

Affordable and Attainable Housing Objectives

- Provide for an appropriate housing supply and range of housing choices across the housing continuum to meet the needs of present and future residents and prioritize housing accessibility and affordability.
- Assist in the achievement of residential intensification and affordable and attainable housing and encourage opportunities for mixed-use development in appropriate locations.
- Ensure a full range of housing opportunities within settlement areas by providing a mix and range of housing types at various price points for all ages and stage of life, including seniors and those who work in The Blue Mountains.
- Establish minimum targets to ensure affordable and attainable housing units are achieved as part of new residential and mixed-use projects.



Housing Mix



- New residential development will be required at higher densities that are appropriate to site conditions and existing development patterns which efficiently use existing land and servicing.
- Policies updated to recognize the role of residential and mixed-use intensification and redevelopment in providing for a broader and more inclusive range of housing options, including rental housing specifically directed to Thornbury as the Town's Primary Settlement Area.
- Densities increased to encourage compact development in greenfield areas of the Town.
- Policies updated to encourage compatible infill and intensification in existing neighbourhoods, including the development of additional residential units and converted dwellings and promoting purpose-built employee housing.



Housing Continuum

Affordable and Attainable Housing Policies

- The Town will plan to achieve a minimum target of 30% of new housing, or units created by conversion, to be affordable.
- The Town will utilize incentive programs, community improvement plans, community planning permit systems, supportive zoning by-laws, strategic reductions of development fees and/or alternative development standards that reduce the cost of construction and maintenance of services for affordable housing units.
- The Town will require all development proposing ground-related housing to include design options for the inclusion of accessory residential units and will encourage the use of innovative building methods (such as prefabricated housing or modular housing) to help reduce the cost of housing. The Town will consider adopting pre-approved designs for certain housing typologies to accelerate the planning approvals process.
- The Town will require the submission of an Affordable and Attainable Housing Report as part of any residential development application, demonstrating how the proposal provides for the type, size and tenure of housing required to address affordable housing needs and meet the Town's affordable housing target.
- The Town will monitor and update a Housing Needs Assessment to be used in developing an Affordable and Attainable Housing Report. Complete applications will be required to address gaps identified in the Housing Needs Assessment.
- The Town will maintain an inventory of viable surplus Town-owned properties to be sold or leased that have been deemed appropriate for the development of affordable housing at or below market value.
- The Town will work with the County to identify and pre-zone sites, including vacant or underutilized sites, for affordable housing.

