

Table 1 – Vaughan’s Housing Supply & Affordability Action Plan

The HSA Action Plan forms part of the City of Vaughan’s commitments as part of the Canada Public Transit Fund joint submission being undertaken by the Ministry of Transportation in collaboration with York Region.


CPTF Objectives	ID	Tools	Description	Mechanism
Increase New Housing Supply in Proximity to Transit 	1	Central Vaughan Transportation Study	Analyzing the impact of the Jane Street BRT on the travel behavior of future travelers with respect to mode choice, Vehicle Kilometres Travelled, etc.	Transportation Study
	2	Official Plan policies	Complete Official Plan consistency exercise and have resulting Official Plan Amendment approved, as applicable.	New Official Plan
	3	Official Plan policies, Zoning By-law regulations	Review Major Transit Station Areas following outcomes of the Environmental Assessment (TRPAP) process with consideration of identifying future major transit station areas along the Jane Street Corridor.	Policy Review and Studies
	4	Official Plan policies, Zoning By-law regulations	Investigate implementing the appropriate land use designations for major transit station areas.	Future Land Use Studies including Official Plan and Zoning By-law development
	5	DC By-law and related City implementation policies	<p>Implement changes to development agreements, including the use of surety bonds, and introduction of a DC reimbursement and/or credit policy.</p> <p>Implement a DC rate reduction and deferral for all residential development. Investigate additional incentives.</p>	Incentives enabled through changes to the City’s DC by-law and related policies



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	6	Housing Needs Assessment (HNA) Report	Vaughan’s HNA was completed in 2021/2023. Update the Housing Needs Assessment to align with the Federal HNA Template as a component of the Housing Strategy Study.	Housing Strategy Study
	7	Housing Strategy Study	Completion of the Housing Strategy Study and progress towards meeting the recommendations.	Housing Strategy Study. Includes consideration of funding Incentives and Partnerships
Increasing Affordable Housing in Proximity to Transit 	8	Separate legal agreements (registered on title) associated with development agreements	Develop agreement templates for use during the development application process and negotiation.	Ownership Housing: registered on title and for specified affordability/ term, via separate legal agreements Rental Housing: secure units through agreement with third-party/non-profit housing provider
	9	Inclusionary Zoning program as provided for in the City’s Official Plan and as explored in the Housing Strategy	To consider through the Housing Strategy establishing an Inclusionary Zoning program pursuant to Provincial Legislation, to require the development of affordable housing.	Investigate the feasibility of Inclusionary Zoning

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	10	Community Improvement Plan	Implement the appropriate incentives identified through the Community Improvement Plan for Affordable Units as approved by Council.	Financial and non-financial incentives and agreements for affordable units in Strategic Growth Areas
Increasing Access to Jobs and Amenities 	11	Community Improvement Plan	Implement the appropriate incentives identified through the Community Improvement Plan for Last Mile issues as approved by Council.	Financial and non-financial incentives and agreements for last-mile issues
Increase Housing Suitable for Families in Proximity to Transit 	12	Community Planning Permit System	<p>Explore feasibility of implementing a Community Planning Permit System ('CPPS') to enable the negotiation of affordable housing through the development application process.</p> <p>A CPPS is a land-use planning tool that provides an alternative to the current planning approval process.</p>	Investigate the feasibility of implementing CPPS for the Jane Street corridor