

The Honourable Steve Clark
Minister of Municipal Affairs and Housing
Office of the Minister
777 Bay Street, 17th Floor,
Toronto, ON., M7A 2J3

RE: Town of Oakville Housing Pledge

The Town of Oakville is committed to playing its part in the delivery of housing for the Ontario's growing population. Oakville recognises the immediate need for new housing including market-based, attainable, affordable, social, and assisted, for all tenancies including rental, among the many types of housing required by the public.

This letter is the Town of Oakville's pledge to facilitate the delivery of 33,000 new housing units by 2031/2032, with the detailed steps and assumptions we are relying on, as requested in the Minister's letter advising of the Housing Pledge target for Oakville.

Town-led municipal policy and regulation initiatives

Official Plan: Urban Structure and Official Plan Review program

1. The town has worked with Halton Region and the Province to establish and defend a robust urban structure which functions as the foundation for Oakville as a community. The town's urban structure provides for the protection of the town's natural heritage, open space and cultural heritage, maintains the character of residential areas and directs growth to an identified system of centres and corridors which will accommodate most of the new housing growth in the town. Our identified system of centres and corridors provides the opportunity to accommodate this needed housing.
2. The town is developing its Housing Strategy to achieve the implementation of 33,000 new housing units to 2032, and to also ensure the entirety of the housing continuum is well-represented in Oakville, and properly supported through partnerships with the Province, Halton Region, and the housing industry. The Housing Strategy will be reflected in updated land use policy, zoning by-laws and future programs.

Approval and implementation of land use policy and MTSAs:

3. The town is conducting a Growth Area review of the Midtown Urban Growth Centre / MTSA to assure it will be a transit-oriented community with a minimum of 20,600 people and jobs by 2031. This equals at least 7,200 units to be approved.
4. Halton Region recently approved the town's Growth Area review for the Bronte GO MTSA (a 146-hectare area centred on the Bronte GO Station) which is planned for approvals of at least 5,800 residential units and almost 1 million square metres of retail, service commercial and employment space

5. The town provided for greenfield housing opportunities through the implementation of the North Oakville East Secondary Plan. This area of town is planned to accommodate a minimum population of 55,000 people, in a variety of housing forms and tenures. This area is subject to a planning review anticipated to accommodate a revised population forecast. Already home to an estimated 7,000 households, its existing planning forecast is for at least another 12,110.
6. The town's North Oakville West Secondary Plan contemplates at least another 5,000 units as a result of the approval of Halton Regional Official Plan Amendments 48 and 49.
7. The town has approved a new community around the Oakville Trafalgar Memorial Hospital (52 net hectares, with a minimum of 3,150 new residential units).

Utilising Town-owned lands

8. Oakville's Municipal Development Corporation has been another asset that the town has leveraged to identify opportunities for the town's surplus or under-utilised lands. One project the MDC has been recently focussed on is the town's former public works site in another Strategic Growth Area just north of Midtown Oakville where the master plan provides a full spectrum of housing units, including affordable units. The master plan accounts for a minimum of 1,215 residential units. At least 100 of these units are slated to be affordable.

Comprehensive Zoning Bylaw Review

9. The town will be undertaking a review of residential zoning to ensure regulations are in place to facilitate appropriate housing opportunities across the town. This includes permissions for additional dwelling units as prescribed by Bill 23.

2023 minimum estimated units by 2032 total exceeds the target

10. Described above are minimum units planned or underway showing the Town has identified more units than the 33,000 units pledge and work already underway will easily meet the pledge as long as all partners involved do their parts.
11. As well, work by the Region of Halton shows applications in the development pipeline for Oakville that also exceed the 33,000 housing units for approval under the Town's pledge.

Town work to streamline development approval review processes

The town is currently:

12. Applying 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
13. Reinforcing a culture of continuous improvement for our review processes and co-

ordination with external agencies and partners

14. Continuing the implementation of digital tools (i.e. on-line portal for building permit and development application submissions)
15. Continuing to enhance the pre-consultation process to provide clarity and direction to applicants
16. Finalising projects initiated under the Province's Streamline Development Approvals Fund. The funding was used to support eleven projects across the town that will improve timely and efficient access to development-related services
17. Regularly meeting with, and listening to, the Town's building and development industry to identify and address process issues and concerns

Town steps to secure provision of required Infrastructure and servicing

The continued co-ordination of infrastructure delivery is fundamental to meeting the Province's housing target. The Town shall:

18. 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.
19. Invest in the renewal and provision of community service and facilities to support a growing population and revitalise business opportunities and economic development
20. Promote the town's Brownfield remediation strategy to support investment in new housing opportunities
21. Communicate with Oakville Hydro and other third-party utility providers, such that they are aware of the town's growth forecasts
22. Continue the dialogue with Oakville's development industry to ensure they are aware of the town's priorities and locations aligned with the Urban Structure for new housing opportunities
23. Advance the goals and objectives of the Town's Urban Mobility Strategy and continue to invest and build infrastructure to support all modes of transportation, consistent with the Town's recently-initiated Transportation Master Plan update, with the assistance of federal and provincial partners
24. Continue investment in Oakville Transit expansion and fleet electrification
25. Working with Halton Region to identify and prioritize key Regional infrastructure projects that can advance the timing of development

