

Town of Halton Hills Housing Pledge

The Town of Halton Hills will work with partners at all levels of government to accelerate new housing supply in support of the Province's goal of building 1.5 million homes across Ontario by 2031. The Town is committed to meeting a locally appropriate housing target to facilitate the construction of 9,500 new homes by 2031.

Town led initiatives that demonstrate actions to implement this Housing Pledge include:

- Completion of Secondary Plans for Key Areas of Growth
 - Vision Georgetown Secondary Plan – Resolve outstanding appeals of the Secondary Plan – potential delivery of 6,650 units or more depending upon the final OLT decision and the availability of adequate lake-based water and wastewater servicing by 2031.
 - Downtown Georgetown Secondary Plan – Continue to facilitate development approvals – potential delivery of a minimum of 170 units by 2031.
 - The Georgetown GO Station Area/Mill Street Corridor Secondary Plan – Finalize and receive Council adoption of the Secondary Plan and continue to facilitate development approvals – potential delivery of up to 1,000 units depending upon the availability of adequate lake-based water and wastewater servicing by 2031.
 - Southeast Georgetown Secondary Plan – Finalize and receive Council adoption of the Secondary Plan – potential delivery of 750 units depending upon the availability of adequate lake-based water and wastewater servicing by 2031.
 - Stewarttown Secondary Plan – Finalize and receive Council adoption of the Secondary Plan – units TBD. Development is dependent upon the availability of adequate lake-based water and wastewater servicing.
 - Commencement of the Guelph Street Corridor Planning Study in 2024 – units TBD.
 - Commencement of the Acton Downtown Planning Study in 2025 – units TBD.
- Streamlining the Review of Active Development Applications: A significant number of infill and intensification units may be constructed prior to 2031. The Town will continue to work with proponents to complete the review of applications in an expeditious manner.
- Other Planning Policy Initiatives: The Intensification Opportunities Study Update completed in 2020 identified capacity for additional residential development within the existing communities of Acton and Georgetown. Based on the recommendations of the Study an intensification corridor has been identified along Guelph Street in Georgetown. The Town also completed an Employment Land Needs Study in 2020. The Study recommended that a large employment parcel within this intensification corridor, located at 344 Guelph Street and parcels located at 153, 159, 165 and 173 Perth Street and 12 Wallace Street in the Acton Major Transit Station Area, be converted to allow for mixed land uses. These recommendations were implemented with the approval of Regional Official Plan Amendment No. 48 in 2021.
- Additional Residential Units: The Town's Additional Residential Unit (secondary suites) policies and regulations were reviewed and updated in 2019. An additional study will be completed to align with the Provincial changes as a result of Bill 23, the proposed Provincial Planning Statement and Bill 97.

- Surplus lands: The Town continues to look for opportunities to incorporate affordable housing into development plans (i.e., through RFP) for Town-owned lands. The Town is facilitating the delivery of a 4-storey, 14-unit apartment building on Town-owned surplus lands located at 17 Guelph Street as affordable housing in perpetuity. The Town will work with a third party affordable housing provider to deliver and manage the project.
- Housing Action Plan: The Town will develop a strategic Housing Action Plan to set out effective actions, policies, tools, local targets and resource needs required to address current and future housing needs.
- Delegated Authority: By-Law No. 2022-0039 allows the Commissioner of Planning & Development to approve by-law amendments to remove holding provisions, temporary use by-laws and minor zoning by-law amendments. Changes to the *Planning Act* effective as of July 1, 2022, required the mandatory delegation of site plan control decisions to staff. To address and comply with the legislative changes, amendments were made to the Town's Site Plan Control By-law 2013-0070 to delegate all site plan control decisions for applications submitted on or after July 1, 2022, to municipal staff instead of council (which was a practice the Town had already adopted previously).
- Modify Development Application Review Process to Meet New Bill 109 Timelines: A number of amendments to the Town's Official Plan and various implementing by-laws were adopted to better position the Town to complete reviews within the timelines established through Bill 109. The changes are intended to allow departments and agencies to focus on the fundamental components of an application, have public consultation occur early in the process and ensure submission materials meet satisfactory standards to allow for timelier reviews.
- Creating Terms of References: The Town is completing Terms of Reference for many of the reports and studies that may be required to be submitted in support of a complete development application to provide applicants with better guidance on meeting applicable standards so as to influence the best outcome for an application.
- Community Improvement Plan: Updates to the Community Improvement Plan provide funding to assist in the provision of affordable housing and brownfield redevelopment in key intensification/growth areas such as the Georgetown and Acton Major Transit Station Areas.
- Reporting and Monitoring: The Town will monitor development activity through the development approvals process. The Town is in the process of implementing a Growth Monitoring Model to track growth and development across the Town. The Town is also initiating a process review to support digital Planning, Engineering and Building applications submission and review.

Factors impacting housing supply that need to be considered and prioritized by all levels of government and the development industry:

- Economic Conditions and the Development Industry: The construction of housing is dependent on the development industry. To be effective, the development approval process needs to be collaborative, which means that obtaining final approval in a timely manner depends on the submission of quality applications, quick responses by applicants, and compliance to the development application requirements. Currently, developers are also faced with difficult market conditions which include high interest rates, inflation, and a shortage of skilled workers.

These conditions, which are outside of the Town's control, impact the housing market and the ability to deliver housing in a timely manner.

- Infrastructure Planning and Investment:
 - Housing-enabling infrastructure (roads, transit, community facilities) is dependent on the consistent stream of development charges funding. Given the significant fiscal impacts and constraints imposed by Bill 23, collaborative partnerships are needed to ensure that the Town receives the necessary support from the Province and Federal governments to fund and help coordinate the delivery of critical infrastructure. This is critical to expedite the delivery of new housing without causing additional strain on our already limited resources and requiring unsustainable property tax increases.
 - Other infrastructure also needs to be prioritized and delivered in a timely manner by other levels of government to facilitate growth in key intensification areas such as Major Transit Station Areas. This includes transforming the Kitchener Line into a two-way, all-day rapid transit line and the required GO Station improvements.
 - The construction of housing in the Town is contingent on the timely delivery of services from Halton Region (water, wastewater, and sewers). The Region of Halton must prioritize the construction and commissioning of key infrastructure to connect the existing lake-based water system in a timely manner and facilitate housing development to 2031.

The Town of Halton Hills pledges to the Minister of Municipal Affairs and Housing to facilitate the construction of 9,500 housing units by 2031.

It is imperative that all levels of government and the development industry work in unison to address the factors listed above which limit the ability to deliver new housing in a timely manner. The initiatives outlined in this pledge demonstrate the Town's ongoing commitment to its locally led growth strategy and to working with all levels of government and the development industry to help meet the Province's goal of facilitating the construction of 1.5 million new homes in Ontario over the next 10 years.

Signed by:

Mayor Ann Lawlor

Town of Halton Hills
October 3, 2023