

## Appendix A – Housing Policy Excerpts

The following appendix provides policy excerpts related to the provision of housing, including affordable housing, under which Planning decisions are made.

### **Provincial Policy Statement, 2020**

#### **Part IV: Vision for Ontario’s Land Use Planning System**

... Planning authorities are encouraged to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs.

Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities. These land use patterns promote a mix of housing, including affordable housing, employment, recreation, parks and open spaces, and transportation choices that increase the use of active transportation and transit before other modes of travel. ...

#### **Part V: Policies**

##### **1.0 Building Strong Healthy Communities**

##### **1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns**

1.1.1 Healthy, liveable and safe communities are sustained by:

- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

##### **1.2 Coordination**

1.2.1 A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier

municipal boundaries, and with other orders of government, agencies and boards including:

- g) population, housing and employment projections, based on regional market areas; and
- h) addressing housing needs in accordance with provincial policy statements such as the Policy Statement: Service Manager Housing and Homelessness Plans.

1.2.4 Where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with lower-tier municipalities shall:

- a) identify and allocate population, housing and employment projections for lower-tier municipalities. Allocations and projections by upper-tier municipalities shall be based on and reflect provincial plans where these exist and informed by provincial guidelines;

### **1.3 Employment**

1.3.1 Planning authorities shall promote economic development and competitiveness by:

- d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and

### **1.4 Housing**

1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans. Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.

1.4.2 Where planning is conducted by an upper-tier municipality:

- a) the land and unit supply maintained by the lower-tier municipality identified in policy 1.4.1 shall be based on and reflect the allocation of population and units by the upper-tier municipality; and
- b) the allocation of population and units by the upper-tier municipality shall be based on and reflect provincial plans where these exist.

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- a) establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;
- b) permitting and facilitating:
  - 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and
  - 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;
- e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and
- f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

## **1.7 Long-Term Economic Prosperity**

- 1.7.1 Long-term economic prosperity should be supported by:
- b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce;

## **Growth Plan for the Greater Golden Horseshoe, 2019**

### **Vision for the GGH**

... A Place to Grow will support the achievement of complete communities with access to transit networks, protected employment zones and an increase in the amount and variety of housing available.

The GGH will have sufficient housing supply that reflects market demand and what is needed in local communities. ...

#### **1.2.1 Guiding Principles**

The successful realization of this vision for the GGH centres on effective collaboration amongst the Province, other levels of government, First Nations and Métis communities, residents, private and non-profit sectors across all industries, and other stakeholders. The policies of this Plan regarding how land is developed, resources are managed and protected, and public dollars are invested are based on the following principles:

- Support a range and mix of housing options, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households.

## **2 Where and How to Grow**

### **2.1 Context**

... This Plan is about accommodating forecasted growth in complete communities. These are communities that are well designed to meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, public service facilities, and a full range of housing to accommodate a range of incomes and household sizes. ...

... To support the achievement of complete communities that are healthier, safer, and more equitable, choices about where and how growth occurs in the GGH need to be made carefully. Better use of land and infrastructure can be made by directing growth to settlement areas and prioritizing intensification, with a focus on strategic growth areas, including urban growth centres and major transit station areas, as well as brownfield sites and greyfields. Concentrating new development in these areas provides a focus for investments in transit as well as other types of infrastructure and public service facilities to support forecasted growth, while also supporting a more diverse range and mix of housing options. ...

... As in many thriving metropolitan regions, many communities in the GGH are facing issues of housing affordability, which are being driven primarily by sustained population growth and factors

such as a lack of housing supply with record low vacancy rates. This Plan helps to address this challenge by providing direction to plan for a range and mix of housing options, including additional residential units and affordable housing and, in particular, higher density housing options that can accommodate a range of household sizes in locations that can provide access to transit and other amenities. There is also a need for stakeholders to work collaboratively to find opportunities to redevelop sites using more age-friendly community design. ...

