

ATTACHMENT 1

Provincial Policy Updates and Potential Housing Directions for Regional Official Plan Update

The Provincial planning policy framework has been updated including the following: Provincial Policy Statement (2020), A Place to Grow, the Growth Plan for the Greater Golden Horseshoe (2019) (Growth Plan), The Planning Act (1990), and the Oak Ridges Moraine Conservation Plan (2017).

This Attachment provides a summary of Provincial housing related updates and considerations for updating the York Region Official Plan.

Types of Policy Direction	Brief Description of Provincial Policy Change	Considerations/Potential Direction for Regional Official Plan
Land Supply Targets	Updates to the Provincial Policy Statement increased the requirement to maintain the ability to accommodate residential growth through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development from a minimum of 10 years to a minimum of 15 years.	Policy considerations include: <ul style="list-style-type: none"> • Update the minimum lands required for residential growth from 10 to 15 years
Rental Housing Targets	There is a new requirement in the Provincial Growth Plan to establish rental housing targets	Policy considerations include: <ul style="list-style-type: none"> • Establishment of a single region-wide rental target
Second Suites	<p>The Planning Act has been updated to require official plans authorizing two residential units in a house and by authorizing a residential unit in a building or structure ancillary to a house, for a total of three residential units permitted.</p> <p>The Oak Ridges Moraine Conservation Plan definition of “Single Dwelling” is “a building containing only one dwelling unit and, in any area other than an area within a Natural Core or Natural Linkage Area, includes a building containing one</p>	Policy considerations include: <ul style="list-style-type: none"> • Updating the Regional Official Plan definition term “Second Suite” to “Additional Residential Unit” in alignment with Provincial Policy Statement terminology • Incorporating the updated Planning Act requirement that two residential units in a house and a residential unit in a building or structure ancillary to the house are permitted into the definition. • Incorporating the Oak Ridges Moraine Conservation Plan limitation that no additional residential units are permitted in Natural Core and Natural Linkage Areas, and

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	primary dwelling unit and no more than one secondary dwelling unit.”	no more than one additional residential unit is permitted in Countryside Areas into the definition.
Housing Options	Provincial policy continues to require that the overall housing stock be diversified over time and that all housing options required to meet the social, health, economic and well-being requirements of current and future residents be permitted and facilitated. Additionally, municipalities continue to be required to identify mechanisms, including land use planning and financial tools to support a diverse mix and range of housing, including affordable options.	<p>Policy considerations include:</p> <ul style="list-style-type: none"> • Continue to identify housing gaps and mechanisms to address housing needs • Simplified to remove inward facing policies where appropriate • Reduce encourage policies where appropriate • Consolidate existing policies where appropriate • Require that privately initiated comprehensive planning exercises include a Housing Strategy outlining approaches to incorporate a mix of housing options, including affordable options • Encourage development proponents to incorporate non-traditional building types and materials and innovative design and construction to increase housing options, including affordable options • Incorporate a requirement to work with partners to implement approaches to increase housing options, including affordable and purpose-built rental options
Inclusionary Zoning	The Planning Act has been updated to allow Local Municipalities to implement Inclusionary Zoning Frameworks in areas protected for Major Transit Station Areas, and areas with Community Planning Permit Systems.	<p>Policy considerations include:</p> <ul style="list-style-type: none"> • Recognition of the importance of inclusionary zoning as the only tool that allows municipalities to require affordable housing in new developments as part of the development process • Direct local municipalities to consider using inclusionary zoning as a mechanism to require affordable housing

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Timely delivery of affordable and purpose-built rental housing	The Planning Act outlines timeframes for planning approvals, which the Region currently works to contribute to meeting or exceeding. Development industry partners have indicated that approval and appeal timelines are a barrier to affordability.	<p>Policy considerations include:</p> <ul style="list-style-type: none"> • To work with local municipalities and other key stakeholders to explore opportunities to deliver affordable housing and purpose-built rental housing in a more timely manner
Market Demand	The Provincial Policy Statement has been updated to have an increased focus on the impact of market demand and requires that planning authorities provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents.	<p>Policy considerations include:</p> <ul style="list-style-type: none"> • No direct policy considerations required by the Province to address market demand • Market demand considerations to be incorporated into the technical analysis required to establish the forecast and land budget • Additional research findings on market demand, including that conducted by Watson be incorporated into the updated residential forecast