

## Appendix A – Housing Accelerator Fund Initiatives

### Initiative 1 - Increase Height & Density

- Official Plan Review (to begin in January 2024) and Comprehensive Zoning by-law review (currently underway) the Town will:
  - Increase height allowance of high-rise buildings near the identified Protected Major Transit Station Area (PMTSA).
  - Allow 4-storey buildings in other strategic areas beyond the identified Major Transit Station, targeting transit corridors and the identified Rapid Transit areas.
- Initiate and approve OPA/ZBLA to permit Increased Height & Density.
- Expanding the PMTSA boundary area to implement Envision Durham.
- Town wide parking reduction study to inform comprehensive zoning review.

### Initiative 2 – Inclusionary Zoning

- Compile necessary Housing Needs Assessment for PMTSA Inclusionary Zoning.
- Initiate and approve ZBLA for PMTSA Inclusionary Zoning.
- Prepare Implementation Strategy.
- External communications promoting diverse housing within Whitby.

### Initiative 3 – Urban Area Expansion

- Undertake background work.
- Conduct public consultation for expansion areas.
- Initiate and approve OPA/ZBLA - 20,000 units available sooner.
- Partnering with Region, Elexicon, landowners and developers for background work and/or infrastructure projects.
- 5 Million Dollars allocated to support infrastructure in the expansion area.

### Initiative 4 - Surplus Land Inventory and Disposition Strategy

- Complete surplus land inventory and disposition strategy for publicly owned lands within Whitby. Strategy to include ongoing review.
- Initiate discussions and potential partnerships with for-profit and non-profit developers for affordable housing on surplus lands.
- Approval process and zoning expedited.
- Pilot with 3-4 properties in Whitby during the HAF funding period.

- Ensure strategy promotes long term system and supply impacts.

#### **Initiative 5 – E-permitting Expansion**

- Expand services available online for Planning, Engineering and Building Permit applications.
- Prioritize applications resulting in unit permitting.
- Communications – Promotion new tools and reasons to use them.
- BlueBeam, Municipal Permit 511 (Transnomis One Window), Trax Codes, Builterra and the AMANDA Mobile App will be reviewed for expansion and the creation of further streamlined efficiencies.

#### **Initiative 6 – Legal Additional Dwelling Unit Program**

- Review Official Plan policies and Zoning provisions to allow 4 residential units as-a-right.
- Initiate and approve OPA/ZBLA to allow 4 units as-a-right.
- Streamline ADU Application process, permits and payments.
- Promotion through communications to advertise program & benefits to legalizing and how to add an ADU to a property in Whitby.
- Legalization of existing illegal units.
- Create Directory of Legal Registered Accessory Apartments in Whitby.
- Taskforce/Expert teams for ADU permit Types.
- 4 Million Dollar fund to support incentivizing unit creation.

#### **Initiative 7 – Build Innovative Greatness (BIG)**

- Consist of smaller projects related to housing permit approvals that will create long term systemic change and have a BIG impact.
- Undertake 4-6 projects a year, with a focus on:
  - Business process optimization in Building and Planning with a focus on lean process review related to development applications.
  - Explore concierge type services for those who meet certain criteria/or have certain conditions exclude them from the program. For any housing type (profit/not for profit/affordable/green housing). Case coordinator type functionality offering advice and guidance.
  - Explore use of Specialists/Expert teams to address back log of incomplete Building Permit Applications
  - Formalize a process that allows early review/assistance while waiting on finalized items.
  - Build out guides and resources and make available online. Aim to eliminate/minimize common permit/drawing/planning errors.

- Explore Further incentives – Different types, Including Green Building and Affordable housing.
- The first-year projects will focus on:
  - The review and optimization of delegated authority for development related approvals.
  - The exploration of pre-approved designs for Additional Dwelling Units, prefabricated homes, and modular homes.
  - Promotion of alternate construction materials such as mass timber to have positive green development standard impact and decrease construction costs which would improve affordability.
  - Pursuing purpose-built rental supports including policy development and consideration of financial incentives, including, but not limited to grant programs.
- Train staff in Lean methodologies, innovation, and customer service.

#### **Initiative 8 - Low-Carbon and Climate-Resilient Whitby**

- Climate Emergency Response Plan Project Items.
- Whitby Green Standard Project Items.
- Zero Carbon Whitby Project items.
- Retrofit Fire Halls.
- 1 Million Dollar WGS incentive program through partnership with the Region.

#### **Initiative 9 – Community Improvement Plan**

- Reactivate financial incentive programs to support additional housing development under the Downtown Whitby Community Improvement Plan.
- Support new residential and mixed use residential developments as part of the Development Charge Partial Exemption for High Density Residential and Mixed Use Residential.
- Expand applicable area for funding to encompass entire CIP area.
- Extend CIP program to run until the end of the HAF funding, currently anticipated to complete, in 2027.
- Allocate 5 Million dollars to support the CIP program in creating higher density housing opportunities within walkable neighbourhoods and close to rapid transit.