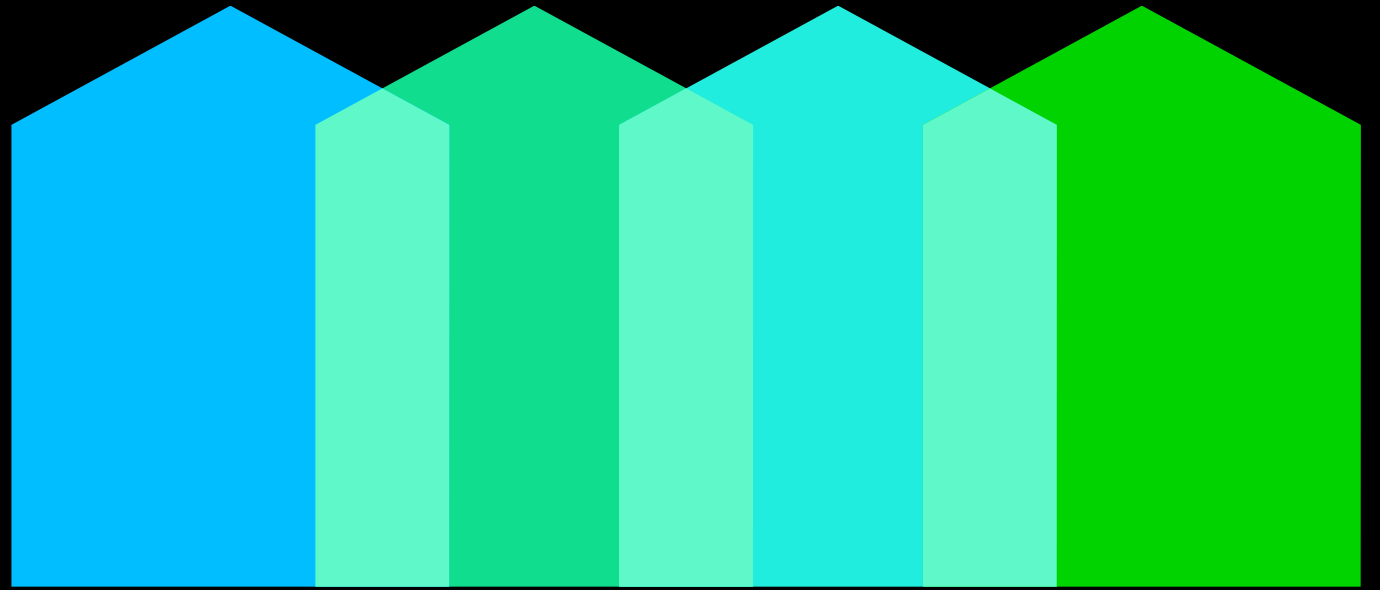
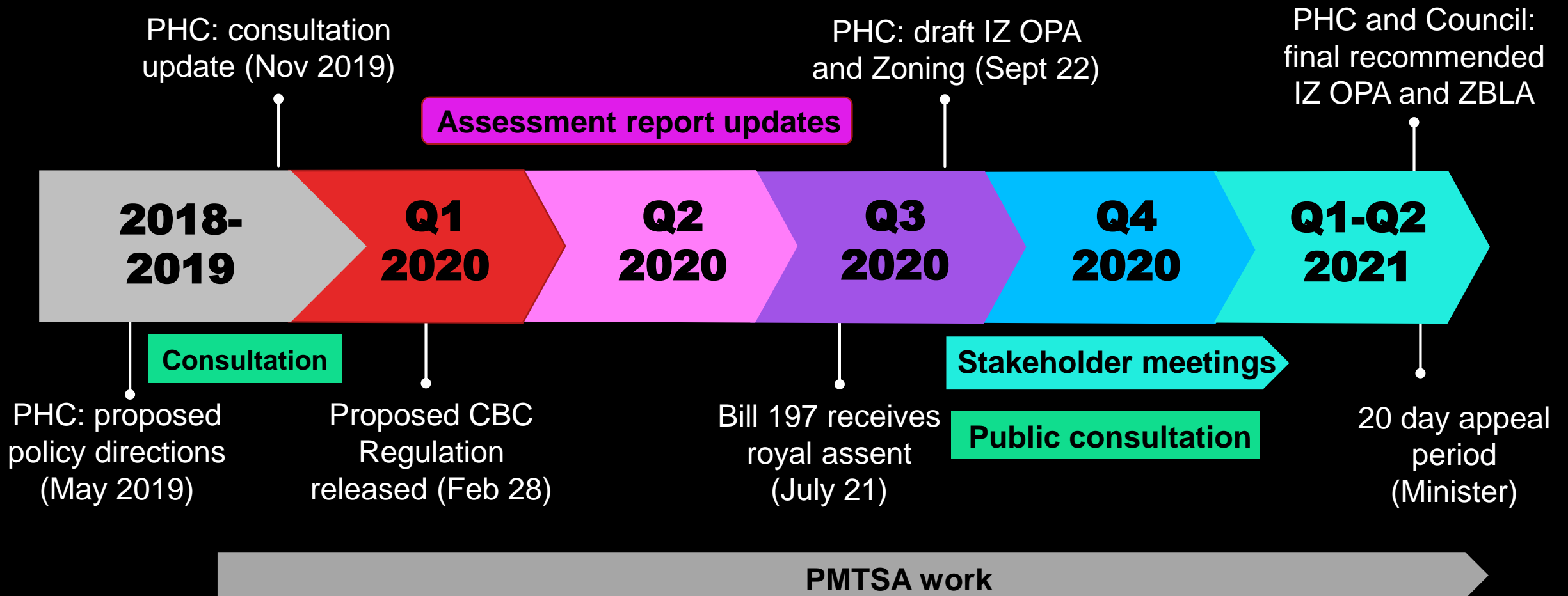


