

# Sustainable Halton

## Housing Directions

May 2007





# Sustainable Halton

This is a draft final background report for the Sustainable Halton planning process. As the project continues and as we receive public feedback, there may be slight adjustments made to the content of this report.



## **TABLE OF CONTENTS**

<b>EXECUTIVE SUMMARY</b>	3
<b>SUSTAINABLE HALTON PLAN – HOUSING DIRECTIONS</b>	5
<b>1.0 INTRODUCTION</b>	5
<b>2.0 OBJECTIVE AND NATURE OF REVIEW</b>	6
<b>3.0 REVIEW OF RECENT PROVINCIAL AND REGIONAL INITIATIVES</b>	6
3.1 Characteristics of a Complete Community	6
3.2 Places to Grow: Proposed Growth Plan for the Greater Golden Horseshoe	8
3.2.1 Policy Overview	8
3.2.2 Housing Policies and Directions	9
3.2.3 Impact on Complete Communities	10
3.3 Provincial Policy Statement (PPS)	10
3.3.1 Policy Overview	10
3.3.2 Housing Policies and Directions	10
3.3.3 Impact on Complete Communities	11
3.4 Ontarians with Disabilities Act and Accessibility for Ontarians Disability Act	11
3.4.1 Policy Overview	11
3.4.2 Housing Policies and Directions	11
3.4.3 Impact on Complete Communities	12
3.5 Halton Municipal Housing Statement Update (2001)	12
3.5.1 Policy Overview	12
3.5.2 Housing Policies and Directions	13
3.5.3 Impact on Complete Communities	13
3.6 Halton Region Official Plan	14
3.6.1 Policy Overview	14
3.6.2 Housing Policies and Directions	14

3.6.3	Impact on Complete Communities	15
3.7	Halton Comprehensive Housing Strategy	15
3.7.1	Policy Overview	15
3.7.2	Housing Policies and Directions	15
3.7.3	Impact on Complete Communities	16
3.8	Summary of Relevant Provincial and Regional Housing Policies	16
3.9	Linking Complete Community to Housing Policies	18
<b>4.0</b>	<b>HOUSING TARGETS</b>	18
4.1	Overview	18
4.2	Comparative Targets	18
4.3	Recommended Housing Targets	19
<b>5.0</b>	<b>HOUSING POLICY FRAMEWORK</b>	20
5.1	Overview	20
5.2	Challenges in Creating the Complete Community	28
5.3	Implementation Tools	28
5.3.1	Expedite Assisted Housing and Affordable Housing Applications	28
5.3.2	Local Community Improvement Areas	28
5.3.3	Alternative Design Standards	28
5.3.4	Density Bonusing	29
5.3.5	Transfer of Development Rights	29
5.3.6	Inclusionary Zoning	29
5.3.7	Reducing Development Charges	29
5.3.8	Tax-Increment Financing	30
5.3.9	Housing First Policy	30
<b>APPENDIX A: DETAILED HOUSING POLICIES</b>		<b>31</b>

## **EXECUTIVE SUMMARY**

### **Objective**

The purpose of the Housing Directions report is to identify the various Provincial and Regional policy initiatives that will help shape the housing mix in Halton Region as it moves to conform to the Provincial Growth Strategy. The report also presents a framework to inform and guide development of land use scenarios for the “Primary Study Area” of Halton and the future intensification areas within existing built-up areas, as well as identifying housing targets.

### **Context**

Recent provincial and regional initiatives that will shape the future policy direction for housing development within Halton Region’s ‘Primary Study Area’ and built up areas include:

- Places to Grow: Proposed Growth Plan for the Greater Golden Horseshoe
- Provincial Policy Statement
- Ontarians with Disabilities Act & Accessibility for Ontarians Disability Act
- Halton Municipal Housing Statement Update
- Halton Region Official Plan
- Halton Comprehensive Housing Strategy (CHS)

For each initiative, the impact of relevant housing policies and directions were identified, as well as their impact on the **Complete Community**. A Complete Community means meeting “people’s needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, *a full range of housing*, and community infrastructure including *affordable housing*, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided”<sup>1</sup>.

### **Findings**

Combining the Growth Plan concepts with the Comprehensive Housing Strategy concepts, the key characteristics of a compete community are diverse, liveable, healthy, efficient and inclusive. The following chart places the housing policies contained in provincial and regional polices under the five characteristics. These are the characteristics and policies that should be followed in planning new communities and to encourage intensification in existing communities so that they move towards becoming more complete communities.

<sup>1</sup> Places to Grow

<b>Characteristics of a Complete Community</b>	<b>Relevant Housing Policies</b>
<b>Diverse</b>	<ul style="list-style-type: none"> <li>▪ Range and Mix of Housing</li> <li>▪ Affordable Housing Targets</li> <li>▪ Allow Accessory Apartments As-of-Right</li> <li>▪ Standards to Prevent Demolition &amp; Conversion of Rental Housing</li> </ul>
<b>Liveable</b>	<ul style="list-style-type: none"> <li>▪ Mixed-Use Opportunities</li> <li>▪ Minimum Densities</li> <li>▪ Intensification of Land Uses</li> </ul>
<b>Healthy</b>	<ul style="list-style-type: none"> <li>▪ Minimum Densities</li> <li>▪ Range and Mix of Housing</li> <li>▪ Intensification of Land Uses</li> <li>▪ Pre-Zone Lands for More Intensive Uses</li> </ul>
<b>Efficient</b>	<ul style="list-style-type: none"> <li>▪ Intensification of Land Uses</li> <li>▪ Pre-Zone Lands for More Intensive Uses</li> <li>▪ Allow Accessory Apartments As-of-Right</li> <li>▪ Minimum Densities</li> <li>▪ Mixed-Use Opportunities</li> </ul>
<b>Inclusive</b>	<ul style="list-style-type: none"> <li>▪ Range and Mix of Housing</li> <li>▪ Affordable Housing Targets</li> <li>▪ Accessibility Standards</li> </ul>

## **Recommendations**

Housing targets for Halton were developed by type/density tenure and affordability based on the following assumptions:

- Current housing mix, Provincial Growth Projections prepared by Hemson (2004), and Halton Municipal Housing Statement recommended mix
- Assisted Housing requirements of 400 to 800 units per annum (as per CHS)
- Affordable Housing requirements of 300 to 600 units per annum (as per CHS)
- Approximately 5,000 new units created per annum (based on lowest growth period identified in the Provincial Growth Strategy, 2011 to 2021)
- Assisted Housing units comprises between 8% and 16% of new units created
- Affordable Housing units comprises 6% and 12% of new units created
- Most suitable housing type for Assisted/Affordable Housing is apartment with some rows
- Efforts are needed to reverse the trend experienced by Halton Region in last 10 years or so whereby the proportion of rental housing stock is decreasing to

- ensure a full range of housing type and mix is available (1991 to 2001)
- Ranges for each target should be developed with increments of no less than 5%

## **Recommended Halton Housing Targets for a Complete Community**

Type	Density	Rental			Ownership	
		Assisted	Affordable	Market	Affordable	Market
<b>Single/Semi</b>	<b>Low</b>	0%	0%	0%	0% to 5%	45% to 60%
<b>Row</b>	<b>Medium</b>	0% to 5%	0% to 5%	0% to 5%	0% to 5%	10% to 20%
<b>Apartment</b>	<b>High</b>	5% to 15%	5% to 10%	0% to 5%	0% to 5%	0% to 5%
<b>Total</b>		5% to 20%	5% to 15%	0% to 10%	0% to 10%	55% to 85%

Note: Assisted Housing threshold is rent of \$1,000/month and purchase price of \$128,000 (2004) based on CHS.

Affordable Housing threshold is rent of \$1,925/month and purchase price of \$245,000 (2004) based on CHS

## **Options: Housing Policy Framework**

The report presents a policy framework to inform and guide development, with a particular emphasis on identifying how specific land use policies may impact the creation of the Complete Community. Two development scenarios were identified:

- Current State assumes that development patterns continue as in the past
- Complete Communities assumes that new developments will abide by the full range of housing policies necessary to create a complete community. It is also assumed that residential intensification targets, allowing accessory apartments as-of-right, and controlling conversion of rental housing would be followed.

For each land use housing policy, the resulting communities for the two scenarios are described with a focus on examining the housing continuum and identifying gaps along the continuum. Included are targets by type, density, tenure and affordability.

## **SUSTAINABLE HALTON PLAN – HOUSING DIRECTIONS**

### **1.0 INTRODUCTION**

This report is one of a series documenting the context and background of the "Sustainable Halton" exercise. Sustainable Halton is a process that will:

- Ensure that Halton Region policies conform with the Provincial Growth Plan,
- Provincial Policy Statement, and other relevant legislation;

- Review the current Regional Official Plan;
- Determine Halton Region's goals and objectives for growth; and,
- Determine what policies are needed to reach those goals.

The current Regional Official Plan contains growth plans and population forecasts up to 2021. Sustainable Halton is about responding to Provincial Growth Plan requirements for the time frame from 2021 to 2031. This time frame will see the addition of 151,000 people to Halton Region.

## **2.0 OBJECTIVE AND NATURE OF REVIEW**

The purpose of this report is to identify the various Provincial and Regional policy initiatives that will help shape the housing mix in Halton Region as it moves to conform to the Provincial Growth Strategy. This report also presents a framework to inform and guide development of land use scenarios for the Primary Study Area Halton and the future intensification areas within existing built-up areas.

This report includes:

- A review of relevant regional and provincial initiatives, including a discussion of how these policies will result in more “complete communities” (section 3)
- An overall policy framework to inform and guide development, including the identification of housing targets (section 4)

## **3.0 REVIEW OF RECENT PROVINCIAL AND REGIONAL INITIATIVES**

The following section provides a review of recent provincial and regional initiatives that will shape the future policy direction for housing development within Halton Region’s Primary Study Area and built up areas. For each initiative, an overview of the policy is provided, as well as a summary of the relevant housing policies and directions and their impact on the Complete Community as identified in the Provincial Growth Plan. The characteristics of a Complete Community are summarized in Section 3.1 below. A more detailed description of the housing policies is provided in Appendix A.

