

Memorandum

To	Geoff Abma, Kirk Biggar, Jennifer Huctwith, Town of Oakville
From	Jamie Cook and Lynn Duong Watson & Associates Economists Ltd.
Date	May 2026
Re:	Town of Oakville – Designated Growth Area (DGA) Land Needs Analysis

Fax

Courier

Mail

Email

1. Background and Study Purpose

In 2024, Watson & Associates Economists Ltd. (Watson) was retained by the Town of Oakville to prepare an updated population, housing, and employment forecast and intensification analysis to the year 2051 through a two-phased study. The purpose and key findings of these two studies are summarized below.

Phase 1: Growth Analysis Study (November 2024):

- This study provides an updated long-term growth outlook for the Town of Oakville to the year 2051, building on the Halton Region's Joint Best Planning Estimates (J.B.P.E.) and R.O.P.A. 49 population forecasts (Modified Preferred Growth Concept, March 2022). The Phase 1 study highlights the recent demographic, housing, and socio-economic conditions influencing the pace and form of residential and non-residential development on a Town-wide basis, including allocations for Midtown Oakville. The Phase 1 Growth Analysis Study concludes that the recommended long-term population forecast for the Town of Oakville 2051 is approximately 388,000 by 2051. Comparably, this forecast is approximately 45,000 persons lower than the J.B.P.E. 2051 population forecast and 38,000 persons higher than the 2051 population forecast under R.O.P.A. for the Town of Oakville^[1]

Phase 2: Growth Allocations and Residential Intensification Study (May 2026):

- This study, hereafter referred to as the Town of Oakville Phase 2 Growth Analysis Study, provides a detailed allocation of forecast population, housing,

[1]. Town of Oakville Growth Analysis Study, Final Report. Phase 1. November 2024. Pg. 43. November 2024



and employment growth for the Town of Oakville by Strategic Growth Area (S.G.A.) to the year 2051 in accordance with the Phase 1 Growth Analysis Study. In addition, the Phase 2 study provides a detailed residential intensification analysis, examining long-term residential development opportunities within the Town's S.G.A.s. to meet demand through 2051 and beyond. Based on conservative assumptions, the Phase 2 Growth Analysis Study concludes that the Town's S.G.A.s can accommodate an additional 7,980 medium-density households and 32,080 high-density households beyond the Town's forecast needs to the year 2051 (refer to section 3 herein for additional details).^[2]

While the Town of Oakville Phase 2 Growth Analysis Study provides a detailed assessment of long-term housing needs by S.G.A., it is noted that approximately one-third of the Town's housing growth between 2025 and 2051 is identified within the Town's remaining greenfield areas. This largely includes vacant lands in Residential Areas throughout North Oakville, and to a lesser extent in South Oakville, which are currently under development in active development plans as well as inactive vacant designated lands planned for future residential or mixed-used development over the long-term. Accordingly, a key purpose of this memo is to provide the Town of Oakville with an updated greenfield residential land needs assessment to the year 2051, building on the results of the Town's most recent Phase 1 and 2 Growth Analysis Studies. Collectively, this memo and the Town of Oakville Phase 2 Growth Analysis Study provide a comprehensive assessment of Oakville's residential land needs to the year 2051.

Under the former Growth Plan for the Greater Golden Horseshoe (G.G.H.), designated Greenfield Areas (D.G.A.s) are defined as designated lands within settlement areas (excluding rural settlements) outside built-up areas (B.U.A.s), designated in Official Plans (O.P.s) to accommodate forecasted growth to the horizon of the Growth Plan.^[3] This definition informed Halton Region's 2022 Integrated Growth Management Strategy (I.G.M.S.) Community Area land needs assessment, which underpinned Regional Official Plan Amendment (R.O.P.A.) 49 and identified a need for 1,120 additional gross hectares of Community Area lands in the year 2041 for the Town of Milton and the Town of Halton Hills.^[4]

Building on the Town of Oakville Phase 1 and 2 Growth Analysis Studies, as summarized above, this memo provides an updated greenfield residential land needs assessment for the Town of Oakville to the year 2051. This updated greenfield land needs analysis has been undertaken within the framework of the Provincial Planning Statement (P.P.S.), 2024. It is noted that the Growth Plan was repealed on October 20,

^[2] Town of Oakville Growth Allocations and Residential Intensification Study. Phase 2. June 2026. Pg. 23 (Figure 5) and pg. 44 (Figure 17).

^[3] A Place to Grow. Growth Plan for the Greater Golden Horseshoe. Office Consolidation 2020. Ontario

^[4] Region of Halton, Modified Preferred Growth Concept Land Needs Assessment, March 2022, prepared by Hemson.



2024, when the Provincial Planning Statement (P.P.S.), 2024, took effect. The P.P.S., 2024, uses different terminology and a modified definition when addressing D.G.A. lands. According to the P.P.S. 2024, Designated Growth Areas (D.G.A.s) are lands within settlement areas that are planned and intended to accommodate future population and employment growth but have not yet been fully developed. This includes both vacant and partially developed lands designated for urban use and planned for long-term development, as set out in policy 2.1.4 a) of the P.P.S. 2024, as well as lands required for employment and other uses. This also includes lands identified within draft approved and registered unbuilt plans, as set out in P.P.S. 2024 policy 2.1.4 (b). This definition is also generally consistent with the P.P.S, 2020.

In summary, D.G.A. as applied to the Growth Plan, includes all developed and vacant urban lands located outside of the B.U.A., while the P.P.S. refers only to lands within settlement areas, or lands to be added to settlement areas, that have not been fully developed. Vacant residential lands / infill sites identified for residential or mixed-use development within S.G.A. are not included in the D.G.A. supply inventory and have been summarized in the Phase 2 Growth Analysis Study.

The Town's updated D.G.A. land supply is summarized in tabular format in section 3, with additional mapping provided in Appendix A of this memo.

2. Summary of Town of Oakville Phase 1 and 2 Growth Analysis Studies

Figure 1 provides a summary of population, housing by structure type and employment growth between 2021 to 2051 for the Town of Oakville. Through the Phase 1 Growth Analysis Study, it was determined that approximately 68% of forecast housing demand over the 30-year planning horizon will be in the form of high-density housing. For the purpose of the Phase 1 Growth Analysis Study, high density housing includes low-, mid-, and high-rise apartments, stacked townhomes and additional residential units (A.R.U.s).^[5] The remaining housing growth forecast over the 2021 to 2051 period is comprised of medium-density housing (i.e. townhomes and back-to-back townhomes), comprising 20% of forecast housing demand and low-density housing (i.e. single and semi-detached housing), representing 12% of forecast housing growth).

^[5] It is noted that while ARUs are grade-related housing forms, they are categorized as high-density households as the average persons per unit (P.P.U.) of these units are reflective of high-density households.



Figure 1
Town of Oakville
Summary of Population, Housing and Employment, 2021 to 2051

Year	Total Population ^[1]	Low Density ^[2]	Medium Density ^[3]	High Density ^[4]	Total Housing	Total Employment
2021	222,100	46,500	13,500	13,600	73,600	117,000
2031	284,300	50,100	18,200	28,900	97,200	138,400
2041	342,400	53,000	23,400	44,400	120,800	167,500
2051	387,800	55,000	27,000	59,700	141,700	190,700
2021 to 2051	165,700	8,500	13,500	46,100	68,100	73,700
2025 to 2051	140,500	7,570	12,600	39,330	59,520	70,900

^[1] Includes net Census undercount.