PH16.7: Inclusionary Zoning Draft Official Plan Amendment and Zoning By-law Amendment

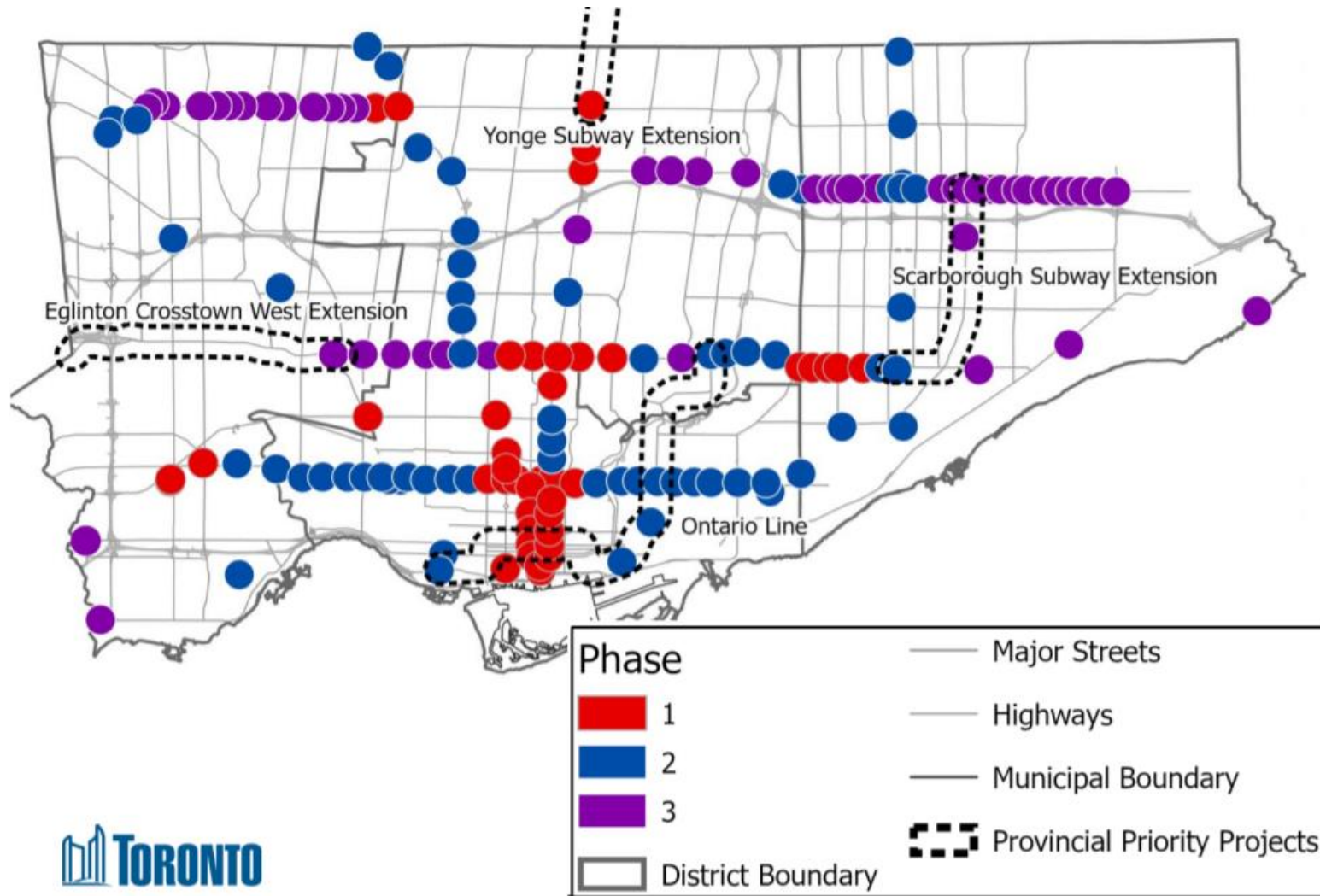
Planning and Housing Committee
September 22, 2020



