

## APPENDIX “C”

### Draft Municipal Housing Pledge

#### MUNICIPAL HOUSING PLEDGE MILTON’S MUNICIPAL HOUSING PLEDGE IS 21,000 UNITS BY 2031

The Town of Milton remains committed to embracing growth and development while managing new service and infrastructure demands and balancing taxpayer affordability.

#### TOWN OF MILTON LED INITIATIVES TO IMPLEMENT THE MUNICIPAL HOUSING PLEDGE:

1. **Bristol Survey Secondary Plan** - Continue to facilitate development approvals - potential delivery of 1,024 units by 2031
2. **Sherwood Survey Secondary Plan** - Continue to facilitate development approvals - potential delivery of 1,396 units by 2031
3. **Boyne Survey Secondary Plan** - Continue to facilitate development approvals - potential delivery of 16,182 units by 2031
4. **Trafalgar Secondary Plan** - Resolve outstanding appeal of the Secondary Plan - potential delivery of 4,080 units by 2031
5. **Britannia Secondary Plan** - Council approval of Britannia Secondary Plan - potential delivery of 2,130 units by 2031
6. **Agerton Secondary Plan** - Council approval of Agerton Secondary Plan - potential delivery of 1,637 units by 2031
7. **Milton Education Village** - Continue to facilitate development approvals on lands subject to the Minister’s Zoning Order - potential delivery of 1,856 units by 2031
8. **Milton Mobility Hub** - In 2022, Milton Council pre-zoned the mobility hub lands to facilitate high density, mixed-use development - potential delivery of 3,399 units by 2031
9. **Additional Residential Units** - An update of the Town’s Additional Residential Unit (secondary suites, tiny homes, coach houses etc.) policies and regulations is underway to implement the Province’s directive to facilitate housing creation and also provide homeowners with clear criteria for adding additional residential units that ensures Milton’s community goals are met.
10. **Streamlining Development Approvals Process** - Funding received through the Province’s *Streamline Development Approval Fund* is facilitating the Town’s modernization of our approach to managing and approving development applications. The first phase of our public facing on-line portal will be launched in 2023 and will provide residents, contractors and the development industry a single point of contact to complete and track building

permit applications. This e-permitting system will make approvals more efficient. Subsequent phases will be launched for planning applications and engineering permits.

11. **Reporting and Monitoring** - The Town will monitor the Housing Pledge implementation through transparent data derived through the development approvals process and will report as necessary to Council and the Province.

**Total potential unit yield by 2031 through Town of Milton led initiatives:** 31,704 units as forecasted in the 2021 Development Charges Background Study.

*TOWN OF MILTON DEPENDENCIES TO MEET THE HOUSING PLEDGE:*

1. **Quality of Place** - Milton will not sacrifice place-making to meet our Housing Pledge. We are committed to advanced land planning and community development concepts that includes quality of place. Land use planning must not only consider population growth and housing, but also include the ability to create quality of place, balanced with open spaces and infrastructure assets.
2. **Servicing Infrastructure** - Milton's growth is contingent on the timely delivery of services from Halton Region (water, wastewater, and sewers):
  - i. It is essential for Halton Region to initiate the necessary works to construct the Lower Base Line Pump Station. The Lower Base Line Pump Station is a critical path for infrastructure in Milton and North Halton and must be operational as soon as possible to avoid a servicing gap that would stagnate development.
  - ii. It is essential that Halton Region make accommodations for lands within the Trafalgar Secondary Plan to connect to the trunk sewer. Landowners have purchased a total of 2,526 units through Halton Region's 2020 Allocation Program. The required infrastructure to service these lands must be provided in a timely manner to avoid delays in the delivery of this substantial number of housing units.
  - iii. It is essential that the Britannia Road trunk sewer be extended to service allocated lands along 8<sup>th</sup> Line, in accordance with the allocation program.
  - iv. It is essential that any residual capacity at the Britannia Road Pump Station be made available. The Region should consider an expansion or upgrade of this facility as an interim servicing solution to facilitate the delivery of housing units in advance of the completion of the Lower Base Line Pump Station. Furthermore, it is critical that the redirecting of any existing flows from the Georgetown Wastewater Pollution Control Plant does not impede Milton's ability to deliver projected growth.
  - v. A Regional Services Review is required to address any servicing upgrades (water/wastewater) within Milton's "Built Boundary" to ensure the Town is able to achieve its infill housing goals.

3. **Partnerships** - Collaborative partnerships are needed to meet our Housing Pledge:
  - i. **Federal and Provincial Partnerships** - The Town commits to working with government partners to realize additional housing opportunities. This can include funding partnerships, pilot projects or other initiatives, including supports for a hospital expansion, new schools and transportation expansions including all day two way GO Train service for Milton.
  - ii. **Development Industry Partnerships** - Milton has a strong track record of positive collaboration with all community building partners and will continue this practice to assist with the timely delivery of new housing units.

**OBSTACLES THAT MAY IMPACT ACHIEVING THE MUNICIPAL HOUSING PLEDGE BEYOND THE TOWN OF MILTON'S CONTROL:**

1. **Build Out of Approved Units** - Progress of approved units to construction is dependent on the development industry and market conditions.
2. **The Timely Delivery of Infrastructure:** Housing-enabling infrastructure (roads, transit, community facilities) is dependent on the consistent stream of development charges to reduce capital budget and property tax pressures.
3. **Lack of Funding:** Building complete communities is a shared vision among all levels of government, and to do so, requires supportive funding that enables municipalities to achieve sustainable growth, fiscal management, and investment attraction.
4. **Economic Conditions:** Increasing interest rates and inflation impact the housing market and a developer's ability to deliver housing.

**The above obstacles could impact the Town's ability to achieve the Municipal Housing Pledge by 2031.**

The Town of Milton pledges to the Minister of Municipal Affairs and Housing to facilitate the construction of 21,000 housing units by 2031. The initiatives outlined in this pledge demonstrate the Town's commitment to our growth strategy and working in partnership with our development community to assist with the Province's goal of building 1.5 million homes in Ontario over the next 10 years.

Signed by:

Mayor Gordon Krantz

Town of Milton

March xx, 2023