^[2] Low-density includes singles and semi-detached houses.

^[3] Medium-density includes row and back-to-back townhouses, and apartments in duplexes.

^[4] High-density includes bachelor, 1-bedroom, and 2-bedroom+ apartment units, stacked townhouses, and secondary suites.

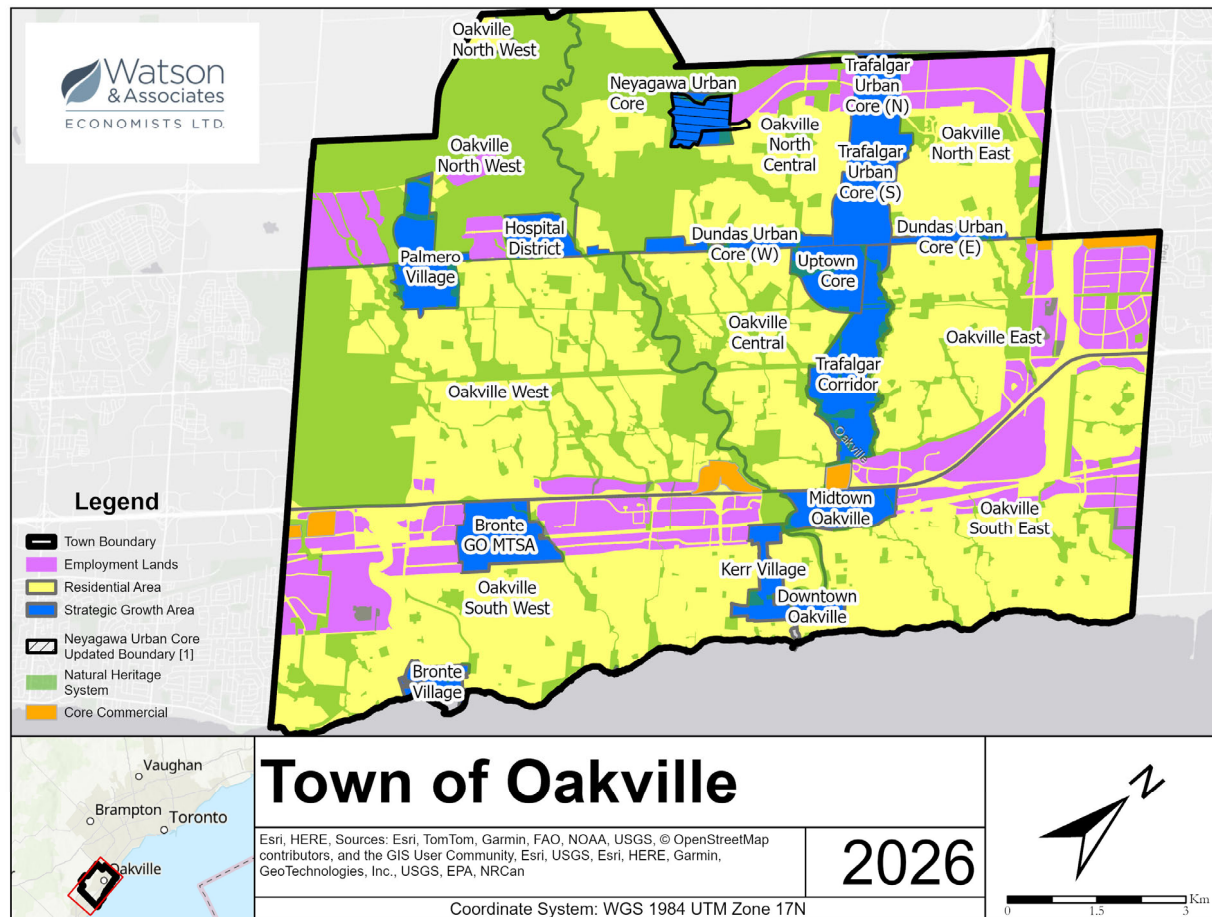
Note: Figures have been rounded and may not add precisely.

Source: Data derived from Town of Oakville Growth Analysis Study, Final Report, November 2024 by Watson & Associates Economists Ltd.

Building on the Phase 1 Growth Analysis Study, Phase 2 allocates the Town-wide growth forecast by S.G.A. and Residential Area, as illustrated in Figure 2. Figure 3 provides a high-level summary of the population and housing allocation by S.G.A. and Residential Area. As summarized below, approximately two-thirds of forecast Town-wide housing demand is anticipated to be accommodated within the S.G.A.s, largely through high- and medium-density housing forms.



Figure 2
Town of Oakville
Urban Structure



[1] The Neyagawa Urban Core boundary (Case Number: OLT-24-000968, OLT-25-000339) was approved by OLT following the analysis of this study.



Figure 3
Town of Oakville
Population and Housing Growth by Structure Type, 2025 to 2051

Urban Structure	Total Population ^[1]	Low Density ^[2]	Medium Density ^[3]	High Density ^[4]	Total Housing
Strategic Growth Area	87,400	90	8,350	30,990	39,440
Residential Area	53,100	7,480	4,250	8,340	20,080
2025 to 2051	140,500	7,570	12,600	39,330	59,520

^[1] Includes net Census undercount.

^[2] Low-density includes singles and semi-detached houses.

^[3] Medium-density includes row and back-to-back townhouses, and apartments in duplexes.

^[4] High-density includes bachelor, 1-bedroom, and 2-bedroom+ apartment units, stacked townhouses, and secondary suites.

Note: Figures have been rounded and may not add precisely.

Source: Data derived from Town of Oakville Phase 2: Growth Allocations and Residential Intensification Study, 2026, prepared by Watson & Associates Economists Ltd.

Figure 4 compares the housing supply potential by structure type, as identified in the Phase 2 Growth Analysis Study, against housing demand forecast over the 2025 to 2051 period across the Town's S.G.A.s. The Phase 2 Growth Analysis Study concludes that the Town of Oakville has a more than sufficient supply of designated residential land within its S.G.A.s. to accommodate forecast housing demand across a range of medium and high-density households to the year 2051.

Figure 4
Town of Oakville
Housing Needs in Strategic Growth Areas, 2025 to 2051

	Low Density ^[1]	Medium Density ^[2]	High Density ^[3]	Total Housing
Total Housing Supply	100	16,330	63,520	79,950
Total Housing Demand	90	8,350	30,990	39,430
Surplus	10	7,980	32,530	40,520

^[1] Low-density includes singles and semi-detached houses.

^[2] Medium-density includes row and back-to-back townhouses, and apartments in duplexes.

^[3] High-density includes bachelor, 1-bedroom, and 2-bedroom+ apartment units, stacked townhouses, and secondary suites.

Note: Figures have been rounded and may not add precisely.

Source: Total housing supply derived from Appendix C of the Town of Oakville Phase 2: Growth Allocations and Residential Intensification Study, Draft Report, February 2026 by Watson & Associates Economists Ltd.



