

Housing Summit - Responses to Questions

Panel Theme	Question/Comment	Answer Theme	Answer
Accessibility	I would be interested in hearing tonight about any planning around independent and accessible housing for younger people so that they don't have to be housed in facilities intended for seniors. This would work well if it were incorporated into the planning for walkable and transit-friendly communities.	Affordability	Answered during Summit - Universal design is the idea that young people today will be seniors tomorrow. The idea is not to build places for a specific timeframe but longer perspectives that span throughout people's lives. Housing needs to be designed for changes to accommodate accessibility for use by all kinds of populations. The Ontario Building Code has policies for barrier-free units like lower light switches and higher outlets, and more space to move around. A diverse housing supply also helps ensure there are options for residents at different stages of their lives.
Accessibility	I see the definite environmental & cost benefits of the housing types Professor Friedman has presented tonight. However, what are the long-term health (including mental health) repercussions of these? Having people living and working always in such close quarters wouldn't fare well in a pandemic for example.	Mental Health	This is a good questions for future consideration. The Town is not aware of long-term data available at this time, but this emphasizes the need for a complete community, whereby residents have equal access to outdoor parks and open space and other community amenities.
Accessibility	When we talk about affordability we must also talk about accessibility – the opportunity to live in available housing, which often needs to be adapted at further cost, to the needs of seniors and people with disabilities. In fact, if housing is not only affordable but also accessible through universal design, then retrofitting becomes less expensive.	Seniors	All development in Ontario must adhere to the Ontario Building Code including accessibility standards. A diverse housing supply helps ensure there are options for residents at different stages of their lives as well as different levels of mobility. The Town of Whitchurch-Stouffville also has an Accessibility Plan which can be found here: https://www.townofws.ca/en/residents/accessibility-plan.aspx
Accessibility	There has been no discussion about accessibility tonight. It is high time we talked about accessibility as well as affordability because we need to put people rather than money at the centre of our conversation. Stouffville's housing strategy needs to be a triple-A rating: Accessible, Adaptable and Affordable.	Seniors	All development in Ontario must adhere to the Ontario Building Code including accessibility standards. A diverse housing supply helps ensure there are options for residents at different stages of their lives as well as different levels of mobility. The Town of Whitchurch-Stouffville also has an Accessibility Plan which can be found here: https://www.townofws.ca/en/residents/accessibility-plan.aspx
Farmland	I'm a farmer in the new development area in the highway 48 corridor. I'm frantically planting trees to make up for all of the environmental devastations that are to cover the area. I'm wondering why it's up to people like me, and not something that's talked about earlier on in planning.	Intensification vs. sprawl	Projected growth in Whitchurch-Stouffville will be accommodated in built-up (i.e., already developed), greenfield (i.e., undeveloped), and rural areas. The Town permits development on new greenfield sites following a careful review of land supply, growth projections, and the potential impact to the environment. Much of the current farmland is protected and governed by the Greenbelt Act and Oak Ridges Moraine Act.
Farmland	Affordability tops my list. A close 2nd is where you plan on building. Paving over farmland isn't something I want.	Intensification vs. sprawl	Projected growth in Whitchurch-Stouffville will be accommodated in built-up (i.e., already developed), greenfield (i.e., undeveloped), and rural areas. The Region/Town permits development on new greenfield sites following a careful review of land supply, growth projections, and the potential impact to the environment. Much of the current farmland is protected and governed by the Greenbelt Act and Oak Ridges Moraine Act.
Farmland	My other is that we seem to automatically default to paving farm fields whereas I would prefer that we intensify in town	Intensification vs. sprawl	Projected growth in Whitchurch-Stouffville will be accommodated in built-up (i.e., already developed), greenfield (i.e., undeveloped), and rural areas. Growth in built-up areas will occur almost exclusively through intensification.

