



Chapter **3** | **Healthy**
communities



In this chapter:

- 3.1 Human Health and Well-Being
- 3.2 Air Quality and Climate Change
- 3.3 Provision of Human Services
- 3.4 Cultural Heritage
- 3.5 Housing Our Residents

The Regional Municipality of York

Official Plan


York Region



Office Consolidation - April 2016



3.0 | Healthy communities



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- 3.1 Human Health and Well-Being
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Healthy communities are places where people can live, work, play and learn in an accessible and safe environment. Communities that provide a strong sense of belonging and identity contribute to a high-quality of life, health and well-being. Healthy communities offer affordable housing choices and access to transit, a range of quality human services, schools, public spaces, and local amenities. The natural environment, including clean air, land and water, is an essential component of a healthy community. A vibrant economy offers meaningful employment and opportunities for local business to thrive. York Region has a wide variety of communities, Regional Centres, Hamlets, and Agricultural and Rural areas. As York Region continues to grow there is a unique opportunity to create healthier, more sustainable and, compact communities.

The definition of a healthy community as adopted by the World Health Organization is one that is “continually creating and improving those physical and social environments and expanding those community resources which enable people to mutually support each other in performing all the functions of life and in developing to their maximum potential.” ■■■

York Region reflects the Canadian cultural mosaic and continues to attract an increasingly diverse population that contributes to a rich and changing cultural landscape. Accessible and responsive human services play an important role in developing a sense of community.

▶ **Healthy Communities Goal: To improve the health and well-being of residents and workers in the Region by planning and developing sustainable active communities.**

▶ 3.1 Human Health and Well-Being

Human health is strongly related to the built and natural environments. Personal health and well-being is linked to opportunities to live, work, play and learn within the same community.

Designing and building communities to encourage active lifestyle choices, protecting the natural environment and ensuring access to clean air, water, and healthy food can significantly improve overall health and well-being and can prevent or delay the onset of diseases and premature death.

Community design has an important role to play in increasing levels of physical activity. Reducing the amount of automobile dependency helps prevent obesity and other physical and mental health diseases related to physical inactivity, adverse air and environmental quality.



Key Elements of Healthy Communities

- Opportunities to live, work and play in the same community
- Acceptable and affordable housing
- Linked natural heritage system
- A range of quality human services
- Sustaining a vibrant and competitive economy
- Community design that promotes active lifestyles, human interaction, safety and accessibility
- Protection of heritage and culture
- Public transit
- Clean air, land and water
- Safe, efficient infrastructure
- Access to locally grown food

York Region plays an important role in promoting health and well-being. This includes increasing public understanding and attitudes towards health and lifestyle choices, as well as providing human services.

 **Objective: To promote human health and well-being in York Region, where people can live, work, and learn in accessible and safe communities.**

It is the policy of Council:

- 3.1.1** To recognize that the design of communities is directly related to human health.
- 3.1.2** To promote healthy active lifestyle choices and disease prevention through education, information and supportive communities.
- 3.1.3** To require high-quality urban design and pedestrian-friendly communities that provide safety, comfort and mobility so that residents can walk to meet their daily needs.
- 3.1.4** To encourage citizen engagement and shared responsibility in decisions affecting individual and community health and well-being.
- 3.1.5** That public health and other human services be incorporated into the design and evaluation of *new community areas* and Regional Centres and Corridors.
- 3.1.6** To work with local municipalities to understand the impacts of climate change on the health and well-being of residents.
- 3.1.7** To design communities to be more resilient to the effects of climate change.
- 3.1.8** To support locally grown and produced agricultural products.
- 3.1.9** To encourage a strong sense of community and belonging through volunteerism.
- 3.1.10** To support local municipal dark sky or light pollution abatement initiatives and investigate the creation of Regional light pollution abatement standards.

The World Health Organization defines health as “a state of complete physical, mental and social well-being and not merely the absence of disease or infirmity.”



York Region recognizes that the health of a community is based on the following social factors defined as the determinants of health:

- Income and social status
- Social support networks
- Education and literacy
- Employment/working conditions
- Social environments
- Physical environments
- Personal health practices and coping skills
- Healthy child development
- Biology and genetic endowment
- Health services
- Gender equality
- Culture

Count me in! Ontario Prevention Clearinghouse, 2006

▶ 3.2 Air Quality and Climate Change

The release of air pollutants and greenhouse gases into the atmosphere contributes to poor air quality, with far-reaching impacts on health and the environment. Human activities and the use of fossil fuels for transportation, manufacturing, electricity generation, heating, and cooling contribute to climate change.

