

The Blue Mountains Official Plan – Affordable Housing Policy Updates

B2.13 HEIGHT

It is the intent of the Plan ~~that high-rise buildings shall not be considered conducive to the general amenity and character of development within the Town. to maintain the community's unique small-town character through development and redevelopment. However, it is intended that~~ a variety of building heights shall be encouraged in appropriate locations to provide for a range of housing types and options ~~in order to improve the visual effect, variety and community identity within various parts of the Town. The height limitations specified under the Plan shall be considered maximum provisions, however,~~ The implementing Zoning By-law ~~may~~ shall provide for a range of minimum and/ or maximum lower height provisions restrictions to establish the desired diversity ~~for various zoning categories~~ based on the intended principle of development for neighbourhoods, downtown areas, commercial districts and industrial areas.

The maximum height of all buildings and structures in the municipality shall generally be eleven (11) metres and three (3) storeys. ~~except for those structures which by their nature, such as barns, silos, antennae, water towers, wind generators, drive-in theatre screens and bridges, require a greater height. However,~~ compatible intensification up to 6 storeys may be permitted within the Downtown Area designation in Thornbury, generally along King/Bridge/Arthur Street, but outside of the low-rise Thornbury Downtown Core, provided affordable housing units are included in accordance with Section D7 of the Plan. For the purpose of this Plan, the Thornbury Downtown Core consists of properties within the Downtown Area designation fronting onto Bruce Street North and Bruce Street South. Intensification is subject to the criteria set out in Section B2.16 of the Plan.

The Town shall prepare a Building Height Study to provide a design-led approach to building heights in the Downtown Area and other areas where taller buildings may be permitted. It is recognized that taller buildings can provide benefits such as additional and affordable housing close to the core, however it is important that taller buildings are appropriately designed to fit in with the local context. The Building Height Study shall analyze existing character, prevailing heights and constraints. It shall identify areas that may be appropriate for taller buildings, advise on parameters for appropriate building heights and consider the pre-zoning of certain lands with minimum and maximum building heights.

Outside the Downtown Area designation, intensification up to 6 storeys may be considered within the Community Living Area designation or Residential Recreational Area designation through an amendment to this Plan, provided affordable or attainable housing units are included in accordance with Section D7 of the Plan and the intensification proposal is based on the criteria set out in Section B2.16.

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Notwithstanding the above policies, development shall not be permitted at the maximum height provided under this Plan unless Council is satisfied that the proposed buildings or structures are compatible with nature and character of the surrounding area.

~~Residential, commercial and industrial buildings shall generally be restricted to a maximum height of eleven (11) metres and/or three (3) storeys.~~

Specific height provisions for the Blue Mountain Village Resort Area Core are described under Section B3.10.6 and shall generally be restricted to a maximum height of sixteen (16) metres and/or five (5) storeys.

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D7 HOUSING

D7.1 MONITORING OF HOUSING

A monitoring program shall be established by the Town to:

- a) review historic housing production levels by location, type and tenure;
- b) identify the location and spatial distribution of the supply of vacant designated residential land within the Official Plan;
- c) identify the number of draft approved and vacant registered residential lots;
- d) identify the price of housing available on the market;
- e) describe the location, spatial distribution, the amount and pricing of housing available for rent;
- f) describe the type, location and spatial distribution of infill housing development that has occurred; and,
- g) identify how many accessory apartments have been legally created in accordance with this Plan. The results of this monitoring program will be reported to Council on an annual basis and will be analyzed at the time of a five-year Official Plan review.

D7.2 HOUSING SUPPLY

It is a policy of this Plan to maintain a ten year supply of land through residential intensification, redevelopment, and if necessary lands designated and available for residential development, and a three year supply of land zoned for residential intensification and residential lots/units in registered and draft plan approved subdivisions within the context of the population target contained in this Plan.

D7.3 HOUSING MIX

It is the policy of this Plan to ensure the provision of a range of housing types in the Town's settlement areas to satisfy the present and future social, health, safety and well-being requirements of residents and prioritize housing accessibility and affordability. The Town will encourage and support the development of all housing types across the housing continuum as shown below to ensure the range of housing required to service the entire population is attainable.

THE HOUSING CONTINUUM



(Source: Canada Mortgage and Housing Corporation, 2020)

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New development that assists in achieving this housing mix shall be encouraged. New residential development will be promoted at densities appropriate to site conditions and existing development patterns which efficiently use existing servicing. This Plan contains policies encouraging intensification in the Primary Settlement Area of Thornbury/Clarksburg and to a lesser extent to Secondary Settlement Areas. In addition, Official Plan Amendment applications that propose the down-designation of sites from medium and high density housing shall be discouraged, since these sites will ultimately assist in achieving an appropriate balance of housing in the Town.

D7.4 AFFORDABLE HOUSING

Affordable housing includes all forms of permanent or temporary housing tenure (ownership, rental, cooperative ownership) provided by the public, private and not-for-profit sectors. The term "affordable housing" is often used interchangeably with "social housing" or to define rental housing subsidized by the government, however it actually includes any part of the housing continuum from temporary emergency shelters through transition housing, supportive housing, subsidized housing, market rental housing or market ownership.

Affordable shall mean:

In the case of ownership housing, the least expensive of:

1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;

In the case of rental housing, the least expensive of:

1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
2. a unit for which the rent is at or below the average market rent of a unit in the regional market area.

Attainable housing generally refers to the ability of households to enter, and graduate to successively higher levels of the local housing market. Implicit in making sure there is attainable housing is the provision of a range of housing options (types, sizes, tenures, costs) in the local market.

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Households at various income levels can find and secure (attain) suitable housing and can ultimately advance to a different level.

Attainable shall mean below or near market housing that is offered and maintained to remain within reach of the following for a set time period, regardless of market pressures:

In the case of home ownership:

- housing for which the purchase price results in annual accommodation costs which do not exceed 30% of the gross annual income for households within the income range of 50 – 130% of median income for the Town of The Blue Mountains.

In the case of rental housing:

- housing which is provided defined as at least 20% below area median rent.

The Town of The Blue Mountains will take measures to ensure that housing options meet the needs of all residents by planning and supporting the provision of attainable and affordable housing units to meet the needs of the Town so that all people can call The Blue Mountains home. This Plan contains policies that encourage affordable and attainable housing by encouraging a broad mix of housing types and densities through intensification and development in greenfields, promoting integrated mixed-use developments in the Downtown Area, encouraging compatible infill and intensification in existing neighbourhoods including the development of secondary suites and converted dwellings and promoting employee housing.

The Town will plan to achieve and provide for affordable and attainable housing by:

- a) planning to achieve a minimum target of 30% of new housing, or units created by conversion, to be affordable;
- b) utilizing incentive programs, Community Improvement Plans, community planning permit systems, supportive zoning by-laws, strategic reductions of development fees, and/or alternative site-development standards (either offered through the County or Town) that reduce the cost of construction and maintenance of services for affordable housing units;
- c) requiring all new development proposals with more than 40 dwelling units and/or taller than 3 storeys to demonstrate the provision of a

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minimum of 10% of the housing units as affordable or attainable housing;

- d) requiring all development proposing ground-related housing, including single-detached, semidetached, and street townhouse dwellings, shall include design options that provide purchasers the ability to have two residential units within the main building and/or an additional dwelling unit in an ancillary structure; and
- e) requiring the submission of an Affordable/Attainable Housing Report/Rental Housing Conversion Study when new development is proposed with more than 40 dwelling units and/or taller than 3 storeys.