



**GEORGINA**

# **Georgina Housing Strategy**

Report DS-2019-0056

Pages 41 – 100 in the Council Agenda

Planning Division File: 05.260

June 5, 2019



# What is Affordable Housing?

Housing in Ontario is considered affordable when:

households within the lowest earning 60% of the income distribution do not spend more than 30% of household income on housing costs.

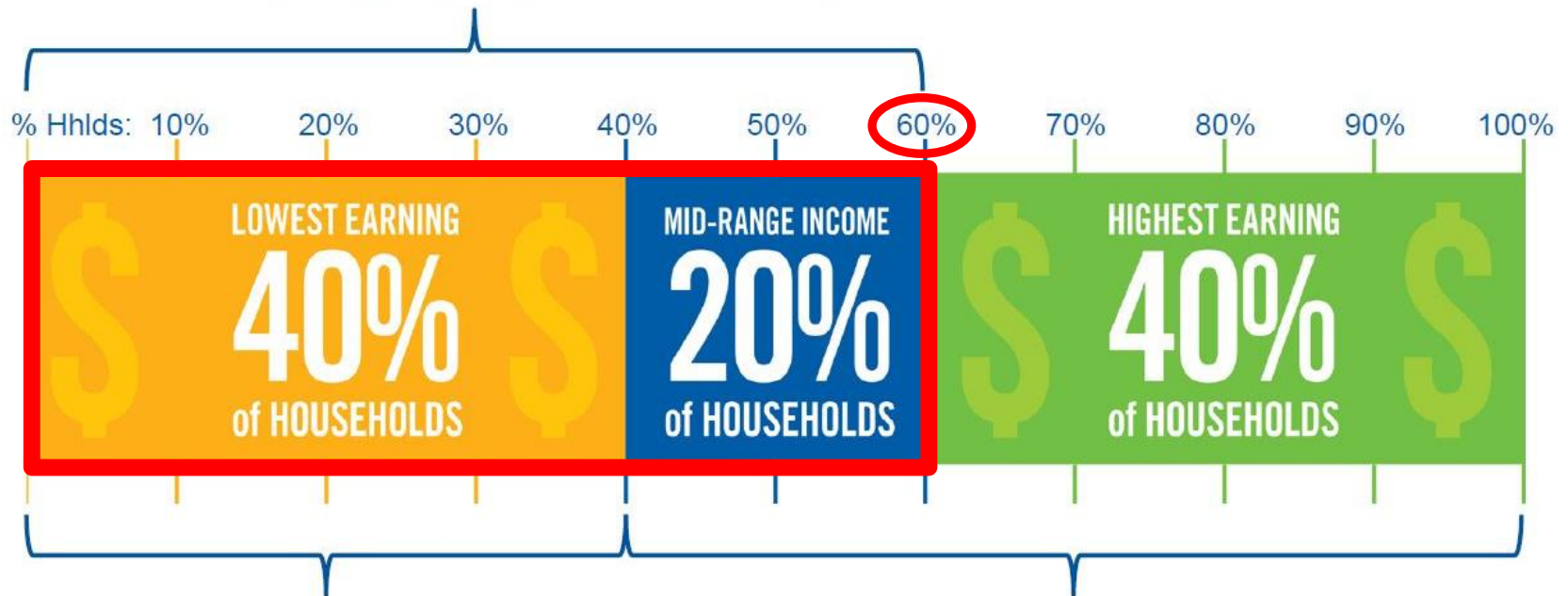


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# Segments of the Housing Market

## Provincial Definition of Affordable

(lowest earning 60 percent of households)



### Subsidized Housing

(lowest earning 40 percent of households eligible to apply)

### Private Market

(highest earning 60 percent of households)



