

Appendix 2 – Potential Tools to Secure Affordable Housing

The following table provide an overview of the policy tools and instruments that may support the creation and securement of affordable housing long-term.

Planning Act	
Inclusionary Zoning	Municipalities may require a percentage of affordable housing be provided in Protected Major Transit Station Areas (PMTSAs) or areas where a development permit system (or Community Planning Permit System) has been required by the Minister of Municipal Affairs and Housing
Minister’s Zoning Orders	Expedite applications by overriding local Planning authority jurisdiction and limiting appeals, Minister may require inclusionary zoning as a part of MZOs.
Community Planning Permit System	Can be used to consolidate development application streams into one process and impose conditions that support local priorities (e.g. affordable housing) and ability to implement Inclusionary Zoning outside of PMTSAs.
Municipal Act	
Municipal Capital Facilities Agreements (e.g. Contribution Agreements)	Allows municipalities to create Municipal Capital Facilities By-laws defining affordability, then enter into agreements with developers to secure the terms, conditions, and oversight processes for long-term affordability.
Municipal and City Services Corporations (Development Corporations)	Allows municipalities to create strategic real estate corporations that may oversee the delivery of affordable housing long-term and support other goals.
Land and Titles Act	
Power to place restrictions on register	Impose conditions on the transfer of land including restricting the owner from selling or mortgaging the property without giving prior written notice to a designate