

Affordable Housing Action Plan



AURORA

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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 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.



1.0 - Introduction

Aurora’s Growth and Development Context

The Town of Aurora is a growing and evolving. By 2051, Aurora’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 to 2051

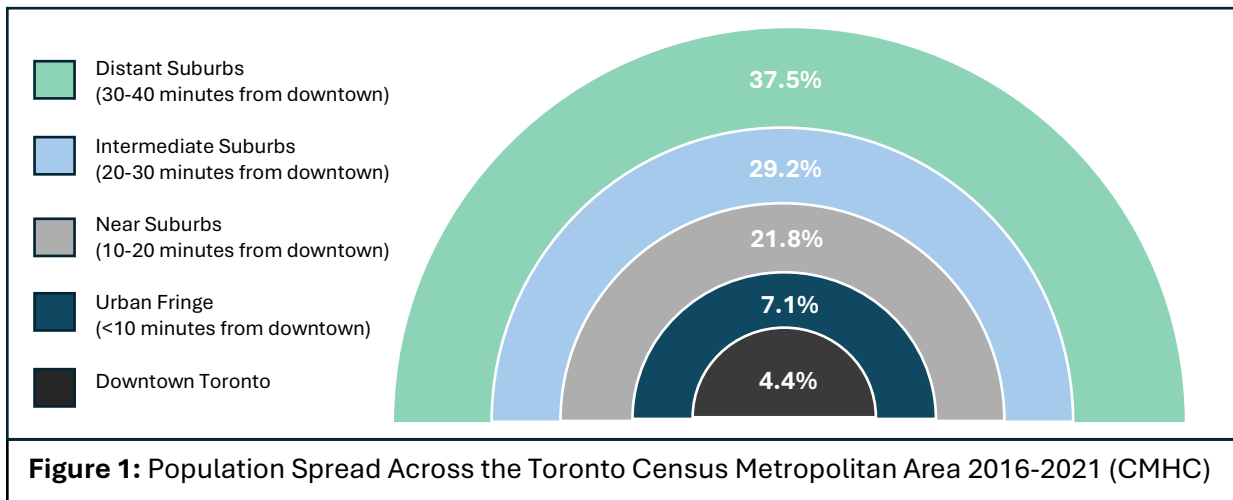
	2016	2021	2031	2041	2051
Population	55,445	64,000	71,900	79,600	85,800
Growth Rate (%)	-	15.4%	12.3%	10.7%	7.8%

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

Canada as a whole is also growing rapidly. Both 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 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 area (see Figure 1 below). Sustained population growth is anticipated in the suburbs for generations to come, particularly due to the limited space in downtown areas.

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 desire proximity to transit, there is a recognized need to increase housing supply and density and promote alternative and innovative forms of housing to meet forecasted growth demands.



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 of Aurora is largely “built-out” with fewer vacant greenfield parcels left to be developed. As Aurora continues to urbanize, it will experience a shift from lower density, ground related greenfield housing development, towards residential intensification opportunities at greater heights and densities within existing built-up areas.

The following table provides a summary of the private dwelling characteristics of Aurora 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 five (5) storeys	1,535	7.1
Apartment in a building with five (5) or more storeys	1,205	5.6

Aurora’s built form is predominantly single detached houses, comprising 60.5% of the housing stock in Town. Currently, approximately 81% of the Town’s private households are owned, while approximately 19% are rented ([StatsCan](#)). For purpose built rental housing, the vacancy rate was 1.4% in October 2023 ([CMHC](#)). This low vacancy rate indicates a tightening of the rental market, where rental demand outpaces the supply of rental housing and results in reduced housing affordability and stability.

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 households ([StatsCan](#)).

To accommodate current and future growth demands, the Town will be required to increase housing supply and density, especially due to the absence of greenfield lands. Multi-generational, congregate, and co-habitation housing forms will also continue to increase in order to optimize housing opportunities 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.