## **2.2 Policies for Where and How to Grow**

### **2.2.1 Managing Growth**

4. Applying the policies of this Plan will support the achievement of complete communities that:
  - c) provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes;

### **2.2.4 Transit Corridors and Station Areas**

9. Within all major transit station areas, development will be supported, where appropriate, by:
  - a) planning for a diverse mix of uses, including additional residential units and affordable housing, to support existing and planned transit service levels;

### **2.2.6 Housing**

1. Upper- and single-tier municipalities, in consultation with lower-tier municipalities, the Province, and other appropriate stakeholders, will:
  - a) support housing choice through the achievement of the minimum intensification and density targets in this Plan, as well as the other policies of this Plan by:
    - i. identifying a diverse range and mix of housing options and densities, including additional residential units and affordable housing to meet projected needs of current and future residents; and
    - ii. establishing targets for affordable ownership housing and rental housing;
  - b) identify mechanisms, including the use of land use planning and financial tools, to support the implementation of policy 2.2.6.1 a);
  - c) align land use planning with applicable housing and homelessness plans required under the Housing Services Act, 2011;
  - d) address housing needs in accordance with provincial policy statements such as the Policy Statement: "Service Manager Housing and Homelessness Plans"; and
  - e) implement policy 2.2.6.1 a), b), c) and d) through official plan policies and designations and zoning by-laws.
2. Notwithstanding policy 1.4.1 of the PPS, 2020, in implementing policy 2.2.6.1, municipalities will support the achievement of complete communities by:

- a) planning to accommodate forecasted growth to the horizon of this Plan;
  - b) planning to achieve the minimum intensification and density targets in this Plan;
  - c) considering the range and mix of housing options and densities of the existing housing stock; and
  - d) planning to diversify their overall housing stock across the municipality.
3. To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.
  4. Municipalities will maintain at all times where development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units. This supply will include, and may exclusively consist of, lands suitably zoned for intensification and redevelopment.
  5. When a settlement area boundary has been expanded in accordance with the policies in subsection 2.2.8, the new designated greenfield area will be planned in accordance with policies 2.2.6.1 and 2.2.6.2.

## **Regional Official Plan**

### ***Halton's Planning Vision***

31. In its vision of planning for Halton's future, Halton believes in building "healthy communities". A healthy community is one:
  - (4) where a full range of housing, employment, social, health, educational, recreational and cultural opportunities are accessible for all segments of the community;

### ***HALTON AND THE LOCAL MUNICIPALITIES***

44. The Region's primary role is to provide broad policy directions on strategic matters such as management of land and natural resources, growth strategies, housing, economic development, water and wastewater services, solid waste management, transportation, and health and social services. Recognizing the above, the Local Municipalities are to deal with their local environments to best express their own individualities. The Local Urban Structure of each of the Local Municipalities, for instance, are the responsibilities of the Local Municipalities as long as the overall planning vision for Halton and policies of this Plan, including the Regional Urban Structure, are adhered to.

### ***Urban Area and the Regional Urban Structure***

72. The goal of the Urban Area and the Regional Urban Structure is to manage growth in a manner that fosters complete communities, enhances mobility across Halton, addresses climate change, and improves housing affordability, sustainability and economic prosperity.

**77.** It is the policy of the Region to:

- (1) Prepare, in consultation with the Local Municipalities, and adopt population, employment and Regional phasing forecasts in accordance with the distribution of population and employment contained in Table 1. Such forecasts shall:
  - f) contain estimates of Affordable Housing units to be achieved annually, consistent with the housing targets under Sections 86(6) and 86(6.1).

***Regional Urban Structure***

**78.1** The objectives of the Regional Urban Structure are:

- (3) To provide increased opportunities for the development of Affordable Housing, particularly within Strategic Growth Areas;

***Major Transit Station Areas***

**81.** The objectives of the Major Transit Station Areas, as delineated on Map 1H and Map 6, are:

- (5) To plan for a diverse mix of uses, including additional residential units and Affordable Housing, where appropriate.

***Protected Major Transit Station Areas***

**81.2** It is the policy of the Region to:

- (4) Require the Local Municipalities to prepare detailed official plan policies or an Area-Specific Plan for a Major Transit Station Area, in accordance with Sections 48 and 77(5) of this Plan that also:
  - i) establishes Affordable Housing targets in accordance with the applicable policies of Section 86 of this Plan, and inclusionary zoning policies authorizing a minimum number of Affordable Housing units, and/or a minimum gross floor area of Affordable Housing, within residential and mixed use buildings, and providing for their maintenance as Affordable Housing units over a period of time where appropriate. The Inclusionary Zoning policies will be based on the completion of an assessment report in accordance with the Planning Act, which is to the satisfaction of the Region.

***Housing***

**84.** The goal for housing is to supply the people of Halton with an adequate mix and variety of housing to satisfy differing physical, social and economic needs.