Project Timeline



IZ and PMTSAs



MTSAs:

- 500-800 metres around stations
- 180+ MTSAs

PMTSAs:

- Approved by Minister
- Planned minimum number of residents and jobs per hectare
- Authorized uses of land
- Minimum densities with respect to buildings and structures in the area

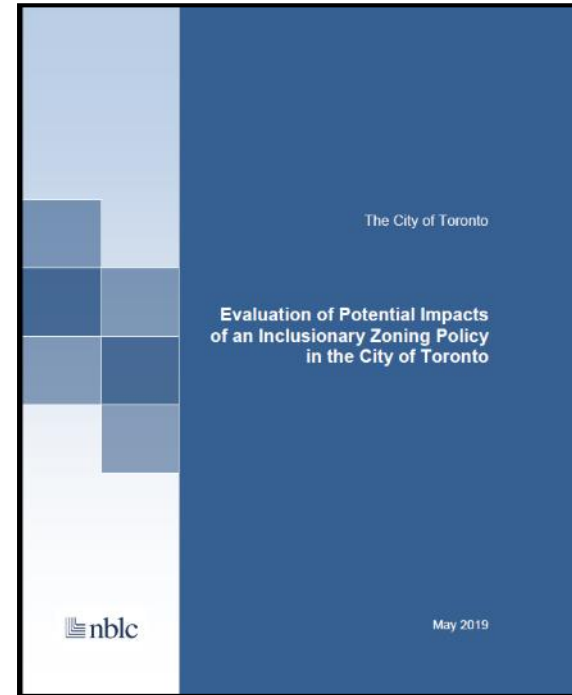
Assessment Report Updates

Financial impact analysis updated to factor in:

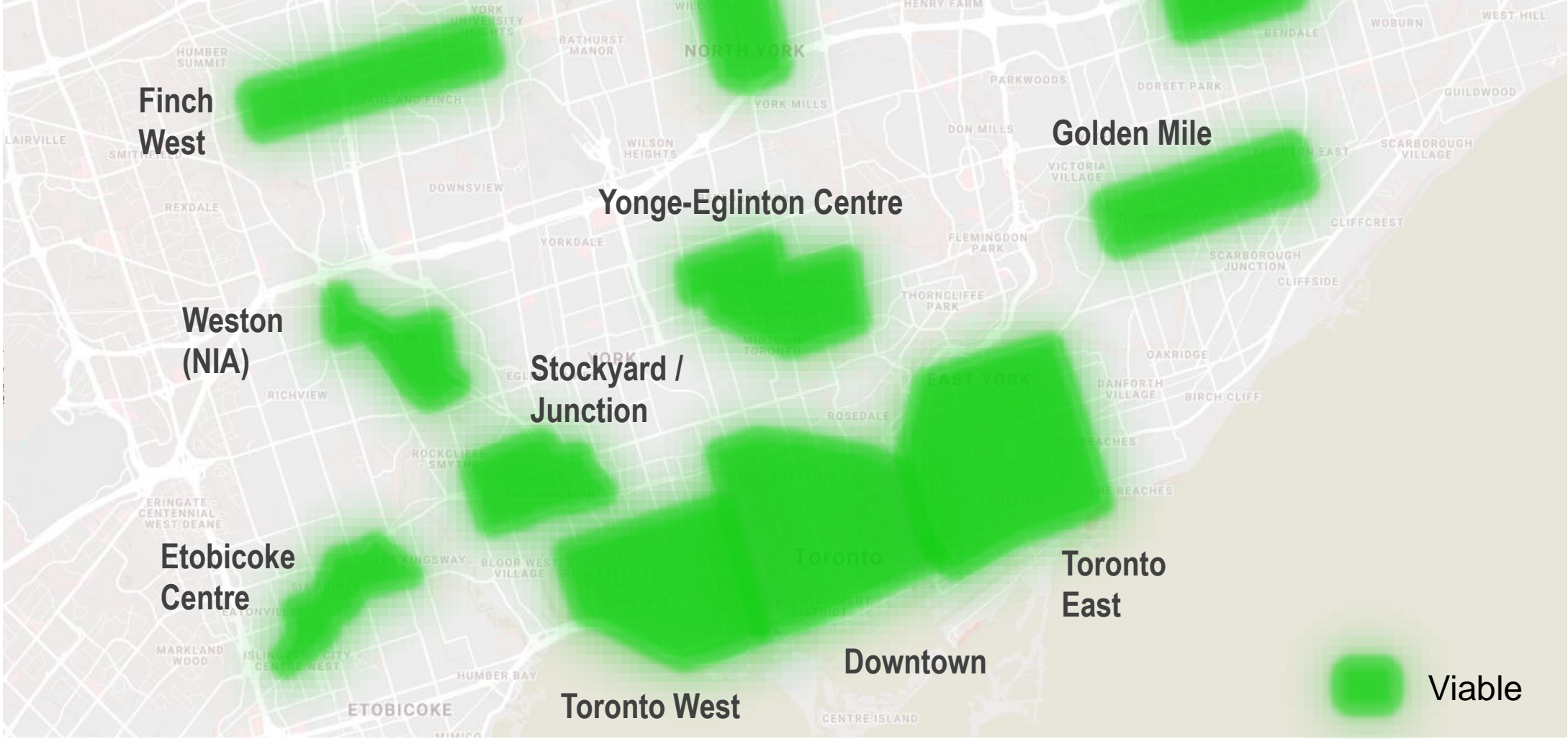
- Provincial changes to the land use planning framework
- Latest market data (pre-Covid)
- Input received through consultation