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Farmland	I'm still stuck on MZO's and how inappropriate they are. Paving Class A farmland will leave us as a community much poorer in the future. We need to reverse these MZO's and stop further ones.	MZOs	The Region/Town permits development on new greenfield sites following a careful review of land supply, growth projections, and the potential impact to the environment. Much of the current farmland is protected and governed by the Greenbelt Act and Oak Ridges Moraine Act. Minister's Zoning Orders (MZOs) are a provincial authority and cannot be overruled by the Town.
Infrastructure	Can the town add a center lane along Stouffville road ? As all house can on this road are going in danger when they do their daily commute.	Transportation	This question is outside the scope of the Housing Strategy and can be directed to the Public Works Department: https://www.townofws.ca/en/town-hall/public-works-department.aspx
Infrastructure	Are we also considering green infrastructure (e.g. swales, rain gardens, native plantings) and reducing paved areas and areas with low permeability such as turf lawns?	Sustainability	Planning for the natural environment and sustainable development are important components of the Official Plan Review currently underway, which will address green infrastructure.
Infrastructure	I would wish that the environmental aspects of development - re: water level, green space within the development, traffic control from the larger elements	Sustainability	Transportation plans modelling the impact on traffic are required as part of development applications. New development applications are also carefully reviewed in terms of open space and environmental features.
Other	Food security and environmental protection must be key in any decision making	Comment	Planning for the natural environment and sustainable development are important components of the Official Plan Review currently underway, and will address these issues.
Other	It takes more than housing to create community, what social supports are being put in place?	Social supports	Housing York Inc. works with many community agencies to provide suport and services to Housing York tenants. Community, non-profit, and faith groups may also provide social supports, but this is not overseen by the Town. Social supports are outside of the scope of the Housing Strategy.
Other	Affordable housing is a great idea and I would be very interested in such a project. How do you stop it from becoming an area of high crime? In the past, these types of projects have almost all become a haven for crime.	Stigma	Affordable housing is often wrongly associated with crime. The reality is that many people that move into affordable housing are already members of the community. Affordable housing developments must also meet the same development criteria as all other developments in the Town.
Transportation	Streets in Stouffville are already too narrow to allow long-term parking. Stouffville is a car centric town. How does one convince residents to park their 2-4 cars in parking lots and walk 5-10 minutes to their homes, carrying groceries in February?	Can't answer this	Town Response - There are various options for innovative housing forms that the Town can explore, including which of those are most appropriate for the Town's context, personal needs/preferences, and affordability.
Transportation	With the mandated growth, what is being done for the roads/infrastructure to accommodate the increasing population along with traffic, which is all already crammed and needs repair?	Development charges	Development charges are collected with each new development to pay for infrastructure costs associated with growth.
Transportation	I agree we need affordable housing for all. Today we are being urged to park our cars in our garages, as they are being stolen. How does putting Parking lots in place of driveways keep our cars safe? Also, we live in Canada where about 4 months of the year we are in Winter, with ice and snow... People of my age cannot cope with walking so far to our home carrying our groceries... Please advise why this is safer	Parking	Transportation plans modelling the impact on traffic are required as part of development applications.
Transportation	Are the common parking spaces mentioned by Professor Friedman assigned to individual homes and if so, what boundaries/changes are the owners allowed to implement?	Parking	Town Response - There are various options for innovative housing forms that the Town can explore, including which of those are most appropriate for the Town's context, personal needs/preferences, and affordability.
Transportation	I find the concept of moving the parking to a common lot intriguing. Do you ever build an underground garage to hide the cars and/or to accommodate the multi-car households that tend to dominate our town?	Parking	Town Response - The details related to parking would need to be addressed on a site specific basis, which could function similar to a typical apartment building development. There is a significant cost associated with underground parking which is typically why surface parking lots are more common. The concept needs to be addressed on a site by site basis.

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Transportation	If we have to increase our housing density in Stouffville, how can we ensure that the increase in population does not bring with it an increase in car traffic, congestion on our narrow streets, parking issues and pollution? How do we make the town more pedestrian and bicycle-friendly?	Parking	Transportation plans modelling the impact on traffic are required as part of development applications. The Town also plans for the long term provision of multi-use paths, trail and cycling infrastructure: https://www.cometogetherws.ca/active-transportation
Transportation	What is being done to mitigate traffic on Main Street in the core downtown area? As more development is approved, with more traffic being added to Main Street - Main Street is already operating at capacity during rush hour - how much more traffic can Main Street handle?	Parking	Transportation plans modelling the impact on traffic are required as part of development applications. The Town also plans for the long term provision of multi-use paths, trail and cycling infrastructure: https://www.cometogetherws.ca/active-transportation
What actions can address housing affordability?	What do you define as affordable housing costs? And how are the town taxes calculated on this affordable housing?	Affordability	Affordability can mean many things to many people and is often relative to a household's income. The Housing Strategy will use the definition of housing that costs 30% or less of pre-tax household income to align with Regional and Provincial definitions.
What actions can address housing affordability?	I'm interested in affordable rentals for single parents. Just an example of how much rent would be?	Affordability	Affordability can mean many things to many people and is often relative to a household's income. The Housing Strategy will use the definition of housing that costs 30% or less of pre-tax household income to align with Regional and Provincial definitions.
What actions can address housing affordability?	What do you define as affordable housing for the younger generation?	Affordability	Affordable housing can mean many things to many people. The Housing Strategy will use the definition of housing that costs 30% or less of pre-tax household income.
What actions can address housing affordability?	When we talk about housing affordability/cost, has anyone looked at median annual income realistically? It would seem not. or perhaps the lack of housing options is intentional.	Affordability	Comparing median income to median house prices/rents is one measure of affordability, but the Housing Strategy will use 30% or less of pre-tax income as the definition of affordability.
What actions can address housing affordability?	How can we plan for affordable housing for middle-income single individuals... not everything new has to be branded as a luxury which puts those people out of the	Affordability	The Housing Strategy will examine potential incentives that could be offered to developers in exchange for providing affordable units in new developments.
What actions can address housing affordability?	If we expect people to buy into stacked duplexes, triplexes and fourplexes (which I assume would reduce the cost of amenities and infrastructure), how do we ensure this type of housing remain affordable without developers setting prices to make	Affordability	The Housing Strategy will examine potential incentives that could be offered to developers in exchange for providing affordable units in new developments.
What actions can address housing affordability?	What are Prof. Friedman's thoughts on affordability in this context and what are the things that WS needs to think about.	Affordability	Answered during Summit - Achieving 30% affordability will require innovation in design, architecture, and planning.
What actions can address housing affordability?	What about the people that will live in the houses. Can you talk about the demographics that are having a hard time finding affordable housing. Can we say that the current mix of housing is meeting the needs of residents or is it now?	Affordability	Answered during Summit - The current mix of housing is not meeting the full range of housing needs. The average household income is less than half of what is currently required to pay for an average home price. That could be for young professionals who are starting out and wanting to buy but can't afford to buy in the community or can't afford to stay in the community. A diversity of housing types and tenures can help provide a greater range of housing affordability. Deep affordability will require additional financial assistance from other levels of government.
What actions can address housing affordability?	How are folks on social assistance possibly living here!? Seniors on pensions can't afford rent.	Affordability/ODSP/O W	Having a diversity of housing types and prices is important to ensure that everyone can find an affordable place to live. Analysis informing recommendations in the Housing Strategy includes residents on social assistance.
What actions can address housing affordability?	Part of the affordability question is the control of condo fees. As condo fees rise, the value of the unit diminishes, in comparison to a freehold unit. How do we 1 - ensure fees are managed effectively to remain affordable, and 2 how do we ensure these developments are going to be sustainable financially and do not become derelict. We need to ensure we are not doing a short-term fix.	Condo	Condominium boards are regulated by the Province and outside the scope of the Housing Strategy.

