Affordable Housing Action Plan

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2024

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Executive Summary

The Town of Aurora recognizes the need to be proactive in addressing the housing needs of current and future residents. This Affordable Housing Action Plan (the "Plan") aims to provide a blueprint and direction for the Town to achieve more diverse, affordable, and attainable housing to 2051 and beyond.

This Plan will serve as a guiding tool to establish municipal priorities, identify challenges, and support positive decision-making regarding housing in line with the overall visions and direction of the Town's Official Plan and Regional and Provincial policies.

The Plan provides an introduction and background into the growth context of Aurora and its housing and development framework, before then outlining six key objectives that cumulatively form the basis of this Plan. Each objective is further supported by action items to ensure effective implementation.

While all levels of government play a role in combating the housing crisis, this is ultimately a made in Aurora Plan focused on providing tangible municipal objectives and actions that will lead to positive housing outcomes for all.

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1.0 - Introduction

Aurora's Growth and Development Context

The Town of Aurora is a growing and evolving. By 2051, the Town's population is forecasted to be 85,800 people, which represents a growth rate of over 30% from today:

Table 1: Town of Aurora Official Plan Population Growth Forecast

	2021	2031	2041	2051
Population	64,000	71,900	79,600	85,800
Growth Rate (%)	-	12.3%	10.7%	7.8%

This rate of growth is attributed to the urbanization of the Town as part of the larger York Region and Greater Toronto Area. Aurora is considered a highly desirable community to live, and being within close proximity to the major urban centre of Toronto, growth impacts are largely a result of the urban spread through the overall metropolitan area.

Canada as a whole is also growing and urbanizing. The years of 2022 and 2023 each set new record-highs for national population growth. Growth in the first nine months of 2023 alone surpassed the total growth of any other full year since Canadian Confederation (StatsCan).

Communities are also aging, family needs are changing, and urban areas, in particular around Toronto, are considered the fastest growing parts of the country (StatsCan). The suburbs around Toronto accounted for over 37% of the proportional growth within the Greater Toronto Area from 2016-2021, which represents the largest population growth of any geographic area of the metropolitan region (see Figure 1).

There is anticipated to be sustained population growth in the suburbs for generations to come, particularly due to the limited space of downtown areas. Sustainable, proactive planning will ultimately see communities shift to the more efficient use of land to accommodate the housing needs of future generations. The demographic and economic trends of the country, province and region also have a significant impact on the built form of Aurora itself. As the population continues to grow, age, and want to locate in proximity of

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transit, there is a recognized need to increase housing supply and promote more alternative and innovative forms of housing to meet demands.

Figure 1: Population Spread Across the Toronto Census Metropolitan Area 2016-2021 (CMHC)
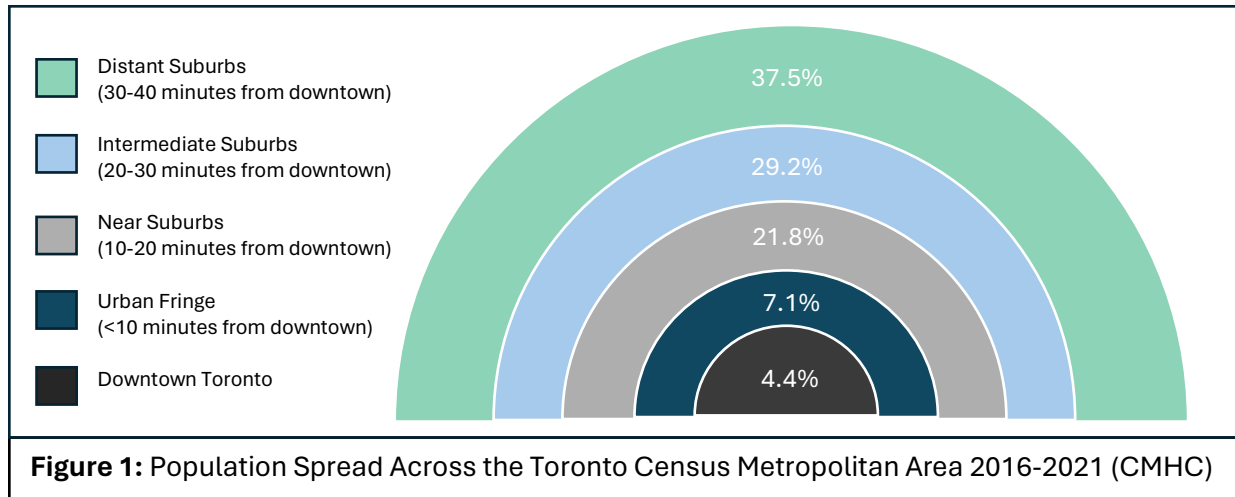
Aurora's Built-Form

Historically, development in Aurora has been based on greenfield growth, where vacant land was developed for new residential subdivisions of largely single detached homes. Today, the Town is largely "built-out" with fewer vacant greenfield parcels left to be developed. As Aurora continues to urbanize, it will experience more of a shift from lower density, ground related greenfield housing development, towards residential intensification opportunities at greater densities within existing built-up areas.