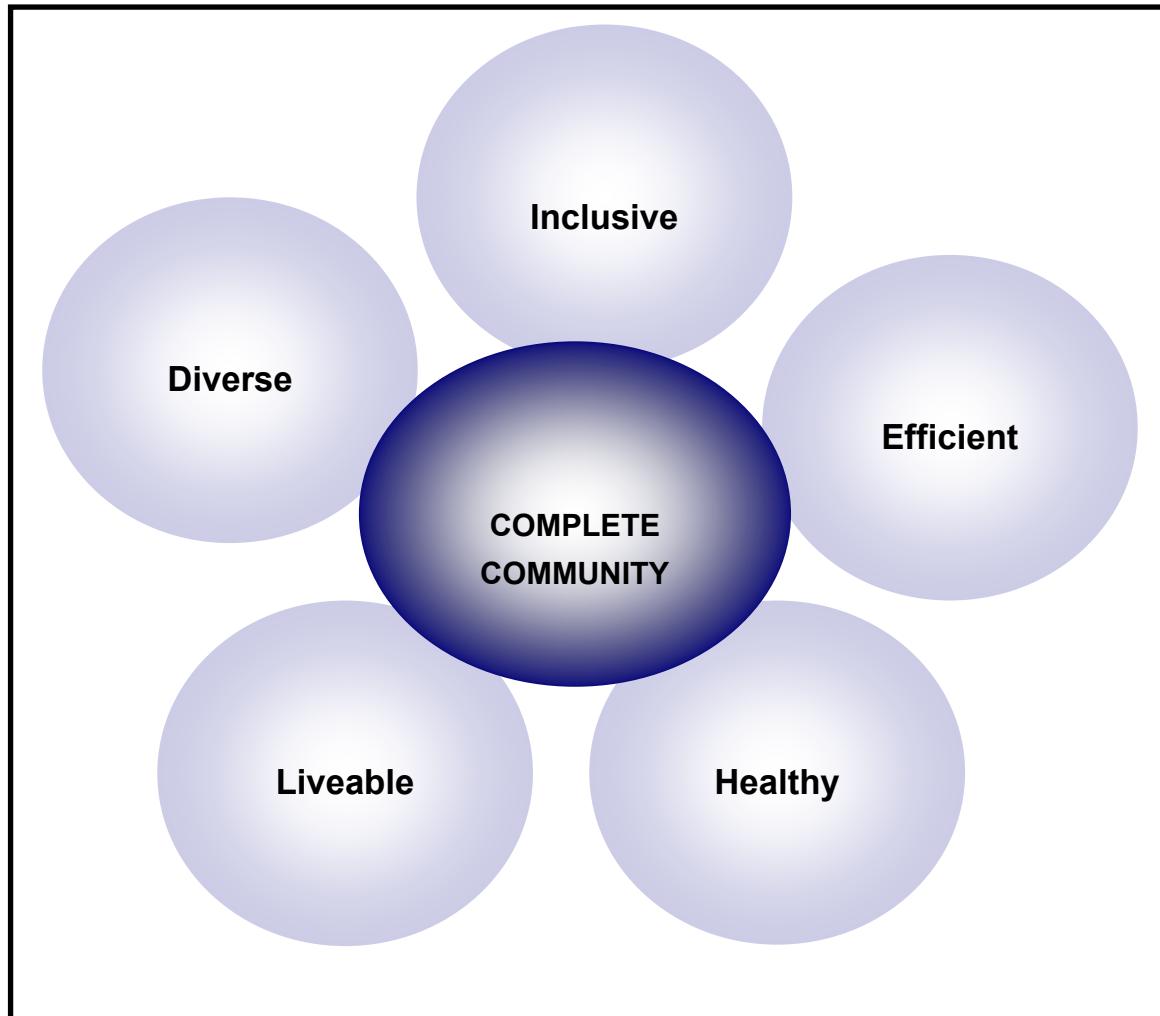
### **3.1 Characteristics of a Complete Community**

A Complete Community means meeting “people’s needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, *a full range of housing*, and community infrastructure including *affordable housing*, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided”. (Places to Grow, 2006)

The following summarizes the key aspects of a complete community.

- Diverse
  - Full range of housing choice and community infrastructure to meet needs of a diverse population
  - Affordable rental and homeownership housing options
  - Diversity in housing types and sizes to meet demographic trends
  - Adaptable and flexible to accommodate changes in demand
- Liveable
  - Live/work opportunities
  - 'Walkable' communities
  - Convenient access to transportation, employment, services etc.
  - Options for non-motorized travel
  - Compact
  - Sense of community; local character, community involvement
  - Unique neighbourhood identity
- Healthy (Physical and Mental Well-Being)
  - Reduced congestion and improvements to air quality
  - Opportunities to age in place, remain in community throughout various stages in life
  - Access to appropriate social and health services in local community
  - Safe communities
  - Quality of housing
- Efficient
  - Intensification of land use
  - Transit friendly
  - Efficient design including housing
  - Mix of uses; shopping, residences, work, recreation
  - Local employment, neighbourhood markets
  - Economical use of land and space
- Inclusive
  - Accessible to all community members
  - A mix of housing to meet diverse needs; including special needs housing and assisted housing
  - Mix of employment opportunities
  - Access to services
  - A range of housing options to meet various income levels
  - Diverse economic and social fabric

**Figure 1: The Complete Community**



### **3.2 Places to Grow: Proposed Growth Plan for the Greater Golden Horseshoe**

#### **3.2.1 Policy Overview**

The Provincial Growth Plan was released in November 2005 by the Ontario Ministry of Public Infrastructure Renewal. It is the framework prepared under the Places to Grow Act, 2005 that outlines Ontario's vision for growth in the Greater Golden Horseshoe to 2031. The Greater Golden Horseshoe (GGH) is the geographic area that generally extends from the County of Peterborough in the east, the Region of Niagara in the west, County of Simcoe to the North and includes the Region of Halton.

The overall vision of the Provincial Growth Plan is that "the Greater Golden Horseshoe will be a great place to live in 2031. Its communities will be based on the pillars of a strong economy, a clean and healthy environment and social equity". The Growth Plan identifies 25 Urban Growth Centres (including Midtown Oakville, Downtown Burlington

and Downtown Milton) that will be “characterized by compact settlement and development patterns and will provide a diversity of opportunities for living, working and enjoying culture”. The Growth Plan is grounded in the following principles:

- Build compact, vibrant and complete communities;
- Plan and manage growth to support a strong and competitive economy;
- Protect, conserve, enhance and wisely use the valuable natural resources of land, air and water for current and future generations;
- Optimize the use of existing and new infrastructure to support growth in a compact, efficient form;
- Provide for different approaches to managing growth that recognizes the diversity of communities in the GGH; and
- Promote collaboration among all sectors – government, private and non-profit sectors and citizens – to achieve the vision.

### **3.2.2 Housing Policies and Directions**

The following summarizes the key housing policies and directions contained in the Places to Grow initiative.

- All upper and single-tier municipalities will plan for a phased increase in yearly percentage of intensification so that by 2015 a minimum of 40% of all residential development occurring annually will be within the defined built up area.
- The targets provided within the document were developed with an emphasis on intensification of urban form, complete communities and recognition of the traditional role of rural settlement areas.
- Downtown Milton, Downtown Burlington and Midtown Oakville are identified as Urban Growth Centres. These growth centres will be planned to achieve, by 2031, a minimum gross density of 200 residents and jobs combined per hectare for each of the three Urban Growth Centres identified within Halton Region. The greenfield areas of Halton must be planned to achieve a density target of no less than 50 residents and jobs combined per hectare.
- In general, although there are exceptions, the Growth Plan prohibits the establishment of new settlement areas.
- The Growth Plan requires that municipalities establish and implement minimum affordable housing targets in accordance with the PPS 2005. Accordingly the Plan adopts the PPS definition of affordable housing.
- The Growth Plan is intended to build upon other existing legislation such as the Greenbelt Plan, the Planning Act and the Provincial Policy Statement (2005). The Plan emphasizes that it works within the existing planning framework and

does not replace existing Official Plans.

### **3.2.3 Impact on Complete Communities**

The Growth Plan introduces and defines the concept of the “Complete Community”. Specifically, “complete communities meet people’s needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including affordable housing, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided”. It is the aim of this Plan that once implemented communities within the Greater Golden Horseshoe will function more efficiently and be better places to live for all individuals and families. Through the implementation of growth targets, new development will be required to occur in a planned and controlled manner in order to best use current resources. The Plan strives to ensure that future development take place in a fashion that will provide for health, safe and balanced communities. For Halton Region this means ensuring its communities are well designed and able to accommodate its residents through all stages of life. It means offering a right mix of housing, good mix of jobs, and accessibility to services in order to meet daily needs.

## **3.3 Provincial Policy Statement (PPS)**

### **3.3.1 Policy Overview**

The Ontario Ministry of Municipal Affairs and Housing sets out policy statements on various planning issues that provide guidance to municipalities in the development of local official plan policies. One such policy statement is the Provincial Policy Statement on Housing.

### **3.3.2 Housing Policies and Directions**

The following summarizes the key housing policies and directions contained in the Provincial Policy Statement.

- The current Provincial Policy Statement (2005) requires municipalities to maintain a ten-year supply of designated land and a three-year supply of draft approved and registered lots sufficient to provide an appropriate range of housing types and densities to meet projected requirements of current and future residents.
- Residential intensification and redevelopment is to be the preferred means of meeting residential requirements, with designated growth areas to be used only when the former source is inadequate.
- The PPS requires that municipalities provide an appropriate range of housing types and densities.
- Further, the PPS requires municipalities to establish and implement affordable

housing targets.

- The Provincial Policy Statement outlines a definition for affordable housing for both rental and ownership housing.

### **3.3.3 Impact on Complete Communities**

The Provincial Policy Statement provides guidelines for ensuring an adequate supply and range of housing to meet the needs of all community members. Using the definition of complete communities provided in Places to Grow, a complete community needs to provide a full range of housing, including affordable housing. Therefore, ensuring an adequate supply of housing for those at the lower income range will contribute to more complete communities.

A complete community needs to ensure that the community's housing supply accommodates households at all income levels and that it responds quickly to changes in economic conditions. Again, using the definition provided in the Places to Grow Legislation, a complete community "will meet people's need for daily living throughout their entire lifetime", by following the guidelines presented in the PPS and ensuring an adequate supply of affordable housing, Halton Region can help provide for its residents at all stages and circumstances throughout their lives.

## **3.4 Ontarians with Disabilities Act and Accessibility for Ontarians Disability Act**

### **3.4.1 Policy Overview**

The Accessibility for Ontarians Disability Act (AODA) was made law on June 13<sup>th</sup> 2005. The AODA will apply to both public and private sectors. This will be the first time that the private sector has been included in accessibility guidelines. The Ontarians with Disabilities Act (ODA) 2001 is still in effect for the public sector. Organizations including government, hospitals, public transportation are required to complete public accessibility plans until the Act is repealed.

### **3.4.2 Housing Policies and Directions**

The following summarizes the key housing policies and directions contained in these two Acts.

#### **Accessibility for Ontarians Disability Act**

- One of the first steps in its implementation will be the establishment of Standards Development Committees which will develop mandatory standards on a regional basis.
- There are currently two Standards Development Committees in place; transportation and customer service. These standards will define measures, policies, and steps needed to remove barriers for persons with disabilities. The

draft customer service standards are currently out for comment.

- A barrier is defined as anything that prevents a person with a disability from fully participating in all aspects of society because of his or her disability, including a physical barrier, an architectural barrier, an information or communications barrier, an attitudinal barrier, a technological barrier, a policy or a practice (AODA, 2005).
- Once a standard has been adopted as a regulation, through the ministry, organizations will be required to comply. Standards will include timelines for compliance. Penalties for non-compliance include \$50,000 for individuals and \$100,000 for organizations. Organizations covered by the regulations will be required to file Accessibility Reports.

### Ontarians with Disabilities Act

- The ODA requires the Government of Ontario to develop barrier-free design guidelines to promote accessibility for persons with disabilities. The Act covers municipalities, hospitals, colleges, universities, schools and transportation.
- The ODA requires municipalities to create Annual Accessibility Plan in consultation with the accessibility advisory committee or with persons with disabilities.
- The accessibility plan shall address the identification, removal and prevention of barriers to persons with disabilities in the municipality's by-laws and in its policies, programs, practices and services.
- The Government of Ontario and municipalities, through the procurement of goods and services "shall have regard to the accessibility for persons with disabilities" (ODA, 2001).

#### **3.4.3 Impact on Complete Communities**

A complete community is one in which people's needs for daily living is met for *all* residents. Ensuring a barrier-free and accessible community will mean that all community members have access to an appropriate mix of jobs, local services, housing, schools, recreation, open space and have access to public transportation. These Acts are taking steps to make certain that the needs of all residents are met by removing existing barriers to accessibility.

### **3.5 Halton Municipal Housing Statement Update (2001)**

#### **3.5.1 Policy Overview**

This report is an update to the Municipal Housing Statements of the Region of Halton and Area Municipalities of Burlington, Oakville, Milton and Halton Hill adopted in the early 1990s. The purpose of the update was to "develop a policy framework within

Halton Region to guide housing objectives over the next 20 years to help ensure our ability to meet future housing needs of our residents" (p.10). The objectives of the 2001 report were to provide an update of the housing needs data, define the roles and responsibilities of the Region of Halton and the four Area Municipalities in addressing housing issues, and develop policy solutions.

### **3.5.2 Housing Policies and Directions**

The following summarizes the key housing policies and directions contained in the Municipal Housing Statement.