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What actions can address housing affordability?	How do we ensure housing will remain affordable when developers focus on profits regardless of the cost to build? The Town and/or community members shouldn't have to foot the bill for multi-million dollar corporations.	Developers	The Housing Strategy will examine potential incentives that could be offered to developers in exchange for providing affordable units in new developments.
What actions can address housing affordability?	Will you ever mandate that a percentage of all new building projects have a percentage be targeted to low-income individuals? To help end homelessness	Inclusionary zoning	Municipal tools such as inclusionary zoning and/or Community Improvement Plans can be used to mandate or incentivize the inclusion of affordable units as part of new developments. The Housing Strategy will be examining these tools.
What actions can address housing affordability?	Have you considered putting a cap on population density? Maybe Stouffville should remain smaller as opposed to overcrowded. We need to preserve our farmlands for future generations and our environment. The federal and provincial governments should look at releasing non-sensitive lands. An example could be, there are large buildings empty or underutilized that could be transformed into affordable housing.	Population growth	Growth and density targets are assigned to the Town by the Province and Region. The Town must conform to these targets.
What actions can address housing affordability?	Just one kilometre south in Markham, we have coach houses that are legal. Toronto is making it easier to do the same. Seeing that we are looking for affordable housing in Stouffville which would help seniors and new home buyers as well, would it not be beneficial to start the process here as well? I do not see why we should not start this like neighbouring cities have done so already. Thoughts?	Secondary suites	Secondary units in Whitchurch-Stouffville are generally permitted in single-detached houses and must be registered with the Town. There are currently no grants offered for secondary units. The potential to update the secondary suite policies/by-law is being considered as part of the Housing Strategy. For more information, please visit: https://www.townofws.ca/en/residents/second-suites-accessory-apartments.aspx
What actions can address housing affordability?	I would like to add my agreement to other comments mentioned above around expanding the allowable use of existing larger lots to include coach houses or garden suites. Increasing numbers of households are dealing with not only ageing parents but young adults who cannot afford to buy housing. It would make sense to find ways not only to increase the density in this way on existing lots but also to potentially ease pressure on long-term care.	Secondary suites	Secondary units in Whitchurch-Stouffville are permitted in single-detached houses and must be registered with the Town. There are currently no grants offered for secondary units. The potential to update the secondary suite policies/bylaw is being considered as part of the Housing Strategy. For more information, please visit: https://www.townofws.ca/en/residents/second-suites-accessory-apartments.aspx
What actions can address housing affordability?	Micro suites are a very affordable way to provide housing for young people in particular and building codes allow for greater than 14square meters however it is a big gap to the current minimum in WS for 37sq meters. Can we look at changing that bylaw as well as the bylaw restriction of only 1-second suite in a residential building?	Secondary suites	Secondary units in Whitchurch-Stouffville are permitted in single-detached houses and must be registered with the Town. There are currently no grants offered for secondary units. The potential to update the secondary suite policies/bylaw is being considered as part of the Housing Strategy. For more information, please visit: https://www.townofws.ca/en/residents/second-suites-accessory-apartments.aspx
What actions can address housing affordability?	I also noted that affordability does not appear to include Real Estate and its growing costs..... should this exercise include options to get the Province to address elements not able to be addressed by the region of municipalities?		Provincial and federal policy is outside of the scope of the Housing Strategy. However, partnerships with other levels of government will be considered as part of the strategy.
What actions can address housing affordability?	By providing municipal land to NFP agencies, you may spur the construction of purpose-built rental housing, has this point been considered?	Rental	A number of municipalities have used municipal land to encourage affordability and bring non-profit and private developpers together to create innovative design and mixed-income communities. Rental housing is an important part of the housing continuum as it typically provides a more affordable option than homeownership. There is currently very limited rental stock in Whitchurch-Stouffville.