Climate change has significant implications for services that York Region provides. As our climate continues to change and the Region continues to grow, more people, property and infrastructure will be at risk, including air quality, water, wastewater, transportation, energy, and healthcare systems, and emergency response capabilities.

Almost half of York Region's air pollution comes from sources beyond our borders, however, we can reduce local sources of air pollution. York Region is committed to addressing air quality and climate change by pursuing initiatives that reduce emissions and greenhouse gasses. This will be accomplished through compact urban form, a mix of land uses, active transportation, public transit, energy conservation and renewable energy sources, and by protecting natural areas and agricultural lands.

The York Region Sustainability Strategy: Towards a Sustainable Region contains over 117 action items of which half are underway, including the implementation of the Corporate Clean Air Strategy.

“Preparing for climate change is not a “one size fits all” process. It is... necessary that... government decision-makers take an active role in preparing for climate change, because it is in their jurisdictions that climate change impacts are felt and understood most clearly.”

Preparing for Climate Change: A Guidebook for Local, Regional, and State Governments, 2007





Health and Economic Impacts of Air Pollution:

Ground Level Ozone and Fine Particulate Matter - York Region		
Health Impact	2008	2009
Premature deaths	592	775
Economic Impact (\$ millions)	2008	2009
Pain and suffering	\$0.8	\$1.0
Premature death	\$1,470	\$1,926
Healthcare costs	\$6.6	\$8.7
Lost productivity	\$0.2	\$0.2
Total	\$1,478	\$1,936

Canadian Medical Association



Objective: To improve air quality, and mitigate and adapt to the impacts of climate change.

It is the policy of Council:

3.2.1 To implement the York Region Sustainability Strategy: Towards a Sustainable Region.

3.2.2 To prepare a climate change adaptation action plan in keeping with the York Region Sustainability Strategy: Towards a Sustainable Region.

3.2.3 To reduce vehicle emissions by ensuring that communities are designed to prioritize pedestrians and cyclists, reduce single occupancy automobile use, and support public transit and Transportation Demand Management initiatives.

3.2.4 To establish greenhouse gas reduction targets for York Region in partnership with community stakeholders and local municipalities.

3.2.5 To require health, environmental and cumulative air quality impact studies that assess the impact on human health for development with significant known or potential air emission levels near *sensitive uses* such as schools, daycares and seniors' facilities.

3.2.6 That *sensitive uses* such as schools, daycares and seniors' facilities not be located near significant known air emissions sources such as controlled access provincial 400-series highways.

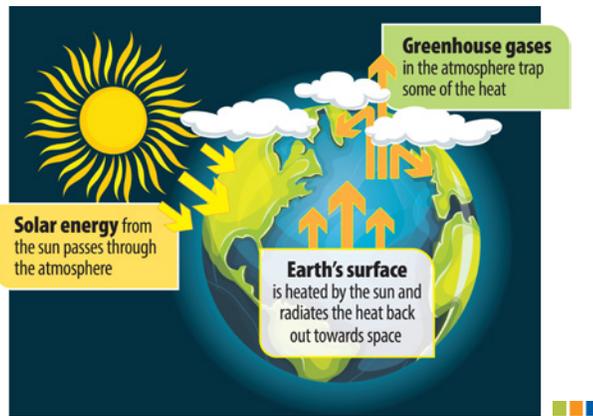
3.2.7 To work with partners such as the GTA Clean Air Council to conduct research, develop toolkits and share information on air quality and climate change impacts.

3.2.8 To work with local municipalities, agencies and stakeholders on the development and implementation of clean air initiatives.

3.2.9 To work with other levels of government, agencies, and stakeholders to identify the links between climate change, community planning and public health.



The Greenhouse Effect



It is the policy of Council:

3.2.10 To work with other levels of government, agencies and stakeholders to develop climate change adaptation measures that address such issues as urban heat island effect, infrastructure resiliency, emergency preparedness, vector-borne diseases, and extreme-weather event responses.

3.2.11 To work with the Province to increase air quality monitoring stations in York Region and to improve air quality monitoring.

3.2.12 To investigate emissions trading and carbon offsets to finance and showcase clean air initiatives in consultation with the Province and Federal government.

