

HAF Action Plan Summary – Milton, 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: Increase Housing Density

Updating planning permissions to promote missing middle housing options, including additional dwelling units, in low-density neighbourhoods (*bylaw updates in 2024*).

- Milton will allow four units per residential lot as-of-right town-wide.
- The Town will also allow four storeys as-of-right within 800 metres walking distance of Milton Transit lines.

Initiative 2: Delegation of Authority Enhancements

Expanding delegation of authority for minor zoning variances, affordable housing, and modular housing (*implementation in 2024*).

- Council-delegated approvals to Town staff for minor zoning amendments (e.g. subdivisions, site plans, temporary uses), affordable housing and modular housing will result in a faster development approvals process for these types of developments.

Initiative 3: Development Services Public Portal

Launching a new online portal for permit applications (*implemented in 2023*).

- A new e-permitting portal allows for streamlined approvals and real-time transparency on the status of building permit applications including additions to existing residences, detached additional dwelling units and new homes.
- Milton will expand e-permitting to other permit types including larger residential developments.

Initiative 4: Official Plan Update

Establishing a comprehensive planning framework to meet long-term housing needs (*implementation in 2024*).

- The Official Plan amendment will define land use policies, guide future development by specifying locations and timelines for various types of residential development, including greater flexibility to unlock missing middle options, and identify essential infrastructure and public facilities needed in the community.

Initiative 5: Assessment of Impacts of Implementing Inclusionary Zoning

Projecting long-term population and employment growth to assess affordable housing needs (*implemented through 2025*).

- A detailed study of projected growth, including residential and non-residential land needs, will help Milton to evaluate affordable housing demand and assess the impact of introducing an inclusionary zoning policy.

Initiative 6: Transportation Master Plan Update

Aligning transportation policies to support greater intensification and high-density development in urban expansion areas (*implementation in 2024*).

- Updates to Milton's Transportation Master Plan will focus on existing and newly developing areas and create a coordinated, integrated multi-modal system to meet the needs of transit users, pedestrians, cyclists, and drivers, including development of an Active Transportation Strategy.

Initiative 7: Financial Incentives for Rental and Affordable Housing

Creating an incentive program to promote purpose-built rental housing and affordable housing, with a focus on high-density developments near transit (*implementation in 2024*).

- Milton will provide a building permit fee rebate of up to \$2,500 per purpose-built rental and/or affordable housing unit, to promote additional supply of these high-demand housing types.

Initiative 8: Affordable Housing Strategy

Implementing an affordable housing strategy supported by dedicated resources (*implementation through 2025*).

- Dedicated staff will implement an affordable housing strategy, liaise with non-market housing providers and other levels of government, guide projects through the development and permitting process, and identify lands for affordable non-market housing.