

Additional Dwelling Units and Milton's Housing Strategy

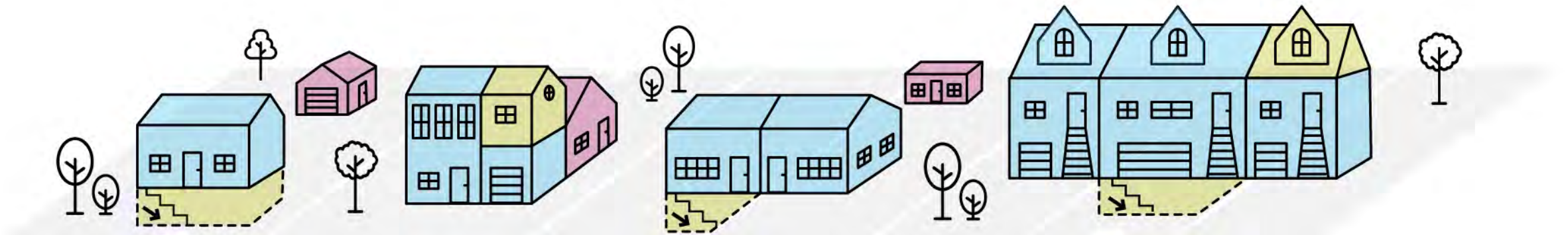
Presentation for Halton Region's Older Adult Advisory Committee
May 13, 2025



Additional Dwelling Units

What are Additional Dwelling Units (ADUs)?

- A self-contained residential unit, with its own cooking facility, sanitary facility and sleeping area
- Located either within a single detached, semi-detached or townhouse, or in a detached accessory building on the same lot
- Also referred to as accessory dwelling units, basement apartments, in-law suite, coach houses, laneway houses, garden suites, tiny homes, etc.



ADUs in Milton's Urban Area

- Council approved changes to the Urban Area by-law to permit up to three ADUs on a lot, which came into effect on June 25, 2024
- Permitted on lots with municipal servicing
- Decreased parking requirements to facilitate ADUs
- Basement apartment with side entrance



ADUs in Milton's Urban Area



- Convert portion of existing house and/or add addition
- Standalone detached accessory building in back yard or side yard
- Expand or convert detached garage or add ADU above detached garage

ADUs in Milton's Rural Area

- On-going project to permit ADUs in Milton's rural area, where permitted by provincial policies
- Greenbelt outside of its Natural Heritage System, Hamlets, Agricultural land outside of Greenbelt
- Niagara Escarpment area (regulated by NEC)



Building ADUs in Milton

- Currently no financial incentive programs for ADUs offered by the Town
- ADUs not subject to development charges

For more information on building ADUs in Milton:

<https://www.milton.ca/en/business-and-development/understanding-additional-residential-units-arus-in-milton.aspx>

Milton's Housing Strategy

Milton is ready for growth



Projected growth by 2051

- 87,900 new housing units
- Population increase of 263,000 (total population: 400,400)

Provincial Building Faster Fund

Part of Ontario's goal to build 1.5 million homes, Milton has an assigned target of 21,000 units by 2031

- ✓ Exceeded first-year target by 27% and awarded \$8.4 M
- ✓ 95.6% of 2024 target met and considered to be “on track”, municipalities who achieve 80% or higher are eligible for funding.
 - Only 9 municipalities met or exceeded their target in 2024; **Milton is the 10th overall**

Federal Housing Accelerator Fund (HAF)

\$22.4 M awarded in installments until 2026, commitment to achieve 4,952 permitted units (building permits) during the HAF timeframe