3.2.13 To investigate strategies related to reducing the industrial use of toxic materials in consultation with provincial, municipal and business partners.

3.2.14 To work with local municipalities and the building industry to develop best practices in construction to reduce airborne pollutants.

▶ 3.3 Provision of Human Services

Human services such as healthcare, education, community and social services, housing, public safety and transit have a significant impact on the quality of life of York Region's residents and workers. It is important that these services, which address social, physical, mental health, cognitive and spiritual needs, are accessible and responsive.

York Region delivers many human services, including policing, health, housing, family and children's services, and employment and financial support. In addition, over 1,000 other agencies also provide a host of required human services.

The needs of individuals and families vary with age, abilities, skills, background and interests. As a result, expectations for basic material needs, learning, recreation, public safety, health, well-being and social supports change over time. Implementation of this Plan must be co-ordinated with the provision of quality community and human services to meet the needs of the residents and workers of York Region.



► **Objective:** To ensure that human services are provided to meet the needs of residents and workers.

It is the policy of Council:

3.3.1 To implement, update and monitor the York Region Human Services Strategy, in conjunction with other growth management initiatives to ensure the integration of human services planning with land use, infrastructure and fiscal planning.

3.3.2 To provide leadership in human services planning and to support integrated human services planning initiatives that are consistent with the Region's strategic plans.

3.3.3 To direct the location of major human service facilities to Regional Centres and Regional Corridors.

3.3.4 To encourage the co-location or campusing of human services with other uses such as recreational, public buildings and arts and cultural facilities.

3.3.5 To ensure that public buildings and facilities are designed to be accessible, and are located in proximity to pedestrian, cycling and transit systems.

3.3.6 To attract new educational and skills training facilities, including community college campuses and a university.

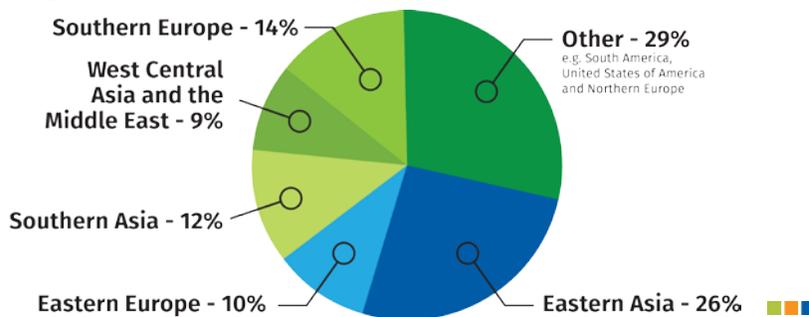
3.3.7. To prepare and regularly update a Community and Health Services multi-year plan.

3.3.8 To develop guidelines, criteria and policies for human services needs for consideration in the development review process.

3.3.9 To advocate for adequate funding of human services from senior levels of government to meet the needs of York Region's residents.

3.3.10 To support and encourage the delivery of human services in a manner that respects the diverse needs of residents and workers.

Top Five Places of Birth, Total Immigrants, 2006



It is the policy of Council:

3.3.11 That communities be designed in a manner that facilitates inclusivity and accessibility for residents, workers and visitors.



3.3.12 To promote inclusivity and awareness of diversity to encourage respect, trust and a sense of belonging in communities.

3.3.13. To consider the introduction of social housing and hospital development charges.

Inclusion Means: *A society where everyone belongs creates both the feeling and the reality of belonging and helps each of us reach our full potential.*

The feeling of belonging comes through caring, cooperation, and trust. We build the feeling of belonging together.

The reality of belonging comes through equity and fairness, social and economic justice, and cultural as well as spiritual respect. We build the reality of belonging together by engaging our society to ensure it.

Count Me In! Ontario Prevention Clearinghouse, 2006

Diversity Means: *Respecting, valuing and responding to the evolving cultural diversity of the municipalities, communities and groups that make up York Region.*

Accessibility Means: *Providing programs, services and facilities that are available to all, regardless of location or personal mobility.* ■■■

▶ 3.4 Cultural Heritage

York Region has a rich cultural heritage. It is believed that aboriginal hunting bands first arrived in the area approximately 11,000 years ago. The vibrant history of these and subsequent First Nations and the Métis Nation are found in the Region's significant archaeological resources. Today, the Chippewas of Georgina Island First Nation is located both on and off the east shore of Lake Simcoe on Snake, Fox and Georgina islands and celebrates a number of cultural events including Aboriginal Day Celebrations, an Annual Pow Wow and a Mother Earth Music Festival.