3. Town of Oakville Designated Growth Area Land Supply

3.1 Approach and Methodology Used in Determining Designated Greenfield Area Land Supply

Figure 5, below, summarizes the Town's supply of D.G.A land and remaining vacant residential land supply in Residential Areas, as measured in net hectares, by neighbourhood, including:

- Oakville Central;
- Oakville East;
- Oakville North Central;
- Oakville North East;
- Oakville North West;
- Oakville South East;
- Oakville Southwest; and
- Oakville West

D.G.A. lands are further categorized into two groups, including:

- Vacant designated lands; and
- Residential lands with active development applications.

Appendix A provides detailed maps identifying both D.G.A. categories as well as remaining vacant residential land supply in Residential Areas. For vacant sites, land designations under the Town's O.P. and North Oakville East Secondary Plan were reviewed. Only the residential portions of active applications were included in the residential land supply estimates summarized in Figure 5.

A total residential lands supply of 333 net hectares has been identified, with approximately half of this land supply in active development applications. The majority of the Town's D.G.A. land supply is located in North Oakville, particularly the North Central and North East areas.



In the North Oakville East Secondary Plan, housing is generally accommodated within the following master plan designations^[6]:

- **General Urban Area**, which can accommodate a range of low and medium-density residential uses;
- **Sub Urban Area**, which can accommodate low density residential uses;
- **Neighbourhood Centre Area**, which can accommodate medium, mixed-use, and institutional uses; and
- **Transitional Area**^[7], these lands are to provide a buffer between employment and residential uses. According to the North East Secondary Plan, they can permit the same uses as General Urban Areas, Sub Urban Areas, in addition to high-density residential uses.

Figure 5
Town of Oakville

Land Supply in D.G.A and Other Remaining Vacant Residential Areas (net hectares)

Residential Neighbourhoods	Development Applications (net hectares)	Vacant Lands (net hectares)	Total Land Area (net hectares)
Oakville North Central	44	113	157
Oakville North East	80	42	123
Oakville North West	0	0	0
Oakville West	38	0	38
Designated Growth Area	162	156	317
Oakville Central	3	1	5
Oakville East	0	0	0
Oakville South East	0	8	9
Oakville South West	2	1	2
Other Remaining Residential Areas	5	11	16
Residential Areas	167	166	333

Note: Figures have been rounded and may not add precisely.

Source: Development applications derived from data provided by the Town of Oakville, vacant lands summarized by Watson & Associates Economists Ltd.

When identifying the vacant land supply, future internal road allowances must be considered. For sites greater than two hectares, a 15% take-out factor has been applied, primarily for internal road infrastructure. A take-out factor represents a

^[6] See Appendix 7.3 Master Plan of the North Oakville East Secondary Plan

^[7] Based on current uses, it is assumed that Transitional Areas will include ground-oriented housing, such as low- and medium-density.



downward adjustment to the vacant land supply to account for land that cannot be developed.

Figures 6 and 7, below, illustrate the net developable land for Oakville North Central and Oakville North East, respectively. After factoring in internal road allowances, Oakville North Central has a net developable land supply of 113 net hectares, while Oakville North East has 42 net hectares, for a combined total of 155 net hectares.

Figure 6
Oakville North Central
Net Vacant Residential Lands (D.G.A.)

Oakville North Central	Vacant Lands (net hectares)	Less than 2 Hectares	Greater Than 2 Hectares	Take-outs for Local Infrastructure	Net Vacant Land
Calculations	A	B	C	D = C x 15%	E = B + (C - D)
General Urban Area ^[1]	60	18	41	6	54
Sub Urban Area	51	5	46	7	44
Neighbourhood Centre Area	7	7	0	0	7
Transitional Area ^[2]	9	4	4	1	8
Total Land Area	127	35	92	14	113

^[1] Based on current uses, approximately 64% of the land area is for low-density residential and the remaining 36% is for medium-density uses.

^[2] Based on current uses, approximately 67% of the land area is for low-density residential, and the remaining 33% is for medium-density uses.

Note: Figures have been rounded and may not add precisely.

Source: Watson & Associates Economist Ltd.



Figure 7
Oakville North East
Net Vacant Residential Lands (D.G.A.)

Oakville North Central	Vacant Lands (net hectares)	Less than 2 Hectares	Greater Than 2 Hectares	Take-outs for Local Infrastructure	Net Vacant Land
Calculations	A	B	C	D = C x 15%	E = B + (C - D)
General Urban Area ^[1]	25	3	22	3	22
Sub Urban Area	4	1	4	1	5
Neighbourhood Centre Area	4	0	4	1	3
Transitional Area ^[2]	13	10	3	0	12
Total Land Area	46	15	33	5	42

^[1] Based on current uses, approximately 64% of the land area is for low-density residential and the remaining 36% is for medium-density uses.

^[2] Based on current uses, approximately 67% of the land area is for low-density residential, and the remaining 33% is for medium-density uses.

Note: Figures have been rounded and may not add precisely.

Source: Watson & Associates Economist Ltd.

3.2 Estimating Housing Units by Structure Type on D.G.A. Lands

To determine housing yields on vacant sites, Watson reviewed the Town's O.P., permitted densities by unit type within the North Oakville East Secondary Plan and densities in active applications to generate a housing yield. For active development applications with approvals in place, the housing unit potential identified in those applications was relied upon. Consideration was also given to residential densities achieved in recently developed Residential Areas in the Town of Oakville.



Figure 8 summarizes the average density assumption applied to vacant lands which are anticipated be developed over the 2051 planning horizon. The average density assumptions applied on vacant lands considers active development applications in the area as well as the planned densities in the Town's O.P. and North Oakville East Secondary Plan.



Figure 8
Town of Oakville
Forecast Average Density Assumptions on Vacant D.G.A. Lands Outside of Active Plans

	Density (units per net hectare)
Low Density ^[1]	35
Medium Density ^[2]	70
High Density ^[3]	150

Source: Watson & Associates Economists Ltd.

Figure 9 provides a summary of the total residential land area (net hectares) and the unit supply for active development applications. Figure 10 summarizes the housing unit supply potential on the Town's remaining vacant D.G.A. lands, while Figure 11 combines the housing unit supply potential on D.G.A. lands for both active development applications and remaining vacant lands. In total, the Town of Oakville has a unit supply potential of 16,160 units on D.G.A. lands across its Residential Areas. Of this total housing supply, approximately 39% is in the form of low-density, 30% is in medium-density housing, and the remaining 31% is assumed for high-density housing.



Figure 9
Town of Oakville
Housing Supply in Active Development Application (Housing Units) within D.G.A and Other Vacant Residential Areas

Residential Neighbourhood	Development Applications (net hectares)	Low Density ^[2]	Medium Density ^[3]	High Density ^[4]	Total Housing
Oakville North Central	44	792	792	645	2,229
Oakville North East	80	1,362	1,112	0	2,474
Oakville North West	0	0	0	0	0
Oakville West	38	528	408	1,246	2,182
Designated Growth Area	162	2,682	2,312	1,891	6,885
Oakville Central	3	0	57	441	498
Oakville East	0	0	0	0	0
Oakville South East	0	0	0	0	0
Oakville South West	2	14	55	13	82
Other Remaining Residential Areas	5	14	112	454	580
Residential Areas	167	2,696	2,424	2,345	7,465

^[1] Low-density includes singles and semi-detached houses.

^[2] Medium-density includes row and back-to-back townhouses, and apartments in duplexes.

^[3] High-density includes bachelor, 1-bedroom, and 2-bedroom+ apartment units, stacked townhouses, and secondary suites.