- The report recommends using the housing target mix of 50% low density (singles), 30% medium density (semis and row houses) and 20% high density (apartments) to respond to a maturing population, the current shortfall of rental housing, and the need to provide a greater range of affordable housing. The targets in the municipal housing statement have been reclassified to be consistent with other Regional reports. The revised housing targets are 55% low density (singles and semis), 25% medium density (row houses) and 20% high density (apartments).
- The recommendations include encouraging accessory apartments "as of right".
- It also recommends replacing the current 25% affordability policies with housing mix targets (i.e. encourage 60% detached and 40% other), and housing tenure targets (i.e. 40% rental and 60% ownership).
- The recommendations encourage live/work opportunities.
- The report recommends that the Official Plan should promote infill housing and intensification. This includes the implementation of a target ratio for intensification and suggests 80% greenfield, 20% urban intensification.

### **3.5.3 Impact on Complete Communities**

As a framework guiding the housing objectives for Halton Region, the Municipal Housing Statement outlines a number of recommendations aimed at addressing the housing needs and challenges of current and future residents of the Region. The Housing Statement places an emphasis on encouraging live/work environments which is a key component of complete communities. Further, the Housing Statement includes the need for affordable housing strategies within its framework, as well as recommendations for features such as accessory apartments and mixed use development. In addition, the Housing Statement makes several recommendations on the need to encourage intensification and thereby supporting the concept of complete communities as defined in the Places to Grow legislation.

## **3.6 Halton Region Official Plan**

### **3.6.1 Policy Overview**

The Halton Region Official Plan (Consolidated 2006) is adopted by Council and provides “direction as to how physical development should take place in Halton to meet the current and future needs of its people”. The Official Plan outlines a vision for Halton’s physical form and community character, outlines goals and objectives, and states policies to be followed. The Vision outlined within Part II of the plan includes the promotion of concepts such as sustainable development, landform permanence, land stewardship, and healthy communities. It further acknowledges the importance of a prosperous economy and the Region’s role in the Greater Toronto Area.

### **3.6.2 Housing Policies and Directions**

The following summarizes the key housing policies and directions contained in Halton Region’s Official Plan.

- Within the general policies for Urban Areas, the Official Plan sets out requirements for Local Municipalities to ensure the designation of sufficient lands for residential and employment uses to meet the outlined population and employment targets.
- It also requires Local Municipalities to “develop an in-fill and intensification development strategy to indicate how various densities can be accommodated...taking into consideration the mix recommended in the Housing Statement and to meet growth targets”.
- Part VI of the Official Plan outlines definitions, based on this, affordable housing “means housing with market price or rent that is affordable to households of low and moderate income spending 30 per cent of their gross household income without government subsidies. Such households would be able to afford, at the low end, at least three out of ten rental properties on the market, at the high end, ownership housing with sufficient income left, after housing expenses to sustain a basic standard of living”.
- The Official Plan outlines that the goal of housing is to supply the people of Halton with an adequate mix and variety of housing to satisfy differing social and economic need.
- Further it is a goal of the Region to develop and maintain healthy communities by fostering physical, social and economic conditions that will enhance the state of well-being and the quality of life for the residents of Halton.
- Policies 90 to 112 address the Rural Systems within the Region. Overall, the Official Plan states that it is the goal of the Rural System to “maintain a permanently secure, economically viable agricultural industry, as well as other resource industries, and to preserve the open-space character and landscape

heritage of Halton's non-urbanized areas.

### **3.6.3 Impact on Complete Communities**

The Halton Region Official Plan outlines the vision and policies for how development should occur in Halton in order to meet the needs of its residents. It provides a framework for how development should take place in order to ensure a high quality of living for community members. Many of the policies described attempt to find a balance between an appropriate level of growth as well as providing current residents with a balance of housing choice, employment, environmental quality, and recreational activities. Part of a complete community is striving for this balance in order to meet the needs of residents for an entire lifetime. The Region's emphasis on healthy communities demonstrates its objectives in achieving a sustainable environment, economic prosperity, social equity and sufficient opportunities for its residents.

## **3.7 Halton Comprehensive Housing Strategy**

### **3.7.1 Policy Overview**

The Comprehensive Housing Strategy for Halton Region began in 2004 with the goal to "develop a comprehensive housing strategy that incorporates a continuum of housing types for all incomes and all stages of life from emergency shelters and government assisted housing to private sector affordable housing". It plans to address housing needs from 2006 to 2015 and beyond.

The Comprehensive Housing Strategy adopts the 'housing continuum' concept to illustrate the links between 'people's homes, their lives, their work and their surroundings'. It is also a reflection of how residents can move back and forth across the continuum depending on their current circumstances. The housing continuum is a spectrum going from absolute homelessness at one end to mortgage free homeownership.

### **3.7.2 Housing Policies and Directions**

The following summarizes the key housing policies and directions contained in the Comprehensive Housing Strategy (CHS).

- The Comprehensive Housing Strategy proposes five major strategic directions along with a set of 21 short-term and 18 long-term priorities with 40 specific recommendations for actions.
- It emphasizes that healthy communities are dynamic and should be designed to anticipate the needs of a changing and growing community as age, family size, income levels and different abilities evolve. (Strategic Direction 1)
- The CHS proposes the strategic use of growth management and financial

policies and incentives to stimulate the development of affordable rental and ownership housing. (Strategic Direction 2)

- The Region's Annual Housing Report, a complementary report to the CHS, identifies a gap of 400 to 800 units of assisted housing across the Region. Since this is a part of the housing needs continuum that will not be served by market solutions, the CHS proposes a long-term, sustainable plan for creating assisted housing and working with senior orders of government for sustainable programs and funding. (Strategic Direction 3)
- The CHS proposes that creative solutions be sought and Provincial legislation be improved to eliminate barriers to greater accessibility. (Strategic Direction 4)
- The CHS proposes a two-pronged initiative: efforts to increase homelessness prevention and the provision of a basic level of crisis services in each Local Municipality. (Strategic Direction 5)

### **3.7.3 Impact on Complete Communities**

The Comprehensive Housing Strategy is an extensive set of strategies and priorities to guide the development of housing in Halton Region. It strives to address and anticipate the housing needs for all residents across the entire continuum of housing from homelessness to private market housing. By addressing the needs across the continuum, the Comprehensive Housing Strategy will meet the needs of its residents throughout their entire lifetime thereby creating a more complete community. The Comprehensive Housing Strategy also identifies the need to provide a full-range of housing including assisted housing and affordable housing. Addressing this full-range of housing ensures that there are opportunities for residents at various stages of their lives allowing for residents to grow and remain in their community without having to move outside the Region; again creating a more complete community.

## **3.8 Summary of Relevant Provincial and Regional Housing Policies**

The relevant provincial and regional housing policies can be summarized into the following general policies:

- 1) Require **Minimum Densities** for New Housing which efficiently use land, resources, infrastructure and public service facilities in each Halton community (secondary plan);
- 2) Require a **Range and Mix of Housing** within each Community;
- 3) Establish **Affordable Housing Targets**
- 4) Require increased **Mixed-Use Opportunities** in developing and re-developing neighbourhoods, including trying to achieve a **balance of housing and jobs in new communities**
- 5) Establish voluntary Halton-wide **standards** that encourage the construction of

housing that is **accessible** to people having a range and variety of physical disabilities

- 6) Support **intensification of land uses, including residential intensification**, with a minimum of 40 per cent of all residential development occurring annually to be within the built-up area
- 7) In conjunction with local municipalities, **pre-zone lands for more intensive uses** to achieve the intensification targets of the Provincial Growth Plan
- 8) **Allow accessory apartments as-of-right** in residential neighbourhoods in keeping with appropriate policy requirements and standards for accessory apartments that would be incorporated into Local zoning by-laws
- 9) Establish **standards to prevent the demolition or conversion, of rental housing** to other uses.

The detailed review of the various regional and provincial housing initiatives groups the relevant policies by the nine categories listed above.

### **3.9 Linking Complete Community to Housing Policies**

The following table links the five key characteristics of a complete community with the above noted housing policies.

<b>Characteristics of a Complete Community</b>	<b>Relevant Housing Policies</b>
<b>Diverse</b>	<ul style="list-style-type: none"><li>▪ Range and Mix of Housing</li><li>▪ Affordable Housing Targets</li><li>▪ Allow Accessory Apartments As-of-Right</li><li>▪ Standards to Prevent Demolition &amp; Conversion of Rental Housing</li></ul>
<b>Liveable</b>	<ul style="list-style-type: none"><li>▪ Mixed-Use Opportunities</li><li>▪ Minimum Densities</li><li>▪ Intensification of Land Uses</li></ul>
<b>Healthy</b>	<ul style="list-style-type: none"><li>▪ Minimum Densities</li><li>▪ Range and Mix of Housing</li><li>▪ Intensification of Land Uses</li><li>▪ Pre-Zone Lands for More Intensive Uses</li></ul>
<b>Efficient</b>	<ul style="list-style-type: none"><li>▪ Intensification of Land Uses</li><li>▪ Pre-Zone Lands for More Intensive Uses</li><li>▪ Allow Accessory Apartments As-of-Right</li><li>▪ Minimum Densities</li><li>▪ Mixed-Use Opportunities</li></ul>
<b>Inclusive</b>	<ul style="list-style-type: none"><li>▪ Range and Mix of Housing</li><li>▪ Affordable Housing Targets</li><li>▪ Accessibility Standards</li></ul>

## **4.0 HOUSING TARGETS**

### **4.1 Overview**

Establishing housing targets, including affordable housing targets is a requirement of the Provincial Policy Statement. Household projections have been established by the Provincial Growth Strategy and various targets have been suggested in the Municipal Housing Statement and Comprehensive Housing Strategy. This section reviews relevant information on housing mix and recommends housing targets for Halton Region with the goal of creating for complete communities in the Region.

### **4.2 Comparative Targets**

A number of existing housing targets/mixes were reviewed, in particular, new housing development, housing mix contained in the document The Growth Outlook for the Greater Golden Horseshoe (Appendix E), and targets suggested in the Municipal Housing Statement.

New Housing Development 1996 - 2005		
Singles & Semis	Rows	Apartments
67%	25%	8%

Source: 2006 Annual Housing Report, Halton Region  
 \*mix based on completions from 1996-2005

Provincial Growth Projections		
Singles & Semis	Rows	Apartments
65% to 67%	17% to 18%	16% to 17%

Source: Growth Outlook for the Greater Golden Horseshoe, Hemson Consulting, 2005

MHS		
Singles & Semis	Rows	Apartments
55%	25%	20%

Source: Hardy Stevenson and Associates, MHS 2001, Revised by Halton Region, 2007

In addition, the following information on tenure mix is presented for comparison purposes:

Current Housing Supply			
Tenure	1991	1996	2001
Rental	26%	25%	21%
Ownership	74%	75%	79%

Source: Statistics Canada 1991, 1996, 2001

MHS Targets	
Rental	25%
Ownership	75%

Source: Hardy Stevenson and Associates, MHS 2001

#### 4.3 Recommended Housing Targets

Housing targets for Halton Region have been developed by type/density tenure and affordability. These targets have been developed based on the following assumptions:

- Current housing mix, Provincial Growth Projections prepared by Hemson (2004),

and Halton Municipal Housing Statement recommended mix

- Assisted Housing requirements of 400 to 800 units per annum (as per CHS)
- Affordable Housing requirements of 300 to 600 units per annum (as per CHS)
- Approximately 5,000 new units created per annum (based on lowest growth period identified in the Provincial Growth Strategy, 2011 to 2021)
- Assisted Housing units comprises between 8% and 16% of new units created
- Affordable Housing units comprises 6% and 12% of new units created
- Most suitable housing type for Assisted and Affordable Housing is apartment with some rows
- Efforts are needed to reverse the trend experienced by Halton Region in last 10 years or so whereby the proportion of rental housing stock is decreasing to ensure a full range of housing type and mix is available (1996 to 2001)
- Ranges for each target should be developed with increments of no less than 5%

### **Recommended Halton Housing Targets for a Complete Community**

Type	Density	Rental			Ownership	
		Assisted	Affordable	Market	Affordable	Market
<b>Single/Semi</b>	<b>Low</b>	0%	0%	0%	0% to 5%	45% to 60%
<b>Row</b>	<b>Medium</b>	0% to 5%	0% to 5%	0% to 5%	0% to 5%	10% to 20%
<b>Apartment</b>	<b>High</b>	5% to 15%	5% to 10%	0% to 5%	0% to 5%	0% to 5%
<b>Total</b>		5% to 20%	5% to 15%	0% to 10%	0% to 10%	55% to 85%
<b>Percentage By Tenure</b>		10% to 40%			55% to 100%	

Note: Assisted Housing threshold is rent of \$1,000/month and purchase price of \$128,000 (2004) based on CHS

Affordable Housing threshold is rent of \$1,925/month and purchase price of \$245,000 (2004) based on CHS

## **5.0 HOUSING POLICY FRAMEWORK**

### **5.1 Overview**

The spreadsheet on the next page presents an overall policy framework to inform and guide development, with a particular emphasis on identifying how specific land use policies may impact the creation of the Complete Community.