**85.** The objectives for housing are:

- (1) To establish housing targets by type and appropriate density for the Local Municipalities and the Region as a whole.
- (2) To explore and implement new approaches to reduce residential land and construction costs and to effect an adequate supply of Affordable Housing.

- (3) To coordinate, improve upon, and expedite the development approval process so as to reduce the overall cost of housing.
- (4) To make more efficient use of existing developed lands, housing stock and available services to increase the supply of housing while maintaining the physical character of existing neighbourhoods.
- (5) To meet housing needs through the provision of Assisted Housing, Affordable Housing and Special Needs Housing in Halton.
- (6) To integrate Assisted and Special Needs Housing with Market Housing.
- (7) To provide and manage Assisted Housing in Halton through the Halton Community Housing Corporation.
- (8) To encourage the Local Municipalities and the building and development industry to develop innovative housing designs that stress flexibility in use, mix of compatible land uses, good environmental practices, universal physical access, public safety and security needs, cost-efficiency, affordability and energy and natural resource conservation while maintaining sound engineering and planning principles.
- (9) To encourage the Local Municipalities to maintain the quality of the existing housing stock.
- (10) To participate in and deliver Provincial and/or Federal housing programs that are beneficial to housing development in Halton.
- (11) To coordinate and provide information on housing needs in Halton through centres that are accessible in each Local Municipality.
- (12) To support the use of surplus public and not-for-profit lands, where appropriate, for developing Assisted Housing and Affordable Housing.
- (13) To promote residential intensification through the development or redevelopment of brownfield and greyfield sites.

**86.** It is the policy of the Region to:

- (1) Monitor the development approval process to achieve at all times a minimum of three-year supply of draft approved and/or registered residential units for the Region as a whole.
- (2) Define Affordable Housing for the Halton and local municipal markets based on its definition under Section 214.
- (3) Maintain a broad-based Halton Housing Advisory Committee to advise Council on housing issues in Halton, raise public awareness on housing needs, and monitor housing research from other jurisdictions.
- (4) Prepare and update as part of the statutory Official Plan five-year review, in conjunction with the Local Municipalities and in consultation with the development industry and other



housing providers, a Joint Regional-Municipal Housing Statement for Council adoption that will a) describe the annual demand, supply and need for housing by Local Municipality, and by Assisted Housing, Affordable Housing, Special Needs Housing, and housing with universal physical access, and b) recommend targets, policies and action plans to meet these needs.

- (5) Require Local Municipalities that prepare Municipal Housing Statements independently of the Joint Regional-Municipal Housing Statement to have regard for the Joint Statement and to submit the Local Statements to Regional Council for approval.
- (6) Adopt the following housing targets: a) that at least 50 per cent of new housing units produced annually in Halton be in the form of townhouses or multi-storey buildings; and b) that at least 30 per cent of new housing units produced annually in Halton be Affordable or Assisted Housing.
  - (6.1) Establish, in conjunction with the Local Municipalities, annual targets for the production of housing units by density type and affordability for each Local Municipality, based on the Regional targets under Section 86(6).
- (7) Provide annually a State of Housing report to Council that contains among other things: a) an update of the definitions of Assisted Housing and Affordable Housing; b) a review of housing supply, demand and need in Halton during the past year, covering the various housing segments of Assisted Housing, Affordable Housing, Market Housing, Special Needs Housing and housing with universal physical access; c) identification of the gaps between supply and demand of Assisted Housing and Affordable Housing; d) state of homelessness in Halton; and e) performance of the housing market towards meeting the housing targets under Sections 86(6) and 86(6.1).
- (8) Based on the State of Housing report, set priorities among the various housing initiatives and implement programs and action plans to address housing gaps and shortfalls in meeting the housing targets.
- (9) [Section number not in use.]
- (10) Require Local Official Plans and Zoning By-laws to permit second residential units within an existing dwelling in residential neighbourhoods as of right, provided that health, safety and other reasonable standards or criteria (e.g. the provision of parking or adequacy of services) are met.
  - (10.1) Ensure that the standards or criteria identified in a Local Official Plan or Zoning By-law shall not preclude or prohibit the establishment of second residential units, as provided for in Provincial legislation, policy or plans.
- (11) Permit intensification of land use for residential purposes such as infill, redevelopment, and conversion of existing structures provided that the physical character of existing neighbourhoods can be maintained.
- (12) Encourage the building and development industry to incorporate universal physical access features in all new buildings.