The following provides a summary of the private dwelling characteristics of the Town based on the 2021 Census:

Table 2: Aurora Private Dwelling Characteristics, 2021 Census

Private Dwelling Structural Type	Total within Town	Proportional %
Single Detached House	12,980	60.5
Semi Detached House	1,490	6.9
Row House	3,610	16.8
Duplex	670	3.1
Apartment in a building with fewer than 5 storeys	1,535	7.1
Apartment in a building with 5 or more storeys	1,205	5.6

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Aurora's built form is predominantly single detached houses. Currently, approximately 81% of the Town's private households are also owned, with approximately 19% rented (StatsCan). Aurora also has an average of 7.1 rooms per dwelling, whereas the national average is 6.2 rooms per dwelling. The dominant household size in Aurora is only 2 persons, accounting for approximately 29% of all dwellings (StatsCan).

To accommodate the demands of future growth, the Town will be required to increase densities, especially due to the absence of greenfield lands. Multi-generational and co-habitation housing opportunities will also continue to increase to optimize vacancy within existing dwellings. By 2051, the Town will experience a proportional shift away from single detached housing, where a greater supply of apartments will be provided.

Provincial Housing Target and Pledge

The province has set a target for Aurora to build 8,000 new homes by 2031. The vast majority of this growth will be through additional units at higher densities than traditionally developed within Town. The Town's Official Plan structure can support this targeted level of growth, particularly as strategic growth areas like the Aurora Promenade and Major Transit Station Area (MTSA) develop. This Action Plan will be used as a tool to further support the Town's commitment to achieving positive housing outcomes within the community and fulfilling the Housing Target and Pledge. However, it is also important to recognize that there is a

8,000 new homes by 2031

continued need for investment in infrastructure and collaborative action from all levels of government to address the housing crisis being experienced across the province and country. In addition to this target, the province and region have also mandated that a minimum of 1,000 purpose-built rentals be provided in Aurora to 2051, and that a minimum of 45% of all new growth be directed through intensification of the existing built-up area.

The Housing Continuum and Affordability in Aurora

Housing can be provided across a variety of types and tenures. The Housing Continuum, as shown in Figure 2 below, represents the types of housing that can be provided to help address the ongoing housing crisis facing communities.

A successful community is one that provides the complete range of housing types so that individuals and families can enter and move through the housing continuum to address their specific needs. By increasing supply and affordability, more individuals and families are able to move through the continuum and achieve homeownership. In turn, this frees up resources and capacity to continue to help those in need. The goal of communities should be to continue to assist individuals and families with moving across the Housing Continuum.

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The definition of Affordable Housing itself also varies greatly by governments and agencies. Generally, "affordable" is to mean that no less than 30% of an individual or family's gross income is being spent on housing costs. Affordable Housing however is a broad term that can include multiple housing types and tenures. Across the Housing Continuum, there is the need for crisis housing, such as Shelters or Transitional Housing at the left of the Housing Continuum, where the primary goal is providing basic shelter for those in need – known as "housing first". Moving across the Housing Continuum is Social Housing, which is a category of affordable housing that refers to housing that receives subsidy assistance. Next, Affordable Rental or Affordable Home Ownership refers to dwellings designed or programmed specifically to be below the 30% income threshold. Finally on the Housing Continuum is independent market Rental Housing and Home Ownership.

The Housing Continuum						
Emergency Shelters	Transitional Housing	Social Housing	Affordable Rental Housing	Affordable Home Ownership	Rental Housing	Home Ownership

Figure 2: The Housing Continuum (CMHC)

Based on the latest data, the average rental in Aurora costs $1,371 for a one bedroom, $1,794 for a two bedroom, and $2,065 for a three bedroom dwelling (CMHC Housing Market Information Portal). The current average private market dwelling in Aurora is valued at approximately $1,450,000 (Toronto Regional Real Estate Board). The average gross total income for families in Aurora is $180,200, but the median is $135,000 (StatsCan).