Note: Figures have been rounded and may not add precisely. Data as of September 2025.

Source: Data provided by the Town of Oakville, summarized by Watson & Associates Economist Ltd.



Figure 10
Town of Oakville
Housing Supply on Remaining Vacant Lands (Housing Units) in D.G.A. and Other Vacant Residential Areas

Residential Neighbourhood	Development Applications (net hectares)	Low Density ^[2]	Medium Density ^[3]	High Density ^[4]	Total Housing
Oakville North Central	113	2,940	2,030	180	5,150
Oakville North East	42	410	320	30	760
Oakville North West	0	0	0	0	0
Oakville West	0	0	0	710	710
Designated Growth Area	156	3,350	2,350	920	6,620
Oakville Central	1	50	0	350	400
Oakville East	0	0	0	360	360
Oakville South East	8	290	0	410	700
Oakville South West	1	20	0	590	610
Other Remaining Residential Areas	11	360	0	1,710	2,070
Residential Areas	166	3,710	2,350	2,630	8,690

^[1] Low-density includes singles and semi-detached houses.

^[2] Medium-density includes row and back-to-back townhouses, and apartments in duplexes.

^[3] High-density includes bachelor, 1-bedroom, and 2-bedroom+ apartment units, stacked townhouses, and secondary suites.

Note: Figures have been rounded and may not add precisely.

Source: Watson & Associates Economist Ltd.



Figure 11
Town of Oakville
Total Housing Supply Potential in D.G.A. and Other Vacant Residential Areas

Residential Neighbourhood	Development Applications (net hectares)	Low Density ^[2]	Medium Density ^[3]	High Density ^[4]	Total Housing
Oakville North Central	157	3,730	2,820	830	7,380
Oakville North East	123	1,770	1,430	30	3,230
Oakville North West	0	0	0	0	0
Oakville West	38	530	410	1,960	2,900
Designated Growth Area	317	6,030	4,660	2,820	13,510
Oakville Central	5	50	60	790	900
Oakville East	0	0	0	360	360
Oakville South East	9	290	0	410	700
Oakville South West	2	30	60	600	690
Other Remaining Residential Areas	16	370	120	2,160	2,650
Residential Areas	333	6,400	4,780	4,980	16,160

^[1] Low-density includes singles and semi-detached houses.

^[2] Medium-density includes row and back-to-back townhouses, and apartments in duplexes.

^[3] High-density includes bachelor, 1-bedroom, and 2-bedroom+ apartment units, stacked townhouses, and secondary suites.

Note: Figures have been rounded and may not add precisely. Includes active development applications and vacant land supply.

Source: Watson & Associates Economist Ltd.



3.2.1 Land Needs in Residential Areas

Figure 12 compares the housing supply potential as identified Figure 11 and the housing demand forecast over the 2025 to 2051 period, as shown in Figure 3. As noted in the Town of Oakville Phase 1 Growth Analysis Study, the Town's remaining supply of vacant greenfield land is expected to be fully developed over the next several decades. As further discussed in the Phase 2 Growth Analysis Study, new residential development is anticipated to be increasingly concentrated across the Town's S.G.A.s, largely in the medium- and high-density housing forms.

Regarding the Town's long-term residential land needs in greenfield areas, Figure 12 identifies that:

Low-Density Housing

- A shortfall of D.G.A. lands (approximately 31 net ha) has been identified within Residential Areas to accommodate low-density housing forms to the year 2051.
- The calculated low-density housing shortfall is sensitive to the average densities achieved for low-density housing development over the next three decades.
- This analysis does not assess the full potential of low-density intensification opportunities within the Town's Residential Areas.
- An increase in average density levels and/or a modest level of residential intensification focused on low-density housing forms would have the potential to reduce the Town's potential low-density housing shortfall.
- It is recommended that the Town continue to monitor its supply of greenfield lands to accommodate low-density housing forms.

Medium-Density Housing

- In accordance with forecast demand to the year 2051 and available supply, a small surplus of D.G.A. land for medium-density housing (approximately 8 ha) has been identified.
- As previously noted in the Town of Oakville Phase 2 Growth Analysis Study, significant land supply opportunities exist within the Town's S.G.A.s. to accommodate future medium-density housing demand to the year 2051 and beyond. As such, if the demand for medium-density housing in Oakville is to exceed the supply of greenfield land identified for medium-density housing over the 2051 planning horizon, this need should be focused on the Town's S.G.A.s.

High-Density Housing

- Vacant land supply opportunities within the Town's remaining D.G.A. lands to attract and accommodate high-density housing are limited. As noted in the Phase 2 Growth Analysis Study, significant supply opportunities exist within the Town's S.G.A.s. to accommodate a range of high-density housing forms to the year 2051 and beyond. Similar to medium-density housing, the Town's



S.G.A.s play a central role in supporting future high-density housing opportunities, with approximately 79% of forecast Town-wide high-density development between 2025 and 2051 anticipated to be accommodated within the Town’s S.G.A.s.

- As noted in the Phase 2 Growth Analysis Study, the Town’s S.G.A.s play a central role in supporting future high-density and, to a lesser extent, medium-density housing opportunities because they offer the essential attributes needed to attract and accommodate development that supports walkable and complete communities, including transit access, a mix of uses, strong street connectivity, and existing or planned community amenities. These areas are deliberately structured to evolve over time, making them both suitable and marketable for accommodating these forms of residential development through 2051 and beyond.

Figure 12
Town of Oakville
Housing Needs on D.G.A. Lands and Other Vacant Residential Areas, 2025 to 2051

	Low Density ^[1]	Medium Density ^[2]	High Density ^[3]	Total Housing
Total Housing Supply	6,400	4,780	4,980	16,160
Total Housing Demand	7,480	4,250	8,340	20,070
Surplus/Deficit	-1,080	530	-3,360	36,230
Density (units per net hectare)	35	70	150	
Land Area (net hectares)	-31	8	-22	-46

^[1] Low-density includes singles and semi-detached houses.

^[2] Medium-density includes row and back-to-back townhouses, and apartments in duplexes.

^[3] High-density includes bachelor, 1-bedroom, and 2-bedroom+ apartment units, stacked townhouses, and secondary suites.

Note: Figures have been rounded and may not add precisely.

Source: Watson & Associates Economists Ltd.