York Region's more recent European influenced cultural heritage is evident in buildings like the Sharon Temple in East Gwillimbury, Hillary House in Aurora, Newmarket's Quaker Meeting House and the Village of Maple's octagonal Jacob Rupert House. This legacy is also reflected in heritage streetscapes like Main Street in Old Unionville, Yonge Street in downtown Richmond Hill and in Thornhill (Markham/Vaughan) as well as other resources such as waterways and rail lines. A number of festivals celebrate the Region's heritage and culture, such as the Kleinburg Binder Twine Festival and the Schomberg Agricultural Fair. Elements of the Region's cultural heritage, including archaeology, are documented in the Whitchurch-Stouffville and Georgina Village museums.

This diverse cultural heritage enhances quality of life and helps make York Region unique. Some of this legacy has been lost. The policies of this section are designed to promote cultural heritage activities and to conserve *cultural heritage resources*.



► **Objective: To recognize, conserve and promote cultural heritage and its value and benefit to the community.**

It is the policy of Council:

3.4.1 To encourage local municipalities to compile and maintain a register of significant *cultural heritage resources*, and other significant heritage resources, in consultation with heritage experts, local heritage committees, and other levels of government.

3.4.2 To ensure that *cultural heritage resources* under the Region's ownership are conserved.

3.4.3 To require local municipalities to adopt official plan policies to conserve significant *cultural heritage resources*.

3.4.4 To promote heritage awareness and support local municipal efforts to establish heritage conservation districts.

3.4.5 To ensure that identified *cultural heritage resources* are evaluated and conserved in capital public works projects.

3.4.6 To require that *cultural heritage resources* within secondary plan study areas be identified, and any significant resources be conserved.

3.4.7 To encourage local municipalities to use community improvement plans and programs to conserve *cultural heritage resources*.

3.4.8 To encourage local municipalities to consider urban design standards in core historic areas that reflect the areas' heritage, character and streetscape.

3.4.9 To encourage access to core historic areas by walking, cycling and transit, and to ensure that the design of vehicular access and parking complements the historic built form.

3.4.10 To recognize and celebrate the rich cultural heritage of the Region's ethnic and cultural groups.

3.4.11 To require local municipalities to adopt official plan policies to conserve significant *cultural heritage resources* and ensure that *development* and *site alteration* on *adjacent lands* to *protected heritage properties* will conserve the *heritage attributes* of the *protected heritage property*.

A Brief History of York Region

People first inhabited a tundra-like York Region about 11,000 years ago, hunting caribou and large animals, such as mastodon, at the end of the last ice age. When the climate warmed by 9,000 years ago people began to exploit the rich plant and animal resources native to the Region today. Their camps, hunting and trapping territories, and long portage routes linking the lower and upper Great Lakes, through the Schomberg and Black Rivers to the Humber and Don Rivers, provide the beginnings of the Region's rich cultural heritage.

Approximately 2,000 years ago, corn and other crops were introduced from the Mississippi valley to Great Lakes region Algonquian (Anishnabek) speaking peoples.



In York Region, large communities of Iroquoian-speaking ancestors of the Huron-Wendat formed, surrounded by hundreds of acres of cornfields.

The dispersal of the Huron-Wendat to Wendake (Huronie) at the end of the 16th century led to occupation of the north shore of Lake Ontario by Seneca and Cayuga peoples in the mid-17th century for a half century. They were then replaced by Anishnabek Mississauga people who had migrated southward from northern Ontario.

European settlers began arriving in the late 1600s and 1700s (including French, Pennsylvania Germans, United Empire Loyalists and Quakers), settling along the river and trail systems that followed the ancient Aboriginal settlement patterns. In 1792, Lieutenant Governor John Graves Simcoe established the original limits of York County. The Region's early pattern of community development was influenced by the river and trail systems which followed ancient Aboriginal patterns.

Also during the 17th and 18th centuries, the growth of the fur trade led to an increase in mixed offspring of First Nation women and European fur traders. This population established communities along the fur trade routes, and a new Aboriginal people emerged – the Métis.