# Provincial, Regional and Local Housing Policy Framework

Planning Act/ Bill 108



Provincial Policy Statement



Growth Plan



York Region Official Plan

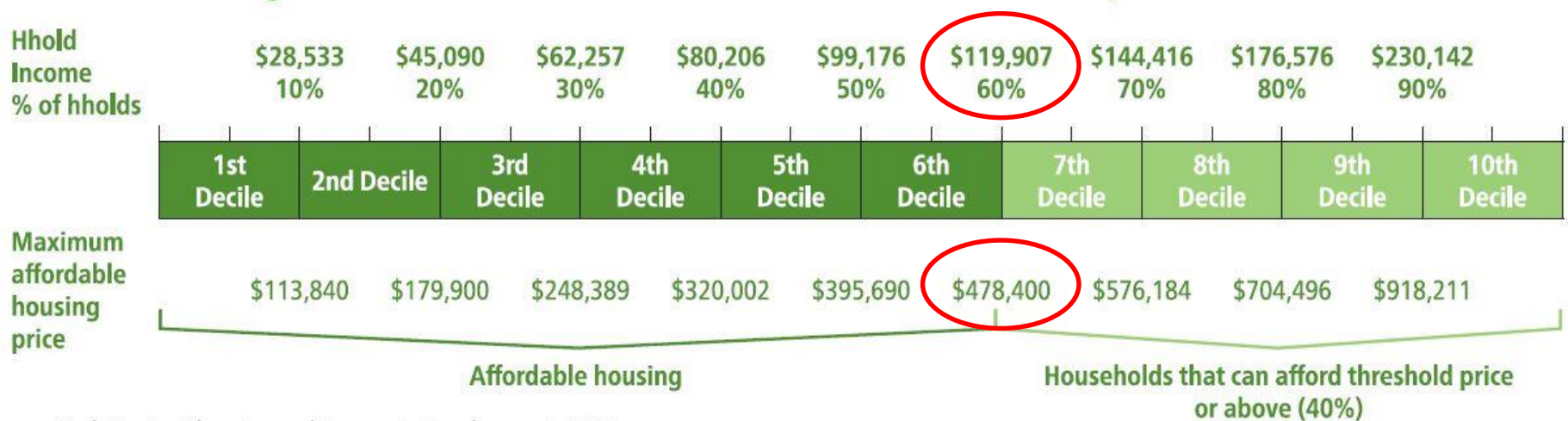


Town of Georgina Official Plan/Secondary Plans



# Affordable Housing Thresholds and Monitoring

York Region Household Income Distribution and Affordable Ownership Thresholds, 2017



Source: York Region Planning and Economic Development, 2018.

Based on Statistics Canada, Bank of Canada and Canada Mortgage and Housing Corporation data.



# Affordable Housing Thresholds and Monitoring cont'd.

## 2017 Affordable Ownership Thresholds

Local municipality	Local municipal threshold	Threshold used for commitments and monitoring
Aurora	\$528,514	\$478,400
East Gwillimbury	\$510,299	\$478,400
Georgina	\$386,466	\$386,466
King	\$588,806	\$478,400
Markham	\$457,694	\$457,694
Newmarket	\$471,539	\$471,539
Richmond Hill	\$459,195	\$459,195
Vaughan	\$529,833	\$478,400
Whitchurch-Stouffville	\$503,161	\$478,400

**Source:** York Region Planning and Economic Development, 2018  
Based on Statistics Canada, Bank of Canada and Canada Mortgage and Housing Corporation data



# Affordable Housing Thresholds and Monitoring cont'd.

## New Affordable Housing Monitoring Analysis, 2017

Local municipality	Ownership Units		Rental Units <sup>1</sup>		All Units	
	Total units	Affordable units	Total units	Affordable units	Total units	Affordable units
Aurora	750	9 (1%)	6	6	756	15 (2%)
East Gwillimbury	1,339	190 (14%)	4	4	1,343	194 (14%)
Georgina	163	15 (9%)	24	24	187	39 (21%)
King	323	3 (1%)	-	-	323	3 (1%)
Markham	2,009	884 (44%)	3	3	2,012	887 (44%)
Newmarket	188	11 (6%)	259	259	447	270 (60%)
Richmond Hill	1,579	721 (46%)	-	-	1,579	721 (46%)
Vaughan	5,698	2,195 (39%)	41	41	5,739	2,236 (39%)
Whitchurch-Stouffville	293	39 (13%)	7	7	300	46 (15%)
<b>York Region</b>	<b>12,342</b>	<b>4,067 (33%)</b>	<b>344</b>	<b>344</b>	<b>12,686</b>	<b>4,411 (35%)</b>

**Source:** York Region Planning and Economic Development, 2018.

Based on Teranet, RealNet and Canada Mortgage and Housing Corporation data.

1 – all rental is coded as affordable due to data limitations



# Key Housing Statistics

- 82% of all dwellings are single detached
- Rental (**16%**) vs. ownership (**84%**) housing
- Rental Vacancy Rate: **1.7%**
- % of ownership/renter households spending more than 30% of income on housing cost: **24%/49%**





# Key Housing Issues in Georgina

- 1) Lack of diversity/mix of built form
- 2) Lack of affordable housing options
- 3) Lack of rental tenure options



# Proposed Housing Strategy

## Key Action Items

- 1) York Region Draft Rental Housing Incentive Program
- 2) Keswick Secondary Plan Review and Municipal Servicing Allocation Assignment Program
- 3) Apartments in Accessory Buildings



# Draft Rental Housing Incentive Program

## Proposed Regional Incentives:

- 1) Tax Increment Equivalent Grant for the Regional portion of property taxes for up to 5-years; and,
- 2) 48-month deferral of Regional development application fees.



# KSP Review and Servicing Allocation Assignment Program

- Policies to encourage:
  - 1) Mixed-use development
  - 2) Infill development
  - 3) Accessory apartments
- Creation of a municipal allocation assignment program in combination with new secondary plan policies



# Apartments in Accessory Buildings

General Amendments to allow:

- 1) Apartments in accessory buildings; and,
- 2) Garden suites



# Conclusion

Staff request that Council approve the Recommendations contained in Section 1 of Report DS-2019-0056:

1. Receive the report;
2. Endorse the proposed Georgina Housing Strategy Key Action Items; and,
3. Town Clerk forward the Report to York Region Director of Long-Range Planning