

Town of Oakville

Creating Affordable Housing Options & Additional Dwelling Units

Older Adults Advisory Committee
Tuesday May 13, 2025

Presentation Overview

Background

- Oakville's Housing Strategy and Action Plan
- Ongoing Studies to Assist with Affordable Housing
- Additional Dwelling Units

Housing Strategy & Action Plan Overview

- The **Housing Strategy** provides an extension to the Livable Oakville Plan's mission statement and guiding principles. It sets a path forward with six goals and objectives to guide decision making specific to housing.
- The **Action Plan** puts in place initiatives the town can do to further the goals and objective of the Housing Strategy, and ultimately, the Livable Oakville Plan.
- Together, the **Housing Strategy and Action Plan** is the town's guiding document to improve the housing landscape across Oakville and achieve positive housing outcomes.
- It is structured around **6 goals and objectives** intended to achieve **5 housing outcomes** through implementing nearly **70 actions**.

Housing Strategy & Action Plan

Goals and Objectives

Goal 1: Support Growth Management and Increase the Housing Supply

Identify, encourage, and enable housing opportunities within the town's urban structure, which functions as the foundation for growth management in Oakville.

Goal 2: Improve Housing Affordability, Housing Options and Housing Choice

Enable a greater diversity of housing types in more places throughout the town, where appropriate, focusing on housing types, sizes and tenures that are in short supply and housing that improves affordability.

Goal 3: Streamline Approvals

Create new and enhanced processes that improve the efficiency of the development approvals process and the timely delivery of housing.

Housing Strategy & Action Plan

Goals and Objectives

Goal 4: Make Housing Feasible

Ensure the delivery of infrastructure and community service facilities are coordinated, appropriately funded, and implemented in alignment with growth to enable the delivery of housing and livable, complete communities.

Goal 5: Engage, Raise Awareness, Build Capacity

Engage town staff, agency partners and the public to raise awareness and build the community capacity necessary to support the construction of a wide range of housing types that are needed throughout Oakville.

Goal 6: Collaborate

Work with agency partners and other levels of government to achieve the goal of creating more housing, while ensuring growth is contextually appropriate, environmentally and fiscally responsible.

Housing Strategy & Action Plan

Housing Outcomes



Increased housing supply

more homes built.



Improved affordability

more homes people can afford.



Enhanced housing choice

more types of homes people need.



Accelerated housing delivery

more homes faster.



Development of livable complete communities

a place to call home with the services people need.

Housing Strategy & Action Plan

Action Items

- The 70 action items are grouped under each goal to advance the achievement the goals and objective of the strategy, and ultimately, the Livable Oakville Plan.
- Each action item is intended to achieve positive housing outcomes.
- Action items are accompanied by a performance indicator to track town progress.



Ongoing Programs

Assisting with affordable housing

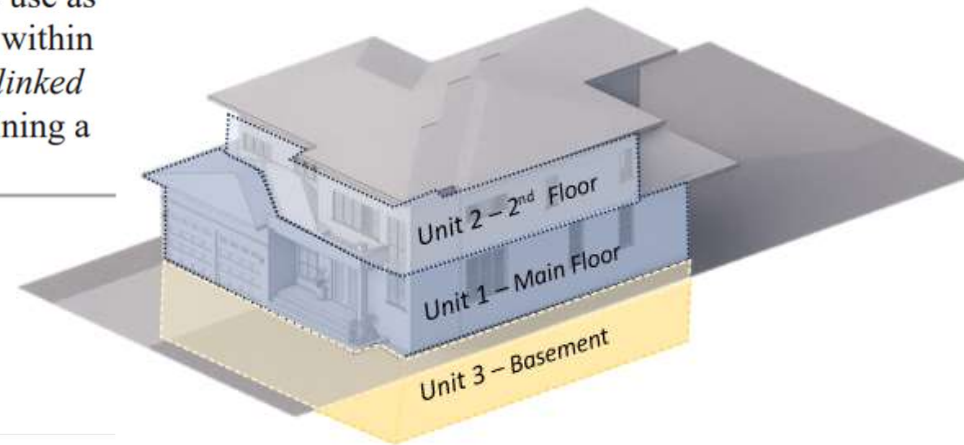
- Housing Needs Assessment
 - Inclusionary Zoning within Protected Major Transit Station Areas
 - Community Improvement Plan to incentivize affordable housing
- Community Planning Permit System (CPPS) for Midtown Oakville
- Rental Housing Demolition and Conversion Guidelines
- Housing Secretariate Office
 - Housing Policy Update in Coordination with Official Plan Review
 - Updating web with FAQ on housing, including updating content regarding Additional Dwelling Units
 - Sheridan College Housing Taskforce