Two development scenarios have been identified:

- *Current State* assumes that the development patterns continue as they have in the past
- *Complete Communities* assumes that new developments will abide by the full range of housing policies necessary to create a complete community, namely, minimum densities, range and mix of housing, affordable housing targets, accessible units. It also assumes that residential intensification targets, allowing accessory apartments as-of-right, and controlling conversion and demolition of rental housing would be followed.

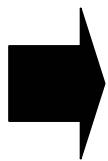
For each land use housing policy, the resulting communities for the two scenarios are described with a focus on examining the housing continuum and identifying gaps along the continuum that may or may not be met. Housing targets by housing type, density, tenure and affordability are also included in the framework.

Regional & Provincial Housing Policies	Development Scenarios		
	Current State		Complete Community
<b>NEW COMMUNITIES</b>			
1) Require <b>Minimum Densities</b> for New Housing which efficiently use land, resources, infrastructure and public service facilities in each Halton community (secondary plan)	<p>Maintaining current densities would result in similar housing supply as currently produced:</p> <ul style="list-style-type: none"> <li>▪ predominance of ownership housing which is not affordable to many households <ul style="list-style-type: none"> <li>- 79% of housing stock is ownership<sup>1</sup></li> <li>- 63% of houses sold for over \$245,000 in 2004<sup>2</sup></li> </ul> </li> <li>▪ limited supply of higher density, usually more affordable housing <ul style="list-style-type: none"> <li>- only 8% of new housing built between 1996 and 2005 were apartment units<sup>3</sup></li> </ul> </li> <li>▪ lower densities means that Halton Region will continue to attract high-income residents from outside the Region while not meeting needs of some current residents</li> </ul>		<p>Increased densities that meet the requirements of the Provincial Growth Plan would result in:</p> <ul style="list-style-type: none"> <li>▪ the development of a variety of affordable housing types in each Halton community which gives residents more choice of housing types and affordability ranges</li> <li>▪ higher densities would result in the creation of higher density housing, i.e. apartment units, which tends to be more affordable</li> <li>▪ more opportunities for walking, cycling and public transit</li> <li>▪ more opportunities for retail/amenities to serve the higher population</li> </ul> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><b>Recommended Minimum Densities in New Communities</b></p> <p>20% to 80% medium and high density</p> </div>

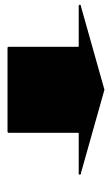
Regional & Provincial Housing Policies	Development Scenarios		
	Current State		Complete Community
2) Require a Range and Mix of Housing within each Community	<p>Maintaining current range and mix of housing in each community will result in a similar supply as currently produced in last 10 years (1996 - 2005)</p> <p><b>Housing Type<sup>4</sup></b></p> <ul style="list-style-type: none"> <li>- 67% single-detached</li> <li>- 25% semi and row houses</li> <li>- 8% apartment units</li> </ul> <p><b>Tenure – 1996 to 2001<sup>5</sup></b></p> <ul style="list-style-type: none"> <li>- 79% owned dwellings in 2001, compared to 75% in 1996</li> <li>- 21% rented dwellings in 2001, compared to 25% in 1996</li> <li>- percentage of rental housing stock may continue to decrease</li> </ul> <p><b>Ownership Costs</b></p> <ul style="list-style-type: none"> <li>- average value of a home in Halton was \$261,752; higher than the provincial average of \$199,884 (2001)<sup>6</sup></li> <li>- average gross monthly payment for ownership housing was \$1,172 and the average gross monthly payment for rental housing was \$916 (2001)<sup>7</sup></li> <li>- average house prices from January 2005 to January 2006 for a standard two-storey home range from \$275,000 in Burlington up to \$320,000 in Oakville<sup>8</sup></li> </ul> <p><b>Rental Costs - 2005</b></p> <ul style="list-style-type: none"> <li>- average market rent for a one bedroom ranged from \$798 in Milton and Halton Hills to \$905 in Oakville<sup>9</sup></li> <li>- average market rent for a two-bedroom in 2005 ranged from \$936 in Burlington to \$1068 in Oakville<sup>10</sup></li> </ul> <p><b>Rental Vacancy Rates – 2005</b></p> <ul style="list-style-type: none"> <li>- very limited rental housing supply as demonstrated by the low vacancy rates experience in</li> </ul>		<p>Providing a wider range and mix of housing within each community would result in:</p> <ul style="list-style-type: none"> <li>▪ housing choices for a wider income range of individuals and families which allow people to remain in their community, especially youth, young singles, those on fixed incomes, generally households earning less than \$77,000 annually (2006)</li> <li>▪ improved social, health and well-being of current and future residents</li> <li>▪ would provide type of housing needed to accommodate Halton Region's maturing population, allowing them to remain in the community</li> <li>▪ increases potential for a variety of cultures and skills to exist</li> <li>▪ allows residents to move back and forth across the housing continuum, during life changes, without being forced to leave their communities</li> <li>▪ needs of households at all income levels being met</li> <li>▪ a more flexible housing stock that can respond quickly to changes in economic conditions</li> </ul> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><b>Recommended Mix of Housing Types in New Communities</b></p> <p>45% to 65% single/semi 10% to 40% row 10% to 40% apartment</p> <p><b>Recommended Tenure Split</b></p> <p>10% to 45% rental 55% to 95% ownership</p> </div>

Regional & Provincial Housing Policies	Development Scenarios		
	Current State		Complete Community
	last three years: 1.3% (2003), 2.0% (2004) and 1.8% (2005) <sup>11</sup>		
<b>3) Establish Affordable Housing Targets</b>	<p>The Region does not currently have affordable housing targets. Continuing with this approach would mean that:</p> <ul style="list-style-type: none"> <li>▪ the total number of assisted housing units in Halton Region (5,003)<sup>12</sup> would remain stagnant because, without government policies and initiatives             <ul style="list-style-type: none"> <li>- there has been virtually no new assisted units created in the last 10 years</li> </ul> </li> <li>▪ waiting list of for assisted housing of approximately 1,600 households would continue to grow<sup>13</sup></li> <li>▪ many current and future residents may be prohibited from staying/living in Halton Region             <ul style="list-style-type: none"> <li>- current assisted and affordable housing gap is between 700 and 1400 units<sup>14</sup></li> </ul> </li> <li>▪ 40% of renters paying more than 30% of income on shelter will continue to experience affordability problems<sup>15</sup></li> </ul>		<p>Including affordable housing in all communities in Halton means that:</p> <ul style="list-style-type: none"> <li>▪ lower income earners, who are needed to work in many industries and occupations that are critical to Halton's economic prosperity, would be able to live and work in the same community</li> <li>▪ residents would be able to remain in their community, including single parent families, seniors, youth, working poor, people with physical and/or mental disabilities, homeless people and people at risk of becoming homeless</li> <li>▪ important individual needs such as healthy child development, family cohesiveness and ability to live independently could be met</li> <li>▪ housing, especially rental housing, would be more affordable to the almost 50% of renters earning less than \$30,000 annually</li> <li>▪ communities would start closing the affordable housing gap of 300 to 600 units</li> <li>▪ Region would be better able to provide housing opportunities to the 1,605 applicants (senior and non-senior) waiting for assisted housing as well as for the 1200 homeless residents per year in Halton</li> </ul> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <b>Recommended Housing Targets for New Housing</b>            5% to 20% Assisted Housing            5% to 15% Affordable Rental            0% to 10% Affordable Ownership         </div>

Regional & Provincial Housing Policies	Development Scenarios		
	Current State		Complete Community
4) Require increased <b>Mixed-Use Opportunities</b> in developing and re-developing neighbourhoods including trying to achieve a balance of housing and jobs in new communities	<p>Maintaining the current mix of housing and jobs in communities means that:</p> <ul style="list-style-type: none"> <li>▪ many people commute great distances to work causing congestion and poor air quality and physical health</li> <li>▪ some small neighbourhood markets find it difficult to thrive because there may be few residents in the community who shop after work hours</li> <li>▪ employers may find it difficult to secure and maintain appropriate employees due to lack of housing in close proximity to their work place; this is especially true of lower income earners who need to rely on public transit, walking or cycling to get to work</li> </ul>		<p>Requiring increased mixed-use opportunities promotes healthy, diverse, integrated and prosperous communities where:</p> <ul style="list-style-type: none"> <li>▪ people have increased opportunities to both live and work within Halton</li> <li>▪ there is a reduced dependence on the automobile</li> <li>▪ residents are able to shop locally and small neighbourhood markets thrive</li> <li>▪ there is reduced congestion and improved air quality and physical health</li> <li>▪ a more diverse, integrated and productive workforce exists</li> <li>▪ a diverse and exciting social and economic fabric exists</li> <li>▪ there is a greater opportunity to meet the housing needs of households at all stages of the housing continuum</li> </ul>

Regional & Provincial Housing Policies	Development Scenarios		
	Current State		Complete Community
5) Establish voluntary Halton-wide <b>standards</b> that encourage the construction of housing that is <b>accessible</b> to people having a range and variety of physical disabilities	<p>Currently the Region and its Local Municipalities do not have any specific policies aimed at providing for barrier-free and accessible housing. Continuing with this approach would mean that:</p> <ul style="list-style-type: none"> <li>▪ many people with physical disabilities are not able to remain in their community</li> <li>▪ other residents with impaired mobility, including seniors, may be forced to move from their communities to find more appropriate housing</li> <li>▪ over 20% of seniors responding to the Elder Services Advisory Committee Survey, have difficulties with stairs, storage and windows and 10% of senior survey respondents have difficulties with kitchens, bathrooms and entrances to their homes<sup>16</sup></li> </ul>		<p>Requiring barrier-free and accessible communities, including housing would:</p> <ul style="list-style-type: none"> <li>▪ allow people with physical disabilities to remain in their community</li> <li>▪ help ensure that all people's needs for daily living are met</li> <li>▪ enables seniors to stay in the community</li> <li>▪ ensure that all community members have access to an appropriate mix of jobs, local services, housing, schools, recreation, open space and public transportation</li> <li>▪ ensure a more livable and inclusive community for all residents across Halton Region</li> <li>▪ ensures more housing is available that meets the current and future needs of individuals and families</li> </ul>