Tested 11 market areas with revised policy parameters:

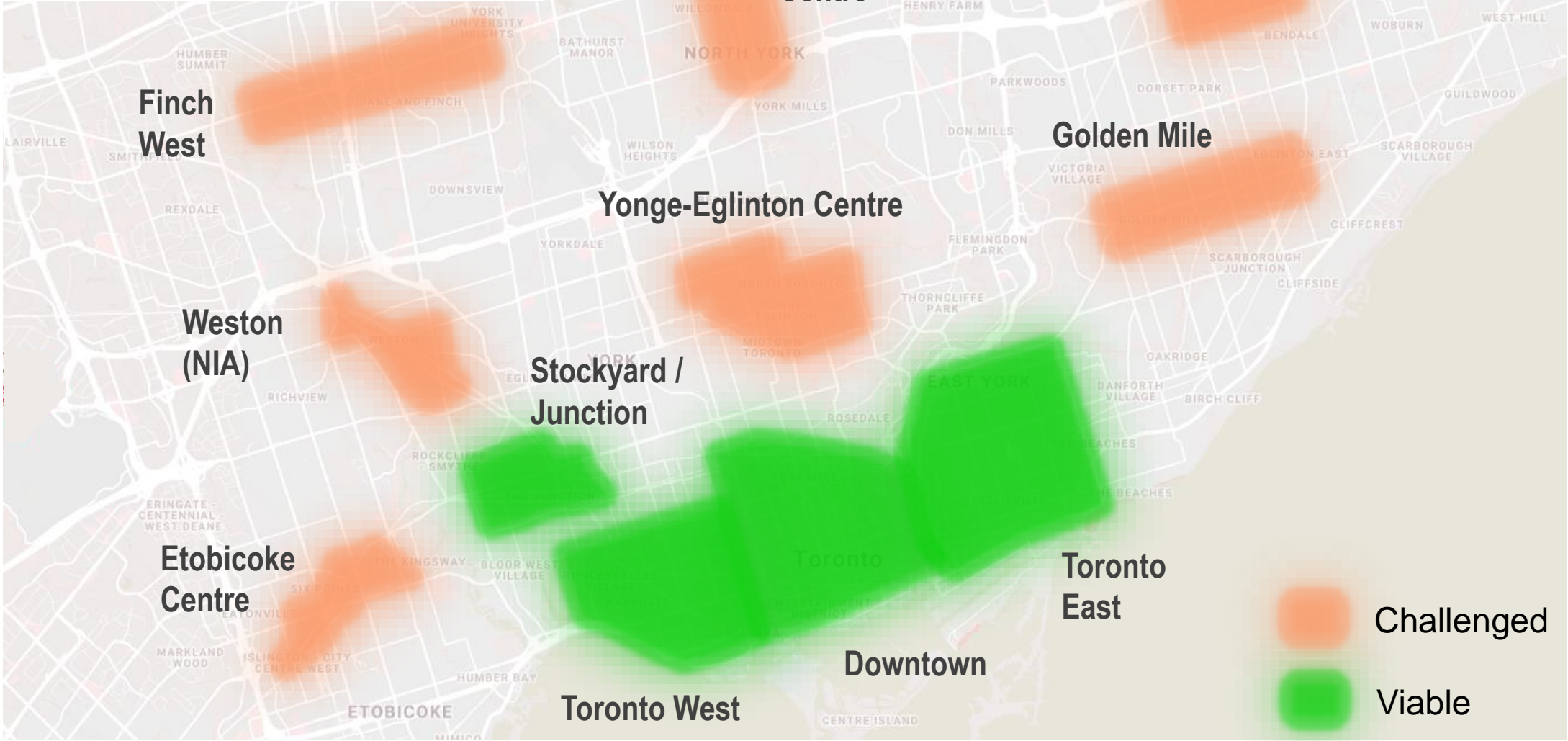
- 99 year affordability period
- 80% AMR
- % of the total residential GFA required to be affordable