Euro-Canadian communities grew around saw and grist mills situated along the Region's rivers. Yonge Street was cleared by 1800, linking communities between Lake Simcoe and Lake Ontario. And three rail lines built in the mid-1800s encouraged significant growth in the communities through which they passed.

In the twentieth century, mechanization, which increased manufacturing, encouraged the rural population to migrate to urban centres in search of work. The car replaced the railway as the major mover of people, encouraged growth throughout the Region and gave rise to suburban development. In the years following the Second World War, natural population growth and immigration from around the world gained momentum.

There was remarkable growth in York Region between 1951 and 1991 and 2008, when the population increased from 59,000 to 525,000 and then to over one million.

Today there is a rich tapestry of cultures found throughout the Region, including the descendents of early First Nations inhabitants and settlers, as well as more recent new Canadians from every corner of the globe. ■■■

Archaeological Resources

First Nations, Métis and European *archaeological resources* contribute to York Region's unique, local identity. They include sites that may contain scatters of artifacts, the remains of structures, cultural deposits or subsurface strata of human origin. Archaeological sites are both highly fragile and non-renewable. This Plan recognizes the importance of conserving archaeological resources and the potential to commemorate significant archaeological discoveries in recognition of their contribution to the municipality's unique community identity.



- **Objective:** To ensure conservation of *archaeological resources* occurs *in situ* or in an alternate location by proper excavation, documentation and preservation of recovered cultural materials and site documentation, to the satisfaction of the local municipality in compliance with Provincial requirements, standards or guidelines.

It is the policy of Council:

3.4.12 to require local municipal official plans to contain policies dealing with *archaeological resources* that require their identification, appropriate documentation and/or protection in accordance with the following:

- a. that upon receiving information that land proposed for development may include *archaeological resources* or contain an area of archaeological potential, the proponent of the development shall undertake studies by a provincially licensed archaeologist to:
 - i) Complete the applicable level of *archaeological assessment* of the land in compliance with current Provincial requirements, standards and guidelines for consultant archaeologists;
 - ii) Assess the impact of the proposed development on any *archaeological resources* identified.
- b. That First Nation or Métis *significant archaeological resources* shall be considered resources that are preferably to be protected in place unless it is demonstrated that preservation *in situ* is not reasonable in the circumstances. The consultant archaeologist shall engage those First Nations or Métis with the closest cultural affiliation and in whose *traditional territories* the *significant archaeological resource* is situated to identify commemorative approaches to assist in maintaining the heritage integrity of the site.
- c. That where *archaeological resources* are documented during a Stage 2 *archaeological assessment* and found to be First Nations or Métis in origin, the proponent is encouraged, through their consultant archaeologist, to ensure those First Nations or Métis with the closest cultural affiliation and in whose *traditional territories* the *archaeological resources* were found receive a copy of the Stage 2 *archaeological assessment* report prior to the development proceeding.
- d. That where First Nations or Métis *significant archaeological resources* are identified during a Stage 2 *archaeological assessment*, and preservation in their current location is not possible, the proponent should engage with the First Nations or Métis with the closest cultural affiliation and in whose *traditional territories* the *significant archaeological resource* is situated to address their interest in the resource and define interpretive and commemorative opportunities related to the resource.
- e. The proponent is encouraged, through their consultant archaeologist, to ensure that where a Stage 3 *archaeological assessment* of such an *archaeological resource* is being undertaken to define the nature and extent of the resource, those First Nations or Métis with the closest cultural affiliation and in whose *traditional territories* the *archaeological resource* is located, be notified in advance of onsite assessment work.



- f. The proponent shall provide the municipality with a copy of the Provincial letters confirming that the reports have been filed into the Provincial Register.
- g. That where *significant archaeological resources* are preserved *in situ* the area subject to on-site preservation shall be excluded from the land development and the municipality shall consider regulatory tools such as zoning restrictions, designation and heritage easements or open space land dedications to protect the resources;
- h. Where human burial sites are encountered during any land-disturbing activity, all work must immediately cease and the site be secured, in accordance with legislated requirements. The appropriate provincial and municipal authorities must be notified and the required provisions under the *Funeral, Burial and Cremation Services Act, 2002*, along with other applicable protocol or policy must be followed.

First Nations with Cultural or Historical Interests in York Region

· Anishinabek · Huron · Iroquois

Areas of archaeological potential means areas with the likelihood to contain archaeological resources.

