

Summary of Housing Accelerator Fund Application

Initiative 1: Incentivize affordable rental housing

1. Develop Community Improvement Plan (CIP) for Affordable Rental Housing
2. Reduce/eliminate planning application fees for non-profit housing providers

Initiative 2: Expand as-of-right permissions in residential neighbourhoods

1. Allow as-of-right: 3 units per lot, garden suites, laneway/garage conversions, multi-plexes
2. Develop design and process guidelines
3. Consider and implement incentives for additional units
4. Educate industry and community on housing issues, opportunities, programs
5. Investigate on-street permit parking and lower driveway boulevard parking (LDBP)

Initiative 3: Accelerate housing through system improvements and case management of development applications

1. Establish Building Permit Approval Team to expedite targeted residential projects
2. Create new development liaison role to facilitate multi-unit development applications
3. Streamline approval process to meet new Bill 109 timelines

Initiative 4: Unlock growth through strategic investments in transit/multi-oriented development

1. Improve transit and add dedicated lands (Dundas and Lakeshore Intensification Corridors)
2. Conduct Environmental Assessment for LRT Downtown Loop
3. Improve cycling and active transportation infrastructure

Initiative 5: Partner with the Region (or successor)/Peel Housing Corporation to build housing for households in need

1. Pre-zone, fast-track, and close the equity gap on new affordable rental housing

Initiative 6: Convert employment lands and implement mixed-use zoning where appropriate

1. Dixie-Dundas Policy Review/Employment Land Conversion Analysis
2. Site specific analysis of conversion opportunities through development applications

Initiative 7: Identify opportunities for new multi-unit residential permissions on key sites

1. Complete Dixie Outlet Mall policy review
2. Explore opportunities for development permissions on sites 1 hectare or larger
3. Implement Reimagining the Mall as-of-right zoning permissions

Initiative 8: Optimize government land for affordable housing

1. Enable mixed-use redevelopment of City-owned properties, where appropriate
2. Explore co-development of housing and facilities on municipally-owned lands
3. Explore opportunities for Community Land Trusts