**Condominium Development
With 10% IZ @ 80% AMR, 99-years**



**Purpose-Built Rental Development
With 10% IZ @ 80% AMR, 99-years**



Draft Official Plan and Zoning Amendments

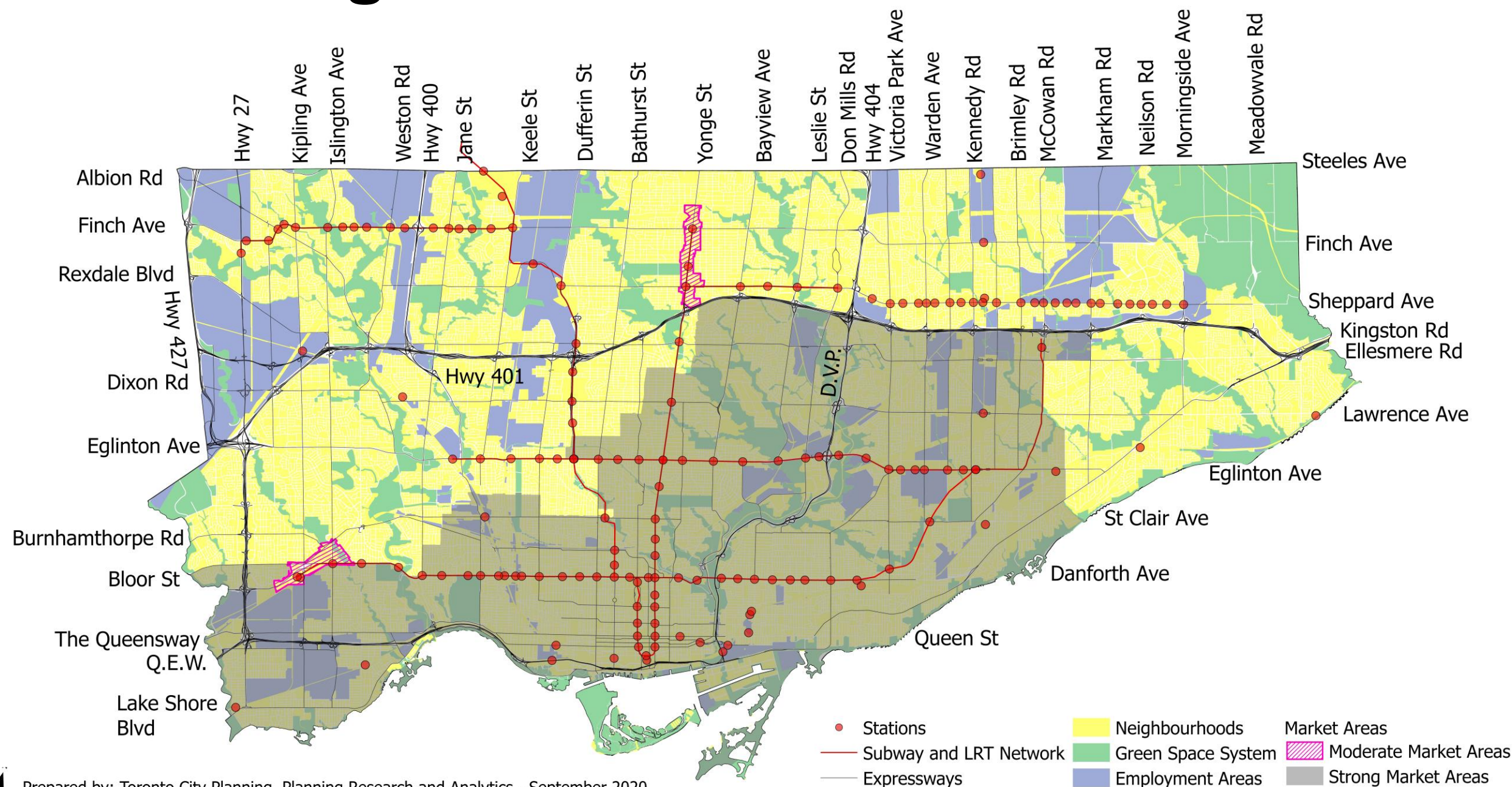
Affordability Period: 99 years

Depth of Affordability: based on proposed affordable rental housing and affordable ownership housing definitions, with 10% of the affordable rental gross floor area (GFA) secured at 80% of affordable rents

Geographic Application: development in PMTSAs located within a Strong or Moderate Market Area

Unit Set Aside: 5-10% of the total residential GFA of a condominium development. Lower requirements for purpose-built rental development

IZ Strong and Moderate Market Areas



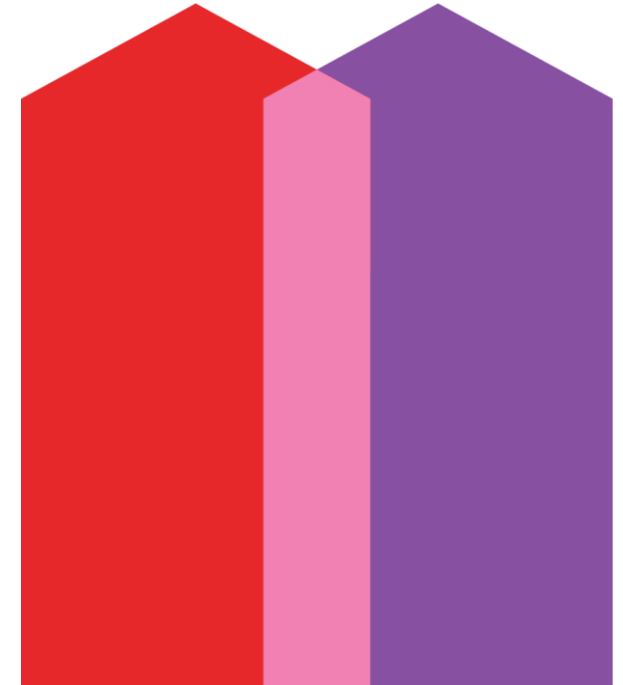
Draft Official Plan and Zoning Amendments

Family-sized Units: affordable units will reflect the unit mix of the market component of the development

Offsite: may be secured at the discretion of the city, provided the units meet proximity and occupancy requirements.

Incentives: will be considered where a development proposes to exceed the IZ requirements

Legal Agreements: registered on title



Draft Official Plan and Zoning Amendments

Exemptions:

- development with <100 residential units and <8,000 square metres of residential GFA located within the City's downtown or central waterfront areas;
- development with <140 residential units and <10,000 square metres of residential GFA in all other IZ areas;
- residential care homes and institutional student residences; and
- development specified in the provincial regulation, such as non-profit developments

Transition:

IZ would not apply to complete applications for a zoning by-law amendment, minor variance or site plan and building permit applications filed on or before January 1, 2022

COVID-19 and 3 year review

- Provincial legislation requires the assessment report be updated at least once every 5 years
- Staff have recommended a 3-year review of the policy to allow for monitoring as market conditions evolve and earlier adjustments based on COVID impacts and the final community benefits charge framework

Implementation Guidelines

- Will be developed to support the final recommended policies and zoning, to ensure clarity and transparency around implementation
- Consultation will help inform development of these guidelines
- Will address a number of matters, including but not limited to:
 - Guidance on the size and functional layout of the units
 - Details about what would be secured in the legal agreements
 - Tenant access plan and marketing of units
 - Further direction for when offsite development would be appropriate