

A review of existing strategies, policies, by-laws, programs and incentives utilized by other municipalities, with a particular focus on Ontario, was completed in order to assess opportunities for Greater Sudbury to introduce additional practices, whether they be process related tools, policy or financial.

INTERNAL/PROCESS TOOLS

Expansion potential on current sites

- Evaluate existing affordable housing sites to determine whether they could accommodate expansions to existing or the addition of new structures
- Maintain an inventory of available resources and assets

CMHC: https://www.cmhc-schl.gc.ca/en/inpr/afhoce/afhoce/tore/tore_003.cfm

Lambton County:

[https://www.lambtononline.ca/home/residents/planninganddevelopment/Documents/OP%20Update%20Background%20Report%2011%20-%20Affordable%20Housing%20\(2015\).pdf](https://www.lambtononline.ca/home/residents/planninganddevelopment/Documents/OP%20Update%20Background%20Report%2011%20-%20Affordable%20Housing%20(2015).pdf)

Evaluation criteria to direct projects to appropriate sites and building criteria

- ensuring that when funding is available that proposals are evaluated in accordance with location and design criteria that ensure the long term viability of the project
- proximity to public transportation. A general principle is that it be located within 400 metres of a bus stop, which represents a five minute walk
- proximity to community services, including citizen service centres, libraries, schools, medical facilities and pharmacies, as well as commercial areas for grocery stores and other household needs
- Other criteria include adequate servicing, physical suitability for development, appropriate zoning and existing concentration of affordable housing units
- building criteria can be used to evaluate proposals and to ensure flexibility and viability of the units. Criteria include accessible (ODA compliance), energy efficiency, durability of construction materials, design to be indistinguishable from market rent housing in the area, and the inclusion of common areas and areas for service provision

Austin Texas:

https://www.austintexas.gov/sites/default/files/files/Housing/Application_Center/SMART_Housing/smart_guide_0708.pdf

Niagara Region: <https://www.niagararegion.ca/business/tenders/2016-RFP-08.pdf>

Communications

- Promoting what incentives and programs a municipality has to offer from a single access point
- An information guide can be created targeting developers, service providers, landlords and tenants

Peel Region: <https://www.peelregion.ca/housing/>

Guelph-Wellington: <http://cwsocialjustice.ca/wp-content/uploads/2014/01/Housing-Access-Guide-2014.pdf>

Land availability registry/Surplus Municipal Land

- Evaluate lands that become available for disposal for suitability for affordable housing
- Where not suitable, funds from sale can be dedicated to future projects
- Allocation of money to secure strategic sites

City of Kingston: <https://www.cityofkingston.ca/residents/community-services/housing>

City of Mississauga:

<https://www7.mississauga.ca/documents/pb/main/2016/PublicLandHousingFirst.pdf>

POLICY TOOLS

Inclusionary zoning

- Option to require affordable housing units as part of any residential development
- Province's discussion guide looks at program targets that include price and rent, unit set-asides, affordability periods, threshold sizes, measures and incentives, requirements and standards, agreements, administration, monitoring and reporting. Inclusionary zoning, if utilized, is a requirement rather than an incentive and many municipalities are cautious about this approach

MMA: <http://www.mah.gov.on.ca/Page14875.aspx>

Zoning for diversity of housing needs

- Open up zone provisions to permit boarding houses or similar forms of development in a broader range of land-use classifications
- Permit housing combined with support services
- Reduce requirements for parking, and minimum lot sizes
- Pre-zone appropriate sites for medium and high density uses

City of Markham:

<https://www.markham.ca/wps/wcm/connect/markhampublic/1ddb3ad5-44ae-4852-8a01-ff4308269206/Task-13A-Affordable-and-Shared-Housing-Appendix-C.pdf?MOD=AJPERES&CACHEID=1ddb3ad5-44ae-4852-8a01-ff4308269206>

Peel Region: <http://www.peelregion.ca/health/resources/healthbydesign/pdf/CDI-0560.pdf>

Height and density bonusing

- Under Section 37 of the Planning Act
- Additional height and density provided in exchange for benefits
- Requires official plan policies
- Negotiated between developer and municipality

Ministry of Municipal Affairs: <http://www.mah.gov.on.ca/Page6845.aspx>

City of Barrie:

<http://www.barrie.ca/Doing%20Business/PlanningandDevelopment/Policies-Strategies/Documents/Affordable-Housing-Strategy.pdf>

Requirement for planning justification

- Component of affordable housing strategy
- For multi-residential planning applications, a planning justification report must be submitted justifying why affordable housing can or cannot be included in the project

Barrie: <http://www.barrie.ca/Doing%20Business/PlanningandDevelopment/Policies-Strategies/Documents/Affordable-Housing-Strategy.pdf>

FINANCIAL AND OTHER TOOLS

Down payment loans

- Eligibility criteria include maximum purchase price, and net worth of individual
- No repayment is required if no triggering event occurs within the 20 year term of the agreement, such as selling

Bruce County: <http://www.brucecounty.on.ca/services-health/social-housing/housing-programs.php>

City of Hamilton: <https://www.hamilton.ca/social-services/housing/homeownership-down-payment-assistance-program>

Combine with economic development

- Feasibility of economic development opportunities must be investigated which can be operated by tenant to offset operating costs
- New development greater than three storeys and on arterial

City of London: <https://www.london.ca/residents/Housing/Housing-Programs/Pages/ProposedHousingDevelopmentCorporationInitiative.aspx>

Second unit pilot program

- Funding for the creation of second units
- Establishes eligibility criteria
- Sets maximum funding amounts per unit

Halton Region:

http://www.halton.ca/living_in_halton/housing/halton_second_unit_pilot_program/

Bruce County:

<https://www.brucecounty.on.ca/assets/departments/housing/files/Secondary%20Suites/Program%20Guideline%202016-17.pdf>