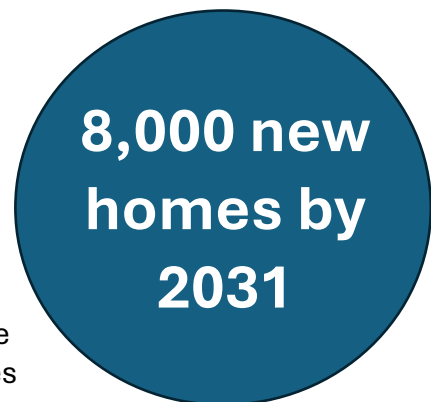
The table below utilizes Census and federal HART (Housing Assessment Research) data based on household size to provide an overview of the unit demand and housing deficit breakdown for the Town:

Table 3: Unit Demand and Housing Deficit Assessment

	One-Bedroom	Two-Bedroom	Three-Bedroom Plus
Forecasted Housing Unit Deficits	1,180	440	555
Proportional Rate of Unit Demand	54.2%	20.2%	25.6%

Provincial Housing Target and Pledge

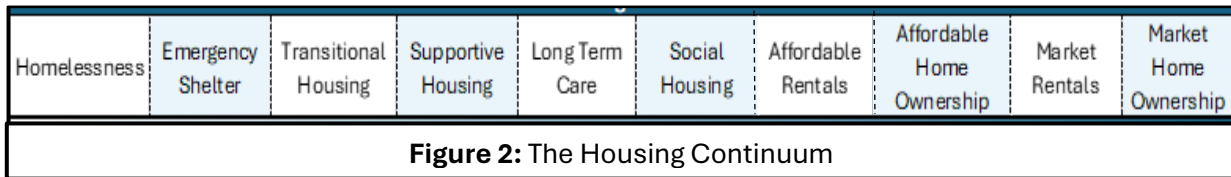
The province has set a target for Aurora to build 8,000 new homes by 2031. The vast majority of this growth will be through additional units at higher densities than traditionally developed within the Town. The Town’s Official Plan structure can support this targeted level of growth, particularly as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



investment in infrastructure and collaborative action from all levels of government to address the ongoing housing crisis across the province and country. In addition to this target, the Government of Ontario and York Region have also mandated that a minimum of 1,000 purpose-built rental units be provided in Aurora by 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 varying circumstances and forms of housing that exist 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 own specific needs and desires. By increasing supply and affordability, more individuals and families are able to move through the continuum and have greater housing options available to them to choose from. Increased diversity in housing types, through increased supply, can create an environment that supports residents with varying circumstances and needs.

The definition of Affordable Housing itself also varies by governments and agencies. Generally, “affordable” means housing that costs less than 30% of an individual or family’s gross income. Affordable Housing, however, is a broad term that can include multiple housing types and tenures.

The left end of the Housing Continuum addresses the need for crisis housing, such as Shelters or Transitional Housing, where the primary goal is providing basic shelter for those in need or experiencing homelessness – known as “housing first.” Moving across the Housing Continuum is Supportive Housing, Long-term Care and Social Housing, which are categories of housing that can receive subsidy assistance or provide housing alongside other support services. Next, Affordable Rentals 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.

Based on the latest data, the average monthly rent 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 \$1,330,000 ([Toronto Regional Real Estate Board](#)).

Comparatively, the median total income for economic families in Aurora is \$135,000, the median total income of households is \$119,000, the median total income for one-parent economic families is \$88,000, and the median total income for one-person households is \$51,600 ([StatsCan](#)). Economic families are considered families living together who are related by blood, marriage, common-law or adoption. Households account for residents living together who are not related by blood, marriage, common-law, or adoption. One-parent economic families are single parents with children, and one-person households capture residents who live alone. Using the median income for each category (instead of the average) is a stronger metric overall as it reflects the central tendency of incomes without being skewed by exceptional outliers.

Table 4: Census Income Breakdown in Aurora (StatsCan, 2020 data retrieval for 2021 Census)

Median One-person Household	Median One-parent Economic Family	Median Household Income	Median Total Income of Economic Family
\$51,600	\$88,000	\$119,000	\$135,000

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 \$509,000 based on the median total income for economic families, \$449,000 based on the median total income for households, \$332,000 based on the median total income for one-parent economic families, and \$194,000 based on the median total income for one-person households. These thresholds are largely unattainable, and it is also worth noting that the Affordability Price Threshold assumes individuals and families can make the minimum allowable down payment, which can often be difficult to save up for as well.



