

## Memorandum - APPENDIX 3

To:	Audrey Jacob/Dukhee Nam	Fax	<input type="checkbox"/>
From:	Jamie Cook/Gary Scandlan	Courier	<input type="checkbox"/>
Date:	January 18, 2018	Mail	<input type="checkbox"/>
Re:	Preliminary Comments/Questions on the 2017 Oakville Development Charges Background Study – Growth Forecast	e-mail	<input checked="" type="checkbox"/>

The following memo provides our response to item 1 (Growth Forecast) regarding the above-referenced memo.

*Question to the Town #1: Please explain why the Oakville 2017 DCBS assumes housing forecasts that deviate from the Halton BPE.*

Answer #1:

In Chapter 3, section 3.2 of the December 22, 2017 Town of Oakville DC Background Study (DCBS), we note several documents and information sources that were used to inform the DC growth forecast. One of the key reports which is identified in section 3.2 is the Town of Oakville Urban Structure Review, Growth Analysis and Accommodation Overview Report, May 4, 2017. The report provides a comprehensive analysis of recent demographic trends and forecast residential development potential for the Town of Oakville. The report identifies that average persons per unit (PPU) levels in the Town of Oakville and surrounding municipalities within the Greater Toronto Area (GTA) are not declining as aggressively as anticipated in the June 2011 Halton Region Best Planning Estimates (BPE).<sup>1</sup> This observation is supported by the results of the 2016 Statistics Canada Census. It is noted that the 2011 Halton BPE forecast is based on the 2006 Census, and does not embrace these recent demographic trends within Halton Region and specifically the Town of Oakville. It is further noted that the PPU forecast set out in the 2011 Halton BPE is not tracking closely to the 2016 Census. The

<sup>1</sup> The Halton Region BPE is a background study which informs the growth forecast set out in the Halton Region Official Plan (OP).

### Services

- Demographics, Pupil Forecasting, Industrial/Commercial Forecasts
- Land Needs and Market Studies
- School Board Planning and Financing
- Development/Education Development Charge Policy
- Long Range Financial Planning for Municipalities
- Servicing Cost Sharing
- Financial Analysis of Municipal Restructuring Options
- Municipal Management Improvement
- Tax Policy Analysis
- Fiscal Impact of Development
- O.M.B. Hearings – Financial, Market, Demographic
- Waste Management Rate Setting, Valuation and Planning

2016 PPU estimate as per the 2011 Halton BPE forecast is 2.78, while the actual 2016 PPU in accordance with the 2016 Census is 2.92. The results of the 2016 Census, as well as more recent population growth forecasts for Halton Region and the Town of Oakville,<sup>1</sup> indicate that average PPU levels will not decline as quickly as previously forecasted. As a result, fewer households will be required to accommodate the population forecasts which are currently set out in the Halton Region OP and the Town of Oakville OP when compared to the 2011 Halton BPE.

*Question to the Town #2: Please explain the difference in PPU assumptions between the Oakville 2017 DCBS and the Halton 2011 BPE for Oakville.*

Answer #2:

Figure 1 graphically compares the 2011 Halton BPE PPU estimate as of 2016 and forecast to 2031, with the 2016 Census and revised PPU forecast prepared by Watson as part of the Town of Oakville 2017 Growth Analysis Study. Given the divergence between the estimated 2016 PPU, as per the 2011 Halton BPE, and the results of the 2016 Census, it is our opinion that the forecast PPU trends used in the 2011 Halton BPE housing forecast, as now contained in the Halton Region OP, are not accurate over the long term (i.e. 2031). Accordingly, the Town of Oakville DCBS assumes a more gradual PPU decline over the long term, generally consistent with the results of the Town of Oakville 2017 Growth Analysis Study.<sup>2</sup>

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<sup>1</sup> Greater Golden Horseshoe Growth Forecasts to 2041. Technical Report. November 2012. Hemson Consulting. Town of Oakville Residential Growth Analysis Study – Technical Report. Final Report. May 4, 2017.

<sup>2</sup> Town of Oakville Residential Growth Analysis Study – Technical Report. Final Report. May 4, 2017.

**Figure 1  
Town of Oakville  
Historical and Forecast Average Persons Per Unit**