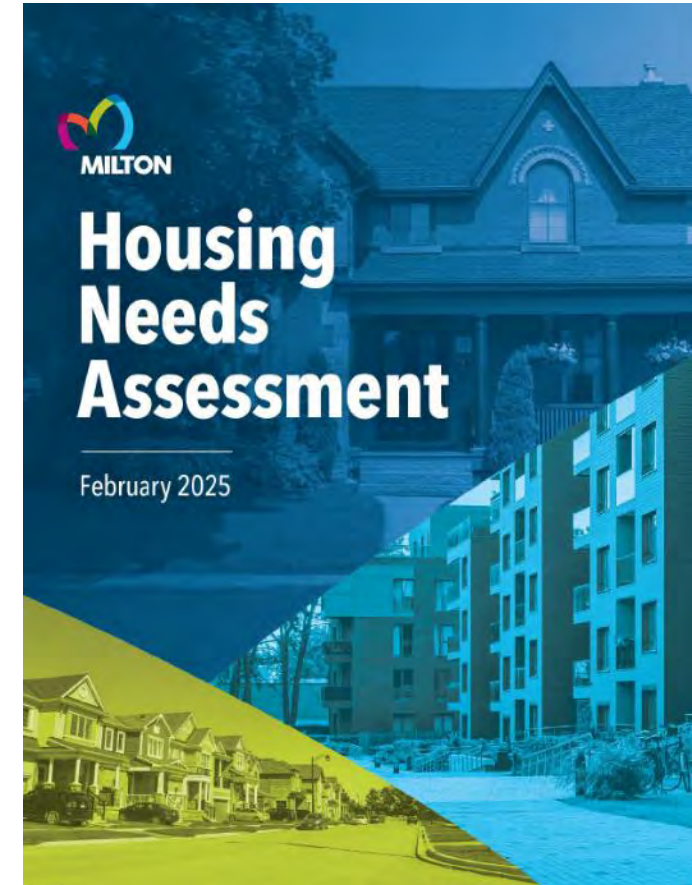
- ✓ Year 1 report shows that **Milton is more than 50% complete** in achieving the HAF targets

Challenges

- Increasing housing costs
- Imbalanced rental market
- Economic uncertainty
- Balancing need with supply

Positioning the Town to navigate challenges

- Strategic focus- Housing Strategy
- Align growth with housing needs
- Connect identified housing needs to actions
- Support housing affordability
- Set scalable priorities
- Leverage available tools to address housing gaps



Based on the Provincial Bulletin, the following is considered “affordable” in the Milton context

- In June of 2024, the Provincial government released a bulletin that **sets the affordable home ownership and affordable rental prices for each municipality in Ontario** (Affordable Residential Units for the Purposes of the Development Charges Act)
- The Province intends to update this every year

For Milton, the 2024 established affordable purchase price is **\$524,600**

For Milton, the 2024 established affordable rental prices are:

Bachelor: **\$1,243**

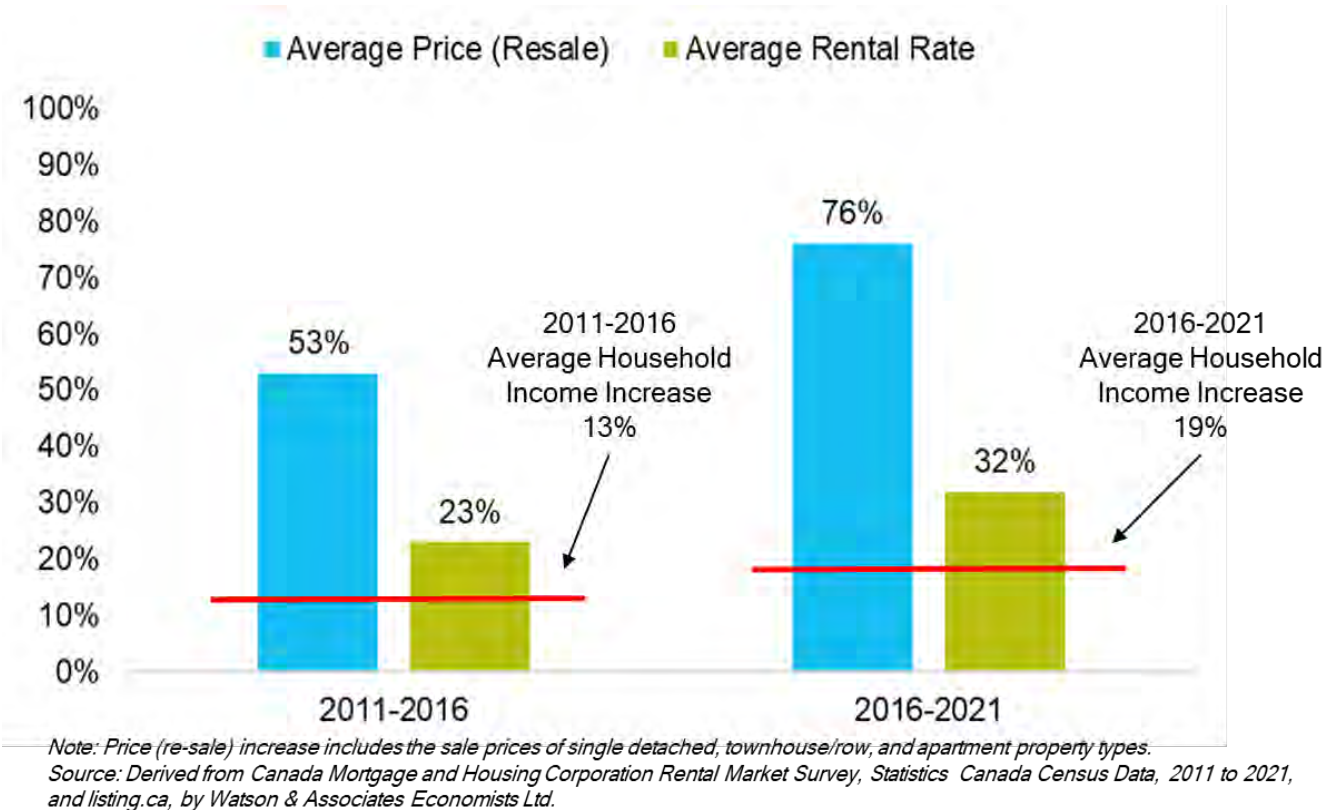
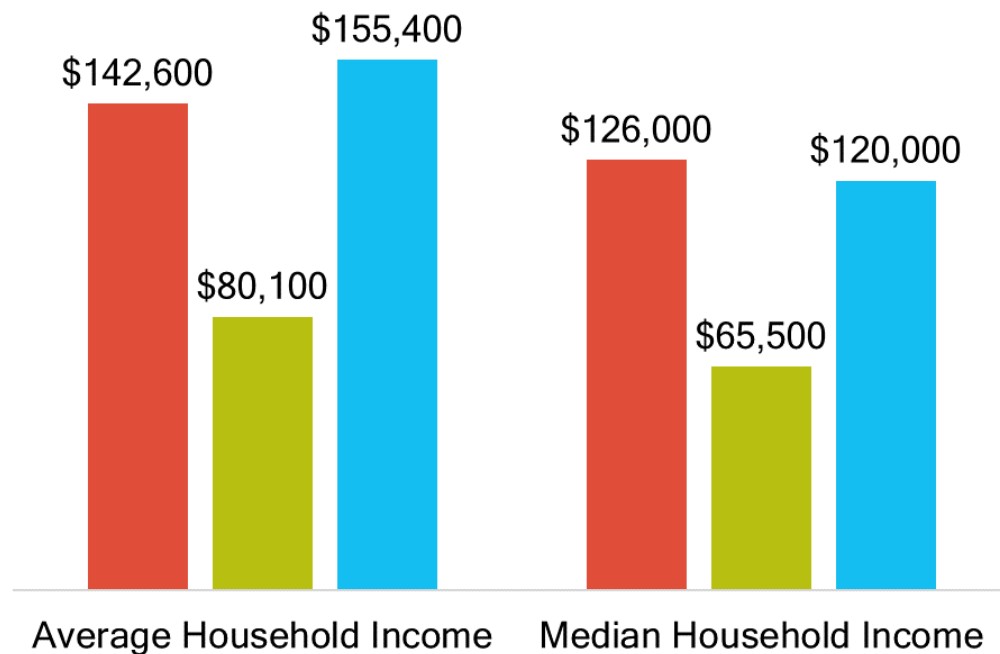
1-bedroom: **\$1,451**