The Affordability Price Threshold is a measurement to determine the maximum price that households can afford to pay for private market dwellings, which includes the cost of a mortgage, mortgage insurance, and property taxes relative to 30% of gross overall income. The Affordability Price Threshold based on these factors for Aurora is $682,000 for the average gross total income for families, but then $509,000 based on the median gross total income for families. Using the median (instead of the average) can be considered more appropriate as it accounts for a better measure of central tendency of the population without being skewed by exceptional outlier values. Worth noting too is that the affordable price threshold also assumes the minimum allowable down payment is also provided, which can often be difficult to save for.

Affordable Rent Thresholds are calculated using the CMHC Housing Market Information listed above as a baseline. York Region and the Province have established through definition in the York Region Official Plan that the rental threshold for monitoring affordability be set at 125% of this CMHC baseline as a standard practice. This higher percentage threshold is used as it is a better reflection of true rents that can reasonably be obtained given that the existing housing stock, which is used to form the CMHC data, is generally either already occupied longer term and unattainable, or aged and not reflective of current building code

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and amenity standards for someone who is newly renting in a building. The Affordable Rent Threshold for Aurora is therefore $1,714 for a one bedroom, $2,243 for a two bedroom, and $2,581 for a three-bedroom dwelling.

Middle income earners may struggle to afford market housing in Aurora but also earn too much to qualify for assistance. Similarly impacted are older adults and retirees. It is also increasingly difficult for first time buyers to save for a down payment and enter the market, which pushes them to move to other more affordable markets across the province or country. Aurora's affordability threshold is generally impacted by the relatively high total income for families. Individuals and singles can also be disproportionately impacted as single earners. More housing needs to be provided across the entirety of the housing continuum to meet the needs and circumstances of all individuals.

$1,450,000

Average Private Market Dwelling Value in Aurora

$509,000

Affordable Price Threshold

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2.0 - Key Objectives of this Action Plan

The six key objectives of the Affordable Housing Action Plan are to be read and applied collaboratively. Together, they provide the foundation for positive housing outcomes in Aurora to 2051 and beyond. The six key objectives of the Town of Aurora 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

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Increase Housing Supply

Key Objective: Increase Housing Supply

There is a critical lack of supply relative to the demand for housing across Ontario. To alleviate this pressure, more housing units are required to be delivered. The following actions will increase the supply of housing in Aurora:

Action Item #1 – Permit Four Units per Residential Lot

Description	Result	Implementation Tool	Timeframe
Four units to be permitted as-of-right on serviced residential lots of sufficient size with available parking.	Gentle intensification of traditionally single detached neighbourhoods will increase "missing middle" and rental housing opportunities. Further, the renting out of additional residential units offers the ability for property owners to alleviate their own housing costs.	Comprehensive Zoning By-law Review	2025

Action Item #2 – Incrementally Increase Density

Description	Result	Implementation Tool	Timeframe
Density permissions will need to incrementally increase for strategic growth areas over time.	Densities within established strategic growth areas including the Aurora Promenade and Major Transit Station will eventually need to increase. This is a longer-term action item, but should be acknowledged proactively and be phased through future Official Plan Reviews.	Official Plan	Each future Official Plan Review.

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Action Item #3 – Undertake a Land Use Planning Study for Commercial and Employment Land Conversion Opportunities

Description	Result	Implementation Tool	Timeframe
A Land Use Planning Study will evaluate the longer term feasibility of accommodating housing in these traditionally non-residential locations, and encourage mixed use opportunities.	The planning study will allow the Town to proactively evaluate the feasibility of these lands to accommodate housing opportunities in line with potential provincial planning amendments to the Provincial Policy Statement and Growth Plan which may enable the conversion of employment lands to occur outside of a municipal comprehensive review. Key areas for study can include the 404 Corridor, Industrial Parkway and Bayview Avenue, where encouraging mixed use opportunities can also be evaluated.	Dedicated Land Use Study on Commercial and Employment Land Conversions.	2025-2030

Action Item #4 – Evaluate Housing Opportunities on Key Sites

Description	Result	Implementation Tool	Timeframe
Lead the proactive evaluation and planning of key sites for housing opportunities.	The Town can look to evaluate and proactively develop site-specific policies or secondary plans for key sites and areas within Town to proactively enable housing opportunities, such as for 50-100 Bloomington Road West, amongst others.	Area or site specific secondary plans and pre-zoning.	2025-2030

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Action Item #5 – Update Zoning Provisions to Align with the Town's Official Plan and Support Housing Creation

