

Whitchurch-Stouffville Housing Strategy Open House

Welcome!

March 8, 2022



Join the Discussion: cometogetherws.ca/housing

Tim Hayward, Policy Planner II, Town of Whitchurch-Stouffville
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Phone: (905) 640-1900 ext. 2234



Your Facilitators

Faith, Zahra, and Nicole (Dillon Consulting)

Project Team Present

Consultant Team

Tim Welch Consulting Inc.

- Tim Welch
- Ryan Taylor

Dillon Consulting

- Kelly Martel

Town Staff

- Meaghan Craven – Manager, Planning Policy
- Randall Roth – Senior Policy Planner
- Tim Hayward – Policy Planner II

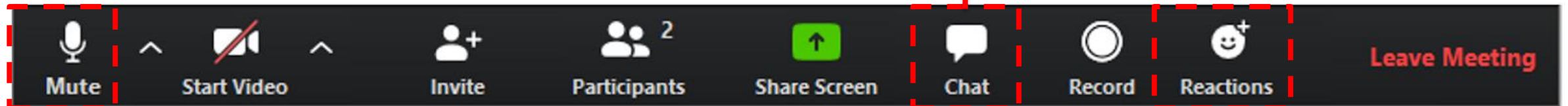
Zoom Housekeeping

- This event is being recorded.
- Audience video is ON and mics are OFF. You will be unmuted when asking a question during the Q+A and discussion.
- Submit any technical questions in the Q+A or send a chat to Nicole.
- Participate in the Zoom polls.
- Using the Q+A...

Have a Question?

Use the raised hand function or chat to submit question

Access the chat window
to chat with everyone or
host



Mute and
unmute your
microphone

Raise Hand

Poll #1: What aspect of housing in
Whitchurch-Stouffville is most important to
you?

Open House Purpose

1. Present work to date on the Housing Strategy for comment
2. Gain resident insight and feedback on preliminary **vision, goals, and recommendations** to shape the next iteration of the Housing Strategy
3. Answer questions

Agenda

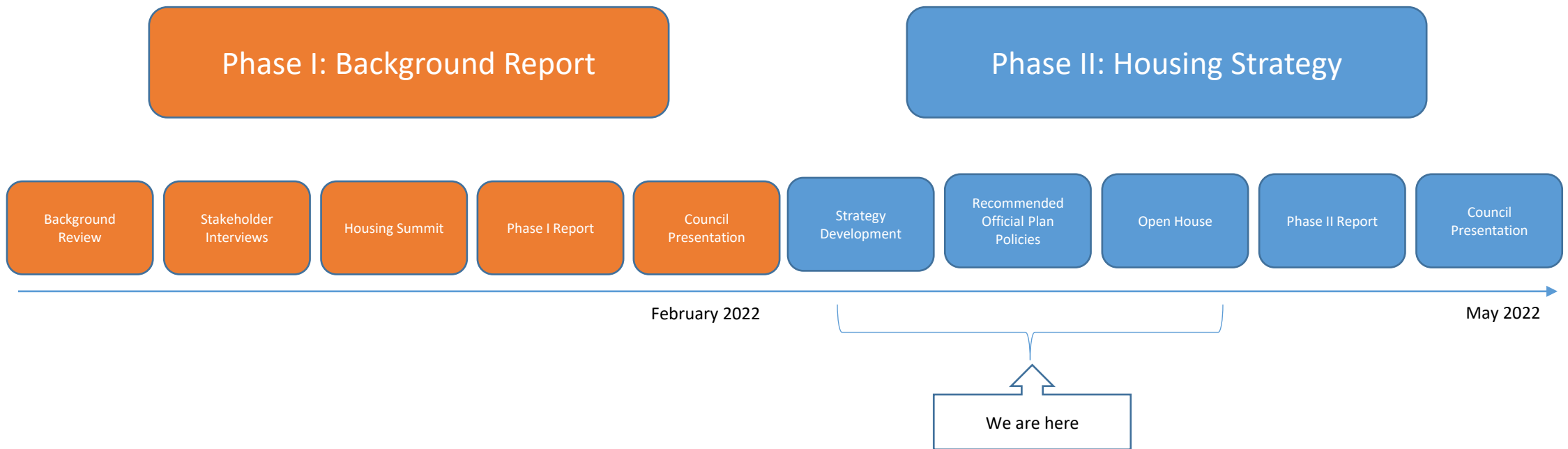
1. Welcome & Introductions (7:00 to 7:10 PM)
2. Preliminary Housing Strategy Presentation (7:10 to 7:30 PM)
 1. Key findings from Phase I work
 2. Vision, Goals, Recommendations
3. Q & A (7:30 to 7:50 PM)
4. Group Discussion of Vision & Goals (7:50 to 8:10 PM)
5. Breakout Room Discussions (8:10 to 8:55 PM)
6. Wrap Up and Next Steps (8:55 to 9:00 PM)

Preliminary Housing Strategy Background

Housing Strategy Purpose

- The Housing Strategy will inform the Town's Official Plan Review
- 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
- Access to housing that is dignified, appropriate, and affordable is important for individual and community well-being