- (13) Encourage the Local Municipalities and the development industry to provide innovative building design that will facilitate subsequent conversion to provide additional housing units.
- (13.1) In partnership with the Local Municipalities, other government agencies and the private sector, identify brownfield and greyfield sites outside Employment Areas and work towards making them available, where appropriate, for development or redevelopment for housing purposes with components of Assisted, Affordable and Special Needs Housing. Such sites or lands may be declared as Community Improvement Project Areas under the Planning Act to facilitate their development or redevelopment.
- (14) Support the involvement of the private and non-profit sectors in the provision of Assisted and Affordable Housing by improving the planning process and funding mechanism.
- (15) Consider financial and other incentives including grants, property tax reductions, infrastructure improvements and Community Improvement Plans in the provision of Assisted, Affordable and Special Needs Housing.
- (16) Encourage the Local Municipalities and other commenting agencies to expedite planning approvals and provide other incentives in the provision of Assisted, Affordable and Special Needs Housing and further to give priority to planning approval of those receiving government funding.
- (17) Seek funding allocation from the Federal and Provincial governments for the provision of new Assisted and Affordable Housing in Halton.
- (17.1) Require that Assisted and Affordable Housing projects receiving government funding include, as appropriate, units with universal physical access and energy conservation standards.
- (18) Encourage all levels of government to stimulate rental Market Housing construction in Halton to meet such needs.
- (19) Require the Local Municipalities to use a rental housing vacancy rate of 3 per cent as the minimum threshold to permit the conversion of existing rental housing to ownership tenure or other uses or the demolition of such housing.
- (20) Require the Local Municipalities, in developing phasing strategies, to ensure that a full range and mix of housing types can be provided in each development phase in accordance with Table 2a.
- (21) Require Local Official Plans to provide an appropriate mix of housing by density, type and affordability in each geographic area, consistent with current and projected demands reflecting socio-economic and demographic trends.
- (22) Require Local Official Plans and Zoning By-laws to permit Special Needs Housing as of right in all residential neighbourhoods subject to reasonable planning standards and design criteria.

- (23) Encourage the Local Municipalities and the development industry to consider innovative residential development designs which contribute to affordability and energy and natural resource conservation.
- (24) Encourage the Local Municipalities to adopt and enforce maintenance and occupancy standards by-laws (Property Standard By-laws).
- (25) [Section number not in use.]
- (26) Seek development opportunities for Assisted and Affordable Housing in Intensification Areas where public transit, retail and other facilities are readily accessible.

## **Livable Oakville Plan**

### **11. RESIDENTIAL**

The following objectives shall apply to all Residential Areas:

- a) maintain, protect and enhance the character of existing Residential Areas;
- b) encourage an appropriate mix of housing types, densities, design and tenure throughout the Town;
- c) promote housing initiatives to facilitate revitalization, compact urban form and an increased variety of housing alternatives;
- d) promote innovative housing types and forms to ensure accessible, affordable, adequate and appropriate housing for all socio-economic groups;
- e) encourage the conservation and rehabilitation of older housing in order to maintain the stability and character of the existing stable residential communities; and,
- f) discourage the conversion of existing rental properties to condominiums or to other forms of ownership in order to maintain an adequate supply of rental housing.

#### **11.1 General**

- 11.1.1 The Town will continue to work directly with the Region to provide opportunities for housing for a wide array of socio-economic groups and those with differing physical needs using all available planning mechanisms and tools and to develop a housing strategy, including preparation of Municipal Housing Statements, which will establish and implement affordable housing targets.
- 11.1.2 The Town will seek a balance in housing tenure. Conversions of existing rental accommodation to condominium or other forms of ownership shall be discouraged.
- 11.1.3 The Town will provide for the creation of second units through regulations in the Zoning By-law. Second units shall not be considered as dwelling units for the purpose of calculating density.
- 11.1.4 Development shall conform with the policies relating to urban design and sustainability set out in Part C.

11.1.6 Special needs housing may be permitted through a range of housing types in all residential land use designations in accordance with section 11.1.9 and where adequate residential amenities and services are provided.

**North Oakville East Secondary Plan**

**7.3.6 POPULATION/HOUSING TARGETS**

**7.3.6.2 Housing Mix Target**

a) The housing unit mix targets for the ultimate development of North Oakville East, which may not be achieved within the 2021 planning period, are outlined below and for each density type a target range is provided. The achievement of a housing mix which lies between the target ranges on a yearly basis shall not be required, however, the Town will review the achievement of the targets every five years and will monitor on an annual basis. Any such review shall not result in a reduction of the population target contained in Section 7.3.6.1 or the population related component of the employment target. Sections 7.9.5.2 and 7.9.5.3 of this Plan set out the Monitoring Program and Monitoring Report requirements.