Description	Result	Implementation Tool	Timeframe
5.1 – Pre-zoning for the Aurora Promenade and Major Transit Station Area to align with the Town's new Official Plan.	Consistent and aligned heights and land use permissions between the Zoning By-law and the Official Plan will ensure site-specific development applications conform to the Town's established planning framework for the area, including a planned minimum density of 150 people and jobs within the defined Major Transit Station Area.	Comprehensive Zoning By-law Review	2025
5.2 – Pre-zoning along Local and Regional Corridors to align with the Town's new Official Plan.	Zoning By-law will be updated to reflect heights of 5-storeys along Regional Corridors and 4-storeys along Local Corridors as directed by the new Official Plan.	Comprehensive Zoning By-law Review	2025
5.2 – Removing outdated or unnecessary zoning provisions that unduly restrict housing creation.	Zoning By-law updates can look to add further flexibility for co-habitation, multi-generational housing, group homes and co-operatives. Further, zoning standards around the Additional Residential Unit framework will need to be updated.	Comprehensive Zoning By-law Review	2025

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Promote Housing Affordability and Stability

Key Objective: Promote Housing Affordability and Stability

Promoting housing affordability and stability means ensuring individuals and families can first access, and then keep housing over the course of their lifetimes and as needs change. Aurora will promote housing affordability and stability through the following action items:

Action Item #6 – Establish an Affordable Housing Reserve Fund

Description	Result	Implementation Tool	Timeframe
An Affordable Housing Reserve Fund to be created with funds collected through Community Benefit Charges or other contributions from developments.	An Affordable Housing Reserve Fund will allow the Town to establish grants to assist with affordable housing projects and initiatives. A key focus can be on assisting non-profit and co-op housing providers, or establishing Community Land Trusts.	Creation of Special Reserve and Implementation Policy	2025-2030

Action Item #7 – Require Affordable Housing Assessments for all New Residential Developments

Description	Result	Implementation Tool	Timeframe
Affordable Housing Assessments to be required as part of a complete application for proposed residential developments.	The Town requires that 25% of all new residential developments be affordable, and that 35% of all new residential development within the Major Transit Station Area be affordable. Requiring Affordable Housing Assessments will ensure enforcement of this policy framework.	Pre-consultation checklists and determining complete applications.	Immediate

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Action Item #8 – Implement Inclusionary Zoning for the MTSA

Description	Result	Implementation Tool	Timeframe
Establish a policy framework for Inclusionary Zoning for the Aurora Major Transit Station Area.	Inclusionary Zoning can include a range of measures that focus on providing affordable housing units within private market development proposals and provide for those units to be maintained as affordable over a period of time.	Adoption of Inclusionary Zoning Policy Framework (in line with O.Reg 232/18) and By-law.	2025-2030

Action Item #9 – Utilize Government Owned Land for "Housing First" Opportunities

Description	Result	Implementation Tool	Timeframe
Surplus land owned by all levels of government can be prioritized for the provision of housing.	Land costs are a primary restriction to housing affordability. Taking advantage of surplus government owned land and prioritizing housing, including emergency, transitional, and social housing, will ensure these critical "housing first" opportunities are provided. The Town can specifically work with the Region to identify surplus lands collectively, as well as opportunities for leasing.	Engagement with all levels of government regarding surplus land in Aurora.	Immediate

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Action Item #10 – Evaluate the Benefits and Feasibility of Modular and Prefabricated Construction

| Description	Result	Implementation Tool	Timeframe
Modular housing refers to housing units that can be prefabricated then assembled at a particular site to create housing opportunities.	Modular housing can assist housing affordability, but there are still questions regarding overall costs, long-term quality, site selection and appropriateness as a temporary or permanent housing solution. The Town can look to evaluate the feasibility of modular housing as an option for housing creation, and consult with industry experts to ensure effective implementation of enabling tools to support the construction method.	Modular Housing Implementation Study Updating the Town's Comprehensive Zoning By-law as required.	2025

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Ensure Complete Community Growth

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Key Objective: Ensure Complete Community Growth

It is important to ensure that residential development and growth is balanced with the appropriate access to goods, services and amenities. Social integration and economic well-being are considered fundamental pillars in increasing an individual's connection to the community and overall well-being. Promoting a complete community will ensure that individuals continue to be attracted to Aurora and want to stay here as their individual or family needs change. Aurora will continue to ensure housing is part of a complete community through the following action items:
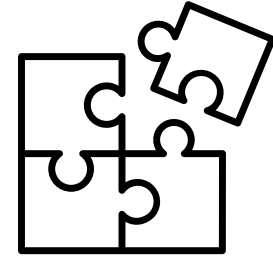
Action Item #11 – Eliminate Minimum Parking Requirements