[Housing](#) landing page for more information

Additional Residential Units - Zoning

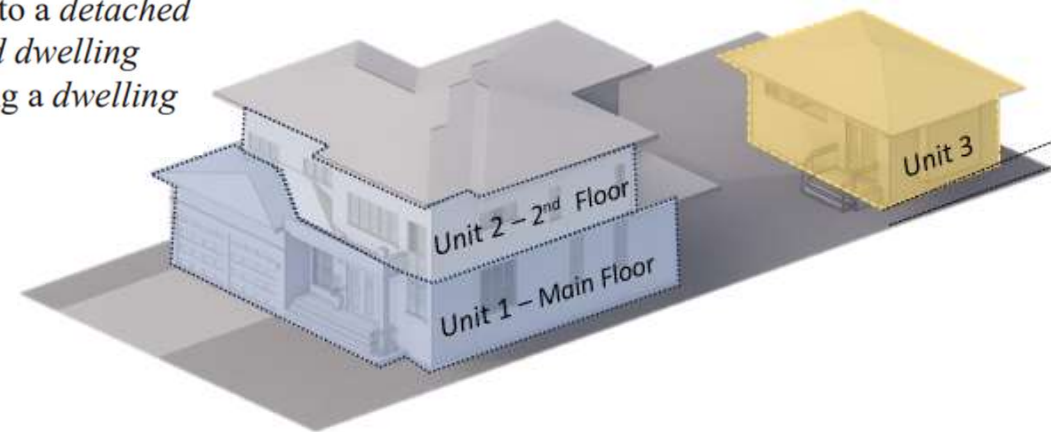
Additional Residential Unit, Attached (2024-111)

means one or more habitable rooms containing separate kitchen and bathroom facilities for private use as a single housekeeping unit which is contained within a *detached dwelling*, *semi-detached dwelling*, *linked dwelling* or *townhouse dwelling* already containing a *dwelling unit*.



Additional Residential Unit, Detached (2024-111)

means one or more habitable rooms containing separate kitchen and bathroom facilities for private use as a single housekeeping unit which is contained within an *accessory building* associated to a *detached dwelling*, *semi-detached dwelling*, *linked dwelling* or *townhouse dwelling* already containing a *dwelling unit*.



Additional Residential Units - Zoning

4.1 Additional Residential Units (2023-024) (2024-111)

4.1.1 Permitted Buildings (2024-111)

- a) *Attached additional residential units* are permitted in the following buildings:
 - i) *Detached dwelling;*
 - ii) *Semi-detached dwelling;*
 - iii) *Linked dwelling;*
 - iv) *Townhouse dwelling.*
- b) *Detached additional residential units* are permitted in the following accessory buildings:
 - i) *Accessory building associated to a detached dwelling, semi-detached dwelling, linked dwelling, or townhouse dwelling.*

4.1.2 Maximum Number of Additional Residential Units (2024-111)

The permitted combinations of *detached* or *attached additional residential units* shall be as follows:

- a) A maximum of two (2) *attached additional residential units*; or,
- b) A maximum of one (1) *attached additional residential unit* and one (1) *detached additional residential unit*.

4.1.3 Entrance and Exit Regulations (2024-111)

- a) Any entrance and exit to the attached or detached additional residential unit shall not be oriented towards any yard having a dimension less than 1.0 metre

Additional regulations are also provided under **Ontario Regulation**, which trump municipal zoning standard. This includes regulations on residential floor area and lot coverage when an ARU is introduced, among others.

[O. Reg. 299/19 ADDITIONAL RESIDENTIAL UNITS | ontario.ca](https://www.ontario.ca/regulation/2019/02/29/299-19-Additional-Residential-Units)

Accessory Residential Uses

<i>Attached or detached additional residential unit</i> (2023-024) (2024-111)	1.0 additional <i>parking space</i>
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Town of Oakville

Thank you

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