

Potential “action plan” initiatives being discussed by City staff and Tim Welch Consulting that may be included in the City’s HAF application:

- utilize data, analysis, and recommendations from the 2023 Growth Review Analysis (GRA) to create more housing units within a streamlined approvals process;
- community engagement and policy updates to the City’s Zoning By-Law to support Accessory Dwelling Units (ADUs)
- changes to the City’s Zoning By-Law to provide more options and flexibility to increase density;
- new CityWide module to track status of planning and development applications;
- provide more delegated authority to staff, within established parameters, to make decisions regarding aspects of planning and development approvals;
- complete a Development Charges (DC) Background Study and By-law to develop new DC rates that align with the cost of infrastructure and servicing;
- as of right zoning to increase residential development
- brownfield remediation to support affordable housing (eg. Haney Street project)
- reviewing parking requirements
- incentives to increase affordable housing and support conversions from non-residential to residential;
- partner with not-for-profit organizations such as Niagara Regional Housing and Port Cares to redevelop specific parcels of surplus City property and construct affordable housing units;
- utilize both the GRA and the Infrastructure Needs Study (INS) as infrastructure planning tools to ensure alignment with new Official Plan and determine servicing needs and related costs.