26. Partnering with Halton Region to expedite the delivery of water, wastewater and transportation infrastructure in support of the Town's Midtown MTSA/Urban Growth Centre

Town steps to secure financing of required infrastructure and servicing

The town is working to:

27. 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 maximising revenues where possible so that growth pays for growth
28. Advocate for upfront funding from upper levels of government to finance the infrastructure required to service greenfield and intensification developments in order to manage the financial risk of servicing sites for anticipated development and to reduce the capital cost of growth on both new and existing tax-payers
29. Advocate for on-going funding to support the associated growth required for transit – for both Oakville Transit and expanded Metrolinx service
30. Through the town's annual budget process, undertake an analysis of the town's debt forecast to understand growth financing capacity.

Town monitoring measures and reporting

The town will:

31. Provide development-related information to the Province per the draft regulation, including timing of approvals and building permits and completions. The town will track and publish the delivery of affordable, supportive, and rental housing to ensure Ministry and the public have timely awareness of the availability of the full range of housing choice required to achieve the complete communities envisioned in the Provincial Policy Statement.

What Oakville depends upon from the Province to support this pledge

32. That the Province work with municipalities to open the discussion on a new long-term, permanent municipal funding strategy to fund critical growth-related infrastructure projects and until a new agreement is in place, ensure municipalities are made whole, dollar-for-dollar to eliminate the financial shortfall experienced by municipalities as a result of Bill 23.
33. That the Province recognizes the risk to municipalities of servicing land for development without any guarantee of the timing or extent of that development and the associated collection of Development Charges and works with municipalities to provide upfront funding for infrastructure to mitigate this risk.
34. That provincial ministries, municipalities, developers, homebuilders and other

community partners be held jointly accountable and the Province identifies annual targets for each group, along with agreed upon accountability measures and metrics put in place based on each partner's role in the homebuilding process.

35. That the Province look at and overcome review and permit issuance delays within Provincial ministries (e.g., Ministry of Transportation, Ministry of Environment, Conservation and Parks) and mandate maximum response times, and the responsibility of developers and homebuilders to further coordinate the building of homes in a timely manner once development approvals are in place.
36. That the Province continue to invest in, and support, the delivery of local and regional public transit.
37. That the Province support municipalities in the remediation of identified brownfields for the purpose of reclaiming urban land for new housing opportunities.
38. That the Province commits to building supporting institutions including schools, hospitals, daycares and long-term care facilities to support the provincially anticipated surge in population.
39. That the Province supports the associated funding of health care workers, paramedics, public health and social services to address the proposed increase in population.
40. That the Province addresses the shortage of parkland a municipality receives though development application changes under the *Planning Act* in order to ensure Oakville maintains its parkland standard to preserve our livability and meet our PPS duty of building complete communities.
41. That the Province revert to the Provincial Policy Statement definition of affordable housing for both home ownership and rental housing.
42. That the Province increases education and training in skilled trades and, other careers and talent needed for development and growth.
43. That the Province provide additional investments for student housing in municipalities with post-secondary institutions.
44. That the Province addresses supply chain shortages and gaps as well as interest rates and inflation that will impact the housing market and market decisions by homebuilders.
45. That the Province funds and expedites approval for necessary infrastructure including water supply and wastewater treatment plants.
46. That the Province provide clear and consistent guidance with respect to Indigenous engagement and fund capacity requirements for Indigenous engagement in the Environmental Assessment process.
47. That the Province increase 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.

48. That the Province develop appropriately designated provincially-owned urban lands for a full continuum of housing including supportive and assisted housing.
49. That the Province fully fund, plan and deliver the capital projects in and around Oakville to support the Town's pledge and facilitate timely infrastructure investment in that regard, including 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 are all needed for development in Urban Growth Areas to proceed.
50. The Town relies upon the November 30, 2022 letter by the Minister to AMO, saying, "At the same time, it is critical that municipalities are able to fund and contract road, water, sewer, and other housing enabling infrastructure and services that our growing communities need. There should be no funding shortfall for housing enabling infrastructure as a result of Bill 23, provided municipalities achieve and exceed their housing pledge levels and growth targets."

On behalf of the Town of Oakville, trusting this letter satisfies the Province's pledge expectations I confirm our commitment to achieve Oakville's assigned housing target.

Sincerely,

Mayor Rob Burton, BA, MS
Head of Council & CEO

CC: Kevin Holland, MPP, Thunder Bay–Atikokan and Parliamentary Assistant to the
Minister of Municipal Affairs and Housing
Stephen Crawford, MPP, Oakville
Effie J. Triantafilopoulos, MPP, Oakville North-Burlington
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