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What actions can address housing affordability?	the only way we were able to get into the housing market in Stouffville 24 yrs ago was that our home was a duplex and the rent from the other unit almost covered our mortgage. I have no idea how my adult children can afford to buy a home anywhere near where they call home.	Secondary suites	A benefit of secondary units is they can provide income to help with a mortgage while increasing the rental stock in Whitchurch-Stouffville. For more information on secondary units, please visit: https://www.townofws.ca/en/residents/second-suites-accessory-apartments.aspx
What actions can address housing affordability?	I like the comments about providing people in the service sector with affordable housing. Many Walmart employees are not allowed to be "full time". We need modest places for people limited to 30 hours near minimum wage a week.	Employment	Ensuring service workers can afford to live in Whitchurch-Stouffville is an important component of the Housing Strategy
What actions can address housing affordability?	Has Professor Freidman seen a successful higher density affordable housing development be built 4-5 km from a town centre and basic services, in a location that does not have public transit?		Town Response - Higher density developments would generally be directed to areas with appropriate infrastructure and community services required to support the development.
What does growth mean for our community?	We have had real estate price bubbles in 1973, 1980, 1989, 2006 and now. Each previous bubble was followed by a price crash. The answer to high prices is high prices. The average single-detached home price in the GTA is \$1.1mm. The average family income is \$150,000/year. Do you feel that this time it's different? These	Affordability	The Consulting Team/Town is unable to answer this question as its contingent upon a number of market factors.
What does growth mean for our community?	New dwellings will be in place for the next 80+ years. What is being done to ensure new dwellings and respective neighbourhoods are sustainable and future-proofed? (i.e., homes are EV ready + electrical grid too, resilient to climate change, energy-efficient, etc.).	Building code	Answered during Summit - The Official Plan Review for Whitchurch-Stouffville will address policies for climate change, sustainability, and green development. The Ontario Building Code has also been amended to make buildings more energy efficient.
What does growth mean for our community?	If push came to shove, would the town ever disapprove of a future development request that wanted to implement a 7 units/acre density?	Density	The Town cannot stop developers from submitting requests for rezoning. All rezoning applications are reviewed to ensure conformity with Town and Regional policies before being permitted. The Official Plan can establish minimum and maximum densities appropriate to the location/designation.
What does growth mean for our community?	How do we remove developer profit out of these decisions? We should focus on what is good for citizens.	Developers	Developers are private businesses
What does growth mean for our community?	Social housing in Whitchurch-Stouffville is virtually impossible. We have an \$80 million infrastructure deficit with a residential tax base of 93%. How would you	Employment	Funding for public housing can come from all levels of government. Taxation and infrastructure are outside the scope of the Housing Strategy.
What does growth mean for our community?	Stouffville needs to diversify its tax base. Relying on a residential tax base isn't working and should be concentrated on	Employment	Taxation is outside the scope of the Housing Strategy. Questions about taxation can be addressed to the Finance Department: https://www.townofws.ca/en/town-hall/finance.aspx . The Town is working to advance economic development opportunities and diversify its tax base through the addition of more employment areas.
What does growth mean for our community?	"Uncoupling us from our cars," is not possible, Professor Friedman, when there is no work in the town for the people who live here. Maybe we could look at attracting companies.	Employment	The Housing Strategy will consider housing for local service workers. The Town is working to advance economic development opportunities and diversify its tax base through the addition of more employment areas.
What does growth mean for our community?	Part of the affordability equation is having good sustainable jobs in town, the annual cost of go train is close to 5K. Taking 5K off your salary to go work, is heavy. Let alone the lost opportunity for local businesses to flourish by having more real jobs in Stouffville. How will the region will or town stop the brain drain?	Employment	The Housing Strategy will consider housing for local service workers. The Town is working to advance economic development opportunities and diversify its tax base through the addition of more employment areas.
What does growth mean for our community?	How can we stop overseas ownership sales of homes that are simply a place for them to put their money and are not even in the country? This drives prices up and ends up being rented to ridiculous prices.	Foreign buyers	The Province of Ontario recently introduced the Non-Resident Speculation Tax of 15% on residential property in the Greater Golden Horseshoe, including York Region. The tax applies to individuals who are not citizens or permanent residents of Canada, foreign corporations, and taxable trustees.