4. Conclusions

In summary, while the Town is expected to exhaust its supply of vacant residential lands to accommodate low-density housing over the 2051 planning horizon, it has a more than sufficient supply of lands to accommodate residential development (in both its D.G.A. and S.G.A lands as well as through intensification within its remaining



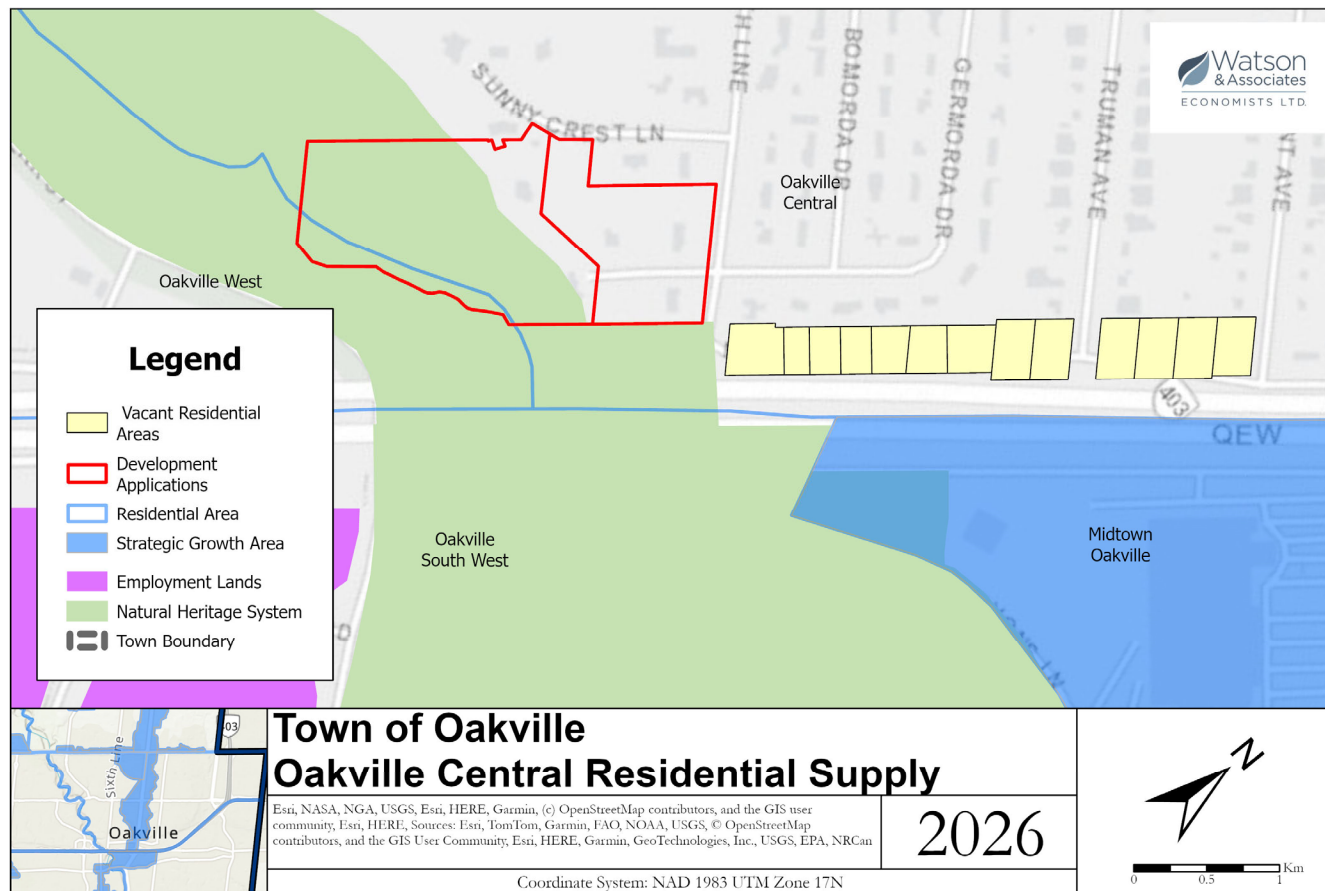
Residential Areas) to accommodate anticipated long-term housing demand associated with medium and high-density housing forms. The Town's planned Urban Structure (Figure 2, herein) allows a sufficient and appropriate land base to provide complete communities and balanced growth between population and employment for decades to come. It is recommended that the Town regularly monitor its land supply, building on the findings of this memo and the results of the Town of Oakville Phase 1 and 2 Growth Analysis Studies.



APPENDIX A: RESIDENTIAL AREA LAND SUPPLY MAPPING



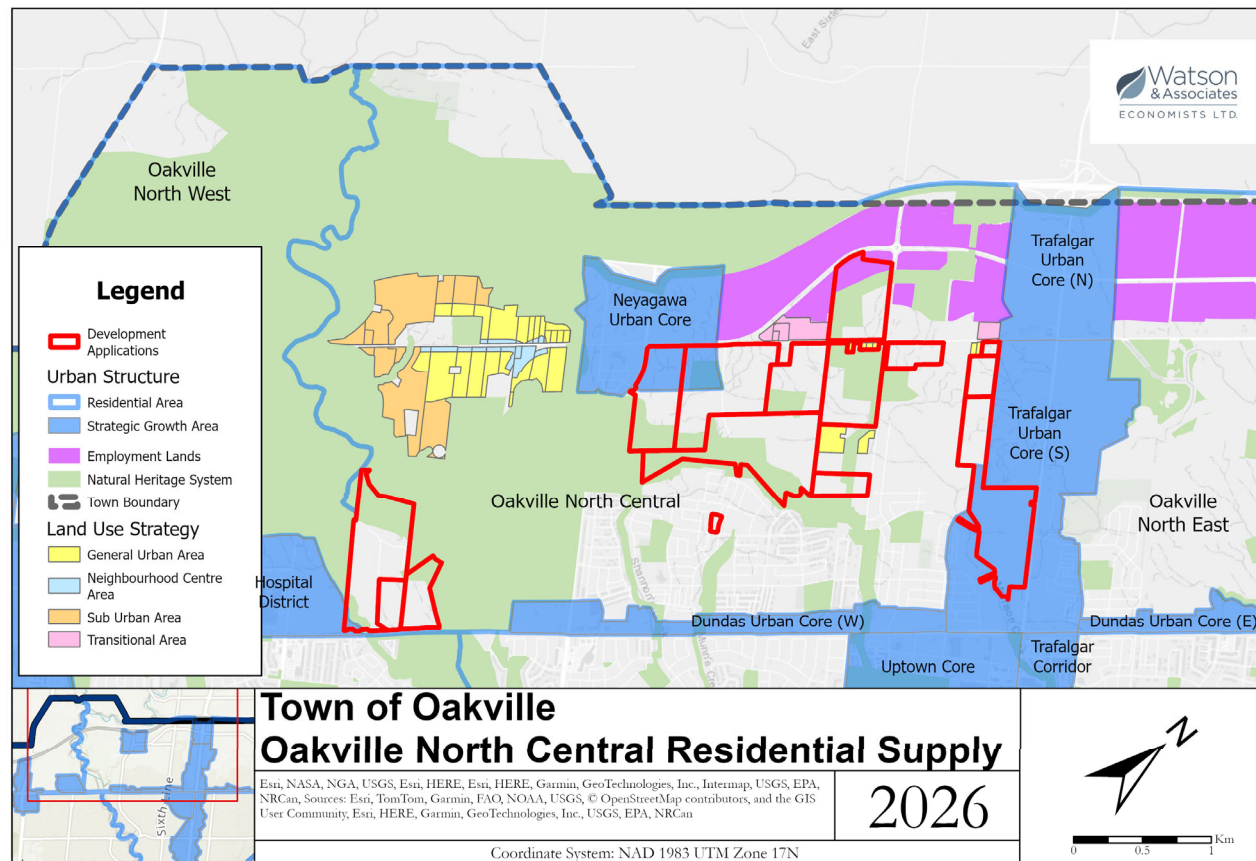
Figure A-1
Town of Oakville
Oakville Central Residential Supply



Note: Potential residential land supply includes vacant designated residential land and active development applications outside of S.G.A.s. A further comprehensive analysis of the Town's S.G.A. lands can be found in the Phase 2 Growth Analysis Study.
Source: Data derived from the Town of Oakville presented by Watson & Associates Economists Ltd.