Regional & Provincial Housing Policies	Development Scenarios		
	Current State		Complete Community
<b>RESIDENTIAL INTENSIFICATION</b>			
6) Support intensification of land uses, including residential intensification, with a minimum of 40 per cent of all residential development occurring annually to be within the built-up area	<p>Currently the Region and its Local Municipalities do not have intensification targets. Supporting growth in the Region using the current approach would result in:</p> <ul style="list-style-type: none"> <li>▪ communities that are automobile dependent</li> <li>▪ continued need for residents to travel significant distances to work</li> <li>▪ less walkable communities</li> </ul>		<p>Directing a significant portion of new growth to the built-up areas of the community through intensification would result in communities with</p> <ul style="list-style-type: none"> <li>▪ reduced dependence on the automobile through the development of mixed use</li> <li>▪ transit-supportive, pedestrian-friendly urban environments</li> <li>▪ a balance of jobs and housing in communities across the Region</li> <li>▪ reduce the need for long distance commuting</li> <li>▪ increased public transit, walking and cycling</li> <li>▪ a more efficient and economical use of space and infrastructure</li> </ul>
7) In conjunction with local municipalities, pre-zone lands for more intensive uses to achieve the intensification targets of the Provincial Growth Plan	<p>For the most part, Local Municipalities do not currently pre-zone lands for more intensive uses. Continuing with this approach would mean that:</p> <ul style="list-style-type: none"> <li>▪ lengthy and costly rezoning processes would continue potentially deterring developers from building higher density more affordable housing</li> <li>▪ opposition to rezoning for higher densities would likely continue</li> </ul>		<p>Pre-zoning lands for more intensive uses would result in:</p> <ul style="list-style-type: none"> <li>▪ identification of high density land uses early in the development process</li> <li>▪ reduction in the overall cost of development by limiting the costly and time-consuming rezoning process</li> <li>▪ weakening of NIMBY as neighbours would know, in advance of purchasing their home, of higher density uses</li> <li>▪ the creation of higher density housing, i.e. apartment units, which tends to be more affordable</li> <li>▪ more opportunities for walking, cycling and public transit in higher density areas</li> <li>▪ intensification targets being met</li> </ul>
8) Allow accessory apartments as-	Currently the Region's Official Plan requires that local municipalities permit accessory suites in		Allowing accessory apartments as-of-right in residential neighbourhoods would result in:

Regional & Provincial Housing Policies	Development Scenarios		
	Current State		Complete Community
of-right in residential neighbourhoods in keeping with appropriate policy requirements and standards for accessory apartments that would be incorporated into Local zoning by-laws	<p>residential neighbourhoods. However, most Local Municipalities do not permit accessory apartments as-of-right in all residential neighbourhoods. Continuing with this approach means that:</p> <ul style="list-style-type: none"> <li>▪ housing choices for those with limited income continue to be restricted in some communities and are limited in many communities</li> <li>▪ housing stock is less flexible to quickly meeting changes in the economy</li> </ul>		<ul style="list-style-type: none"> <li>▪ greater supply of rental housing in Halton Region</li> <li>▪ improved housing choices in all communities for those with limited income</li> <li>▪ a more flexible housing stock that can respond quickly to changes in the economy</li> <li>▪ the potential for increased income for some homeowners</li> <li>▪ more private affordable housing options for individuals and families at the lower end of the housing continuum (i.e. households earning between \$20,000 and \$35,000) helping to close the gap in the required 300-600 unit gap of affordable housing</li> </ul>
9) Establish standards to prevent the demolition or conversion, of rental housing to other uses	<p>Currently the Region and some Local Municipalities do not have standards to prevent the demolition/conversion of rental housing to other uses. Supporting growth in the Region using the current approach would result in:</p> <ul style="list-style-type: none"> <li>▪ the conversion of some rental units to ownership. From 1997 to 2003, 288 rental units within the Region were converted to condominiums<sup>17</sup></li> <li>▪ a continued decline in the number of rental units</li> <li>▪ low vacancy rates: 1.3% (2003), 2.0% (2004) and 1.8% (2005)<sup>18</sup></li> </ul>		<p>Establishing standards to prevent the demolition or conversion of rental housing to other uses would result in:</p> <ul style="list-style-type: none"> <li>▪ protection of the current rental housing stock in Halton Region, especially the more affordable stock</li> <li>▪ maintaining a reasonable choice of accommodation for residents throughout the Region</li> </ul>

## **5.2 Challenges in Creating the Complete Community**

A number of challenges have been identified in creating complete communities throughout Halton Region. In particular:

- Changes in policy and legislation take time, changes in Official Plans and changes to legislation is a lengthy process
- There is potential for resistance to change (i.e. from development community, consumers etc.)
- Residents need to see and *understand* benefits of complete communities, what does a complete community mean to them

## **5.3 Implementation Tools**

A range of implementation tools for creating the complete community have been identified through a review of the various housing policies noted above, as well as a literature review of tools used by other jurisdictions.

### **5.3.1 Expedite Assisted Housing and Affordable Housing Applications**

Reducing the overall cost of housing is an effective way to stimulate the creation of additional assisted and affordable housing in Halton Region. The Comprehensive Housing Strategy suggests that one way to reduce housing costs is through the creation of a Halton Region and Local Municipality Planning Team, Halton Region and the Local Municipalities that would establish a process to expedite assisted, affordable and special needs housing building-related applications, for example applications.

### **5.3.2 Local Community Improvement Areas**

The Comprehensive Housing Strategy suggests that the promotion of the development of Local Community Improvement Areas is another effective tool in supporting the development of assisted and affordable housing.

### **5.3.3 Alternative Design Standards**

Alternate development standards are flexible planning and engineering standards that provide a range of alternatives to the current standards used for the design and construction of communities. Alternative development standards encourage affordable housing by allowing the developer to build various components of a housing project to a lower standard than conventional. Some standards which may be altered to encourage affordable housing development include: reduced setbacks, narrower lot sizes, reduced road allowance, reduced parking standards, and on-street parking. An example of the use of alternative development standards in Ontario is the Cornell development in

Markham. The Provincial Policy Statement on Housing calls on municipalities to consider flexibility and innovation in development standards, providing they meet basic health and safety requirements.

#### **5.3.4 Density Bonusing**

Density bonusing encourages developers of new residential projects to provide affordable housing and various public amenities on a voluntary basis in exchange for increased developable floor space. This initiative is usually associated with downtown and other intensively developed areas where additional revenue-generating space can be offered and also where increased building size will not impose on the surrounding environment or infrastructure. Section 37 of the Planning Act authorizes municipalities to provide for increases in height and/or density in exchange for “public benefits”, such as heritage preservation, day care facilities and affordable housing. It is a valuable mechanism for municipalities as it is a recognized planning tool to ensure that certain public benefits are provided at the development stage.

#### **5.3.5 Transfer of Development Rights**

Municipalities have used the practice of transferring development rights as a means of generating funds for the preservation and/or rehabilitation of low and moderate income housing in downtown areas. Transfer of development rights programs are based on the idea that ownership of real property is comprised of a ‘bundle of rights’, including a property’s development rights, which can be separated, sold and transferred to another property. Under Section 37 of the Planning Act, municipalities are required to have enabling policies set out in the Official Plan.

#### **5.3.6 Inclusionary Zoning**

Inclusionary zoning is the most prevalent of the regulatory initiatives used by U.S. municipalities to stimulate the creation of affordable housing. Inclusionary zoning typically requires or encourages private developers to construct some proportion of new residential development for affordable housing. Fees-in-lieu, land and other contributions of an equivalent value are also sometimes accepted by local municipalities. The initial price or rent of the affordable units is set by terms of the program and first occupancy is limited to income-eligible households. Restrictions are also placed on subsequent occupants, and on rent increases and resale prices, but these vary widely by municipality. In the late 1980's, many municipalities across Ontario required that 25% of all housing in a new subdivision be affordable to households in the 60<sup>th</sup> income percentile. These inclusionary zoning requirements were removed when the Provincial Land Use Policy Statement was repealed in the mid-1990s. Currently, municipalities in Ontario, with the exception of the City of Toronto, do not have the authority to implement inclusionary zoning policies.

#### **5.3.7 Reducing Development Charges**

Traditionally, municipalities have imposed development charges on new housing developments to pay for increased infrastructure and related costs resulting from

residential growth. While these charges generate important revenues to assist the municipality in providing important community infrastructure and facilities, they also contribute to increasing the cost to construct new housing, which has an impact on the rental or purchase price of housing. The *Development Charges Act* gives municipalities the authority to waive development charges for charitable and non-profit organizations. Recent revisions to the Municipal Act have extended this authority to the private sector. Many municipalities have found that reducing, exempting or providing grants-in-lieu of development charges for specified forms of affordable housing can be a powerful incentive to attract affordable housing investment (e.g. City of Toronto, City of Hamilton, City of Ottawa, Region of York, Region of Waterloo, Region of Peel). In two tier municipalities, such as Halton, both the Regional and local municipal development charges could be waived for a greater impact on affordability.

### **5.3.8 Tax-Increment Financing**

Tax-Increment Financing (TIF) is generally provided through a grant and is essentially the difference between future tax payable and current tax payable that would result from re-development. This incentive is often seen in redevelopment or brownfield strategies. The City of Hamilton offers a 10-year TIF as part of its ERASE Redevelopment Grant. It offers an 80% TIF grant for up to ten years with the remaining 20% going into a brownfield reserve account for its own brownfield redevelopment purposes. Guelph and Brantford have similar programs. St. Catharines TIF grants are made available for a maximum ten year period. In year one, the grant is equal to 90% of the tax increment. After year one, the grant decreases by 10% per year.

### **5.3.9 Housing First Policy**

“Housing first” policies call for surplus government lands to be used for housing purposes first. In some cases, municipalities have made such surplus sites available on a lease basis for \$1 in return for the provision of various forms of affordable housing. The federal and provincial governments have declared a “Housing First” policy for surplus federal and provincial lands.

## APPENDIX A: DETAILED HOUSING POLICIES

Regional Strategic Directions (CHS & MHS)	Provincial Policies (PPS, PGP & ODA)	Existing Official Plan Policies
<b>Household Growth Targets</b> <ul style="list-style-type: none"> <li>▪ Sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas, to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet projected needs for a time horizon of up to 20 years. However, where an alternative time period has been established for specific areas of the Province as a result of a provincial planning exercise or provincial plan, that time frame may be used for municipalities within the area (PPS: 1.1.2)</li> <li>▪ To provide for an appropriate range of housing types and densities required to meet projected requirements of current and future residents of the regional market area identified in policy 1.4.3, planning authorities shall:           <ul style="list-style-type: none"> <li>a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ Part III, Section B, Goal B1b3 of the Urban System is “to provide a range of identifiable communities of various sizes, types and characters, which afford maximum choices for residence, work, and leisure” (OP: 72.3)           <ul style="list-style-type: none"> <li>▪ Growth targets estimate a population of 592,300 by 2021 (including a population increase of 5,200 outside Urban Areas, 106,200 within designated Urban Areas prior to expansion under Amendment 8, and 105,700 within urban expansion areas introduced in Amendment 8) and an employment growth estimate of 308,000 (OP: Table 1)</li> </ul> </li> <li>▪ Require that Local Municipalities ensure the designation of sufficient lands for residential and employment uses to meet the targets (OP: 77.4a))           <ul style="list-style-type: none"> <li>▪ Monitor the development approval process to achieve at all times a minimum of three-year supply of draft approved and/or registered residential units for the Region as a whole (OP: 86.1)</li> </ul> </li> <li>▪ Adopt, in conjunction with the Local Municipalities and in consultation with</li> </ul>	

Regional Strategic Directions (CHS & MHS)	Provincial Policies (PPS, PGP & ODA)	Existing Official Plan Policies				
		<p>available for residential development and</p> <p>b) maintain at all times where new development is to occur, land with servicing capacity to provide at least a 3 year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans (PPS 1.4.1)</p> <ul style="list-style-type: none"> <li>▪ Population, <i>household</i> and employment forecasts for all upper- and single-tier municipalities will be used as a basis for planning and managing growth in the GGH (PGP: 2.2.1.1)</li> <li>▪ Household growth distribution for Halton shall be as follows (PGP: Schedule 3):           <table> <tr> <td>2001 = 130,000</td> </tr> <tr> <td>2011 = 190,000</td> </tr> <tr> <td>2021 = 240,000</td> </tr> <tr> <td>2031 = 270,000</td> </tr> </table> </li> <li>▪ Urban growth centres will be designated in official plans and planned to accommodate a significant share of population and employment growth (PGP: 2.2.4.3 d))</li> </ul>	2001 = 130,000	2011 = 190,000	2021 = 240,000	2031 = 270,000
2001 = 130,000						
2011 = 190,000						
2021 = 240,000						
2031 = 270,000						

