

Town of Whitby – Draft Proposed Action Plan for CMHC HAF Application

Initiatives	Actions	Comments
1. Housing Assessment Report	<ul style="list-style-type: none"> • Update Region’s Envision Durham Housing Needs Assessment (HNA) report. 	<p>HNA is required by Planning Act for PMTSA Inclusionary Zoning. Region could be a potential partner.</p>
2. Whitby GO Protected Major Transit Station Area (PMTSA)	<ul style="list-style-type: none"> • Review OP policies and ZBL provisions for increased height and density within appropriate areas of the PMTSA. • Initiate and approve OPA/ZBLA. 	<p>Significant increase in units within the PMTSA based on revised PMTSA boundary through Envision Durham new ROP. Meets the HAF objective for increased units within proximity to rapid transit. Significant increase in potential units through increased height and density permissions within PMTSA. 0 affordable units listed here; rather, affordable units within PMTSA are tracked through PMTSA Inclusionary Zoning Project.</p>
3. Inclusionary Zoning	<ul style="list-style-type: none"> • Compile necessary HNA info. for PMTSA • Initiate and approve ZBLA for PMTSA Inclusionary Zoning • Prepare Implementation Strategy 	<p>Planning Act enables implementation of Inclusionary Zoning in a PMTSA to require minimum of 5% of all new units to be affordable. Meets HAF objective of transformational change by allowing for increased affordable units. Region could be a potential partner.</p>
4. OPA/ZBLA for Brooklin Secondary Plan Expansion Area	<ul style="list-style-type: none"> • Undertake background work 	<p>OPA/ZBLA will be included as component of (minor) OP Review for Envision Durham conformity.</p>

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	<ul style="list-style-type: none"> • Conduct public consultation for Brooklin Community Secondary Plan expansion areas • Initiate and approve OPA/ZBLA 	<p>Meets the HAF objectives regarding certainty and expediting of planning approvals.</p> <p>Project will facilitate development for growth to 2051, sooner than would have occurred without HAF funding.</p>
5. Surplus Land Inventory and Disposition Strategy	<ul style="list-style-type: none"> • Complete surplus land inventory and disposition strategy for publicly owned lands within Whitby. • Initiate discussions and potential partnerships with for-profit and non-profit developers for affordable housing on surplus lands. 	<p>Surplus lands can be developed for both new additional dwelling units, as well as affordable units.</p> <p>Potential to pre-zone surplus lands. Region could be a potential partner.</p>
6. E-permitting Portal; GIS Dashboard; and, Lean Process Review	<ul style="list-style-type: none"> • Implement online portal for Planning, Engineering and Building Permit applications. • Create GIS interface for development application tracking. • Undertake a Lean Process Review for applications with intake through portal. 	<p>Further implementation of SDAF project for online application/permitting portal. Lean process review will help meet requirements under Bill 109.</p> <p>Meets the HAF objectives for streamlining and expediting planning approvals to increase supply and provide greater certainty for development approvals. Prioritization would be given to development of portals for Planning, Engineering Review and Building Permit applications. May require dedicated Project Manager.</p>
7. Additional Dwelling Units (ADU's)	<ul style="list-style-type: none"> • Review Official Plan policies and Zoning provisions to allow 3 units per lot. • Initiate and approve OPA/ZBLA. 	<p>Meets the HAF objectives for increased supply and affordability of units within existing dwellings, through sensitive infill,</p>

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		and as permitted by Bill 23; and increased flexibility for housing types and tenures.
8. Development Approvals for 590-650 Rossland Road East	<ul style="list-style-type: none"> • Initiate partnership with Province and Region regarding development of Provincial / Regional lands at 590 / 605 Rossland Road East to permit High Density Residential, Mixed Use and affordable housing. • Initiate and approve OPA/ZBLA/SP. 	<p>Potential for 800 to 900 units on publicly-owned lands.</p> <p>Potential for 25% or more of all units to be affordable.</p> <p>Meets the HAF objectives for both increased supply and affordable units.</p>