Average Private Market Dwelling Value in Aurora



Affordable Price Threshold

Affordable Rent Thresholds are calculated using the CMHC Housing Market Information (rental rates) as a baseline. York Region and the province have established, through definition in the York Region Official Plan, that the Affordable Rent Threshold is set at 125% of the CMHC baseline as a standard practice. This higher percentage threshold is used for 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 long term and unattainable, or aged and not reflective of current building code and amenity standards for someone who is newly renting. The Affordable Rent Thresholds for Aurora are as follows:

Table 5: Affordable Rent Thresholds in Aurora

One-bedroom	Two-bedroom	Three-bedroom
\$1,714	\$2,243	\$2,581

Aurora’s overall affordability threshold is impacted by the generally high total income for economic families. This in turn effects middle income earners, single household earners, and retirees, who may struggle to attain homes that are considered affordable. This consequently leads residents having to search for housing in other municipalities across the province or country for more affordable options. Housing affordability affects everyone, and there is a need to increase housing diversity and supply to meet the needs and circumstances of all individuals.

2.0 - How to Read this Plan

This Plan is not a statutory document but is intended to be used to provide a general framework for decision-making by identifying and tracking the pursuit of the action items that are listed. Each action item will be required to be monitored and completed through its own respective implementation process, and cumulatively they form the core of this Plan.

Each action item is summarized through four columns: description, results, implementation tool, and timeframe. The description column provides an overview of the action item. The results columns describe what the action item is set to accomplish. The implementation tool column is how the action item will be carried out, and the timeframe column outlines the anticipated timeframe for when the item is to commence. Collectively, these provide the general overview of each action item, and further monitoring is also expected to be achieved through the accompanying monitoring table in the Appendix.

It is important to note that the Introduction section of this Plan and context setting values used to define housing and growth in Aurora remain subject to constant change and evolution. There are a number of external and supra-municipal factors that shape the housing, growth and development context within Town, such as the labour market, interest rates, immigration, and government policy. While some of these factors are in constant change, the action items that are embedded within this Plan have been developed to respond proactively and comprehensively to the housing crisis at large. These action items are again the core of this document and can be pursued at the municipal level to cumulatively produce positive housing outcomes for the Town moving forward.

3.0- Key Objectives of this 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

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
Permit four units 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 as the Town continues to urbanize but should be acknowledged proactively and be phased through future Official Plan Reviews.	Official Plan	Ongoing and through each future Official Plan Review.

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

Description	Result	Implementation Tool	Timeframe
Conduct a Land Use Planning Study to evaluate the longer-term feasibility of accommodating housing in 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 provincial planning directions 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 higher density, mixed use opportunities can be evaluated.	Dedicated Land Use Study on Commercial and Employment Land Conversions.	2025-2030

