Town shall permit and facilitate:
 - i. a range of *housing options* throughout the Town that are required to meet the social, health, economic and well-being requirements of current and future residents, including *additional needs housing* and needs arising from demographic changes and employment opportunities;
 - ii. residential *intensification* throughout the Town in accordance with the urban structure and the policies of this Plan.
- b) The Town shall continue to promote and enable densities for new housing which efficiently use land, resources, infrastructure and *public service facilities*, and support the use of *active transportation*, as directed by the town's urban structure and the policies of this Plan.
- c) The Town shall, through public actions and in the process of reviewing *development* applications, support efforts to improve accessibility for people of all ages and abilities, and address barriers which may restrict access to a full range of housing. The Town will encourage the building and development industry to incorporate *universally accessible* design features in new housing.
- d) The Town shall support efforts, where possible, to improve social equity for people seeking access to adequate and suitable housing.
- e) The Town shall encourage innovative housing types and forms, where contextually appropriate, to ensure accessible, affordable, adequate and appropriate housing for all socio-economic groups.

7.2.3 Enhancing Housing Choice

- a) The Town shall encourage a greater diversity of *housing options* throughout the Town, including housing types, sizes and tenures that are in short supply, and *affordable housing* to meet the needs of residents throughout all stages of their lives.
- b) The Town shall encourage housing initiatives to facilitate revitalization, compact urban form and an increased variety of *housing options*, including alternative forms of housing construction such as modular, manufactured and prefabricated housing solutions.

- c) The Town may grow the housing supply through *development* and redevelopment in the established Residential Area while ensuring new housing opportunities are contextually appropriate. Areas to be considered through further study include:
 - i. underutilized commercial and institutional sites;
 - ii. town-owned lands including as a component of municipal lands and buildings such as fire stations or other community buildings;
 - iii. vacant and/or underutilized sites and overall opportunities for infill *development*.
- d) The Town shall encourage and promote the creation of additional residential units.
- e) The Town shall, through public actions and in the process of reviewing *development* applications, ensure a diverse mix of housing types and/or unit sizes are provided to accommodate a range of household sizes and income levels to meet the diverse needs of its residents and contribute to the overall diversification of the Town's housing stock.
- f) To meet projected housing diversification demand to the year 2036, the Town will work with the development community, housing providers, and the broader community toward achieve the following town-wide housing targets:
 - i. at least 65% of net new housing units be *multiple-attached* or high density housing units each year to 2031 and at least 75% each year thereafter; and,
 - ii. at least 65% of net new high density housing units be two or more bedrooms.
- g) To assist in the achievement of town-wide housing type and unit mix targets, the Town may establish area-specific targets.

7.2.4 Encouraging and Protecting Rental Housing

- a) The Town shall encourage and promote the construction of purpose-built rental buildings and rental residential units.
- b) The Town shall encourage all levels of government to stimulate rental market housing, and will support efforts to increase the supply of rental housing including participating in programs offered to enable its construction.

- c) The Town shall discourage the conversion of existing rental properties to freehold, condominium or to other forms of ownership in order to maintain an adequate supply of rental housing.
- d) The Town shall protect its existing rental housing supply through the maintenance and implementation of a Rental Housing Protection By-law, as amended, which prohibits and regulates the demolition and conversion of residential rental properties, in accordance with the provisions of the *Municipal Act*.
- e) The Town shall apply the following six principles when considering an application to permit the demolition or conversion of a residential rental property:
 - i. the preservation of the existing rental housing supply;
 - ii. the preservation of the affordable rental housing supply;
 - iii. the increase of purpose-built rental housing;
 - iv. the improvement of the existing rental housing stock;
 - v. the obtaining of an enhanced Tenant Protection Package; and,
 - vi. a formalized consistent process in processing such applications.
- f) The Town shall regulate:
 - i. the conversion of residential rental units to any other form of tenure in properties with six or more residential units; and
 - ii. the demolition of existing residential rental units in properties with six or more dwelling units.
- g) Demolition or conversion of existing rental properties will only be considered in accordance with the Residential Rental Protection By-law, and where the Town's rental vacancy rate is at or above 3%.
- h) The Town may provide guidance materials to implement the Rental Housing Protection By-law to outline how the by-law will be implemented and assist applicants with required permits, as applicable.
- i) A Declaration of Use and Screening Form, in accordance with the Town's Rental Housing Protection By-law and Section 99.1 of the *Municipal Act*, shall be a submission requirement for the pre-consultation request process.

- j) The Town may, in coordination with Halton Region, work with and support assisted housing providers to upgrade existing assisted or *affordable* rental housing to prevent its loss due to conversions or disrepair.

7.2.5 Supporting Affordability

- a) The Town may use *Planning Act* tools as per Section 30 of this Plan to support housing affordability, and other programs and initiatives where appropriate and feasible, including:
 - i. through the *development* process, the use of *transportation demand management* measures which, in addition to the policies in section 9.14, may permit reduced parking rates for *affordable* housing units, when demonstrated through a *TDM* plan and implementation strategy.
 - ii. working with the Oakville Municipal Development Corporation to include *affordable* and assisted housing opportunities within developments that include residential uses as a community benefit.
 - iii. creating a housing concierge program that provides additional supports to applicants for *affordable housing* projects, as applicable.
- b) For the purpose of assessing the achievement of affordability targets, the Town will use the affordability rates set by the Province through the Affordable Residential Units for the Purposes of the *Development Charges Act, 1997* Bulletin, or any subsequent equivalent thereto.
- c) The Town should prioritize the review and approvals for *development* applications by Halton Region for supportive and assisted housing projects.
- d) As part of the *development* application process, prior to the release for sale of any units within a *development* containing greater than 10 residential units, the developer is encouraged to solicit Halton Region and affordable housing providers for the purchase or reservation of residential units for the purpose of being provided as *affordable housing*.

7.2.6 Engagement and Collaboration

- a) The Town shall support and work with Halton Region, the Housing Service Manager, to achieve its housing targets and priorities established in its Comprehensive Housing Strategy including strengthening Halton's homelessness response system, protecting and retaining existing community housing stock, creating new assisted and supportive housing, and advocating for increased sustained and predictable funding for housing in Halton Region.

- b) The Town shall advocate for upper levels of government to create a predictable long-term municipal funding strategy for critical growth-related infrastructure projects, including transit, to enable housing.
- c) The Town shall collaborate with Halton Region in the facilitation and partnership between community housing groups and the private sector to create new assisted housing opportunities, including strategies that encourage private sector involvement in the development of new community housing units.
- d) The Town may provide, partner with, or otherwise support programs that offer education, training, outreach and/or referrals for landlords and tenants to promote access to housing and safe living conditions.
- e) The Town may develop educational materials and awareness programs focused on rental, *affordable*, assisted, *additional needs housing* and emergency housing and supports, in order to bring attention to available programs and services, and build community support for needed housing in Oakville.
- f) The Town shall work with the Province to ensure that it develops appropriately-designated provincially-owned urban lands for a full continuum of housing including *affordable*, assisted and supportive housing.
- g) The Town shall work with all levels of government to identify opportunities to help achieve its housing targets, and may participate in future government housing programs that work to achieve these targets.