Regional Strategic Directions (CHS & MHS)	Provincial Policies (PPS, PGP & ODA)	Existing Official Plan Policies
<p><b>Minimum Densities</b></p> <ul style="list-style-type: none"> <li>▪ Require <b>minimum densities</b> within the Halton Region Official Plan that result in the development of a variety of affordable housing types in each Halton community (secondary plan area) and meeting the intensification targets of the proposed Provincial Growth Plan (CHS: Action 1.2)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Promote densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of alternative transportation modes and public transit in areas where it exists or is to be developed (PPS: 1.4.3 d))</li> <li>▪ Population and employment growth will be accomplished by planning and investing for a balance of jobs and housing in communities across the GGH to reduce the need for long distance commuting and to increase the modal share for transit, walking and cycling (PGP: 2.2.2.1 g))</li> <li>▪ Urban growth centres will be planned to achieve, by 2031 or earlier, a minimum gross density target of 200 residents and jobs combined per hectare for Downtown Burlington, Downtown Milton, Midtown Oakville (PGP: 2.2.4.5 b))</li> <li>▪ Major transit station areas and intensification corridors will be designated in official plans and planned to achieve residential and employment densities that support existing and planned transit service levels (PGP: 2.2.5.1. b)).</li> <li>▪ The designated Greenfield area of</li> </ul>	<ul style="list-style-type: none"> <li>▪ Encourage the Local Municipalities to achieve, for development on vacant lands, maximum densities permissible by their Local Official Plan and Zoning Bylaws, taking into account other relevant policies and objectives of this Plan and the Local Plan (OP: 77.11)</li> </ul>

Regional Strategic Directions (CHS & MHS)	Provincial Policies (PPS, PGP & ODA)      Existing Official Plan Policies
	<p>each upper- and single-tier municipality will be planned to achieve a minimum density target that is not less than 50 residents and jobs combined per hectare (PGP: 2.2.7.1)</p> <ul style="list-style-type: none"> <li>▪ Upper- and single-tier municipalities will develop and implement official plan policies, including phasing policies, and other strategies, for designated Greenfield areas to achieve the intensification target and density targets of this Plan (PGP: 2.2.7.2)</li> <li>▪ This density target will be measured over the entire designated greenfield area of each upper- or single-tier municipality, excluding the following features where the features are both identified in any applicable official plan or provincial plan, and where the applicable provincial plan or policy statement prohibits development in the features: wetlands, coastal wetlands, woodlands, valley lands, areas of natural and scientific interest, habitat of endangered species and threatened species, wildlife habitat and fish habitat. The area of the features will be defined in accordance with the applicable provincial plan or policy statement that prohibits development in the features (PGP: 2.2.7.3)</li> <li>▪ New multiple lots and units for</li> </ul>

Regional Strategic Directions (CHS & MHS)	Provincial Policies (PPS, PGP & ODA)	Existing Official Plan Policies
<p><b>Range and mix of housing</b></p> <ul style="list-style-type: none"> <li>▪ <b>Require a percentage of each type of housing form</b> (i.e. singles, semis, townhouses and apartments) within each community (secondary plan) to support the development of a variety of affordable housing types and meet the intensification targets of the Provincial Growth Plan (CHS: Action 1.3) <ul style="list-style-type: none"> <li>▪ An appropriate housing target mix: 50% low density, 30% medium density and 20% high density (MHS)</li> <li>▪ Replace the current '25%' affordability policies with: housing mix targets i.e. encourage 60% detached and 40% other, housing tenure targets i.e. 40% rental, 60% ownership" (MHS: D.4.Economic 2)</li> <li>▪ Effort should be made to ensure at least 25% of the units are rental (MHS,pg. 50)</li> </ul> </li> </ul> <p>residential development (in Rural Areas) will be directed to settlement areas to settlement areas (PGP: 2.2.9.2)</p>	<ul style="list-style-type: none"> <li>▪ Planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area by permitting and facilitating all forms of housing required to meet the social, health and well-being requirements of current and future residents (including special needs requirements) and all forms of residential intensification and redevelopment (PPS: 1.4.3 b)) <ul style="list-style-type: none"> <li>▪ All upper- and single-tier municipalities, in conjunction with lower-tier municipalities, will develop and implement official plan policies and outline a strategy to phase-in and to achieve the intensification target.</li> </ul> </li> <li>▪ These policies and the strategy will – <ul style="list-style-type: none"> <li>- achieve a range and mix of housing, including affordable housing needs (PGP: 2.2.3.6 i)</li> </ul> </li> </ul> <p>An appropriate range of community infrastructure should be planned to meet the needs resulting from population changes and to foster</p>	<ul style="list-style-type: none"> <li>▪ The goal for housing is to supply the people of Halton with an adequate mix and variety of housing to satisfy differing social and economic needs (OP: 84) <ul style="list-style-type: none"> <li>▪ To establish housing targets by type for the Region as a whole (OP: objective 85.1)</li> </ul> </li> <li>▪ Require Local Official Plans to ensure, by appropriate density and housing mixes, the provision of a full range of housing types (OP: 86.9) <ul style="list-style-type: none"> <li>▪ Require that Local Municipalities, in developing phasing strategies, to ensure that a full range and mix of housing types can be provided in each development phase (OP: 86.20)</li> </ul> </li> <li>▪ Require Local Official Plans and Secondary Plans to provide an appropriate mix of housing by type and affordability in each geographic area (OP: 86.21) <ul style="list-style-type: none"> <li>▪ Encourage the Local Municipalities to participate with the Region in Provincial and Federal government programs to provide an adequate mix of housing in</li> </ul> </li> </ul>

Regional Strategic Directions (CHS & MHS)	Provincial Policies (PPS, PGP & ODA)	Existing Official Plan Policies
	<p>complete communities (PGP: 3.2.6.3)</p>	<ul style="list-style-type: none"> <li>▪ Halton (OP: 86.25)           <ul style="list-style-type: none"> <li>- Prepare and update every five years, in conjunction with the Local Municipalities and in consultation with the development industry and other housing providers, a Regional Housing Statement for Council adoption that will describe:               <ul style="list-style-type: none"> <li>- the annual demand, supply and need for housing,</li> <li>- the need for Assisted, Affordable and Special Needs Housing by number of units, by client group and by type</li> <li>- the supply of housing with universal physical access, and</li> <li>- the adequacy of land supply for housing purposes (OP: 86.4 a-d))</li> </ul> </li> </ul> </li> </ul>
	<p><b>Affordable Housing Targets</b></p> <ul style="list-style-type: none"> <li>▪ Halton Region should set affordability targets (MHS: D.3)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Municipalities will establish and implement minimum affordable housing targets in accordance with Policy 1.4.3 of the PPS, 2005 (PGP: 3.2.6.5)</li> <li>▪ Upper- and single-tier municipalities will develop a housing strategy in consultation with lower-tier municipalities, the Minister of MAH and other appropriate stakeholders. The housing strategy will set out a plan, including policies for official plans, to           <ul style="list-style-type: none"> <li>▪ Require Local Official Plans and Secondary Plans to provide an appropriate mix of housing by type and affordability in each geographic area (OP: 86.21)</li> <li>▪ To explore and implement new approaches to reduce residential land and construction costs and to effect an adequate supply of affordable housing (OP: objective 85.2)</li> <li>▪ Define Affordable housing for the Halton and local municipal markets</li> </ul> </li> </ul>

Regional Strategic Directions (CHS & MHS)	Provincial Policies (PPS, PGP & ODA)	Existing Official Plan Policies
	<p>meet the needs of all residents, including the need for affordable housing – both home ownership and rental housing. The housing strategy will include the planning and development of a range of housing types and densities to support the achievement of the intensification target and density targets (PGP: 3.2.6.6)</p> <ul style="list-style-type: none"> <li>▪ Planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area by: establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households (PPS: 1.4.3 a))</li> <li>▪ Affordable housing means: In the case of ownership housing, the least expensive of: <ul style="list-style-type: none"> <li>▪ Housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross household income for low and moderate income households; or,</li> <li>▪ Housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area.</li> </ul> </li> </ul>	<p>based on its definition under Section 214 (OP: 86.2)</p> <p><b>Affordable Housing</b> means housing with market price or rent that is affordable to households of low and moderate income spending 30 per cent of their gross household income without government subsidies. Such households would be able to afford, at the low end, at least three out of ten rental properties on the market and, at the high end, ownership housing with sufficient income left, after housing expenses, to sustain a basic standard of living (OP: 214)</p> <ul style="list-style-type: none"> <li>▪ To integrate assisted and special housing with market housing (OP: 85.6)</li> <li>▪ To provide and manage Assisted Housing in Halton through the Halton Community Housing Corporation (OP: 85.7)</li> </ul>

Regional Strategic Directions (CHS & MHS)	Provincial Policies (PPS, PGP & ODA)	Existing Official Plan Policies
	<p>In the case of rental housing, the least expensive of:</p> <ul style="list-style-type: none"> <li>▪ A unit for which rent does not exceed 30% of gross annual household income for low and moderate income households; Or,</li> <li>▪ A unit for which the rent is at or below the average market rent of a unit in the regional market area.</li> </ul> <p>Low and moderate income households mean:</p> <ul style="list-style-type: none"> <li>▪ In the case of ownership housing, households with incomes in the lowest 60% of the income distribution for the regional market area.</li> <li>▪ In the case of rental housing, households with incomes in the lowest 60% of the income distribution for renter households for the regional market area. (PPS: 6.0 Definitions)</li> </ul>	<p>Encourage the building and development industry to incorporate universal physical access features in all new buildings (OP 86.12)</p> <p>Encourage the development of residential facilities that will foster the integration of persons with developmental, physical or social disabilities/difficulties into the life of the community (OP: 158.3)</p>
	<p><b>Accessible and Barrier-Free Housing</b></p> <ul style="list-style-type: none"> <li>▪ Establish voluntary Halton-wide standards that encourage the construction of housing that is accessible to people having a range and variety of physical disabilities</li> <li>▪ Provide for Barrier-Free and Accessible Housing (CHS: Action 4.3)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area by: permitting and facilitating all forms of housing required to meet the social, health and well-being requirements of current and future residents, including special needs requirements (PPS: 6.0 Definitions)</li> </ul>

Regional Strategic Directions (CHS & MHS)	Provincial Policies (PPS, PGP & ODA)	Existing Official Plan Policies
	<p>1.4.3 b))</p> <ul style="list-style-type: none"> <li>■ Healthy, liveable and safe communities are sustained by: improving accessibility for persons with disabilities and the elderly by removing and/or preventing land use barriers which restrict their full participation in society (PPS: 1.1.1 f)</li> <li>■ In consultation with persons with disabilities and others, the Government of Ontario shall develop barrier-free design guidelines to promote accessibility for persons with disabilities to buildings, structures and premises, or parts of buildings, structures and premises, that the Government purchases, enters into a lease for, constructs or significantly renovates after this section comes into force. (ODA: c. 32, 4 .1)</li> <li>■ The guidelines shall ensure that the level of accessibility for persons with disabilities is equal to or exceeds the level of accessibility required by the <i>Building Code Act, 1992</i> and the regulations made under it. (ODA: C. 32, 4 .2)</li> <li>■ Each year, the council of every municipality shall, <ul style="list-style-type: none"> <li>(a) prepare an accessibility plan; and</li> <li>(b) either, <ul style="list-style-type: none"> <li>(i) seek advice from the</li> </ul> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>■ To coordinate and provide information on housing needs in Halton through Centres that are accessible in each Local Municipality (OP 85.11)</li> </ul>