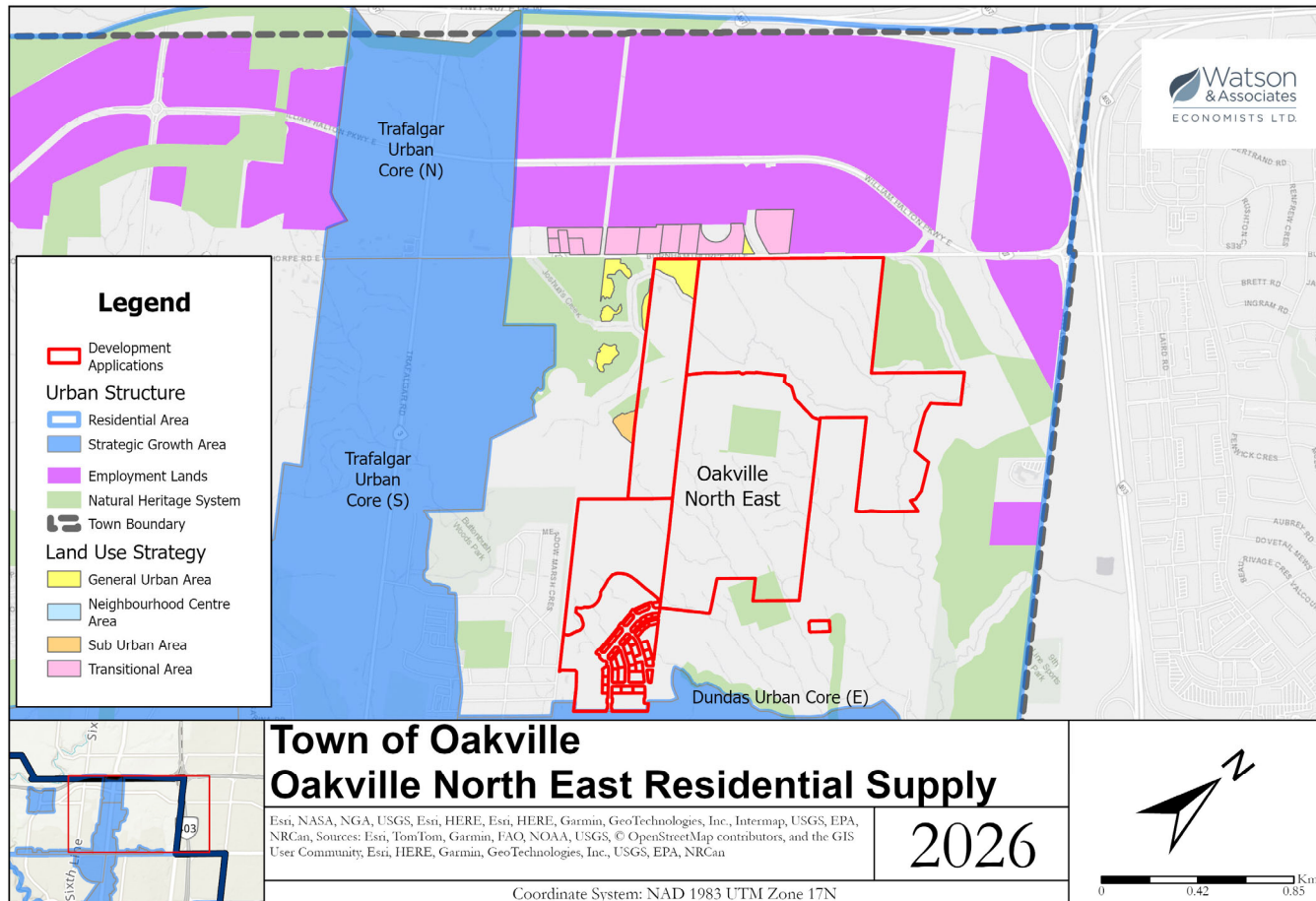
Figure A-2
Town of Oakville
Oakville North Central Residential Supply



Note: Potential residential land supply includes vacant designated residential land (identified as General Urban Area, Neighbourhood Centre Area, Sub Urban Area, Transitional Areas in the North Oakville East Secondary Plan) and active development applications outside of S.G.A.s. A further comprehensive analysis of the Town's S.G.A.s can be found in the Phase 2 Growth Analysis Study. Source: Data derived from the Town of Oakville presented by Watson & Associates Economists Ltd.



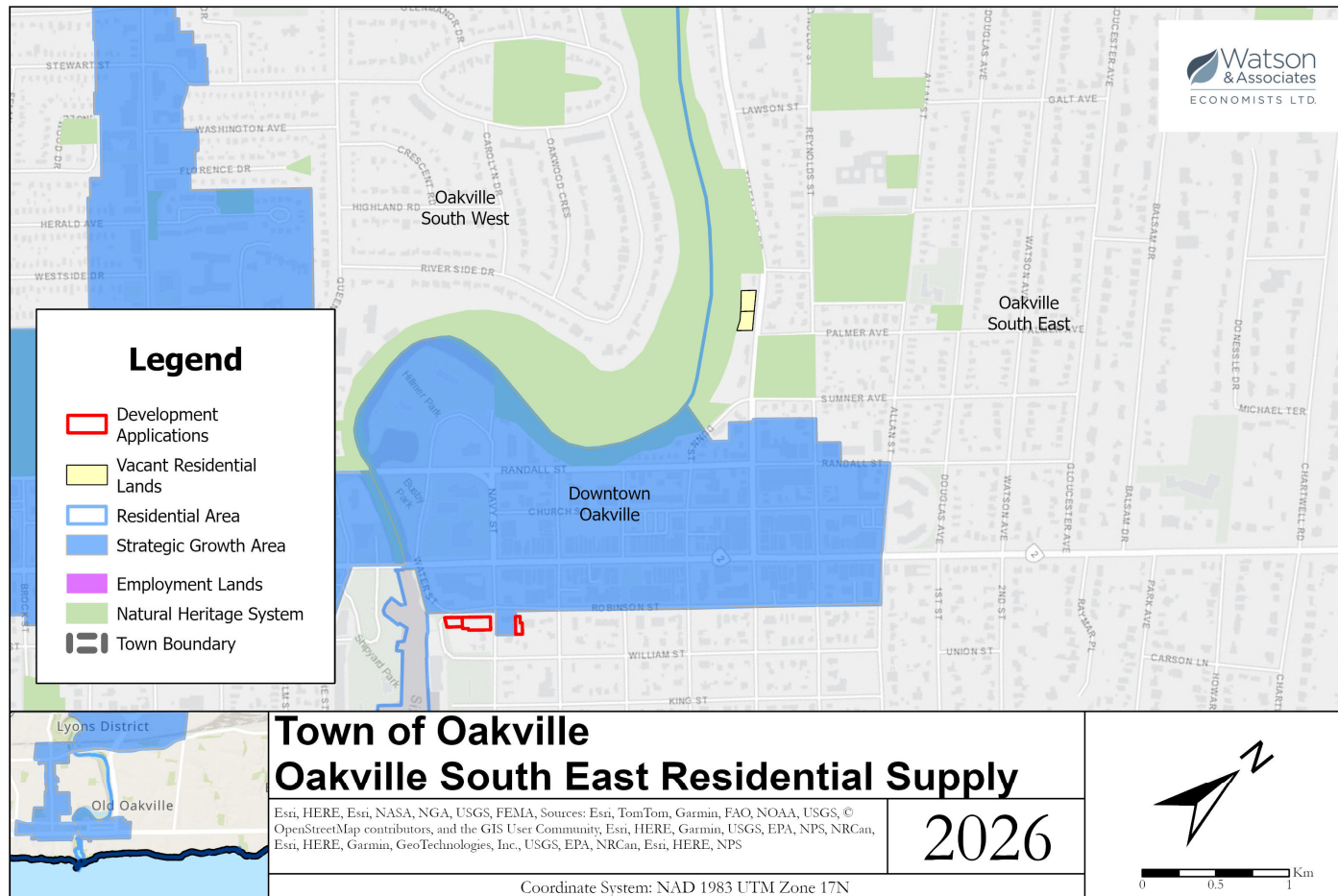
Figure A-3
Town of Oakville
Oakville North East Residential Supply