Description	Result	Implementation Tool	Timeframe
Eliminate minimum parking requirements within the Major Transit Station Area.	The construction of underground parking adds more time to the construction process and represents a significant cost that ultimately gets passed onto unit owners and impacts affordability. Zoning provisions can also result in the overbuilding of parking spaces for areas that are transit-oriented or walkable like the Major Transit Station Area. Eliminating minimum parking requirements will ensure that housing units built within the Major Transit Station Area are at a more affordable price point. This is also further supported by Provincial Bill 185.	Comprehensive Zoning By-law	2025

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Action Item #12 – Create an Affordable Housing Community Improvement Plan

Description	Result	Implementation Tool	Timeframe
Community Improvement Plans are tools that allow municipalities to direct funds towards implementing policy initiatives.	The Town's new Official Plan already has enabling policies to prepare a Community Improvement Plan geared towards the creation of affordable housing. A Community Improvement Plan would incentivize the creation of affordable housing through grants, loans, or tax assistance. The program can focus on providing incentives for the creation of Additional Residential Units and other housing opportunities such as co-habitation, with policies to ensure that units remain affordable over extended periods of time.	Affordable Housing Community Improvement Plan Policy Program and Implementing By-laws	2025-2030

## Action Item #13 – Undertake Streetscape Improvements for the Aurora Promenade

Description	Result	Implementation Tool	Timeframe
Streetscape improvements for the Aurora Promenade area to enhance vibrancy and placemaking of the downtown area.	Streetscape and infrastructure improvements within the Aurora Promenade will reduce the overall cost of development and in turn assist with housing affordability for the area while ensuring the downtown is a vibrant and attractive place to live, work and play.	Aurora Promenade Streetscape Improvement Project	2024-2026

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Action Item #14 – Work with the Region of York to Ensure there is Sufficient Servicing Capacity for Growth

| Description	Result	Implementation Tool	Timeframe
The Town will continue to work with York Region to ensure the timely delivery of infrastructure improvements and water and wastewater servicing capacity to meet growth forecasts.	Sufficient servicing capacity will ensure that approved developments can be constructed in a timely and efficient manner. A lack of servicing restricts housing supply and stalls approved developments from actually being constructed. Ensuring the timely delivery of the north York Durham Sewage System (YDSS) expansion is a priority for meeting housing supply needs.	Region of York Servicing Allocation and north YDSS expansion project	2024-2031

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Streamline Approvals

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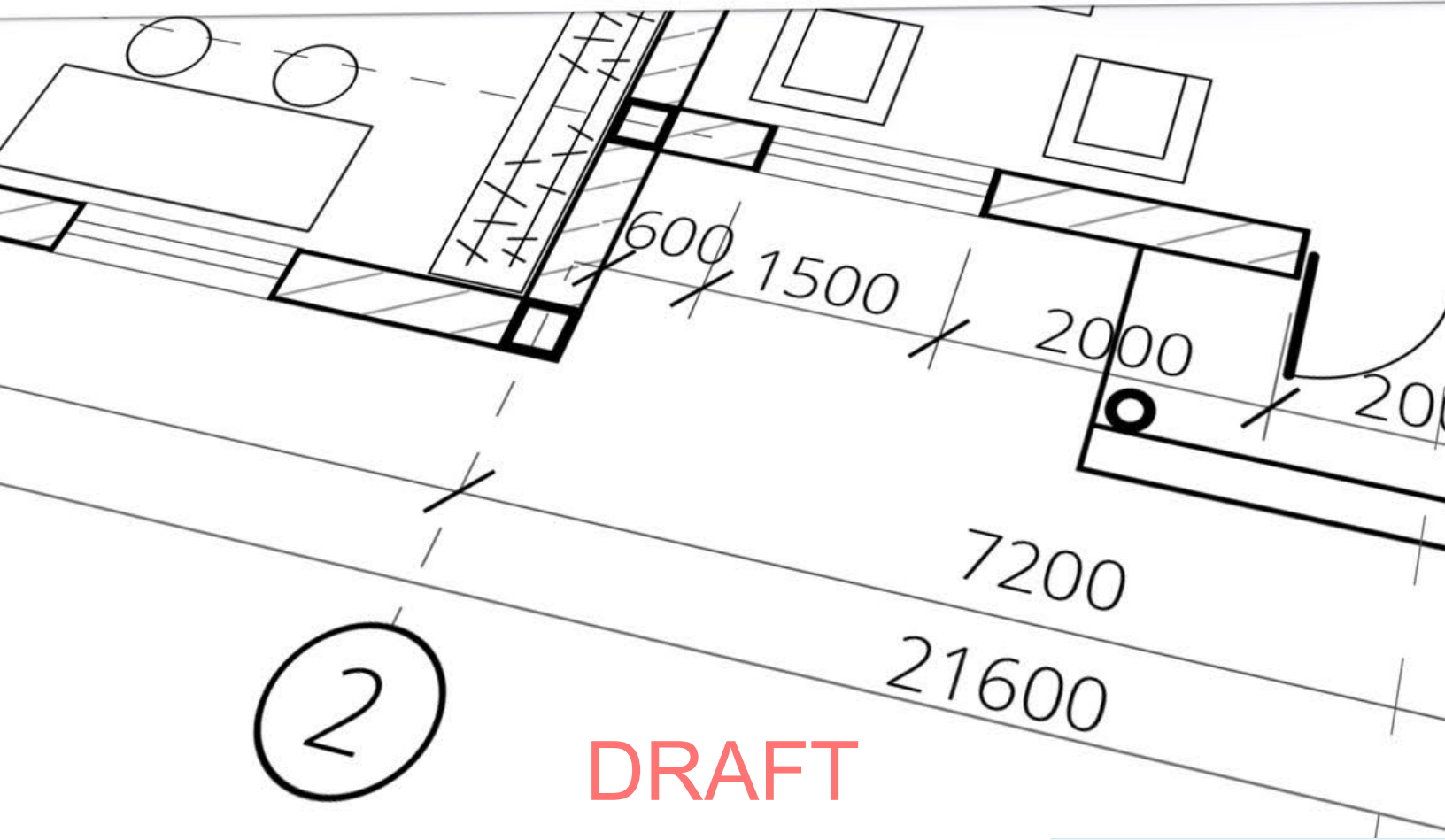
Key Objective: Streamline Approvals

