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Town of Aurora

## Committee of the Whole Report

No. PDS24-061

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**Subject:** Draft Affordable Housing Action Plan

**Prepared by:** Adam Robb, MPL, MCIP, RPP, CAHP  
Manager, Policy Planning and Heritage

**Department:** Planning and Development Services

**Date:** June 4, 2024

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### Recommendation

1. That Report No. PDS24-061 be received; and
2. That the draft Affordable Housing Action Plan (Attachment #1) be consulted upon with the public and other stakeholders prior to a finalized version being brought back to Council for endorsement.

### Executive Summary

This report presents the draft Affordable Housing Action Plan.

- In 2023, Council passed a motion to develop an Affordable Housing Action Plan.
- The draft Affordable Housing Action Plan outlines 6 key objectives and 26 action items for the Town to pursue at the local municipal level to help address housing affordability.
- The draft Affordable Housing Action Plan will be consulted upon with the public and other stakeholders to create a finalized version to be brought back for Council's endorsement.

### Background

In 2023, Council passed a motion to develop an Affordable Housing Action Plan.

On February 28, 2023, Council unanimously passed a motion to develop an Affordable Housing Action Plan. The Affordable Housing Action Plan is to serve as a tool to guide

local decision making on how to address affordable housing and promote attainable housing options through clear objectives and action items. The Affordable Housing Action Plan is intended to support positive decision-making regarding housing in line with the overall visions and directions of the Town's Official Plan and Regional and Provincial policies.

## **Analysis**

**The draft Affordable Housing Action Plan outlines 6 key objectives and 26 action items for the Town to pursue at the local municipal level to help address housing affordability.**

The Affordable Housing Action Plan serves as a blueprint for the Town to achieve more diverse, affordable, and attainable housing to 2051 and beyond. The Plan provides an introduction and background into the growth context of Aurora, before then outlining six key objectives that cumulatively form the basis of the Action Plan. The six key objectives of the Affordable Housing Action Plan are as follows:

- Increase Housing Supply
- Promote Housing Affordability and Stability
- Ensure Complete Community Growth
- Streamline Approvals
- Enhance Partnerships
- Continually Monitor, Assess and Educate

Supplemental to each key objective are tangible action items for the Town to pursue to improve housing affordability. The Affordable Housing Action Plan provides a total of 26 action items to pursue over the horizon to 2051.

The actions items are comprehensive and range from zoning initiatives to include as part of the upcoming Comprehensive Zoning By-law review process, to the creation of affordable housing municipal programs. Additional action items focus on continuing to streamline the development review process and on collaborating with local housing partners. The action items can be pursued jointly as a comprehensive plan of action to encourage more affordable, attainable and diverse housing options for all.

**The draft Affordable Housing Action Plan will be consulted upon with the public and other stakeholders to create a finalized version to be brought back for Council's endorsement.**

The Affordable Housing Action Plan as presented through this report remains draft and is subject to further review and comment prior to finalization. Comments from Council

can be provided at this time and moving forward, and then further engagement will also occur through a public Open House and with stakeholders such as York Region.

Staff anticipate a future report back to Council that will provide an overview of the comments received, as well as information on the updates that were made to create the finalized version of the Affordable Housing Action Plan for endorsement.

### **Advisory Committee Review**

As part of the finalization of the Affordable Housing Action Plan, the Town's Advisory Committees can also be consulted as required.

### **Legal Considerations**

None.

### **Financial Implications**

Numerous financial incentives for affordable housing development have been built into all applicable development legislation including the Planning and Development Charges Acts. Most notable incentives include development charge, community benefit charge and CIL parkland fee exemptions for all eligible residential development.

As presented under FIN24-019, any exempted development fees and charges result in a revenue loss to the Town which will need to be replaced through alternative revenue sources. The greater the number of eligible affordable units constructed; the greater lost development revenues will be. The Town is hopeful that the province will offer replacement funding to make itself whole.

### **Communications Considerations**

An Open House will be held to engage with the public and stakeholders on the draft Affordable Housing Action Plan. Appropriate notice will also be provided, and a comprehensive report back on the comments received will be provided to Council.

### **Climate Change Considerations**

None.

## **Link to Strategic Plan**

The Affordable Housing Action Plan supports the Strategic Plan goal of Strengthening the Fabric of our Community by ensuring growth includes housing opportunities for everyone.

## **Alternative(s) to the Recommendation**

1. That Council provide direction.

## **Conclusions**

The draft Affordable Housing Action Plan provides key objectives and action items for the Town to pursue to help address housing affordability. The Plan remains draft and open to comment, with consultation to occur with the public and other stakeholders prior to a finalized version being prepared and brought back to Council for ultimate endorsement.

## **Attachments**

Attachment #1 – Draft Affordable Housing Action Plan

## **Previous Reports**

None.

## **Pre-submission Review**

Agenda Management Team review on May 16, 2024

## **Approvals**

Approved by Marco Ramunno, Director, Planning and Development Services

Approved by Doug Nadorozny, Chief Administrative Officer