Note: Potential residential land supply includes vacant designated residential land (identified as General Urban Area, Neighbourhood Centre Area, Sub Urban Area, Transitional Areas in the North Oakville East Secondary Plan) and active development applications outside of S.G.A.s. A further comprehensive analysis of the Town's S.G.A.s can be found in the Phase 2 Growth Analysis Study. Source: Data derived from the Town of Oakville presented by Watson & Associates Economists Ltd.



Figure A-4
Town of Oakville
Oakville South East Residential Supply



Note: Potential residential land supply includes vacant designated residential land and active development applications outside of S.G.A.s. A further comprehensive analysis of the Town's S.G.A. lands can be found in the Phase 2 Growth Analysis Study.
Source: Data derived from the Town of Oakville presented by Watson & Associates Economists Ltd.



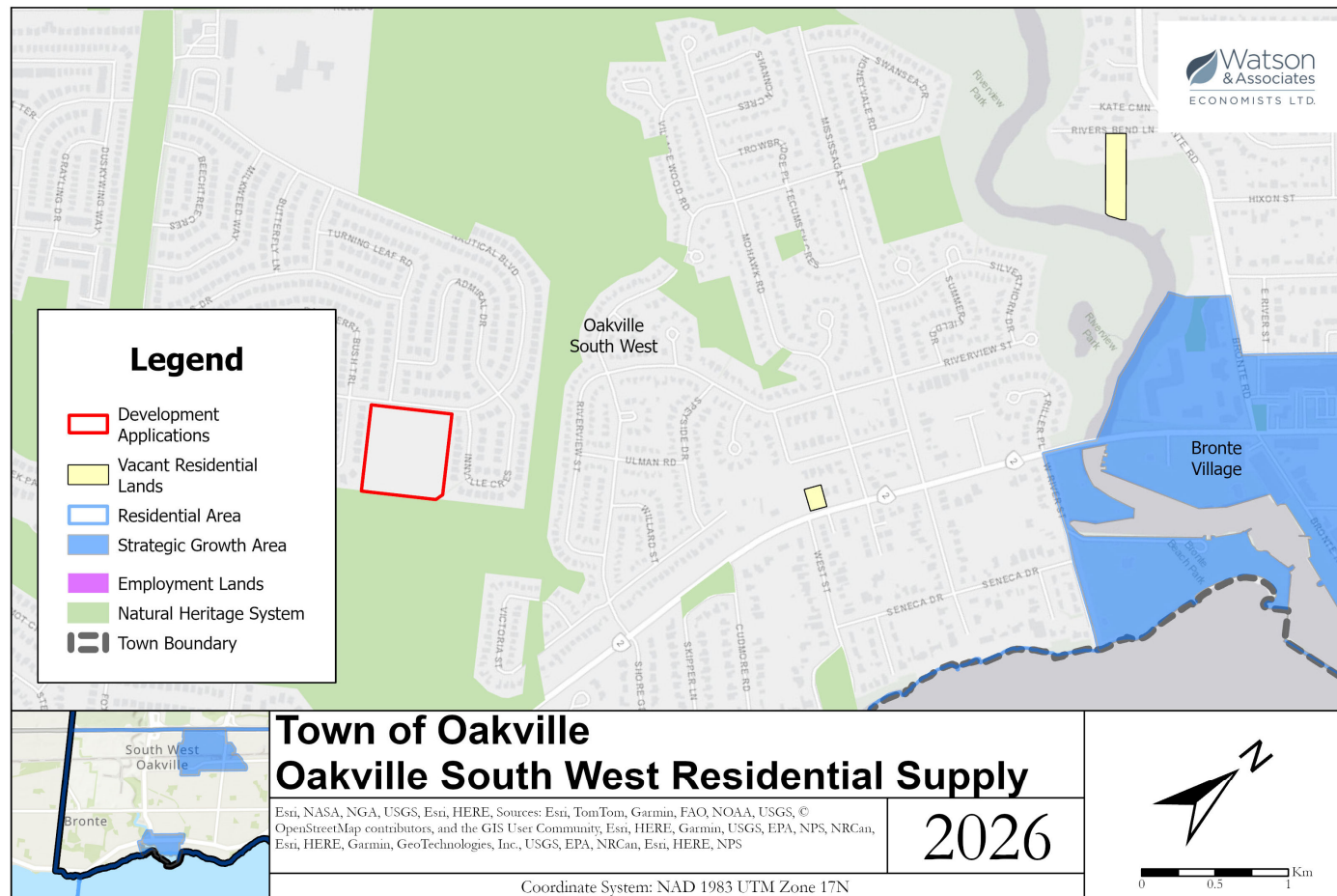
Figure A-4
Town of Oakville
Oakville South East Residential Supply (continued)



Note: Potential residential land supply includes vacant designated residential land and active development applications outside of S.G.A.s. A further comprehensive analysis of the Town's S.G.A. lands can be found in the Phase 2 Growth Analysis Study.
 Source: Data derived from the Town of Oakville presented by Watson & Associates Economists Ltd.



