

Whitchurch-Stouffville Housing Strategy

Phase II: Housing Strategy Presentation

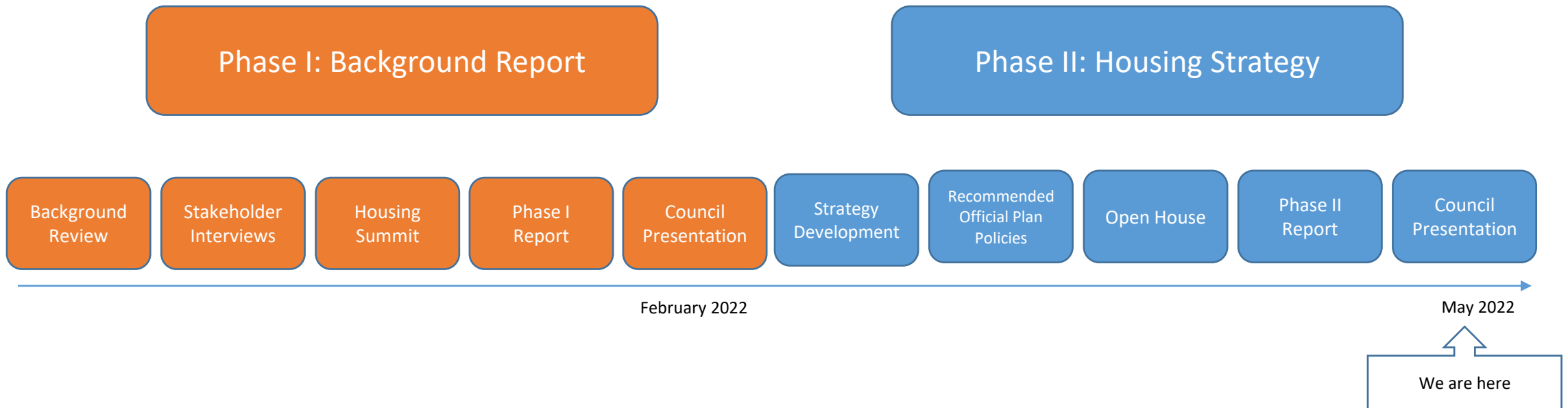
May 18, 2022



Project Purpose & Overview

- The Housing Strategy will ensure there are sufficient housing options in the Town to meet the full spectrum of housing needs to the year 2051
- Phase I: Background Report
 - Housing background, trends analysis, needs assessment
 - Endorsed by Council in February 2022
- Phase II: Housing Strategy
 - Vision, goals, recommendations
 - Action Plan
 - Draft Official Plan policies

Project Timeline and Deliverables



Engagement & Consultation

Phase I

- Housing Summit (approximately 160 attendees)
- Community Survey (75 responses)
- Stakeholder Interviews (10 interviewees)

Phase II

- Open House (38 attendees)

Phases I & II

- Technical Advisory Committee

Phase I Report: Key Findings

1. Significant population growth projected (88,155 people by 2051)
2. Affordability challenges
3. Lack of housing diversity
4. Density and protecting green space
5. Community opposition

Housing Strategy

Housing Strategy Vision

Housing that is dignified and affordable is available for all residents of Whitchurch-Stouffville no matter their age, family composition, or income

Housing Strategy Goals

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1. Increase diversity of built form and tenure to provide more housing options for current & future residents
2. Promote greater intensification and density to leverage existing physical and social infrastructure and appropriately manage growth
3. Protect and expand purpose-built rental supply
4. Increase support from Council, Town staff, local developers, and residents for new housing developments through awareness and outreach

Housing Strategy Recommendations

Housing Strategy Recommendations

Four themes:

1. Policy & Zoning
2. Incentives (Financial & Non-Financial)
3. Advocacy, Awareness & Outreach
4. Monitoring

Policy & Zoning

1. Include definition of “affordable” in the Official Plan

Ownership	Rental
30% of gross annual income for low- and moderate-income households (lowest 60% of income distribution)	125% or less of average market rent

Policy & Zoning

2. Identify and establish affordable housing targets and purpose-built rental targets in the Official Plan

Housing Target	Total Number of Units Targeted to 2051	Average Annual Number of Units to 2051
New housing units (market and affordable)	14,476 units	483 units
New affordable housing units (all housing typologies)	4,038 units	135 units
New purpose-built rental units	1,750 units	58 units
New affordable purpose-built rental units	875 units	29 units

Policy & Zoning

3. Include support for higher-density housing, infill development, and non-traditional housing types in the Official Plan
4. Develop a policy to review suitability of municipal land or buildings for housing before selling/leasing or redevelopment
5. Explore the potential and include enabling policies in the Official Plan for inclusionary zoning (IZ) in Provincially-approved areas
6. Introduce demolition/conversion control and rental replacement policies and framework

Policy & Zoning

7. Expand Additional Residential Unit (secondary suites/accessory apartments) permissions
8. Ensure the new Official Plan is not overly restrictive in its language and not unintentionally discriminatory to accommodating various housing options
9. Following the completion of the new Official Plan, as part of a comprehensive Zoning By-law review and/or update, ensure that Zoning By-law regulations are not overly restrictive or unintentionally discriminatory
10. Provide direction in the Official Plan to implement the Housing Strategy

Incentives (Financial & Non-Financial)

11. Explore viability of financial and non-financial incentives for affordable housing and purpose-built rental developments

Financial	Non-Financial
• Development charges grants or deferrals • Planning application fees grants or waivers • Parkland dedication fees grants or waivers • Property tax reduction or deferrals	• Reduced parking requirements

Advocacy, Awareness & Outreach

12. Encourage discussion/negotiation with private developers to achieve affordable housing targets as part of the planning approvals process
13. Facilitate collaboration and partnerships between private, public, and non-profit groups to create affordable housing
14. Advocate for additional funding for housing from the Federal and Provincial governments

Monitoring

- 15. Develop a housing indicators monitoring and reporting system
- 16. Review the Housing Strategy every five to ten years

Model Official Plan Policies

Model Official Plan Policies

- Model Official Plan Policies included as an Appendix to the Housing Strategy
- Provide sample wording for policies to support/implement recommendations in the Housing Strategy
- Will inform policies as part of the Official Plan Review underway
- Met with Official Plan Review (OPR) team to discuss model policies to streamline their work

Q & A

