

HAF Action Plan Summary – Whitby, 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 Height & Density

Streamlining the development process by creating as-of-right opportunities, increasing height and density of development near transit, and completing a Town-wide Parking Study (*implementation in 2024*).

- Updates to the official plan and the zoning bylaw will increase permissions for high-density development near the Whitby GO station and implement 4-storey heights in other intensification areas.
- A parking study will identify opportunities for removing parking barriers to promote transit-oriented development and increase the viability of new developments.

Initiative 2: Inclusionary Zoning

Requiring a minimum number of affordable units in future developments around Whitby's regional rail (GO Transit) station (*implementation in 2024*).

- This initiative includes passing a new inclusionary zoning bylaw, and an implementation strategy to roll out this initiative including tracking IZ agreements and ensuring ongoing affordability of designated units.

Initiative 3: Urban Area Expansion

Advancing zoning amendments and infrastructure planning to make additional land available for residential development (*implementation through 2026*).

- Whitby will accelerate work to expand the developable area in North Whitby including amendments to the zoning bylaw and official plan.
- The expanded urban area will include a mix of low, medium, and high-density residential areas, as well as mixed-use areas, to support a variety of housing types including affordable housing.
- The Town will work with partners to invest in community energy, water and wastewater infrastructure within the expansion area.

Initiative 4: Surplus Land Inventory and Disposition Strategy

Leveraging publicly owned surplus land to create affordable housing (*implementation in 2024*).

- Whitby will conduct a surplus land inventory and update land use permissions (pre-zoning or expedited zoning) to facilitate redevelopment.
- A new long-term Surplus Land Disposition and Housing Strategy will guide affordable housing partnerships with public, private and non-profit entities to develop these sites.

Initiative 5: E-permitting Expansion

Moving the Town's paper permit processes for residential units online to speed up permits and allow for real-time status tracking and review (*implementation through 2025*).

- The Town's e-permitting tool will be expanded to Planning, Building Services and Engineering applications.
- Digitizing building permit intake, review, issuance, and inspection will result in faster permits and support housing development in Whitby.

Initiative 6: Additional Dwelling Units

Upzoning low-density areas and promoting additional dwelling units (ADUs) within existing neighbourhoods (*implementation through 2025*).

- Whitby will allow four units per residential lot as-of-right Town-wide.
- The Town will streamline the application process for additional units, develop an online registry for accessory units, and introduce a grant program to encourage homeowners to build ADUs.

Initiative 7: Build Innovative Greatness

Streamlining internal processes to expedite approvals and promoting innovation through new construction methods and materials (*implementation through 2025*).

- An Innovation Task Force will find efficiencies in the housing approval process, such as expanding delegated authority, addressing the backlog of incomplete applications, leveraging new technology tools, and providing clear guidance on common application deficiencies.
- Whitby will develop pre-approved designs for additional dwelling units, prefabricated homes, and modular homes, and promote mass timber and other alternate construction materials.
- The Town will incentivize purpose-built rentals projects, including through expedited approvals.

Initiative 8: Low-Carbon and Climate-Resilient Whitby

Improving the quality of resiliency of the housing supply in Whitby through low carbon solutions and adaptation strategies existing and new housing developments *(implementation through 2026)*.

- This initiative advances implementation of the Town's Climate Emergency Response Plan, Whitby Green Standard and Zero Carbon Whitby projects.
- Whitby will partner with Durham Region to incentivize green standards and energy efficiency retrofits.
- The Town will implement policies and incentives to reduce demand on existing municipal infrastructure including new lot-level stormwater management guidelines.

Initiative 9: Downtown Whitby Community Improvement Plan

Incentivizing high-density and mixed-use residential development in Downtown Whitby *(implementation through 2026)*.

- Partial development charge exemptions will be provided to support high density and mixed-use residential development along rapid transit routes and within walking distance of downtown business and amenities.