



Affordable Housing Action Plan



01

Growth Context

Introduce the growth and development context of Aurora

02

Housing Continuum and Affordability

Introduce the housing continuum and overview of affordability

03

Key Objectives, Action Items and Considerations

Introduce the key objectives and action items of the Affordable Housing Action Plan and discuss additional action items for consideration

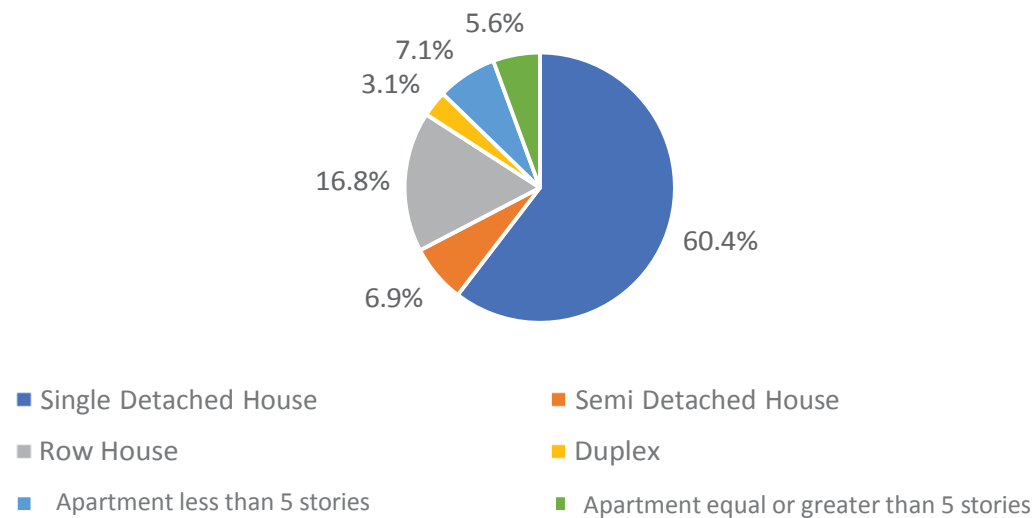
Intro - Aurora's Growth and Development Context



- By 2051, the Town's population is forecasted to be 85,800 people, which represents a **growth rate of over 30%** from today
- Historically, the majority of growth has occurred through single detached greenfield housing

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

Private Dwelling Characteristics, Aurora 2021 Census



Intro - Housing Continuum and Affordability



Source: Canada Mortgage & Housing Corporation

- Affordable housing is defined as **no more than 30%** of an individual or family's gross income being spent on housing costs
- The **Affordable Price Threshold** for rentals in Aurora are shown on the left table and the private ownership price threshold is on the right, which is based on a Census median income of **\$135,000**
- The average price of a private market dwelling in Aurora is currently approximately **\$1,450,000**, whereas the **Affordable Price Threshold** is approximately **\$509,000**
- A more diverse supply and tenure of housing needs to be provided to increase affordable options

	Affordable Rent Threshold
1 Bedroom	\$1,714
2 Bedroom	\$2,243
3 Bedroom	\$2,581
Average	\$2,179



01



Increase Housing Supply

Ensure more housing units are delivered to alleviate the pressure arising from the critical lack of supply relative to the demand for housing.

02



Promote Housing Affordability and Stability

Ensure individuals and families can first access, and then keep housing over the course of their lifetimes and as needs change.

03



Ensure Complete Community Growth

Ensure that individuals continue to be attracted to Aurora and want to stay here as their individual or family needs change.

04



Streamline Approvals

Ensure a more streamlined approvals process to aid in the faster delivery of housing.

05



Enhance Partnerships

Ensure a collaborative effort involving all levels of government and partners in both the private and non-profit sectors to solve the housing crisis.

06



Continually Monitor, Assess and Educate

Ensure the evaluation of the housing climate, policy direction, and success of programs to meet the evolving needs of the community to 2051.

**Increase Housing
Supply**



Permit Four Units per Residential Lot

01

Incrementally Increase Density

02

**Undertake a Land Use Planning Study for
Commercial and Employment Land Conversion
Opportunities**

03

Evaluate Housing Opportunities on Key Sites

04

**Update Zoning Provisions to Align with the Town's
Official Plan and Support Housing Creation**

05

**Promote Housing
Affordability and
Stability**



Establish an Affordable Housing Reserve Fund

06

**Require Affordable Housing Assessment for all
New Residential Developments**

07

Implement Inclusionary Zoning for the MTSA

08

**Utilize Government Owned Lands for "Housing
First" Opportunities**

09

**Evaluate the Benefits and Feasibility of Modular
and Prefabricated Construction**

10

Ensure Complete Community Growth



Eliminate Minimum Parking Requirements

11

**Create an Affordable Housing Community
Improvement Plan**

12

**Undertake Streetscape Improvements for the
Aurora Promenade**

13

**Work with the Region of York to Ensure there is
Sufficient Servicing Capacity for Growth**

14

Streamline Approvals



Consider Implementing a Community Planning Permit System

15

Continue to Enhance the Electronic Portal Application System

16

Prioritize the Approval of Affordable Housing Developments

17

Waive Application Fees for Critical Housing Opportunities

18

**Enhance
Partnerships**



**Assist York Region and Housing York Inc. in
Identifying Appropriate Sites for Housing**

19

**Work with School Boards to Evaluate Sites and
Seek Innovative Opportunities for Housing**

20

**Connect Developers with Affordable and Rental
Housing Providers at the Pre-consultation Stage**

21

**Liaise with the Provincial and Federal Government
for Housing Funding and Support**

22

Support Community Housing Providers

23

Continually Monitor, Assess and Educate



Develop a Town-wide Housing Needs and Gap Assessment

24

Continue to Advocate and Educate

25

Commit to Regular Updates of this Affordable Housing Action Plan

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- We also specifically want to add more Action Items for accessible housing, such as the following:

Ensure “universal design” standards are implemented in developments

- Universal design does not significantly impact construction cost if implemented at the design stage, and we can be proactive in this regard

Provide incentive opportunities for accessible housing initiatives

- This can include grant programs for accessibility renovations or accessible second suites, to also promote aging in place independently

Support a range of care-based housing, including long-term care and hospice care

- Streamlining the development review and approval process for these projects while also encouraging innovative opportunities of integrating this housing into the community will ensure housing for all stages of life



Thank you

Any questions can continue to be directed to:

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