

HAF Action Plan Summary – Vaughan, 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: Process Improvements to Increase the Number of Permitted Units

Accelerating planning approvals and investing in technology (process improvements in 2023, full implementation through 2025).

- Improvements to internal systems and processes, including enhanced pre-application consultation, will speed up approval timelines.
- Increased staff capacity will help the most complex applications move more quickly through the process.

Initiative 2: Accessory Dwelling Units

Allowing and promoting accessory dwelling units (ADUs) to create more housing options in established neighbourhoods and increase access to rentals (regulatory changes in 2023, full implementation through 2026).

- Amendments to the community plan and zoning bylaw will allow up to four residential units per lot as-of-right.
- A suite of measures will be introduced to encourage homeowners to consider ADUs, including design guidelines, financial incentives, and an education program.

Initiative 3: Review of Existing Secondary Plan Areas and Identification of Future Plan Areas

Promoting compact and complete communities in areas identified for future growth (secondary plan areas) by allowing greater density and reducing rezoning requirements.

- A review of existing secondary plan areas will consider changes to boundaries, heights and densities, new areas will be identified, and amendments to the community plan and zoning bylaw will be introduced to simplify requirements (*implementation through 2024 and 2025*).
- Vaughan will explore infrastructure and community service improvements needed to support intensification, especially along rapid transit corridors (*implementation through 2026*).

Initiative 4: Encouraging Low-Carbon Construction Methods and Near Net-Zero Emissions Development

Promoting low-carbon and innovative housing construction through updated policies, education, and incentives (*implementation through 2024 and 2025*).

- The City will promote alternative forms of construction including modular, manufactured, and prefabricated housing.
- This work will focus on construction materials with lower emissions than traditional ones, including mass timber for tall residential buildings.

Initiative 5: Increasing Affordable Housing Supply

Facilitating the development of affordable housing through new policies, tools and incentives for both non-profit and private sector-led projects (*implementation through 2026*).

- The City will develop an affordable housing strategy, identify potential partnerships with non-profit housing providers, and implement an inclusionary zoning policy framework near transit.
- A new cost-sharing incentive will support the creation and long-term maintenance of affordable housing units within private-sector market housing projects.

Initiative 6: Encourage Missing Middle Development

Expanding permissions for more missing middle housing options in established residential areas (*implementation through 2024 and 2025*).

- A study will assess which additional building types should be considered as-of-right in established residential areas, followed by a regulatory process to update the community plan and zoning bylaw and the development of design guidelines.

Initiative 7: Increase Purpose-Built Rental Housing Supply

Examining additional policy tools and incentives to encourage the development of purpose-built rental housing.

- A comprehensive study will include considerations such as zoning permissions and/or financial incentives, and inform a strategy that will be proposed to Council (*implementation in 2024*).
- The City will also explore development charge deferrals and a long-term community improvement plan for purpose-built rentals (*implementation through 2026*).