Action Item #4 – Evaluate Housing Opportunities on Key Sites

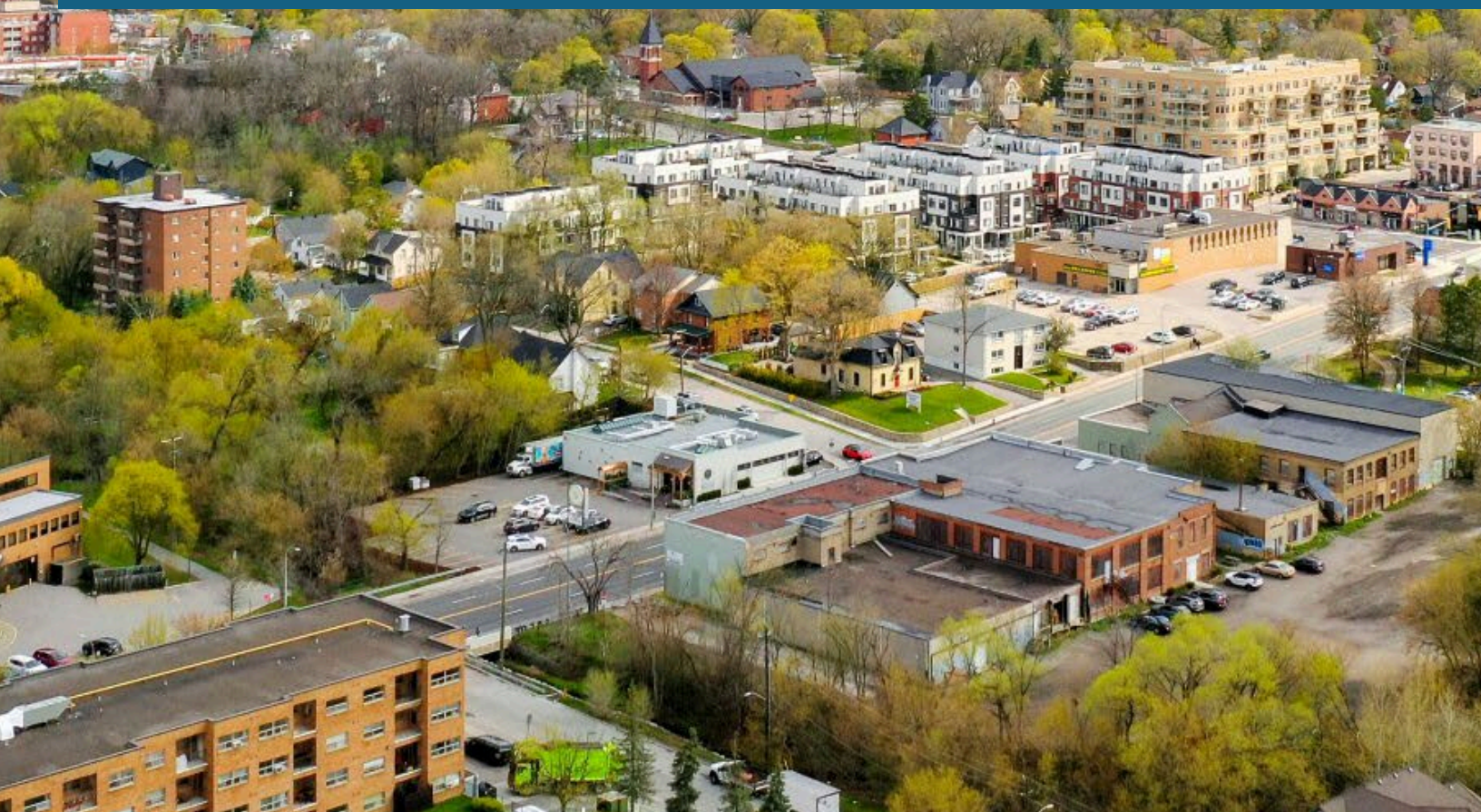
Description	Result	Implementation Tool	Timeframe
Lead the proactive evaluation and planning of key sites in Town for housing opportunities.	The Town can look to evaluate and proactively develop site-specific policies or secondary plans for key sites and areas within Town to proactively enable housing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

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-zone 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-zone Local and Regional Corridors to align with the Town’s new Official Plan.	The 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
5.3 – Remove 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, congregate living, 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



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 Policy

Description	Result	Implementation Tool	Timeframe
Create an Affordable Housing Reserve Policy, where Community Benefits Charges and other financial contributions from developments can be used for affordable housing initiatives, with no impact on taxpayers.	An Affordable Housing Reserve Policy 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 supporting non-profit Community Land Trusts.	Creation of Affordable Housing Reserve Policy	2025-2030

Action Item #7 – Provide Incentive Opportunities for Accessible Housing Initiatives

Description	Result	Implementation Tool	Timeframe
Establish a grant program for accessible renovations or additions, the creation of accessible second suites, and the promotion of aging in place.	A grant program geared towards accessible housing improvements can reduce financial barriers and promote greater accessible housing opportunities and independence.	Creation of an Accessible Housing Grant Program	2025-2030

Action Item #8 – 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 through detailed demographic and affordability assessments for each site-specific application that is received.	Terms of Reference to be provided to applicants at the pre-consultation review stage to ensure these Assessments are provided as part of a complete application.	Immediate

Action Item #9 – Ensure Universal Design Standards are Implemented in Developments

Description	Result	Implementation Tool	Timeframe
Ensure universal design standards are reflected in the design and development of residential proposals early in the process.	<p>Universal design allows residential units and buildings to be adaptable to the changing needs of residents over time.</p> <p>The financial impact of universal design is minimal when implemented at the design stage, and the Town can be proactive in this regard to ensure that the design of buildings accommodates a variety of needs over the course of one’s lifetime.</p>	Pre-consultation Review Stage	Immediate

Action Item #10 – 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 an extended period of time.	Adoption of Inclusionary Zoning Policy Framework (in line with O. Reg 232/18) and By-law.	2025-2030

Action Item #11 – 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 alongside the Region to identify surplus lands, as well as opportunities for leasing. Surplus lands can also be utilized as part of a Community Land Trust process with local non-profit housing partners.	Engagement with all levels of government regarding surplus land in Aurora.	Immediate

