

# Memo

To: Mayor Burton and Members of Council  
From: Planning Services Department  
CC: Neil Garbe, Commissioner, Community Development Services  
Date: 3 October, 2023  
**Subject: Update on Planning & Building Information**

---

## Joint Best Planning Estimates

At the Council’s meeting of 15 August, 2023, Planning Staff presented the Joint Best Planning Estimates which has been a collaborative effort between Town and Halton Region Planning staff. The report and attachments can be found [here](#).

The forecasted population and employment growth for Oakville is:

Policy Area	Population (people)				Employment (jobs)			
	2021	2031	2041	2051	2021	2031	2041	2051
Oakville	220,143	295,939	378,469	444,000	110,839	147,198	183,555	212,788

## Growth Forecasting and People Per Unit

As noted in the above-referenced staff report, the JPBEs reflect a growth forecast for geographic areas across the town, through the next 30 years – to 2051. The forecasts respond to the provincial planning framework, steps taken throughout Halton Region's Municipal Comprehensive Review and decisions previously made by Oakville Council.

Questions arose from the presentation of the JBPEs as to how "people per unit" (PPU) are calculated and used in the growth forecast since the Town's Strategic Growth Areas are measured by "people and jobs per hectare".

The Town's 2022 Development Charge Background Study assists in identifying the average PPU assumptions for dwelling types for the period 2022-2031. This exercise was undertaken by the town's consultant team based on an adjusted Statistics Canada 2016 census database. This was an update from the previous 2017 DC Background Study.



The PPU assumptions included in the 2022 DC Background Study reflected the best, most current and accurate data that was available to Watson & Associates at the time the DC Background Study was prepared. Background information on the residential growth forecast can be found in Appendix A of the [2022 DC Background Study](#) (page 105).

For Council's information, the PPU for the listed building typologies is as follows:

Type	PPU	Weighted Average*
Single / Semi-detached (1 bedroom)	1.676	3.684
Single / Semi-detached (2 bedroom)	2.086	
Single / Semi-detached (3 - 4 bedroom)	3.152	
Single / Semi-detached (5+ bedroom)	3.258	
Multiples (1 bedroom)	1.510	2.727
Multiples (2 bedroom)	1.944	
Multiples (3 - 4 bedroom)	2.756	
Multiples (5 bedroom)	3.679	
Apartments (1 bedroom)	1.290	1.703
Apartments (2 bedroom)	1.859	
Apartments (3 - 4 bedroom)	2.493	

\* The PPU in this column is the 15 year adjusted average – see pg 112 of DC study

It is noted that the PPU factor is different between Halton Region and Town of Oakville because the different geographies that comprise the respective studies. While there is a difference between the two studies, it is marginal. The ratios provided by Watson are specific to Oakville and therefore relevant for the Town's purposes.

Specifically, the Town's total calculated PPUs are based on a 15-year average of historical trends by dwelling type in accordance with Statistics Canada Census data from 2001 to 2016. By comparison, Halton Region's PPUs are based on 2016 custom Census data and is a composite of all four Local Municipalities. Housing occupancy by structure

type varies among the four Local Municipalities, which results in the Region's PPU's being different from Oakville's.

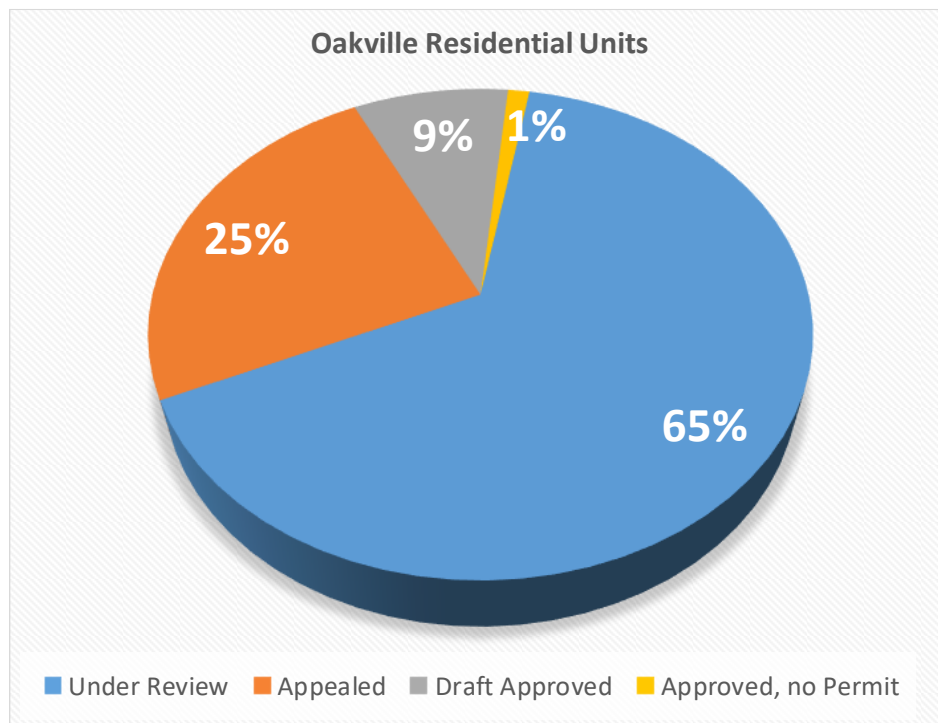
### Tracking of Residential Units

Staff has been analysing the status of development applications currently under review to better understand the timing of realising new dwelling units across the horizon years. This information feeds into the data that is provided to the Province by the town as required by Ontario Regulation 73/23.

Our information of current dwelling units proposed and approved are as follows:

Status	Number of Units
Under Review	22,068
Appealed	8,264
Draft Approved	2,972
Approved, no Permit*	410
<b>Total in Pipeline</b>	<b>33,714</b>

\*The units that are approved but without permit are those that have site plan approval or are registered in a plan of subdivision but have not yet received a building permit for construction of the dwelling unit.



If Members of Council require additional information on the foregoing, please feel free to speak with me.

A handwritten signature in black ink, appearing to read 'Gabe Charles', written in a cursive style.

---

Gabe Charles  
Director of Planning