More streamlined approvals result in the faster delivery of housing. Recent provincial legislation has also focused on reducing red tape and expediting the development review and approval process. The Town of Aurora has been committed to these process improvements including through the recent launching of the online application Portal system, and will continue to streamline approvals for affordable housing through the following action items:
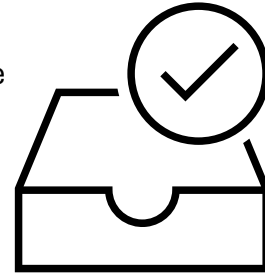
Action Item #15 – Consider Implementing a Community Planning Permit System

Description	Result	Implementation Tool	Timeframe
A Community Planning Permit System would allow the Town to develop specific development standards for a geographic area and allow zoning, site plan and minor variance processes to be combined into one application and permit approval process.	The Town's Official Plan enables the use of a Community Planning Permit System. Implementing the system would allow development proposals that conform to the established development standards to be approved in a streamlined manner. Multiple application processes can be consolidated into a single review process geared towards the faster delivery of housing for a geographic area that Council identifies.	Community Planning Permit By-law	2025-2030

Action Item #16 – Continue to Enhance the Electronic Portal Application System

Description	Result	Implementation Tool	Timeframe
The Town has transitioned to an online based development	The faster intake and review of applications ensures the faster processing and approval of applications,	Cityview Software Online Application Portal	Ongoing

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application intake and review system, which has enhanced and sped up the development application review process. Continued development and upgrading of the system will ensure its effectiveness.	which in turn supports the delivery of housing opportunities.		

Action Item #17 – Prioritize the Approval of Affordable Housing Developments

Description	Result	Implementation Tool	Timeframe
Affordable housing development proposals can be flagged at the pre-consultation and application intake stage and be prioritized for immediate review, processing and approval.	Identifying and prioritizing affordable housing development proposals for approvals ensures that the application review period for these files is condensed, leading to the more timely approval and delivery of critically needed housing.	Pre-consultation Review Stage	Immediate

Action Item #18 – Waive Application Fees for Critical Housing Opportunities

Description	Result	Implementation Tool	Timeframe
Applications for critical emergency, transitional, and supportive housing can have all related application fees removed.	Eliminating application fees for critical housing projects supports the overall affordability of the delivery of units, while also streamlining the application process by no longer requiring fee review and processing.	Fee By-law Update	2025