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What does growth mean for our community?	The reason we have skyrocketing home prices is the lack of federal action. The feds have turned a blind eye to foreign buyers and yes some criminal element laundering money. The majority of foreign buyers look at homes/condos as an investment and leave them empty. The federal government is printing money faster than revenue. The feds have and the mortgage market with billions of dollars. Very questionable mortgages, low quality and risky loans have added to the instability of our housing market. We need to look at the reasons for these problems not adding fuel to the	Foreign buyers	The Province of Ontario recently introduced the Non-Resident Speculation Tax of 15% on residential property in the Greater Golden Horseshoe, including York Region. The tax applies to individuals who are not citizens or permanent residents of Canada, foreign corporations, and taxable trustees.
What does growth mean for our community?	In the midst of building new, high-density, sustainable green buildings, how will the municipality encourage and ensure that heritage buildings and neighbourhoods are preserved?	Heritage Act	The Ontario Heritage Act gives municipalities the ability to designate or list buildings on heritage registers. Development of designated or listed buildings must follow provisions described in the Act. All development in Ontario is subject to the Heritage Act. The Town is currently undertaking a Heritage Conservation District Study: https://www.cometogtherws.ca/heritage
What does growth mean for our community?	As the statistics make it abundantly clear that for quite some time (decades), the starts and completions of purpose-built rental units have fallen short or more accurately are non-existent, shouldn't the official plan make it a requirement that new developments approved must have an extra-high percentage of these units to start a move towards re-balancing the stock to levels needed for this sector of the market? Or on the flip side, restrict the percentage of the building of further single-	Inclusionary zoning	Municipal tools such as inclusionary zoning and/or Community Improvement Plans can be used to mandate or incentivize the inclusion of affordable units as part of new developments. The Housing Strategy will be examining these tools.
What does growth mean for our community?	There is a large tract of land on the SW corner of 48 and Stouffville road that will no doubt be a residential development. How much control can WS staff have over developing this using a mixed housing plan? This and any other future development lands?	Municipality	Answered during Summit - The Town exerts control over development through its Official Plan, Secondary Plans, and zoning bylaw. Depending on the location, a development may also be subject to additional Regional policies. All development applications are publicly available including required studies as part of the application. A public meeting is typically required. In some instances, a Minister's Zoning Order (MZO) may be used to bypass the public process for a development deemed to be of provincial interest.
What does growth mean for our community?	Why is the town council sneakily endorsing MZOs by a singular developer and then asking the public input a full year later?	MZOs	Minister Zoning Orders are a planning tool authorized under the Ontario Planning Act. MZO's are typically used to expedite development in cases where a provincial interest is being served, and are beyond the jurisdiction of the Town. In most cases, the Province does seek input from the municipal council to inform their decision. Once an MZO is in effect, there are still other planning approvals that are often required (i.e., Draft Plan of Subdivision) which requires formal public consultation and review under the Planning Act.
What does growth mean for our community?	We keep hearing that MZOs can override municipal plans, the TRCA and other regional conservation authorities, and environmental assessments. For example, the council of the city of Hamilton has rejected urban sprawl, ie. building on farmland, in favour of intensification/development within its urban area. However, the province has the power to override that decision. How will Stouffville resist	MZOs	Refer to above comment. Town Council would typically indicate whether or not they endorse a particular MZO request, which would be dependant upon the nature of the site-specific request and overall benefit to the community.

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What does growth mean for our community?	Will you allow citizens to vote on expanding urban boundaries? Hamilton recently officially polled citizens and 90% voted not to pave farmlands. Stouffville held no vote and is currently using MZO's to expand urban boundaries without public consultation.	MZOs	Hamilton City Planning Staff, and their consultant team, recommended an "ambitious density" growth scenario be endorsed by Council whereby urban expansion would be required to accommodate future growth. Hamilton Council did not accept the staff and consultant team recommendation and has directed staff to prepare the necessary Official Plan Amendment to implement a "no expansion" option to be submitted to the Ministry for approval. As a single-tier municipality, the Province ultimately is the approval authority for the Official Plan Amendment (OPA) to implement the City of Hamilton's Growth Management Strategy (GMS). It is not known at this time whether the Province will approve the City's Official Plan Amendment; however, they have been noted on record in the past indicating that a "no expansion" scenario for the Hamilton context would not be in conformity with the Provincial Land Needs Assessment Methodology that is used to determine the need for settlement area expansion (https://www.thespec.com/opinion/contributors/2021/10/15/no-boundary-expansion-option-for-hamilton-is-unrealistic-and-irresponsible.html). In the case of the Town of Whitchurch-Stouffville, any proposed settlement area expansions are considered through the Region of York's Municipal Comprehensive Review, and would be a Regional Council decision (subject to Provincial approval).
What does growth mean for our community?	We need to stop accepting MZO's and focus on all of the environmental studies and processes that normally occur including excellent community involvement like this. This is an excellent session but should have happened instead of MZO's. Community voice is critical.	MZOs	MZOs are a powerful tool that can be used to "fast track priority projects of provincial interest". It does, in effect, circumvent the planning process by enabling the Province to approve a change in the principle of a land use in a lower tier official plan in the absence of public consultation. This is instead addressed through consultation with a local Council; however, they may not always consult with the Councils of adjacent municipalities when there are proposals that straddle or are proximate to municipal boundaries. An MZO does not mean that studies to support the development proposal are not required. Developers are still required, through further development approvals (i.e., Draft Plan of Subdivision), to provide the necessary studies to demonstrate how environmental impacts are being mitigated and may also allow for mitigation through replacement of provincially significant wetlands rather than mitigation through avoidance.
What does growth mean for our community?	As the professor noted in his talk tonight about density, Stouffville needs to determine what its 'value system' is such as having a smaller density and lots of green spaces. This should be asked to residents at a future Pubic Information Centre held by the town.	Official Plan	The Town's Official Plan captures resident values to help guide development. The Town is currently undertaking an Official Plan Review to update this document. Please visit the Official Plan Review project webpage here: https://www.cometogetherws.ca/opr
What does growth mean for our community?	Does/could WS develop a "values" document that would incorporate public input?	Official Plan	The Town's Official Plan captures resident values to help guide development. The Town is currently undertaking an Official Plan Review to update this document. Please visit the Official Plan Review project webpage here: https://www.cometogetherws.ca/opr
What does growth mean for our community?	Can you clarify who is mandating the growth? What do you mean by that statement?	Population growth	Answered during Summit - Growth and density targets are assigned to the Town by the Province and Region. The Town must conform to these targets.
What does growth mean for our community?	Back in the early 2000's we had a cap. only a limited amount of building permits were issued. Can we reduce the amount of growth by reducing the amount of permits?	Population growth	The growth forecasts for the Town are allocated by the Province/Region in accordance with the Province's Growth Plan and the Region's Municipal Comprehensive Review. The Town is required to conform to the Region's new Official Plan and plan to achieve the growth forecasts.