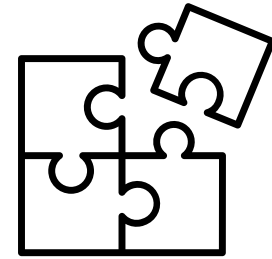
Action Item #12 – Support the Implementation of Modular and Prefabricated Construction

Description	Result	Implementation Tool	Timeframe
<p>Modular housing refers to units that can be prefabricated then assembled at an appropriate site.</p> <p>Supporting the greater introduction of modular and prefabricated units, where appropriate, can assist in providing more affordable and alternative housing opportunities in Town.</p>	<p>Modular housing can assist housing affordability and can be encouraged within appropriate developments, evaluated on a site-by-site basis.</p> <p>Study can also be done as required on the suitability of the construction method and long-term viability, to ensure effective implementation of enabling tools to support the construction method.</p>	<p>Modular Housing Implementation Study</p> <p>Updating the Town’s Comprehensive Zoning By-law as required.</p>	<p>2025</p>



Ensure Complete Community Growth

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, parks, 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 #13 – 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

Action Item #14 – Create an Affordable Housing Community Improvement Plan

Description	Result	Implementation Tool	Timeframe
Establish a Community Improvement Plan that can offer grant funding, loans, or tax assistance for affordable housing developments including additional residential units and other housing opportunities such as congregate living.	The Town’s new Official Plan has enabling policies to prepare a Community Improvement Plan geared towards the creation of affordable housing. This would incentivize the creation of affordable housing through grants, loans, or tax assistance. The Program can focus on new and innovative housing opportunities, such as additional residential units, co-habitation and congregate living.	Affordable Housing Community Improvement Plan Policy Program and implementing By-law	2025-2030

Action Item #15 – Undertake Streetscape and Infrastructure Improvements for the Aurora Promenade

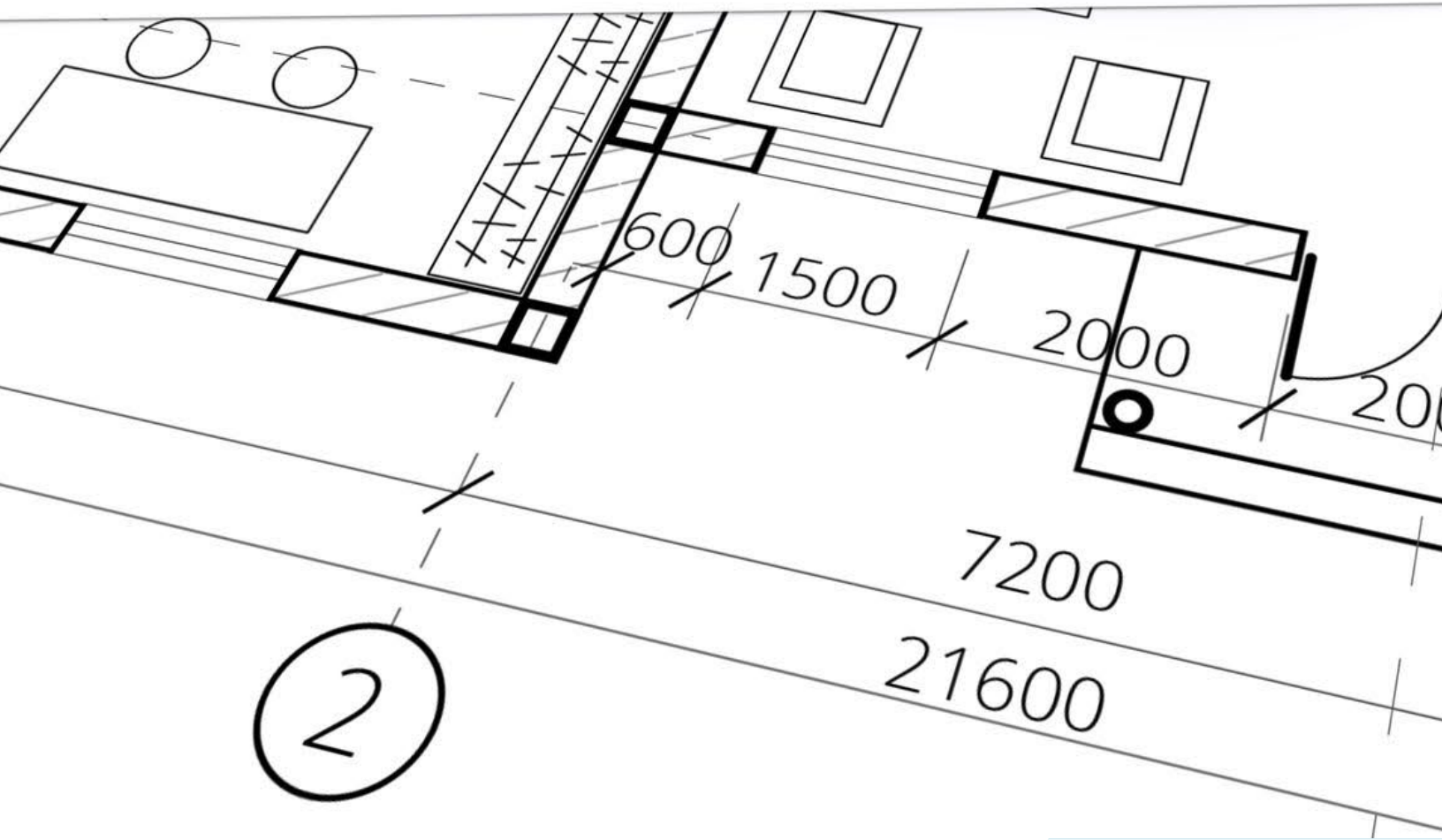
Description	Result	Implementation Tool	Timeframe
Improvements to above and below grade infrastructure will allow for the timely and efficient delivery of housing units with proper servicing and infrastructure along the Aurora Promenade, which is a primary mixed-use growth corridor for the Town.	Streetscape 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. Infrastructure improvements ensure this mixed-use corridor is “housing-ready” to accommodate anticipated levels of growth.	Aurora Promenade Streetscape Improvement Project	2024-2026