Figure A-5
Town of Oakville
Oakville South West Residential Supply

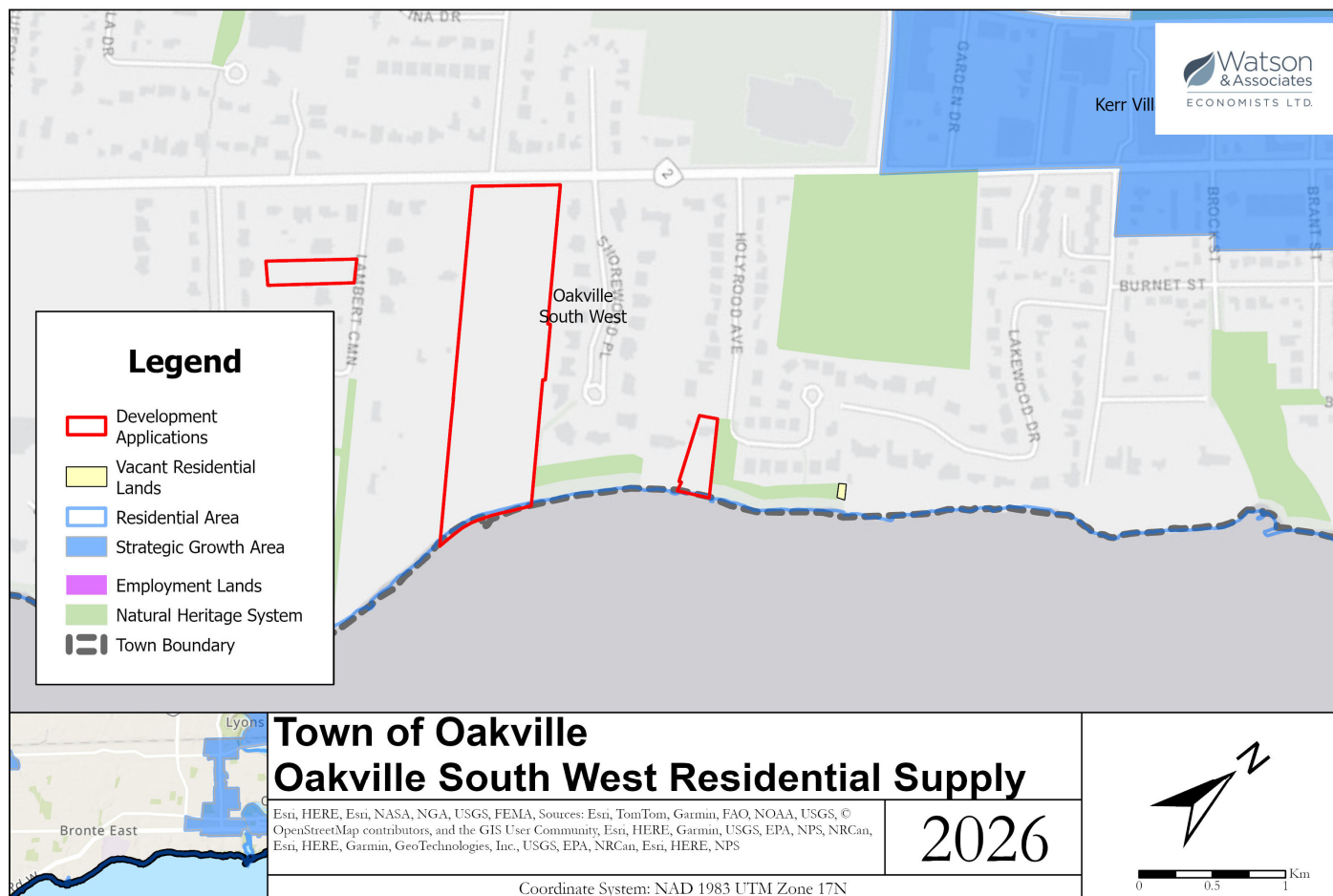


Note: Potential residential land supply includes vacant designated residential land and active development applications outside of S.G.A.s. A further comprehensive analysis of the Town's S.G.A. lands can be found in the Phase 2 Growth Analysis Study.

Source: Data derived from the Town of Oakville presented by Watson & Associates Economists Ltd.



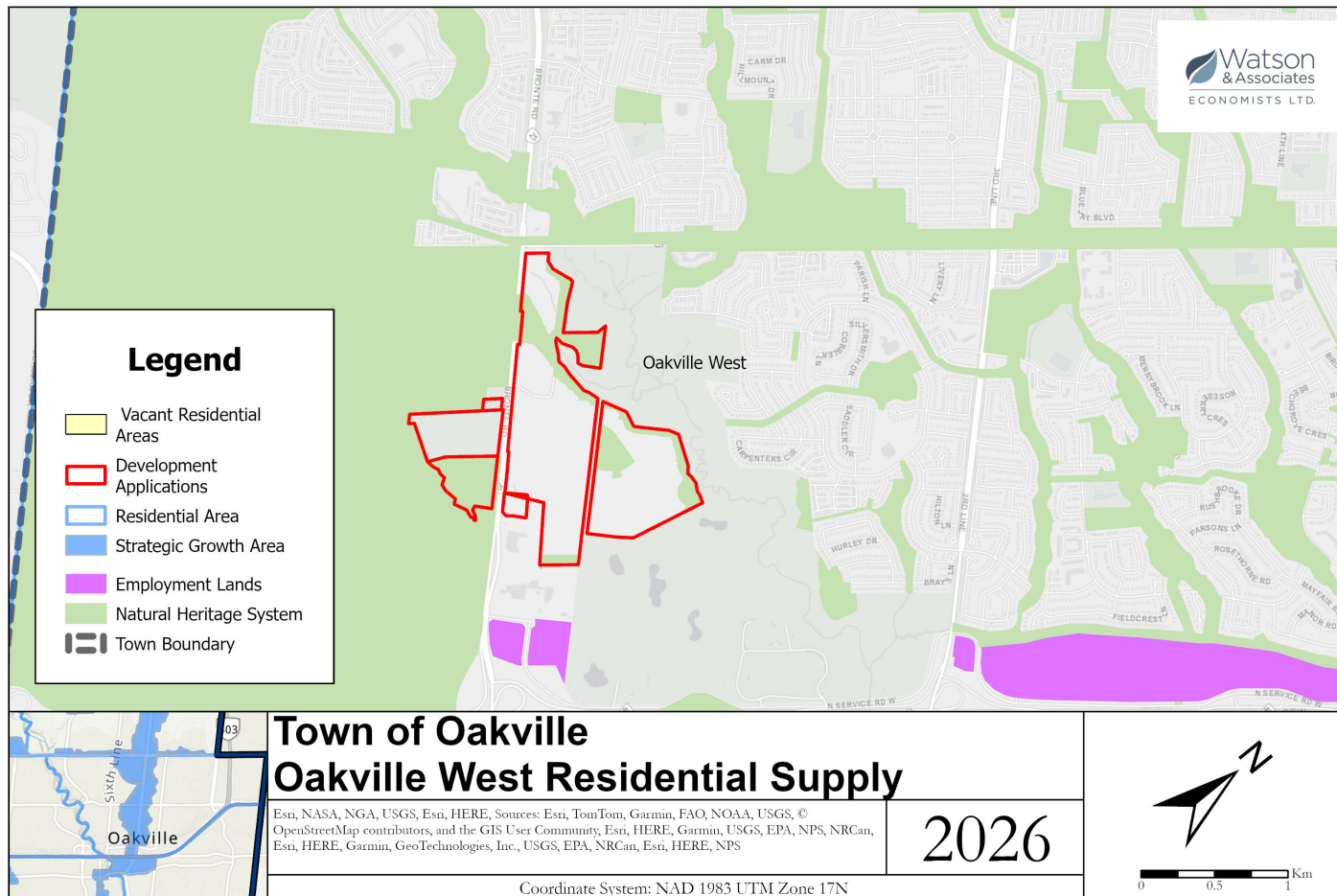
Figure A-6
Town of Oakville
Oakville South West Residential Supply (continued)



Note: Potential residential land supply includes vacant designated residential land and active development applications outside of S.G.A.s. A further comprehensive analysis of the Town's S.G.A. lands can be found in the Phase 2 Growth Analysis Study.
Source: Data derived from the Town of Oakville presented by Watson & Associates Economists Ltd.



Figure A-7
Town of Oakville
Oakville West Residential Supply



Note: Potential residential land supply includes vacant designated residential land and active development applications outside of S.G.A.s. A further comprehensive analysis of the Town's S.G.A. lands can be found in the Phase 2 Growth Analysis Study.
Source: Data derived from the Town of Oakville presented by Watson & Associates Economists Ltd.