	Low	High
Low Density	55%	45 %
Medium Density	25%	20 %
High Density	20%	35 %

b) The Town will also seek to encourage a balance between rental and ownership housing in accordance with the policies of Part C, Section 3 of the Official Plan.

**7.3.6.3 Affordable/Special Needs Housing**

The Town will support the development of assisted, affordable and special needs housing in conformity with the provisions of Part C, Section 3 of the Official Plan.

**7.6.2.2 Permitted in Most Land Use Designations**

The following land uses shall be permitted in all designations except the Core and Linkage Preserve Areas, and High Constraint Stream Corridor Area designations, or where Medium Constraint Stream Corridors are ultimately located, unless otherwise noted:

i) Emergency housing in accordance with the criteria established by the Emergency Housing Advisory Group;

**Definitions**

PPS 2020	Growth Plan	Regional Official Plan <i>(Consolidation 2021/11/10)</i>	Livable Oakville
<p><b>Affordable:</b> means</p> <p>a) in the case of ownership housing, the least expensive of:</p> <ol style="list-style-type: none"> <li>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</li> <li>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;</li> </ol> <p>b) in the case of rental housing, the least expensive of:</p> <ol style="list-style-type: none"> <li>1. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or</li> <li>2. a unit for which the rent is at or below the average market rent of a unit in the regional market area.</li> </ol>	<p><b>Affordable</b></p> <p>a) in the case of ownership housing, the least expensive of:</p> <ol style="list-style-type: none"> <li>i. housing for which the purchase price results in annual accommodation costs which do not exceed 30 per cent of gross annual household income for low and moderate income households; or</li> <li>ii. housing for which the purchase price is at least 10 per cent below the average purchase price of a resale unit in the regional market area;</li> </ol> <p>b) in the case of rental housing, the least expensive of:</p> <ol style="list-style-type: none"> <li>i. a unit for which the rent does not exceed 30 per cent of gross annual household income for low and moderate income households; or</li> <li>ii. a unit for which the rent is at or below the average market rent of a unit in the regional market area.</li> </ol>	<p><b>AFFORDABLE HOUSING</b> means housing with a market price or rent that is affordable to households of low and moderate income spending no more than 30 percent of their gross household income.</p> <p>a) Affordable rental housing should meet the demand of households at the low end, as described in Halton’s annual State of Housing Report, pursuant to Section 86(7). Such households would be able to afford at least three out of ten rental units on the market.</p> <p>b) Affordable ownership housing should meet the demand of households at the high end, as identified in Halton’s annual State of Housing Report pursuant to Section 86(7). Such households would have sufficient income left, after housing expenses, to sustain the basic standard of living.</p>	<p><b>Affordable housing</b> means housing with market price or rent that is affordable to households of low and moderate income spending 30 per cent of their gross household income without government subsidies. Such households would be able to afford, at the low end, at least three out of ten rental properties on the market and, at the high end, ownership housing with sufficient income left, after housing expenses, to sustain a basic standard of living.</p>

		<p><b>ASSISTED HOUSING</b> means housing that is available to low and moderate income households for rent or purchase where part of the housing cost is subsidized through a government program.</p>	
		<p><b>HOMELESSNESS</b> means an immediate lack of housing, or no access to safe, stable housing, or living in extremely sub-standard housing, or being at risk of losing existing housing.</p>	
<p><b>Housing options:</b> means a range of housing types such as, but not limited to single-detached, semi-detached, row houses, townhouses, stacked townhouses, multiplexes, additional residential units, tiny homes, multi-residential buildings. The term can also refer to a variety of housing arrangements and forms such as, but not limited to life lease housing, coownership housing, co-operative housing, community land trusts, land lease community homes, <i>affordable</i> housing, housing for people with <i>special needs</i>, and housing related to employment, institutional or educational uses.</p>			