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Enhance Partnerships
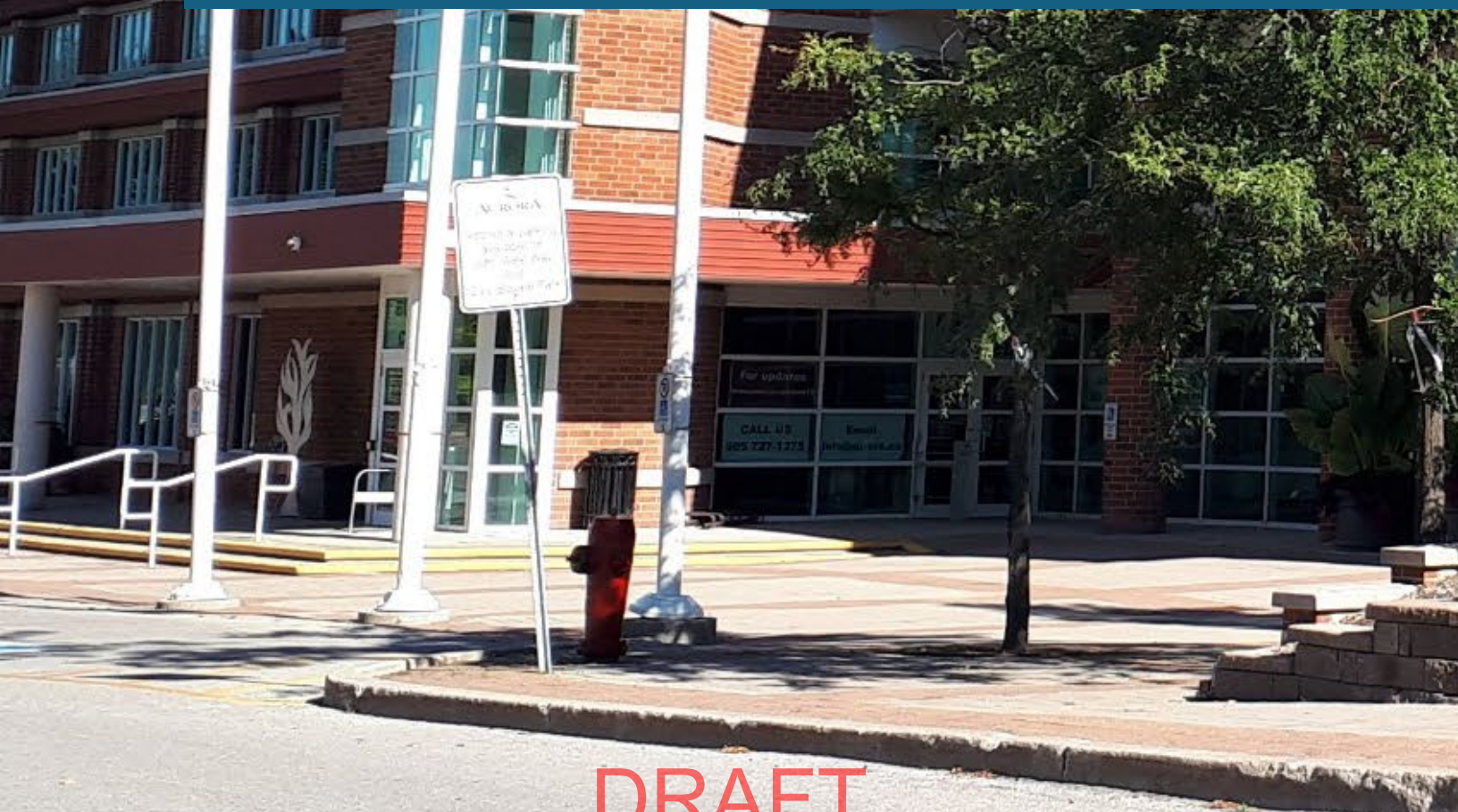
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Key Objective: Enhance Partnerships

Solving the housing crisis is a collaborative effort involving all levels of government and partners in both the private and non-profit sectors. The Town of Aurora will continue to develop and enhance partnerships around the delivery of affordable housing through the following action items:

Action Item #19 – Assist York Region and Housing York Inc. in Identifying Appropriate Sites for Housing

Description	Result	Implementation Tool	Timeframe
Housing York Inc. is York Region's housing corporation, which provides market rent, subsidized, and emergency housing opportunities. The Town can continue to assist the Region and Housing York Inc. with the site selection and review process for housing opportunities.	Assisting with advancing the site selection, acquisition and development approval process for Housing York Inc. related projects ensures that the appropriate mix and balance of housing across the housing continuum is provided within Town.	Staff to Staff correspondence and reporting to Council as required.	Ongoing

Action Item #20 – Work with School Boards to Evaluate Sites and Seek Innovative Opportunities for Housing

Description	Result	Implementation Tool	Timeframe
The Town can engage with local school boards and be involved in the acquisition of surplus lands or encourage site development to consider innovative ways of adding housing. The Town can also work	More urban areas have begun partnering with school boards on mixed use residential-institutional developments. This can result in the creation of housing on school board sites that still also continue to provide education facilities. Further, any	Staff and Council engagement with School Boards	Ongoing