Project Timeline and Deliverables



Phase I Report: Key Findings

1. Significant population growth projected (88,100 people by 2051)
2. Affordability challenges

	Price/Rent	Income Required to be Affordable
Median House Price	\$920,250	\$230,375 or higher
Median Monthly Rent (all unit sizes)	\$1,392	\$55,680 or higher

3. Lack of housing diversity
4. Density and protecting green space
5. Community opposition

Phase I Report: Affordability Targets

Regional Definition of Affordability

- **Ownership:** housing for which the purchase price results in annual accommodation costs not exceeding 30% of gross annual household income for low- and moderate-income households
- **Rental:** a unit for which the rent is at or below 125% of the average market rent of a unit in the regional market area, by bedroom type.
- Region is targeting 25% to 35% of new housing units to be affordable depending on location

New Housing Units

- 513 new units of housing required per year on average to 2051
- Average Yearly Affordability Targets
 - **Ownership:** 80 units, \$611,073 or less
 - **Rental:** 50 units, \$1,831 per month or less (all units)

Preliminary Housing Strategy Vision, Goals & Recommendations

Housing Strategy Vision

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

Housing Strategy Goals

1. Increase diversity of built form (detached, semi-detached, townhouses, apartments, etc.) and tenure (ownership and rental) to provide more housing options for residents
2. Promote greater intensification and density to leverage existing physical and social infrastructure and reduce sprawl
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

Three themes:

1. Policy & Zoning
2. Financial Incentives
3. Advocacy, Awareness & Outreach

Policy & Zoning

1. Ensure there is a wide range of housing options available in the Town
2. Mandate/incentivize the inclusion of affordable units in market-rate developments
3. Protect existing rental housing from demolition or conversion to non-rental housing
4. Use municipal land for housing

Financial Incentives

1. Reduce or eliminate municipal fees that can add to the cost of developing housing
2. Establish a fast-track approvals process for affordable housing developments

Advocacy, Awareness & Outreach

1. Advocate for additional funding for housing from the Federal and Provincial governments
2. Create an online portal with information about housing affordability indicators, initiatives, and funding opportunities
3. Work with private developers to achieve affordable housing targets as part of the planning approvals process
4. Facilitate collaboration and partnerships between private, public, and non-profit groups to create housing

Next Steps

1. Refine vision, goals, and recommendations based on resident feedback
2. Develop Phase II report detailing Housing Strategy and Draft Official Plan policies
3. Present Phase II report to Council (May 2022)

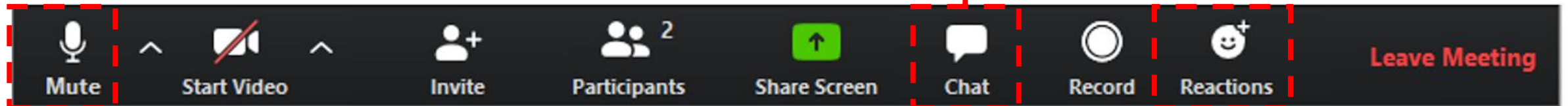
Q & A

(20 Minutes)

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Raise Hand

Group Discussion: Housing Strategy Vision & Goals

(20 Minutes)

Vision

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

Goals

1. Increase diversity of built form and tenure to provide more housing options for residents
2. Promote greater intensification and density to leverage existing infrastructure and reduce sprawl
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

Discussion: Vision & Goals

1. Is the vision: appropriate? Aspirational? Inspirational? Inclusive?
2. Are the goals: appropriate? Relevant? Important? Achievable?
3. Are there other things that should be included? Is there anything missing?

Breakout Room Discussion

(45 Minutes)

Breakout Rooms

Join the breakout rooms for a discussion on the three themes:

1. Policy & Zoning
2. Financial Incentives
3. Advocacy, Awareness & Outreach

Policy & Zoning

1. Ensure there is a wide range of housing options available in the Town
2. Mandate/incentivize the inclusion of affordable units in market-rate developments
3. Protect existing rental housing from demolition or conversion to non-rental housing
4. Use municipal land for housing

Discussion

- What do you think about these recommendations?
- Are they appropriate and realistic?
- Are there any other policy or zoning recommendations that should be made?

Financial Incentives

1. Reduce or eliminate municipal fees that can add to the cost of developing housing
2. Establish a fast-track approvals process for affordable housing developments

Discussion

- What do you think about these recommendations?
- Are they appropriate and realistic?
- Are there any other financial incentive recommendations that should be made?

Advocacy, Awareness & Outreach

1. Advocate for additional funding for housing from the Federal and Provincial governments
2. Create an online portal with information about housing affordability indicators, initiatives, and funding opportunities
3. Work with private developers to achieve affordable housing targets as part of the planning approvals process
4. Facilitate collaboration and partnerships between private, public, and non-profit groups to create housing

Discussion

- What do you think about these recommendations?
- Are they appropriate and realistic?
- Are there any other advocacy, awareness, and outreach recommendations that should be made?

What We Heard Breakout Room Discussion Summary

Wrap Up and Next Steps

Next Steps

1. Refine vision, goals, and recommendations based on resident feedback
2. Develop Phase II report detailing Housing Strategy and Draft Official Plan policies
3. Present Phase II report to Council (May 2022)

Join the discussion: cometogetherws.ca/housing

- Project information
- Complete the survey
- Sign up for notifications for upcoming meetings and draft deliverables

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Thank you!

