

HAF Action Plan Summary – Richmond Hill, 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: Official Plan Amendments and Implementing Zoning Bylaws for Three Centers

Accelerating planning changes to enable residential development in three key strategic growth areas (*implementation through 2025*).

- Official plan and zoning bylaw amendments will facilitate intensification, reduce parking minimums, and require family-sized units in high-density developments.
- Richmond Hill will also explore the use of inclusionary zoning to secure affordable housing units for the long-term.

Initiative 2: Community Improvement Plan for Affordable Housing and Sustainable Design

Incentivizing affordable housing development and improved energy-efficiency performance (*implementation through 2024*).

- A feasibility study and consultation will inform the types of financial incentives (grants and loans), land and tax assistance to be included in the new program.
- Sustainability targets will encourage new and existing buildings to be designed and operated with lower long-term greenhouse gas emissions than required by the current building code.

Initiative 3: Infrastructure Acceleration Incentive Program

Addressing infrastructure barriers on accelerated timelines to unlock new housing supply (*implementation through 2025*).

- This new program will incentivize ready and willing developers to construct water, sanitary, stormwater and other growth-related infrastructure needed for new housing by offsetting unallocated costs (i.e., the portion not fully covered by development charge revenues).
- Developers will be required to submit building permit applications in a timely manner to receive the incentive.

Initiative 4: Development Approval Process Improvements

Reducing approval times by simplifying the development approvals process *(implementation through 2024)*.

- Following a comprehensive review of the development review process, the City will implement recommendations to improve transparency and predictability and reduce process steps.
- As part of this project the City will consider delegating some approvals to municipal staff based on established guidelines.

Initiative 5: Richmond Hill Centre Secondary Plan

Pre-zoning and accelerated approvals to unlock high-density residential development close to two future subway stations *(implementation through 2025)*.

- At full build-out, Richmond Hill Centre will be a mixed use, transit-oriented, complete community, and the densest location in the city.
- Pre-zoning will set out land use permissions, heights and density, built-form and public amenity requirements, and zoning bylaw amendments will reduce parking minimums and require family-sized units.
- A new development planning team reporting directly to the City Manager's Office will streamline and fast-track approvals.

Initiative 6: Neighbourhood Zoning Bylaw

Introducing as-of-right zoning permissions to promote infill development and missing middle housing options in low-density neighbourhoods *(implementation through 2025)*.

- Pre-zoning will allow a range of missing middle housing forms (triplex, fourplex, townhouse, low-rise apartment, and walk-up apartment) in neighbourhoods.
- The City will consider reduced parking requirements close to transit and review development standards to facilitate innovative housing construction.

Initiative 7: Concierge Program for Affordable Housing

Creating a single point of contact for affordable housing projects to help streamline and expedite approvals *(implementation through 2025)*.

- A dedicated project manager will ensure interdepartmental coordination and a "one-window" service will guide affordable housing development applications through the approvals process.
- This pilot project will inform a permanent function to support affordable housing applications.

Initiative 8: Surplus and Underused Lands for Affordable Housing Program

Implementing a new program to leverage City-owned lands and sites for affordable housing (*implementation through 2026*).

- An inventory of surplus and underused lands and facilities will identify sites well-suited to affordable housing redevelopment, followed by selection of a pilot project site.
- The pilot will inform a long-term framework for partnerships with non-profit housing providers to redevelop City-owned sites.
- The City's land disposition and asset management policies will be updated to prioritize and promote affordable housing redevelopment opportunities.

Initiative 9: Increasing Housing Density Near Major Transit Stations and in Neighbourhoods

Updating planning rules to increase allowable density and height near transit (*implementation through 2024*).

- Richmond Hill will allow four storey building heights in major transit station areas, unlocking significantly more housing supply near transit.
- Richmond Hill will implement four units as-of-right per residential lot.