Action Item #16 – Work with York Region to Ensure there is Sufficient Servicing Capacity for Growth

Description	Result	Implementation Tool	Timeframe
<p>Continue to work with York Region to ensure the timely delivery of infrastructure improvements and water and wastewater servicing capacity to meet growth forecasts.</p>	<p>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 being constructed. Ensuring the timely delivery of the north York Durham Sewage System (YDSS) expansion is a priority for meeting housing supply needs.</p>	<p>Region of York Servicing Allocation and north YDSS expansion project</p>	<p>Ongoing</p>

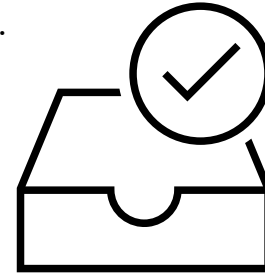


Streamline Approvals



Key Objective: Streamline Approvals

More streamlined approvals results 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 launch of the online application portal system, and will continue to streamline approvals for affordable housing through the following action items:



Action Item #17 – Implement a Community Planning Permit System

Description	Result	Implementation Tool	Timeframe
Utilizing 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. This would allow development proposals that conform to the established development standards to be approved in a more streamlined manner. Multiple applications can be consolidated into a single review, with only one application and a permit approval process being required. The consolidation of applications can support the faster approval and delivery of housing for a geographic area that Council identifies.	Community Planning Permit Study and By-law	2025

Action Item #18 – Continue to Enhance the Electronic Portal Application System

Description	Result	Implementation Tool	Timeframe
<p>The Town has transitioned to an online based development application intake review system, which has sped up the development application review process.</p>	<p>The faster intake and review of applications ensures the faster processing and approval of applications, which in turn supports the delivery of housing opportunities. Continued development, enhancement and upgrading of the system will ensure its effectiveness and efficiency moving forward to ensure applications continue to be reviewed and processed in an expedited manner.</p>	<p>Cityview Software Online Application Portal</p>	<p>Ongoing</p>

Action Item #19 – Prioritize the Approval of Affordable Housing Developments

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

Action Item #20 – Support the development of a Range of Care-Based Housing

Description	Result	Implementation Tool	Timeframe
<p>Care-based housing, including long-term and hospice care, can be supported through the application review process to streamline approvals and prioritize the integration of these uses within the community.</p>	<p>The integration and support for care-based housing throughout the Town ensures the availability of housing for all residents, as individual or family needs change. The Town can play a key role in supporting these housing providers through the due diligence and application review and approval process. The Town can also continue to advocate and support funding for this type of housing across all levels of government.</p>	<p>Pre-consultation Review Stage and Development Application Review Process</p>	<p>Immediate</p>

