

Appendix 1: Excerpt from Ontario Regulation 232/18 under the *Planning Act, R.S.O., 1990* – Requirement for Inclusionary Zoning municipal assessment report and Written Opinion / Peer Review of the municipal assessment report

“Assessment report

2. (1) An assessment report required by subsection 16 (9) of the Act shall include information to be considered in the development of official plan policies described in subsection 16 (4) of the Act, including the following:
 1. An analysis of demographics and population in the municipality.
 2. An analysis of household incomes in the municipality.
 3. An analysis of housing supply by housing type currently in the municipality and planned for in the official plan.
 4. An analysis of housing types and sizes of units that may be needed to meet anticipated demand for affordable housing.
 5. An analysis of the current average market price and the current average market rent for each housing type, taking into account location in the municipality.
 6. An analysis of potential impacts on the housing market and on the financial viability of development or redevelopment in the municipality from inclusionary zoning by-laws, including requirements in the by-laws related to the matters mentioned in clauses 35.2 (2) (a), (b), (e) and (g) of the Act, taking into account:
 - i. value of land,
 - ii. cost of construction,
 - iii. market price,
 - iv. market rent, and
 - v. housing demand and supply.
 7. A written opinion on the analysis described in paragraph 6 from a person independent of the municipality and who, in the opinion of the council of the municipality, is qualified to review the analysis.”