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What does growth mean for our community?	Stouffville's slogan is "Country Close to the City", I have lived in the town for over 14 years and have seen a lot of major growth (residential and commercial). Although some growth is good and needed; at which point should it be recognized that growth should be slowed down in the town to reflect the key slogan (which is why people moved here in the first place)? If doubling the growth in Stouffville continues, the town will begin to lose its 'sense of place'. How is the town going to	Population growth	Growth and density targets are assigned to the Town by the Province and Region. The Town must conform to these targets. The Town's Official Plan captures resident values to help guide development. The Town is currently undertaking an Official Plan Review to update this document. Please visit the Official Plan Review project webpage here: https://www.cometogetherws.ca/opr
What does growth mean for our community?	Has it ever been considered to not drastically increase the population of Stouffville? Not everyone wants to live in a big city.	Population growth	Ontario's top-down policy-led planning system takes direction from the Planning Act, Provincial Policy Statement, and Growth Plan for the Greater Golden Horseshoe. The province allocates a share of the project growth to each of its upper-tier regional municipalities. It is at this point in the Region Municipal Comprehensive Review process that the lower tiers have an opportunity to discuss their growth allocation. As a lower-tier municipality within a two-tier system, the Town of Whitchurch-Stouffville must plan for the population allocated by the Region to the 2051 planning horizon. Municipalities are further encouraged to exceed the minimum, where/if appropriate. Sometimes, lower-tier municipalities look for additional population allocation rather than less allocation in order to justify requests for capital investments from other levels of government for various infrastructure (e.g. expansion of GO Transit to Whitchurch-Stouffville) and, previously, improvements in water and wastewater. There is little opportunity to request a reduced target. The Growth Plan for the Greater Golden Horseshoe sets out the circumstances in which an alternate target could be accepted (Policy 2.2.2.1, Policy 2.2.2.4, Policy 2.2.2.5, Policy 2.2.7.2, 2.2.7.4, Policy 2.2.7.5, Policy 5.2.5.1, Policy 5.2.5.9). This generally requires that it be demonstrated there are specific physical limitations to accommodating the allocated growth, such as capacity constraints in the infrastructure servicing systems.
What does growth mean for our community?	Who says the growth targets are correct for the Town of Stouffville? Perhaps the overall policy growth targets should be reviewed. How often are they reviewed?	Population Growth	Population projections are included within the Growth Plan for the Greater Golden Horseshoe as part of Schedule 3 to the Growth Plan. The current population projections set out in Schedule 3 focus on a 30-year planning horizon, with the ultimate year being 2051. The first release of the Growth Plan was in 2006 (projecting population to 2031). The Province completed a 10-year review and update to the 2006 growth plan beginning in 2015, following which the 2017 Growth Plan for the Greater Golden Horseshoe was released (projecting population to 2041). The Growth Plan was updated in 2019 and amended in 2020 (projecting population to 2051). In accordance with the policies of the Growth Plan for the Greater Golden Horseshoe, The Minister will review the forecasts contained in Schedule 3 at least every 5 years in consultation with municipalities, and may revise the schedule, where appropriate. Given that the Region and the Town are actively working to implement the current Schedule 3 forecasts, the next opportunity for review will come no sooner than 5 years after the Minister's approval of the Region's Official Plan Review/ Municipal Comprehensive Review.