2-bedroom: **\$1,626**

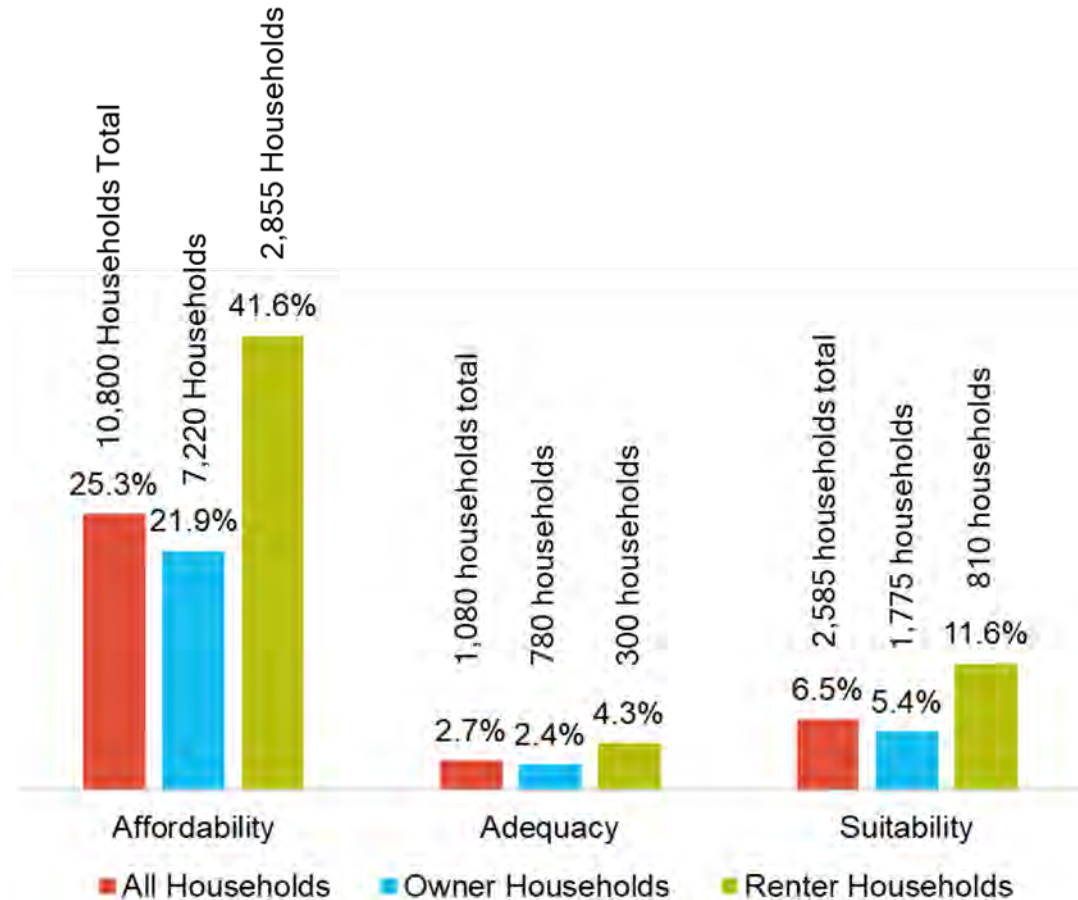
3-bedroom or greater: **\$1,864**

Average household incomes are not keeping pace with the ownership and rental housing prices in the Town

■ All Households ■ Renter Households ■ Owner Households



Many households are spending more than 30% of their income on housing



- Affordable housing: is housing which costs no more than 30% of a household's income;
- Adequate housing: is housing that does not require any major repairs (e.g. defective plumbing or electrical wiring, structural repairs to walls, floors or ceilings); and,
- Suitable housing: is housing that has enough bedrooms for the size and make-up of resident households.

The Town's area of influence and responsibilities

In the Town's Control



- Development approvals and building standards
- Growth management
- Identify and understand local needs and opportunities
- Incentives
- Policies and regulations to encourage a broad range and mix of housing
- Advocacy
- Partnerships
- Building community capacity and awareness
- Share information with other levels of government, municipal partners, council, etc.