Provincial Policy Statement, 2005 ■■■

It is the policy of Council:

3.4.13 That local municipalities encourage the communication of appropriate archaeological discoveries and/or cultural narratives to residents in development proposals through innovative architectural and/or landscape architectural design, public art, or other public realm projects.

3.4.14 To encourage local municipalities, with the advice of a provincially licensed archaeologist and the Province, to develop a contingency plan for the protection of *archaeological resources* in urgent situations, this may include a funding resource to be accessed in emergency situations to protect *archaeological resources* that are discovered by chance or are under imminent threat.

3.4.15 That should previously undocumented *archaeological resources* be discovered during undertaking of Regional public works, including but not limited to the construction of streets and ancillary structures, sewer and water mains and associated structures, they may be an *archaeological site* and therefore subject to Section 48 (1) of the Ontario Heritage Act. The proponent or person discovering the *archaeological resources* must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork in compliance with Section 48 (1) of the Ontario Heritage Act.

3.4.16 To investigate the potential for a secure re-interment site for human remains where preservation in their current location is not possible and an interpretation centre for First Nations and the Métis artifacts recovered from archaeological investigations in the Region.



3.4.17 To review in partnership with First Nations, the Métis Nation and other stakeholders, the Archaeological Management Plan on the same review schedule as this Plan to ensure that archaeological resources information is kept up-to date.

3.4.18 To develop in conjunction with First Nations and Métis having *traditional territories* in or an interest in the cultural heritage of York Region, local municipalities, and the Province, a First Nations and Métis Consultation Tool.

3.4.19 That the York Region Archaeological Management Plan and Archaeological Potential Map provide guidance on addressing the policies of this Section. New *development* and *site alteration* shall meet all items required by this Plan, and shall strive to achieve all items encouraged in this Plan.

Impacts to archaeological resources may include, though not be limited to, development activities such as grading, excavating and building, or natural activities such as erosion. ■■■

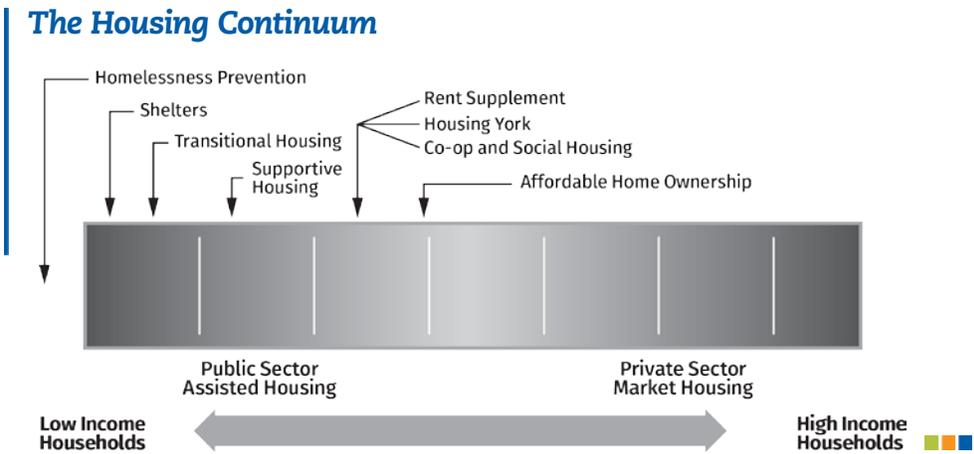
▶ 3.5 Housing Our Residents

Acceptable housing is a key component to quality of life. It contributes to an individual’s sense of belonging, worth and security, and supports sustainable and complete communities.

The housing market is faced with demand for a broader variety of housing types and sizes to meet the diverse range of needs of the Region’s residents and workers. Meeting these needs allows people to live and work in their communities as they progress through the stages of life.

The provision of a full mix and range of housing includes emergency shelters, affordable housing for low- and moderate-income families, and special needs accommodations. The Region will promote these types of housing through the use of targets, incentives, partnerships, community education and monitoring.

A full mix and range of housing options in optimal locations allows residents to contribute positively to the economy and society. Encouraging residents to work in and contribute to the area in which they live supports the Region’s urban structure and transportation networks, thus promoting vibrant, healthy communities, a strong economy, and a clean environment.