Housing Summit - Responses to Questions

Panel Theme	Question/Comment	Answer Theme	Answer
What does growth mean for our community?	Who is confirming the accuracy of these population projections? I agree that gentle density is a better approach for WS.	Population growth	Population projections were prepared for the Province by Hemson Consulting to be included in Schedule 3 to the Growth Plan. Regional and local municipalities undergo their own independent growth management and land budgeting processes to allocate and project population for the local context and to demonstrate how provincial targets can be achieved. Watson and Associates Economists Limited are working with both the Region and the Town to determine the regional and local allocations.
What does growth mean for our community?	How will the town ensure we keep the momentum going so we can get from plan to execution as quickly as possible while ensuring due diligence?	Process	The Housing Strategy will include short-, medium-, and long-term objectives to address housing need in Whitchurch-Stouffville.
What does growth mean for our community?	I'm hearing some descriptive phrases that imply slowness for rezoning, bylaw changes etc. all levels of government need to be keeping pace or we'll still be talking	Process	The Housing Strategy will include short-, medium-, and long-term objectives to address housing need in Whitchurch-Stouffville.
What does growth mean for our community?	Why is it the more people that live here, the taxes go up higher and we get less services?	Property taxes	Taxation is outside the scope of the Housing Strategy. Questions about taxation can be addressed to the Finance Department: https://www.townofws.ca/en/town-hall/finance.aspx
What does growth mean for our community?	The rental of a 3 bedroom in Stouffville is 2700 and above. when Madame Cameron presents we are not hearing about this. can regional offices do something about this	Region	The Region prepares a Housing and Homelessness Plan and also provides market and subsidized housing through its housing corporation Housing York Inc. York Region cannot control rents that are charged for a unit as rent control is under provincial jurisdiction.
What does growth mean for our community?	Why isn't there any specific to Stouffville rental properties information?	Rental	CMHC suppresses data when there are too few data points to avoid respondents being easily identified. In the case of Whitchurch-Stouffville, this is likely due to the small amount of rental stock in the community.
What does growth mean for our community?	Another factor at least partially in control of the municipality and region is the strength of tenant rights. Part of the market pressure on rising prices is the misery and instability of renting. People are willing to risk overextending their credit to have stability. We can offer stability for renters with the stroke of a pen.	Rental Tenancies Act	Two main types of tenant protections in Ontario include rent control and rental demolition control bylaws. Rent control is governed by the provincial government and limits the amount that rent is allowed to increase in a given year for any rental unit built and occupied before 2018, including in Whitchurch-Stouffville. Rental demolition bylaws require the replacement of any rental units removed as part of the construction of a new development. Introducing a rental demolition control bylaw in Whitchurch-Stouffville is being considered as part of the housing strategy.
What does growth mean for our community?	Will high density be implemented into the land that has already been bought by developers?	Rezoning	Developers can apply for a zoning bylaw amendment if they want to build anything that does not conform to the existing bylaw. Zoning bylaw amendments are reviewed by the Town for conformity with local and regional policies.
What does growth mean for our community?	If an individual wanted to get in on this early to enable them to buy into a new community, will there be a way for them to do this? Especially for those who	Unsure what this means?	This question is outside the scope of the Housing Strategy
What does growth mean for our community?	Why should a person who invests in a town, pays taxes but leaves the house vacant, pay a penalty?	Vacant home tax	Vacant home taxes help increase housing supply by encouraging owners to sell or rent an underutilized unit.
What does growth mean for our community?	Following this presentation tonight, it would be great to see a summary report prepared including all questions asked tonight along with replies to each	Yes!	
What does growth mean for our community?	I like this lego approach to housing but how do municipality bylaws as they presently exist make this Possible?	Zoning	Answered during Summit - Flexible zoning bylaws are important to encourage greater housing diversity and affordability. The potential for updating the Whitchurch-Stouffville zoning bylaw is part of the scope of the Housing Strategy.
What does growth mean for our community?	What is the budget spend that Stouffville has committed to all of the consultants working on developing this plan?		The budget for undertaking the Housing Strategy in support of the Official Plan Review is \$78,000.

Housing Summit - Responses to Questions

Panel Theme	Question/Comment	Answer Theme	Answer
What does growth mean for our community?	Can the town provide a map on their website that is easy to find which illustrates current developments? Would like to see where these commercial and residential developments are being proposed and where they are approved. Possibly colour-coded based on the status from the initial application.		The Development Activity Map can be found here: https://www.townofws.ca/en/Map-Gallery.aspx
What type of housing is needed? (typology)	In a lot of jurisdictions (see Alberta), cycles of high housing demand have led to corners being cut on architectural quality, leading to issues like building envelope failure of low-quality building materials. Do these higher-density developments we're discussing here make it easier to ensure that we can both control costs and	Building code	All development in Ontario must adhere to the Ontario Building Code.
What type of housing is needed? (typology)	Have you considered massive timber multistory apartments? Being built modularly in Europe very quickly and attractively.	Building code	All development in Ontario must adhere to the Ontario Building Code.
What type of housing is needed? (typology)	Why wouldn't most housing developments operate and aim for net-zero?	Building code	All development in Ontario must adhere to the Ontario Building Code. The Town's new Official Plan will consider policies that encourage sustainable development.
What type of housing is needed? (typology)	I really think that so far we haven't seen those innovative communities in Ontario- what can we do to change the policies, the importance of aesthetics in building materials, and how can we get incentives to help us get to more sustainable building and net-zero building. Have we talked about how we can get developers to talk with municipalities- and the communities?	Building code	Answered during Summit - Developers and the Town communicate throughout the development process, but the Town has limited ability to explicitly demand what developers build and developers want to build housing that is financially viable. The Town can influence what is built through the Official Plan, zoning bylaw, and incentives. The Housing Strategy will examine all three in the context of affordable housing needs in Whitchurch-Stouffville.
			Planning for the natural environment and sustainable development are important components of the Official Plan Review currently underway. Developments must also adhere to sustainability measures in the Ontario Building Code.
What type of housing is needed? (typology)	Have you worked on Coop housing where cost is limited?	Co-op housing	Housing co-ops can provide an affordable housing option in communities where they operate. In York Region, there are currently co-ops in York Region in Newmarket, Aurora, Thornhill, Keswick, Markham, and Jackson's Point.
What type of housing is needed? (typology)	If we built some of these stacked homes (I like all these ideas), will there be condo or maintenance fees? Those seem to be problematic.	Condo	Condo boards are independent of Town/Region