Regional Strategic Directions (CHS & MHS)	Provincial Policies (PPS, PGP & ODA)	Existing Official Plan Policies
	<p>accessibility advisory committee that it establishes or continues under subsection 12 (1), or</p> <p>(ii) consult with persons with disabilities and others, if the council has not established or continued an accessibility advisory committee under subsection 12 (1). (ODA: c. 32, 11.1)</p> <ul style="list-style-type: none"> <li>▪ The accessibility plan shall address the identification, removal and prevention of barriers to persons with disabilities in the municipality's by-laws and in its policies, programs, practices and services. (ODA: c. 32, 11.2)</li> <li>▪ In deciding to purchase goods or services through the procurement process for the use of itself, its employees or the public, the Government of Ontario shall have regard to the accessibility for persons with disabilities to the goods or services. (ODA: c. 32, 5)</li> <li>▪ In deciding to purchase goods or services through the procurement process for the use of itself, its employees or the public, the council of every municipality shall have regard to the accessibility for persons with disabilities to the goods or services.</li> </ul>	

Regional Strategic Directions (CHS & MHS)	Provincial Policies (PPS, PGP & ODA)	Existing Official Plan Policies
	<p>(ODA: c. 32, 13)</p> <ul style="list-style-type: none"> <li>▪ Recognizing the history of discrimination against persons with disabilities in Ontario, the purpose of this Act (AODA) is to benefit all Ontarians by,           <ol style="list-style-type: none"> <li>a) developing, implementing and enforcing accessibility standards in order to achieve accessibility for Ontarians with disabilities with respect to goods, services, facilities, accommodation, employment, buildings, structures and premises on or before January 1, 2025; and</li> <li>b) providing for the involvement of persons with disabilities, of the Government of Ontario and of representatives of industries and of various sectors of the economy in the development of the accessibility standards (AODA: c. 11, s. 1)</li> </ol> </li> </ul>	<ul style="list-style-type: none"> <li>▪ To encourage the Local Municipalities and the building and development industry to develop innovative urban designs that stress flexibility in use, mix of compatible land uses, good environmental practices, public safety and security needs, cost-efficiency, and</li> </ul>
	<p><b>Mixed-Use Communities</b></p> <ul style="list-style-type: none"> <li>▪ Require increased <b>mixed-use opportunities</b> in developing and re-developing neighbourhoods (CHS: Action 1.4)</li> <li>▪ Designate and zone lands within new areas for a variety of construction including manufactured housing,</li> </ul>	<ul style="list-style-type: none"> <li>▪ Population, <i>household</i> and employment growth will be accommodated by:           <ul style="list-style-type: none"> <li>- building compact, transit-supportive communities in greenfields (PGP: 2.2.1 c))</li> <li>- encouraging cities and towns to</li> </ul> </li> </ul>

Regional Strategic Directions (CHS & MHS)	Provincial Policies (PPS, PGP & ODA)	Existing Official Plan Policies
<p>housing types and compact forms of development to meet the housing needs throughout a period of changing demographics. (MHS: D.4. land use 2)</p>	<p>develop as complete communities with a diverse mix of land uses, a range and mix of employment and housing types, high quality public open spaces and easy access to local stores and services (PGP: 2.2.1 h)</p> <p>New development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that provides a diverse mix of land uses, including residential and employment uses, to support vibrant neighbourhoods (PGP: 2.2.7.1 d)</p> <p>All intensification areas will be planned and designed to:</p> <ul style="list-style-type: none"> <li>- cumulatively attract a significant portion of population, household and employment growth (PGP: 2.2.3.7 a)</li> <li>- provide a diverse mix of land uses to support vibrant neighbourhoods, including residential and employment uses (PGP: 2.2.3.7 b)</li> </ul>	<p>energy and natural resource conservation while maintaining sound engineering and planning principles (OP: 85.8)</p> <p>Encourage the Province to amend legislation requiring new private multiple-unit buildings, and the rehabilitation of existing ones, to accommodate persons with physical disabilities (OP: 158.6)</p> <p>Develop, jointly with the Area Municipalities, and adopt Development Guidelines for Healthy Communities, which include among other things:</p> <ul style="list-style-type: none"> <li>- desirable mix of land uses within the community</li> <li>- c) community design guidelines that will promote integration of the community and accessibility by residents to services within the outside of the community (OP: 152.1 b),c))</li> </ul> <p>- ensure an appropriate transition of</p>

Regional Strategic Directions (CHS & MHS)	Provincial Policies (PPS, PGP & ODA)	Existing Official Plan Policies
	<ul style="list-style-type: none"> <li>▪ built form to adjacent areas achieve a range and mix of housing, including affordable housing needs (PGP: 2.2.3.7 f))</li> <li>▪ Healthy, liveable and safe communities are sustained by: accommodating an appropriate mix of residential, employment (including industrial, commercial and institutional uses), recreation and open space to meet long-term needs (PPS: 1.1.1 b))</li> </ul>	<ul style="list-style-type: none"> <li>▪ Develop, jointly with the Local Municipalities, and adopt Development Guidelines for Healthy Communities, which include among other things: <ul style="list-style-type: none"> <li>e) zoning, site plan and design guidelines for promoting shared use of land or facility by compatible uses or activities (OP: 152.1 e))</li> <li>To promote a greater match by type between employment and residential growth (OP: 169.11)</li> </ul> </li> </ul>
<b>Intensification</b> <ul style="list-style-type: none"> <li>▪ Strategically locate housing to provide connection to jobs and community services</li> <li>▪ As a basic policy, economic growth and viability targets in the Region should be linked to housing demand targets. For example: encourage live/work spaces including the option to develop employment campuses that have both residential and employment areas. (MHS: D.4. Economic 6a))</li> </ul>	<ul style="list-style-type: none"> <li>▪ Population, <i>household</i> and employment growth will be accommodated by directing a significant portion of new growth to the built-up areas of the community through reducing dependence on the automobile through the development of mixed use, transit-supportive, pedestrian-friendly urban environments and planning and investing for a balance of jobs and housing in communities across the GGH to reduce the need for long distance community and to increase the modal share for transit, walking and cycling (PGP: 2.2.2.1 e) &amp; g)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Healthy, liveable and safe communities are sustained by: <ul style="list-style-type: none"> <li>- avoiding development and land</li> </ul> </li> <li>▪ Require Local Municipalities, in consultation with the Region, to develop an in-fill and intensification</li> </ul>

Regional Strategic Directions (CHS & MHS)	Provincial Policies (PPS, PGP & ODA)	Existing Official Plan Policies
<ul style="list-style-type: none"> <li>- redevelopment of brownfield and greyfield sites, development of vacant and underutilized lots within developed areas, infill and expansion of existing buildings within Halton Region(CHS: Action 1.5) <ul style="list-style-type: none"> <li>- The new Official Plan Housing Policies should promote greater infill housing and intensification within current urbanized areas in Halton Region.</li> </ul> </li> <li>- Urban area intensification may also be used by local municipalities to optimize the use of land and services for residential purpose while reducing consumption of green lands for new urban development. For example: <ul style="list-style-type: none"> <li>- Measure, track and target for live/work ratios as a tool for achieving housing goals;</li> <li>- Following public dialogue, consider new policies for local Official Plans that recognize the role of accessory apartments in appropriate residential areas;</li> <li>- Implement a target ration for intensification, such as 80% greenfield housing development and 20% urban intensification</li> <li>- Target mixed use and medium density intensification for older urban areas; and</li> <li>- Encourage greater intensification</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>- use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas (PPS: 1.1.1 d)) <ul style="list-style-type: none"> <li>- promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term (PPS: 1.1.1 a))</li> </ul> </li> <li>- Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing buildings stock or areas, including brownfield site, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs (PPS: 1.1.3.3)</li> <li>- Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas. However where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas (PPS: 1.1.3.5)</li> <li>- Planning authorities shall provide for an appropriate range of housing types</li> </ul>	<ul style="list-style-type: none"> <li>- development strategy to indicate how various densities can be accommodated within the Municipality taking into consideration the mix recommended in the Housing Statement and to meet the growth targets set out in Table 2 of the Plan (OP: 77.4a)) <ul style="list-style-type: none"> <li>- Nodes and Corridors are areas designated in Regional and/or Local Official Plans that exhibit or will exhibit the following characteristics: (79.1) presence of both residential and employment lands that would allow residents to live and work within Node or along the designated corridor, (79.2) an appropriate mix of various land uses without a single dominant land use form (OP: 79.1.2)</li> </ul> </li> <li>- Direct development with higher densities and mix uses to Nodes and Corridors (OP: 81.1) <ul style="list-style-type: none"> <li>- Permit, in accordance with Table 2, intensification of land use for residential purposes such as infill, redevelopment, and conversion of existing structures provided that the physical character of existing neighbourhoods can be maintained (OP: 86.11)</li> </ul> </li> <li>- Seek development opportunities for assisted and affordable housing in locations such as nodes and corridors</li> </ul>

Regional Strategic Directions (CHS & MHS)	Provincial Policies (PPS, PGP & ODA)	Existing Official Plan Policies
<p>through 'Main Street' rehabilitation programs by permitting a mix of residential and commercial structures.</p> <p>(MHS: D.4 land use 1)</p>	<ul style="list-style-type: none"> <li>■ and densities to meet projected requirements of current and future residents of the regional market area by: directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs (PPS: 1.4.3 c)) and by:</li> <li>■ Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of alternative transportation modes and public transit in areas where it exists or is to be developed (PPS: 1.4.3 d))</li> <li>■ Population, household and employment growth will be accommodated by directing a significant portion of new growth to the built-up areas of the community through intensification and focusing intensification in intensification areas, i.e. urban growth centres, intensification corridors, major transit station areas, and other major opportunities that may include infill, redevelopment, brownfield sites, the expansion or conversion of existing buildings and greyfields. (PGP: 2.2.1 a) &amp; b))</li> </ul>	<p>where public transit and other facilities are readily accessible (OP 86.26)</p> <p>The objectives of Nodes and Corridors are: (78.1) To provide an urban form that is complementary to existing developed areas, uses space more economically, promotes live-work relationships, fosters social interaction, enhances public safety and security, reduces travel by private automobile, promotes cycling and walking, and is environmentally more sustainable (OP: 78.1)</p> <p>■ Require Local Municipalities to prepare Hamlet Secondary Plan in accordance with Section 77(5) and with the objectives for compact, non-ribbon form of growth and maintaining the hamlet character of the community (OP: 106.1)</p>

Regional Strategic Directions (CHS & MHS)	Provincial Policies (PPS, PGP & ODA)      Existing Official Plan Policies
	<ul style="list-style-type: none"> <li>▪ All upper- and single-tier municipalities, in conjunction with lower-tier municipalities, will develop and implement official plan policies and outline a strategy to phase-in and to achieve the intensification target. These policies and the strategy will – <ul style="list-style-type: none"> <li>- encourage intensification generally throughout the built-up area (PGP: 2.2.3.6 b)</li> <li>- identify intensification areas to support achievement of the intensification target (PGP: 2.2.3.6 c)</li> <li>- recognize urban growth centres and major transit station areas as a key focus for development to accommodate intensification (PGP: 2.2.3.6 e)</li> <li>- facilitate and promote intensification (PGP: 2.2.3.6 f)</li> <li>- identify the appropriate type and scale of development in intensification areas (PGP: 2.2.3.6 h)</li> <li>- include minimum density targets for intensification areas consistent with the planned transit service levels, and any transit-supportive land use guidelines established by the Government of Ontario (PGP:</li> </ul> </li> </ul>