For all development in York Region, the Region will continue to work with local municipalities, the development industry and other stakeholders to ensure:

- a comprehensive, integrated and collaborative planning process;
- the early identification of capital infrastructure (roads, transit, water and wastewater) and human services requirements;
- the coordination of the delivery of capital infrastructure and human services; and,
- continuous improvement in streamlining the approvals process. ■■■

► **Objective: To promote an appropriate mix and range of acceptable housing to meet the needs of residents and workers.**

It is the policy of Council:

3.5.1 To update the York Region Housing Needs Study on a regular basis.

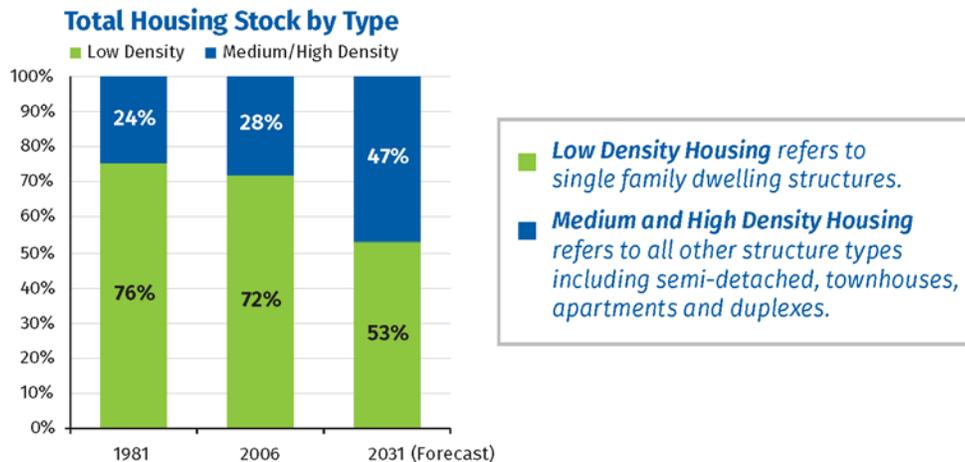
3.5.2 To implement and monitor the York Region Housing Supply Strategy in consultation with local municipalities, the Province and other stakeholders.

3.5.3 To ensure an adequate region-wide supply of housing by:

- a. maintaining a minimum 10-year supply of land designated for housing through intensification and redevelopment and in designated greenfield areas; and,
- b. maintaining a 3 to 7 year supply of registered and draft approved plans of subdivision, condominium plans and/or site plans.

Average Annual Housing Targets

2006-2011: 10,000 units	2011-2016: 10,000 units	2016-2021: 10,000 units
2021-2026: 9,000 units	2026-2031: 8,000 units	



Housing in the Region should contain a mix and range of:

- **Types** – such as single detached, semi-detached, townhouse, apartment or duplex
- **Unit Sizes** – such as family-sized apartment units
- **Functions** – such as special needs housing
- **Tenures** – rental and ownership
- **Costs** – such as housing that is affordable to low- and moderate-income residents and workers ■■■

It is the policy of Council:

3.5.4 To require that local municipal official plans and zoning by-laws permit a mix and range of housing types, lot sizes, unit sizes, functions, tenures and levels of affordability within each community. The mix and range of housing shall be consistent with Regional forecasts, and intensification and density requirements.

3.5.5 To require that all new secondary plans include a strategy to implement the *affordable* housing policies found in this Plan. The strategy shall include:

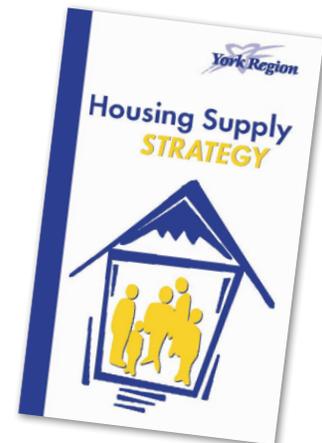
- a. specifications on how the *affordable* housing targets in this Plan will be met;
- b. policies to achieve a mix and range of housing types within each level of affordability;
- c. policies to ensure *affordable* larger sized family units; and,
- d. consideration of locations for social housing developments.

3.5.6 That a minimum 25 per cent of new housing units across the Region be *affordable*, be distributed within each local municipality and should be coordinated across applicable local planning areas including secondary plan and block plan areas. A portion of these units should be accessible for people with disabilities. *Affordable* housing units should include a mix and range of types, lot sizes, unit sizes, functions and tenures to provide opportunity for all household types, including larger families, seniors, and residents with special needs.