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| with school boards to evaluate schools with excess capacity and seek opportunities to add density permissions for these areas, where appropriate. | surplus lands can be used to accommodate housing opportunities, and working alongside school boards to evaluate school capacities provides an opportunity to increase density permissions in appropriate strategic locations. | | |

Action Item #21 – Connect Developers with Affordable and Rental Housing Providers at the Pre-consultation Stage

Description	Result	Implementation Tool	Timeframe
The pre-consultation stage is the initial review of a concept proposal prior to the formal submission of an application. Staff can ensure that at the pre-consultation stage, developers are provided with a list of housing providers and be encouraged to engage with them to add affordable units in their proposals.	The Town can assist in bridging the gap between the private and non-profit sectors and provide a key opportunity for communication and partnership at the pre-consultation stage. Connecting developers with affordable and rental housing providers early in the process will ensure greater opportunity for affordable and rental housing options to be integrated in the proposed development.	Pre-consultation Review Stage	Immediate

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Action Item #22 – Liaise with the Provincial and Federal Governments for Housing Funding and Support

Description	Result	Implementation Tool	Timeframe
The Town can continue to liaise with the provincial and federal governments and apply for grants and funding opportunities where appropriate.	Collaboration and support from all levels of government is needed to combat the housing crisis. More resources and funding will ensure the successful implementation of housing related goals and objectives, including those listed as part of this Affordable Housing Action Plan. A key focus alongside government partners can also be on ensuring homelessness prevention and resource supports.	Staff and Council discussions and lobbying with Members of Parliament/ Members of Provincial Parliament.	Ongoing

Action Item #23– Support Community Housing Providers

Description	Result	Implementation Tool	Timeframe
Working with Community Housing Providers, including seniors and Indigenous housing providers, to advance housing opportunities within Town.	The Town can partner with and encourage community housing providers to locate in Aurora and provide assistance through the site selection, due diligence, acquisition and development approval phases.	Staff and Council engagement	Ongoing

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Continually Monitor, Assess and Educate

Key Objective: Continually Monitor, Assess and Educate

The Town of Aurora is evolving and will continue to evolve. Evaluation of the housing climate, policy direction, and success of programs will be required to meet the evolving needs of the community to 2051. Iterative monitoring, assessment, and education of housing within Aurora will occur through these action items:

Action Item #24 – Develop a Town-wide Housing Needs and Gap Assessment

Description	Result	Implementation Tool	Timeframe
Housing Needs and Gap Assessments evaluate demographic and economic trends and housing and land inventories to identify gaps in housing needs and supply.	A Housing Needs and Gap Assessment will provide a data-based assessment of the housing supply in Aurora and drive further policy development geared towards addressing known housing gaps or trends. The Assessment can also evaluate Census data to ensure effective monitoring of the Town's Affordability Thresholds.	Housing Needs and Gap Assessment	Ongoing; next Census is in 2026. Can be conducted alongside each Census cycle.

Action Item #25 – Continue to Advocate and Educate

Description	Result	Implementation Tool	Timeframe
Promote housing advocacy and education to raise awareness of the housing crisis and need for action.	Advocacy and education will remove stigmas associated with certain housing development and allow housing opportunities to be more supported within the community. More awareness into programs and supports can also be provided.	Council and Staff	Ongoing

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Action Item #26 – Commit to Regular Updates of this Affordable Housing Action Plan

Description	Result	Implementation Tool	Timeframe
This is the Town's first Affordable Housing Action Plan. As the Town continues to evolve, the actions of this Plan will inevitably need to be monitored and updated.	The majority of these Action Items have implementation timeframes prior to 2030. Updating the Action Plan will ensure effective goals, objectives and actions as the Town grows to 2051.	Affordable Housing Action Plan	2030

Affordable Housing Action Plan

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Conclusion

This Affordable Housing Action Plan outlines key objectives and action items for the Town of Aurora to pursue to address the housing needs of the community today and into the future. Solving the housing crisis requires the efforts of all levels of government, but this Action Plan provides tangible targets and actions to pursue at the municipal level.

Housing in Ontario is part of a complex system. There have been multiple efforts across multiple levels of government for years to tackle the housing crisis. However, the conversation around affordable housing is changing. There is a unified recognition for the importance of providing affordable, attainable, and diverse housing options for all. As communities grow, there is a recognized need to shift approaches and ideologies to solve the housing crisis.

Planning for housing is not only about solving the problems faced today, but also about aiming to improve the lives of future generations over the long-term. The Town of Aurora is committed to pursuing solutions to the housing crisis, and this made-in-Aurora Affordable Housing Action Plan provides the blueprint for achieving real results within our community.

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