

HAF Action Plan Summary – Ajax, ON

Explanatory Notes:

- *The following summary is a high-level overview of the approved Housing Accelerator Fund (HAF) Action Plan.*
- *Local governments are expected to follow statutory processes and procedures when considering and adopting bylaws and policies, including public notification and input processes. HAF recipients have committed to follow regulatory requirements and to actively pursue the relevant council or other approvals needed to advance these initiatives.*
- *HAF recipients are also required to complete and regularly update a Housing Needs Assessment Report.*

Initiative 1: Ajax GO Station Secondary Plan

Unlocking transit-oriented development around the Ajax regional rail (GO Transit) station (*implementation through 2026*).

- The Ajax GO Station Secondary Plan will transition a former employment area into a pedestrian friendly mixed-use community.
- Updates to the official plan and zoning bylaw will allow new residential uses while ensuring that job opportunities exist to support the local community.
- Ajax will introduce an inclusionary zoning bylaw for this area (see Initiative 3) and reduce parking requirements.

Initiative 2: Official Plan Review

Establishing a comprehensive planning framework to meet long-term housing needs and apply a rapid transit corridor designation along the bus rapid transit (BRT) corridor through Ajax (*implementation through 2027*).

- This initiative will re-examine the Town's residential neighbourhoods and establish the policy framework that will enable future zoning bylaw changes to increase height and density permissions along the BRT corridor.
- The review will also update sustainability policies to encourage low carbon construction in new development and promote climate resiliency.

Initiative 3: Inclusionary Zoning

Requiring a minimum number of affordable units (both ownership and rental units) in future developments around Ajax's regional rail (GO Transit) station (*implementation through 2026*).

- This initiative includes passing a new inclusionary zoning bylaw, and creating a management framework to examine affordable housing partnerships with the Region of Durham and track IZ agreements, rent levels and eligible tenants.

Initiative 4: Development Partnership Model and Pilot Project

Developing internal processes and procedures to guide housing partnerships with the private sector (*implementation through 2025*).

- A new Development Partnership Model will help Ajax identify objectives, preliminary design options and other key elements for public-private partnerships.
- The new model will guide a pilot redevelopment project (Pickering Village Municipal Complex) with lessons learned applied to additional sites (see Initiative 6).

Initiative 5: E-Permitting Online Application Portal

Reducing approval timelines by introducing e-permitting for planning applications and building permits (*implementation in 2024*).

- A new online submission portal will streamline the review and approval process and increase predictability and transparency for applicants.
- This process improvement will help facilitate the anticipated growth in large-scale projects as the Town diversifies its housing stock towards infill and higher-density developments.

Initiative 6: Publicly Owned Surplus Land Assessment and Inventory

Identifying surplus public land for potential redevelopment including affordable housing (*implementation through 2026*).

- Ajax will establish objective assessment criteria to determine the suitability of surplus government-owned land, develop a publicly available land inventory, and pursue affordable housing partnerships with Durham Region.

Initiative 7: Additional Dwelling Units

Upzoning low-density areas and promoting additional dwelling units (ADUs) within existing neighbourhoods.

- Ajax will allow four units per residential lot as-of-right Town-wide (*implementation in 2024*).
- The Town will update performance standards (including setbacks and reduced parking standards), develop pre-approved designs and implementation guidelines, and raise public awareness about the benefits of ADUs (*implementation through 2025*).