3.5.7. That in addition to policy 3.5.6, a minimum 35 per cent of new housing units in Regional Centres and *key development areas* be *affordable*, offering a range of affordability for low and moderate income households.

Achieving the 25 per cent and 35 per cent Housing Affordability Targets: Examples of how we get there

- *Intrinsically affordable townhouse and apartment units*
- *Second suites (and consideration of the primary units which may become affordable when factoring in the rental income from the accessory unit)*
- *Ensuring that lands are identified and designated for future high density residential development*
- *Consideration of the recognition of projected savings in household operating costs (i.e. lower water and utility bills) achieved through sustainable building elements*
- *Alternative community design standards*
- *Provision of lands for social housing (e.g. government/community sponsored housing, non-profit rental, rent-geared-to-income, seniors housing)* 





It is the policy of Council:

3.5.8 To encourage the development of intrinsically *affordable* housing, which includes modest amenities, standard materials, minimal details and flexibility within units.

3.5.9 To develop an *affordable* housing implementation framework in partnership with local municipalities and the development industry to achieve the targets in this Plan.

3.5.10 To work with local municipalities, the private sector and other stakeholders to consider innovative financial arrangements to encourage and support the development and maintenance of non-profit and *affordable* housing, such as:

- a. height and density incentives;
- b. Community Improvement Plans;
- c. grants in lieu of development charges; and,
- d. reduced municipal fees and charges.

3.5.11 That *affordable* housing initiatives be given priority on publicly owned lands with a focus on locations on or near transit corridors.

3.5.12 That Housing York Inc. continue to pursue the objective of providing affordable housing units by:

- a. managing and expanding the housing portfolio over time;
- b. making maximum use of provincial and federal funding opportunities; and,
- c. fostering community linkages and partnerships.

3.5.13 To encourage the construction of new non-profit housing.

3.5.14 To encourage that *special needs housing*, emergency, *affordable*, and seniors' housing be located in proximity to rapid transit and other human services.

3.5.15 To encourage local municipalities to adopt policies for an equitable distribution of social housing types, including:

- a. municipal and private non-profit and co-operative developments;
- b. *special needs housing*; and,
- c. group, rooming, boarding and lodging homes.

3.5.16 To prepare education and awareness programs with community stakeholders, other levels of government, the building industry and the business community to highlight the economic and social advantages of incorporating *affordable* housing into our communities.

3.5.17 To identify optimal sites for *affordable* housing early in the development process, particularly in centres and corridors, to maximize *affordable* housing funding opportunities in consultation with the building industry, non-profit agencies and other stakeholders.

3.5.18 To encourage building design that will facilitate subsequent conversion to provide additional housing units, such as secondary suites.



3.5.19 To encourage accessibility features in all new housing.

3.5.20 To encourage the construction of new rental units with a full mix and range of unit sizes, including family-sized and smaller units.

3.5.21 To require local municipalities to adopt official plan policies that protect rental housing from both demolition and conversion to condominium or non-residential use, including provisions that would prohibit demolitions or conversions resulting in a rental vacancy rate of less than 3 per cent in the local municipality.

3.5.22 To require local municipalities to adopt official plan policies and zoning by-law provisions that authorize secondary suites as follows:

- a. the use of two residential units in a house if no ancillary building or structure contains a residential unit; and,
- b. the use of a residential unit in a building or structure ancillary to a house if the house contains a single residential unit.

3.5.23 To prohibit the approval of local municipal official plan and zoning by-law amendments that would have the effect of reducing the density of a site in areas that have been approved for medium- or high-density development, unless the need is determined through a municipal comprehensive review.

3.5.24 To advocate the Province and Federal government to:

- a. commit to integrated and sustainable provincial and national housing strategies;
- b. provide long term, stable and flexible funding for the provision and maintenance of *affordable* housing; and,
- c. reinstate programs to support and promote the development of affordable housing options such as co-operative housing projects and rental housing developments.

Acceptable Housing

“Acceptable housing” refers to housing that is:

- *Affordable – dwellings that cost less than 30 per cent of before tax household income*
- *Adequate – dwellings that do not require major repairs*
- *Suitable – dwellings that have enough bedrooms for residents according to National Occupancy Standard requirements*
Canada Mortgage and Housing Corporation

Examples of accessibility features include:

- *An accessible washroom on the entry level*
- *Zero-step entrance*
- *Wide interior doorways*