Housing Summit - Responses to Questions

Panel Theme	Question/Comment	Answer Theme	Answer
What type of housing is needed? (typology)	Define "Density", what is good for Canada, for here in Stouffville?	Density	Answered during Summit - Whitchurch-Stouffville is required by the Region to add approximately 15,390 housing units by 2051. Most of this growth will be directed to the Town's built-up area (i.e., where infrastructure to support housing already exists) and be provided through a combination of low-, medium-, and high-density housing, including detached houses, semi-detached/row houses, and apartments/condominiums. "Good" density is highly dependent on context such as available infrastructure and community values, and there is no precise definition for Whitchurch-Stouffville because of differences between communities. While Whitchurch-Stouffville will have to become denser to meeting Regional growth targets, density will depend on the location and features we are working with. The Town will be closely examining density in different communities through the Official Plan Review so it can assign appropriate densities in locations that are best suited for different types of uses. For example, there will likely be more density near GO Train stations because of the higher-order transit and connections to downtown Toronto. The new Official Plan will consider appropriate density limits relative to the specific land use designations.
What type of housing is needed? (typology)	Housing for empty nesters who want to downsize, but also tuck away some savings for retirement when they sell their current home is basically impossible if they want	Importance of supply	A diverse housing supply helps ensure there are options for residents at different stages of their lives.
What type of housing is needed? (typology)	Will the province be able to override your Official Plan if it does not align with its values?	Policy	The Town's Official Plan must conform with York Region's Official Plan to be approved. York Region's Official Plan is approved by the Province.
What type of housing is needed? (typology)	What happens if we don't meet the mandated growth? Can we just sit this one out?	Population growth	Failure to meet the growth targets will impact the Town's ability to provide the infrastructure it has planned for due to lack of revenue.
What type of housing is needed? (typology)	Is WS looking at innovative solutions as presented by Dr. Friedman?	Population growth	The Town will be exploring a lot of these innovative and creative solutions through the Official Plan Review and Housing Strategy to address accessibility, equity, affordability and access to housing.
What type of housing is needed? (typology)	Nowhere did Mr. Friedman suggest 15-20 story buildings yet they are appearing as zoning requests constantly.... how can we stop this.....	Rezoning	The Town cannot stop developers from submitting requests for rezoning. All rezoning applications are reviewed to ensure conformity with Town and Regional policies before being permitted. Taller buildings may be appropriate depending on the location, infrastructure, etc., and will be considered through the Official Plan Review.
What type of housing is needed? (typology)	Several regions in Ontario have programs in place to support the building of secondary suites/granny flats on larger single-family lots. Toronto is subsidizing the construction of secondary suites provided they are used for family or for low-cost rental. I believe we currently have no bylaws in place for this type of housing.	Secondary suites	Secondary units in Whitchurch-Stouffville are permitted in single-detached houses and must be registered with the Town. There are currently no grants offered for secondary units. The potential to update the secondary suite policies/bylaw is being considered as part of the Housing Strategy.

For more information, please visit:

<https://www.townofws.ca/en/residents/second-suites-accessory-apartments.aspx>

Housing Summit - Responses to Questions

Panel Theme	Question/Comment	Answer Theme	Answer
What type of housing is needed? (typology)	What considerations has the town made to allow for Garden Suites/Laneway suites on existing residential properties to help with generational living as well as the intensification of existing lands within the downtown area? Nearby cities are seeing huge advantages to allowing these home types.	Secondary suites	Secondary units in Whitchurch-Stouffville are permitted in single-detached houses and must be registered with the Town. There are currently no grants offered for secondary units. The potential to update the secondary suite policies/bylaw is being considered as part of the Housing Strategy. For more information, please visit: https://www.townofws.ca/en/residents/second-suites-accessory-apartments.aspx
What type of housing is needed? (typology)	Many municipalities favour Second Suites (Granny Flats) and offer grants toward renovations to create a Second Suite. What is the Town's position on Second Suites and is a grant program part of any discussions?	Secondary suites	Secondary units in Whitchurch-Stouffville are permitted in single-detached houses and must be registered with the Town. There are currently no grants offered for secondary units. The potential to update the secondary suite bylaw is being considered as part of the Housing Strategy. For more information, please visit: https://www.townofws.ca/en/residents/second-suites-accessory-apartments.aspx
What type of housing is needed? (typology)	Would love to see way more duplexes (like Montreal). I would also like to see a stop to the street after street that looks exactly alike (the cookie-cutter homes). We also need to look at our lack of infrastructure, if you want to walk/ bike ride/ take a bus to shops and work and schools then we need to create the means to do this. Our	Transportation	Transportation is outside of the scope of the Housing Strategy. Information about the Town's Active Transportation Servicing Plan can be found on the Town's website: https://www.cometogtherws.ca/active-transportation
What type of housing is needed? (typology)	How do we convince developers to construct these interesting multi-unit dwelling types Professor Friedman suggests? Developers in Ontario appear to be exclusively interested in townhouses because they can get more units to sell and make more money.	Zoning and incentives	Developers are able to build what is permitted by the zoning bylaw for their property. Developers wishing to build something other than what is permitted can apply for a zoning bylaw amendment. The potential for updating the Whitchurch-Stouffville zoning bylaw is part of the scope of the Housing Strategy.
What type of housing is needed? (typology)	Based on Dr. Friedman's negative view on highrises I would like to know if the council will be meeting to discuss other options going forward.		Building height is governed by the zoning bylaw and Official Plan. Developers can apply for bylaw amendments if they wish to build in excess of these height. Building heights considered as part of the Official Plan Review.