Not in the Town's Control



- List price for new and resale housing units
- Tenure of housing units
- Timing for when homebuilders complete projects once approvals have been granted
- Provincial or federal legislation, including the definition of "affordable"
- Requiring that affordable housing be built
(except in circumstances where a regulatory tool would allow this, such as inclusionary zoning or a Town-provided incentive and funding agreement)
- Requiring that housing, once built, be provided to specific groups or persons
- Direct provision (i.e. development) of housing

Housing Needs Assessment- What we Heard

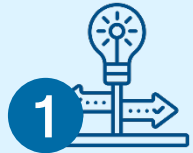
What we did

- Online community survey
 - December 10- January 3 2025
 - 148 responses
- 1-1 interviews with identified stakeholders (13 in total)
 - Local developers
 - Support agencies
 - Students association

Common themes and responses

- Observed shortage of affordable housing options
- Many working families are unable to afford market-rate housing
- Cost of living and rent increases are barriers
- A wider range of housing affordability levels and housing types is viewed as important
- Homelessness and hidden homelessness is growing
- The student population is concerned about housing stability
- The development community is facing challenges in the current economic market
- Partnerships and strategic land use planning will be key to addressing the broad spectrum of housing needs in Milton

Housing Needs Assessment- key housing issues



1 The need to establish an approach to support housing affordability and inform decision-making on land use planning matters



2 The need to foster a broader diversity of housing forms and tenures in the Town to meet residents' needs throughout their lifecycle



3 The need to increase the supply of purpose-built primary market rental units.



4 The need to increase the supply of “below-market” ownership and rental housing options to align the Town’s housing supply with the reality and financial limitations of middle-income earners

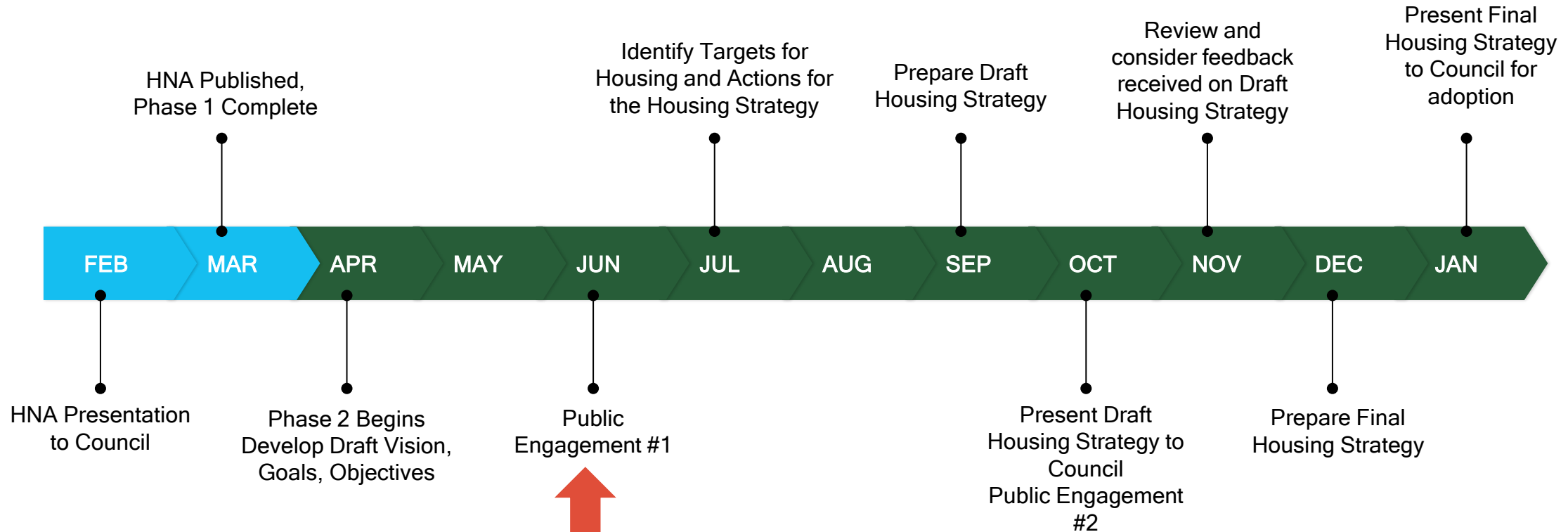


5 The need to work with other levels of government, the not-for-profit sector and private developers to ensure that housing options and services are aligned with the pace of growth, are available to meet the needs of all residents and address the affordable housing deficit.

Next Steps

Phase 1

Phase 2



We are here
Open House Scheduled
May 27, 5-8pm at FirstOntario Arts Centre
(1010 Main St. E)