Regional Strategic Directions (CHS & MHS)	Provincial Policies (PPS, PGP & ODA)	Existing Official Plan Policies
	<p>2.2.3.6 h)</p> <ul style="list-style-type: none"> <li>▪ Upper- and single-tier municipalities will develop and implement official plan policies, including phasing policies, and other strategies, for designated Greenfield areas to achieve the intensification target and density targets of this Plan (PGP: 2.2.7.2)</li> </ul>	
<p><b>Pre-Zone Lands for More Intensive Uses</b></p> <ul style="list-style-type: none"> <li>▪ Halton Region, working in conjunction with the Local Municipalities, should <b>pre-zone lands for more intensive uses</b> to achieve the intensification targets of the Provincial Growth Plan. (CHS: Action 1.6)</li> </ul>	<ul style="list-style-type: none"> <li>▪ By the year 2015 and for each year thereafter, a minimum of 40 per cent of all residential development occurring annually within each upper and single-tier municipality will be within the built-up area. (PGP: 2.2.3.1)</li> <li>▪ All upper and single-tier municipalities, in consultation with lower-tier municipalities, will develop and implement official plan policies and outline a strategy to phase-in and to achieve the intensification target. (PGP: 2.2.3.6)</li> <li>▪ Population, <i>household</i> and employment growth will be accommodated by: <ul style="list-style-type: none"> <li>- directing development to settlement areas except for development related to the management or use of resources, resource-based recreational activities and other rural land uses than rural land uses that</li> </ul> </li> </ul>	

Regional Strategic Directions (CHS & MHS)	Provincial Policies (PPS, PGP & ODA)	Existing Official Plan Policies
	<ul style="list-style-type: none"> <li>- cannot be located in the settlement areas (PGP: 2.2.2.1 i)</li> <li>- directing major growth to settlement areas that offer municipal water and wastewater services and limiting growth in settlement areas that are serviced by other forms of water and wastewater services (PGP: 2.2.2.1 j)</li> <li>▪ prohibiting the establishment of new settlement areas (PGP: 2.2.2.1 k)</li> </ul>	
<b>Alternative Design Standards</b> <ul style="list-style-type: none"> <li>▪ To support the development of affordable housing, Halton Region, in consultation with the Local Municipalities, will <b>investigate Alternative Design Standards</b> to reduce the cost of housing. (CHS: Action 1.7)</li> <li>▪ Development standards should be revised. Each local municipality should identify opportunities to reduce private sector impediments to the development of affordable housing such as: reduce the parking standard for senior developments; identify and implement alternative development standards; density bonuses; environmental bonuses; alternative development charges for the encouragement of affordable housing. (MHS: D.4 economic 3)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Healthy, liveable and safe communities are sustained by: promoting cost-effective development standards to minimize land consumption and servicing costs (PPS: 1.1.1 e))</li> <li>▪ Planning authorities shall provide for an appropriate range of housing types and densities to meet projected requirements of current and future residents of the regional market area by: establishing standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety (PPS 1.4.3 e)</li> </ul>	

Regional Strategic Directions (CHS & MHS)	Provincial Policies (PPS, PGP & ODA)	Existing Official Plan Policies
<b>Property Standards</b>	<ul style="list-style-type: none"> <li>▪ Halton Region will work with the Local Municipalities to develop a model <b>Property Standards Bylaw</b> so that housing standards across the Region meet a minimum level for homeowners and renters. (CHS: Action 1.9)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Encourage the Local Municipalities to adopt and enforce maintenance and occupancy standards bylaws (Property Standard Bylaws) (OP: 86.24)</li> </ul>
<b>Accessory Apartments</b>	<ul style="list-style-type: none"> <li>▪ <b>Allow accessory apartments as-of-right in residential neighbourhoods.</b> As part of action 2.1, the Local Municipalities in consultation with Halton Region will develop appropriate policy requirements and standards for accessory apartments that would be incorporated into their respective Local zoning by-laws. (CHS: Action 2.1)</li> <li>▪ Developers should be encouraged to design accessory apartments into new and renovated housing supported by “as of right” approvals (MHS D.3 social 3)</li> </ul>	<ul style="list-style-type: none"> <li>▪ All upper- and single-tier municipalities, in conjunction with lower-tier municipalities, will develop and implement official plan policies and outline a strategy to phase-in and to achieve the intensification target. These policies and the strategy will – <ul style="list-style-type: none"> <li>- encourage the creation of secondary suites throughout the built-up area (PGP: 2.2.3.6 j))</li> </ul> </li> <li>▪ Require Local Official Plans and Zoning Bylaws to permit individual lot intensification such as accessory apartments or garden suites in residential neighbourhoods, provided that health, safety and other reasonable standards or criteria, including the adequacy of urban services are met (OP: 86.10)</li> </ul>
<b>Local Improvement Areas</b>	<ul style="list-style-type: none"> <li>▪ Halton Region will promote the development of Local Community Improvement Areas and assist the</li> </ul>	

Regional Strategic Directions (CHS & MHS)	Provincial Policies (PPS, PGP & ODA)	Existing Official Plan Policies
Local Municipalities in applying this tool and other financial tools in supporting the development of assisted and affordable housing. (CHS: Actions 2.1, 3.11)		
<b>Demolition and Conversion Policies</b> <ul style="list-style-type: none"> <li>▪ Establish standards to prevent the <b>demolition, or conversion, of rental housing</b> to other uses based on the guidelines recommended by the Joint Municipal Housing Statement. (CHS: Action 2.8)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Encourage the Local Municipalities and the development industry to provide innovative building design that will facilitate subsequent conversion to provide additional housing units (OP: 86.13)</li> <li>▪ Consider the conversion of existing rental housing to other uses based on guidelines recommended by the Housing Statement or Annual Housing Report (OP: 86.19)</li> </ul>	
<b>Monitoring</b>		<ul style="list-style-type: none"> <li>▪ Require that Local Municipal Housing Statements prepared independently of the joint Regional Municipal Housing Statements be submitted to Regional Council for approval (OP: 86.5)</li> <li>▪ Adopt, in conjunction with the Local Municipalities and in consultation with the Halton Advisory Committee and the development industry and other housing providers, five-year housing targets based on economic forecasts and housing needs identified in the Regional-Municipal Housing Statement.</li> </ul>

Regional Strategic Directions (CHS & MHS)	Provincial Policies (PPS, PGP & ODA)	Existing Official Plan Policies
		<p>(OP: 86.6) Based on the annual housing reports, set priorities among the various housing needs and implement programs and actions to address such needs (OP: 86.8)</p> <ul style="list-style-type: none"> <li>▪ Maintain a broad-based Halton Housing Advisory Committee to advise Council on housing issues in Halton, raise public awareness on housing needs, and monitor housing research from other jurisdictions (OP: 86.3)</li> <li>▪ Monitor annually through reports to Regional Council:           <ul style="list-style-type: none"> <li>a) the number and types of housing produced through new residential development and residential intensification,</li> <li>b) house prices for each housing type relative to income distribution in Halton,</li> <li>c) how targets for processing planning applications are being achieved.</li> <li>d) supply and demand for Assisted Housing, Affordable Housing and Special Needs Housing, and</li> <li>e) extent of homelessness in Halton (OP: 86.7)</li> </ul> </li> </ul>
<b>Additional Tools</b>	<ul style="list-style-type: none"> <li>▪ Halton Region, in co-operation with the Local Municipalities, would</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Seek funding allocation from the Federal and Provincial governments for</li> </ul>

Regional Strategic Directions (CHS & MHS)	Provincial Policies (PPS, PGP & ODA)	Existing Official Plan Policies
<p>determine <b>additional tools</b> (e.g. <b>inclusionary zoning</b>) to increase housing affordability and advocate for the use of these tools to the Province. As part of action 2.3, effort would be made to advocate with the Province to provide tools that would allow Halton Region and the Local Municipalities to require that higher density housing be constructed first in new communities. (CHS: Actions 2.3 and 3.12)</p> <ul style="list-style-type: none"> <li>▪ Adjust development charges and building permit fees for subsidized and/or affordable housing (MHS: D.4 social 1c))</li> <li>▪ Incentives should be provided to the development sector to provide affordable housing such as reducing property taxes for rentals (MHS: D.4 social 2)</li> <li>▪ Review large acreage existing post-industrial lands, brown fields and abandoned lands with respect to their role in supplying land for new development <ul style="list-style-type: none"> <li>- Land bank targeted lands (such as post-manufacturing areas, defence lands and tax defaults); and</li> <li>- Release to private sector</li> </ul> </li> </ul> <p>(MHS: D.4 land use 4)</p>	<ul style="list-style-type: none"> <li>▪ the provision of new Assisted Housing in Halton (OP: 86.17)</li> <li>▪ To participate in Provincial and/or Federal housing programs that are beneficial to housing development in Halton (OP: 85.10)</li> <li>▪ Encourage all levels of government to stimulate rental market housing construction in Halton to meet such needs (OP:86.18)</li> <li>▪ Encourage the Local Municipalities to expedite planning approvals and provide other incentives in the provision of Assisted, Affordable and Special Needs Housing (OP: 86.16)</li> <li>▪ To coordinate, improve upon, and expedite the development approval process so as to reduce the overall cost of housing (OP: objective 85.3)</li> <li>▪ To meet housing needs through the provision of assisted rental and special housing in Halton (OP: objective 85.5)</li> </ul>	

Regional Strategic Directions (CHS & MHS)	Provincial Policies (PPS, PGP & ODA)	Existing Official Plan Policies
<ul style="list-style-type: none"> <li>▪ Investigate the use of Section 37 of the Planning Act (<b>Bonusing</b>) to increase opportunities for affordable and assisted housing. (CHS: Actions 2.4, 3.13)</li> <li>▪ Through the creation of a Halton Region and Local Municipality Planning Team, Halton Region and the Local Municipalities will establish a process to <b>expedite assisted, affordable and special needs housing applications</b> to reduce the overall cost of housing. (CHS: Actions 2.5, 3.14)</li> <li>▪ Regional Council should develop a process and strategy for Regional provision of social housing. This could include using tools such as a task force or focus groups, etc. and should include the industry, community and staff (MHS: D.4 social 4)</li> <li>▪ As an outgrowth of new Provincial responsibilities, the Region of Halton should implement an 'affordable housing task force' as a major initiative to consider new approaches supported by Official Plan housing policy recommendations and local Zoning Bylaws. The Region should apply for provincial funding to develop a comprehensive community affordable housing strategy. (MHS:</li> </ul>		

<b>Regional Strategic Directions (CHS &amp; MHS)</b>	<b>Provincial Policies (PPS, PGP &amp; ODA)</b>	<b>Existing Official Plan Policies</b>
D.4 land use 3)		

## **Sources for Data Contained in Housing Policy Framework (Section 5.1)**

<sup>1</sup> Statistics Canada, 2001

<sup>2</sup> MPAC, 2004 as sourced in Halton Region 2006 Annual Housing Report

<sup>3</sup> CMHC Housing Completions 1995-2006 as sourced in Halton Region 2006 Annual Housing Report

<sup>4</sup> CMHC Housing Completions 1995-2006 as sourced in Halton Region 2006 Annual Housing Report

<sup>5</sup> Statistics Canada 2001 and 1996 Census data as sourced in Halton Municipal Housing Statement Hardy Stevenson and Associates Limited 2001

<sup>6</sup> Statistics Canada 2001

<sup>7</sup> Ibid.

<sup>8</sup> Royal LePage: Survey of Canadian House Prices. Fourth Quarter 2005, Issue no.34 as sourced in Halton Region 2006 Annual Housing Report

<sup>9</sup> CMHC Rental Market Survey 2005

<sup>10</sup> Ibid.

<sup>11</sup> A Comprehensive Housing Strategy Halton Region 2006

<sup>12</sup> Halton Region 2006 Annual Housing Report

<sup>13</sup> HATCH waiting list December 31 2005, as sourced in Halton Region 2006 Annual Housing Report

<sup>14</sup> Halton Region 2006 Annual Housing Report and A Comprehensive Housing Strategy for Halton Region 2006

<sup>15</sup> Halton Region, CMHC, 1996 & 2001 Census, Federation of Canadian Municipalities Quality of Life Reporting System as sourced in A Comprehensive Housing Strategy for Halton Region 2006

<sup>16</sup> A Comprehensive Housing Strategy Halton Region 2006

<sup>17</sup>Ibid.

<sup>18</sup> Ibid.