Action Item #21 – Waive Application Fees for Critical Housing Opportunities

Description	Result	Implementation Tool	Timeframe
<p>Remove all related application fees for emergency, transitional, and or supportive housing.</p>	<p>Eliminating application fees for critical housing projects supports the overall affordability of the proposal, while also streamlining the application process by no longer requiring fee review and processing.</p>	<p>Fee By-law Update</p>	<p>2025</p>



Enhance Partnerships

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 #22 – Assist York Region and Housing York Inc. in Identifying Appropriate Sites for Housing

Description	Result	Implementation Tool	Timeframe
Continue to assist York Region and Housing York Inc. as appropriate with any site selection and review process for housing opportunities on appropriate sites.	Assisting with the site selection, acquisition and approval process for Housing York Inc. related projects ensures that the appropriate mix and balance of housing across the housing continuum is provided within the Town. The Town can continue to assist the Region as they advance their housing programming and Region-wide operations.	Staff to Staff correspondence and reporting to Council as required.	Ongoing

Action Item #23 – 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 on school board owned	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

<p>land. The Town can also work with school boards to evaluate schools with excess capacity and seek opportunities to add density permissions for these areas, where appropriate.</p>	<p>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.</p>		
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Action Item #24 – Connect Developers with Affordable and Rental Housing Providers at the Pre-consultation Stage

Description	Result	Implementation Tool	Timeframe
<p>Staff can ensure that at the pre-consultation stage, developers are provided with a list of affordable and rental housing providers and be encouraged to partner with them to add affordable units in their proposals.</p>	<p>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.</p>	<p>Pre-consultation Review Stage</p>	<p>Immediate</p>

Action Item #25 – 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 support.	Staff and Council discussions and lobbying with Members of Parliament/ Members of Provincial Parliament.	Ongoing

Action Item #26 – Support Community Housing Providers and Protect Affordable and Rental Housing Units

Description	Result	Implementation Tool	Timeframe
The Town can work with Community Housing Providers, including seniors and Indigenous housing providers, non-profits and co-ops to advance housing opportunities, while also ensuring that affordable and rental units are protected over the long-term.	The Town can partner with and encourage community housing providers to locate in Aurora and assist through the site selection, due diligence, acquisition, and development approval phases. Further, the Town can continue to monitor rental market trends and ensure protection of affordable rental units through appropriate by-laws (Renovation License and Relocation By-law).	Staff and Council engagement Study and passing of Renovation License and Relocation By-law as needed	Ongoing



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 #27 – Develop and Maintain a Town-Wide Housing Needs and Gap Assessment

Description	Result	Implementation Tool	Timeframe
Evaluate demographic and economic trends on an ongoing basis to assess housing trends, land inventories, and identify gaps in housing needs and supply.	A Housing Needs and Gap Assessment provides data-based assessment of the housing supply and can be used to drive further policy development geared towards addressing known housing gaps or trends. The Assessment can also recurrently 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 #28 – Continue to Advocate and Educate

Description	Result	Implementation Tool	Timeframe
Engaging in advocacy and education raises awareness of the housing crisis, helps remove prejudices, and can spur further action and support.	Advocacy and education will remove stigmas associated with certain housing and foster greater support within the community. Through campaigns and outreach, more awareness into available programs can also be provided.	Council and Staff; Community outreach and awareness campaigns	Ongoing

Action Item #29 – Commit to Regular Updates of this Affordable Housing Action Plan

Description	Result	Implementation Tool	Timeframe
<p>This is the Town’s first Affordable Housing Action Plan. As the Town continues to evolve, the action items of this Plan will inevitably need to be monitored and updated accordingly.</p>	<p>The majority of these Action Items have tangible implementation timeframes prior to 2030. Updating the Action Plan will ensure effective goals, objectives and actions as the Town continues to grow through each decade to 2051.</p>	<p>Affordable Housing Action Plan</p>	<p>2030</p>



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, and 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 numerous 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 Action Items contained within this plan lay the groundwork for positive housing outcomes moving forward. 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.





Mayor Tom Mrakas

Councillor Ron Weese

Councillor Rachel Gilliland

Councillor Wendy Gaertner

Councillor Michael Thompson

Councillor John Gallo

Councillor Harold Kim

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