<p><b>Low and moderate income households:</b> means</p> <p>a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the regional market area; or</p> <p>b) in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the regional market area.</p>	<p><i>Included within the definition of “affordable” in the Growth Plan, and inserted here for comparative purposes.</i></p> <p><b>Low and moderate income households</b> means, in the case of ownership housing, households with incomes in the lowest 60 per cent of the income distribution for the regional market area; or in the case of rental housing, households with incomes in the lowest 60 per cent of the income distribution for renter households for the regional market area.</p>	<p><b>LOW AND MODERATE INCOME HOUSEHOLDS</b> mean: those households defined through Halton’s annual State of Housing Report, pursuant to Section 86(7), and in accordance with definitions of Affordable and Assisted Housing under Section 214 and 218. The income thresholds for low and moderate income households should not be more than those as defined in the Provincial Policy Statement.</p>	
		<p><b>MARKET HOUSING</b> means private housing for rent or sale, where price are set through supplies and demands in the open market.</p>	
<p><b>Regional market area:</b> refers to an area that has a high degree of social and economic interaction. The upper or single-tier municipality, or planning area, will normally serve as the regional market area. However, where a regional market area extends significantly beyond these boundaries, then the</p>	<p><i>Included within the definition of “affordable” in the Growth Plan, and inserted here for comparative purposes.</i></p> <p><b>Regional market area</b> means an area, generally broader than a lower-tier municipality that has a high degree of social and economic interaction. In the</p>		

<p>regional market area may be based on the larger market area. Where regional market areas are very large and sparsely populated, a smaller area, if defined in an official plan, may be utilized.</p>	<p>GGH, the upper- or single-tier municipality will normally serve as the regional market area. Where a regional market area extends significantly beyond upper- or single-tier boundaries, it may include a combination of upper-, single- and/or lower-tier municipalities. (Based on PPS, 2020 and modified for this Plan)</p>		
<p><b>Residential intensification:</b> means intensification of a property, site or area which results in a net increase in residential units or accommodation and includes:</p> <ul style="list-style-type: none"> <li>a) redevelopment, including the redevelopment of brownfield sites;</li> <li>b) the development of vacant or underutilized lots within previously developed areas;</li> <li>c) infill development;</li> <li>d) development and introduction of new housing options within previously developed areas;</li> <li>e) the conversion or expansion of existing industrial, commercial</li> </ul>	<p><b>Intensification</b> The development of a property, site or area at a higher density than currently exists through:</p> <ul style="list-style-type: none"> <li>a) redevelopment, including the reuse of brownfield sites;</li> <li>b) the development of vacant and/or underutilized lots within previously developed areas;</li> <li>c) infill development; and</li> <li>d) the expansion or conversion of existing buildings.</li> </ul> <p>(PPS, 2020)</p>	<p><b>INTENSIFICATION</b> means the development of a property, site or area at a higher density than currently exists through:</p> <ul style="list-style-type: none"> <li>(1) redevelopment, including the reuse of brownfield sites;</li> <li>(2) the development of vacant and/or under-utilized lots within previously developed areas;</li> <li>(3) infill development; or</li> <li>(4) the expansion or conversion of existing buildings.</li> </ul>	<p><b>Intensification</b> means the development of a property, site or area at a higher density than currently exists through:</p> <ul style="list-style-type: none"> <li>a) redevelopment, including the reuse of brownfield sites;</li> <li>b) the development of vacant and/or underutilized lots within previously developed areas;</li> <li>c) infill development; or</li> <li>d) the expansion or conversion of existing buildings.</li> </ul>



<p>and institutional buildings for residential use; and</p> <p>f) the conversion or expansion of existing residential buildings to create new residential units or accommodation, including accessory apartments, additional residential units, rooming houses, and other housing options.</p>			
<p><b>Special needs:</b> means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to long-term care homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.</p>		<p><b>SPECIAL NEEDS HOUSING</b> means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include, but are not limited to, housing for persons with disabilities such as physical, sensory or mental health disabilities, housing for the elderly, group homes, emergency shelter, housing for the homeless, and independent permanent living arrangements where support services such as meal preparation, grocery shopping, laundry,</p>	<p>Special needs housing means any housing, including dedicated facilities in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of special needs housing may include but are not limited to housing for persons with disabilities such as physical, sensory or mental health disabilities, housing for the elderly, group homes, emergency shelter, housing for the homeless, and independent permanent living arrangements where support services such as meal preparation, grocery shopping, laundry,</p>

**APPENDIX A**

		housekeeping, respite care and attendant services are provided. It does not include households that receive community-based support services in their own home.	housekeeping, respite care and attendant services are provided. It does not include households that receive community based support services in their own home.
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