

Chapter

6

HOUSING

MUNICIPALITY OF CLARINGTON OFFICIAL PLAN

6. HOUSING

6.1 GOAL

- 6.1.1 To provide a broad range of housing within urban areas and rural settlements to meet the evolving housing needs of current and future residents.

6.2 OBJECTIVES

- 6.2.1 To maintain an adequate supply of land for housing purposes.
- 6.2.2 To encourage a minimum of 30% of all new housing to be affordable.
- 6.2.3 To promote the maintenance, improvement, and adaptation of existing housing.
- 6.2.4 To provide opportunities for residential *intensification*, which are physically compatible with and sensitive to the physical character of existing neighbourhoods.

6.3 POLICIES

- 6.3.1 The Municipal Housing Statement analyzes housing requirements and establishes various housing targets. It shall be updated on a regular basis, but not less than every 5 years.
- 6.3.2 This Plan seeks to achieve the following mix of housing types within each of the urban communities of Courtice, Bowmanville and Newcastle Village:

Table 6-1	
Target	Housing Type
70 %	Detached and Semi-detached and similar housing forms
20%	Townhousing, Walk-up Apartment and similar housing forms
10%	Apartments

The housing mix of any specific neighbourhood planning unit may vary on the basis of specific neighbourhood characteristics.

- 6.3.3 The Municipality, in co-operation with other levels of government, shall encourage the provision of a diverse housing stock in terms of type, tenure, density and cost within the Municipality. In addition to other housing types identified in Section 6.3.2, this Plan recognizes the following types of housing:

- *apartments-in-houses*
 - *special needs housing*
 - *garden suites*
 - assisted housing
 - rooming, lodging and boarding houses
- 6.3.4 Opportunities to improve housing affordability and diversity shall be encouraged through residential *intensification*. A housing component should be provided in all new commercial *development*.
- 6.3.5 Proposals for residential *intensification* will be permitted where the following criteria are met:
- a) there are adequate municipal services to accommodate increased demands including water supply, sanitary and storm sewers, schools and parkland;
 - b) the *site* is accessible to community facilities, shopping and public transit;
 - c) there is capacity in the road system to accommodate additional traffic;
 - d) the proposal is physically compatible with the surrounding neighbourhood in terms of scale, *massing*, height, siting and shadowing; and
 - e) there is adequate on-*site* parking.
- 6.3.6 For each of the urban areas of Courtice, Bowmanville and Newcastle Village, a minimum of 30% of all new residential units shall be *affordable housing* as defined by Provincial affordability criteria. Where feasible, housing opportunities which are affordable to low income households will be provided.
- 6.3.7 One *apartment-in-house* is permitted in a detached or semi-detached house in urban residential areas subject to the following:
- a) one parking space per apartment;
 - b) structural suitability of building to accommodate alterations for an additional unit; and
 - c) compliance with building and fire regulations and other municipal regulations, including registration.
- 6.3.8 Housing for special needs groups shall have regard for ease of access to support services such as community and medical facilities, shopping areas, parks and green space and public transit.
- 6.3.9 The Municipality supports the construction of assisted housing by co-operative and non-profit housing organizations. Assisted housing shall be integrated into residential areas, and conform to

good planning principles and the locational criteria for medium and high density housing contained in Section 9 of this Plan.

- 6.3.10 One *garden suite* may be permitted in association with any *single detached dwelling*, through a temporary use by-law, subject to policy 6.3.11. The *garden suite* will be permitted for a period of no more than 10 years provided that there is an agreement between the owner and the Municipality regarding the occupant, the period of occupancy, the installation, maintenance and removal of the suite, and any financial conditions.
- 6.3.11 In applying for a temporary use by-law for a *garden suite*, the applicant shall demonstrate that:
- a) there is a need to provide supervised accommodation or care for an elderly, sick or disabled person;
 - b) the *site* is adequate for the *garden suite* with regard to *lot size*, layout and private *amenity areas*;
 - c) the proposal is compatible with adjacent uses considering such matters as privacy, noise and appearance;
 - d) there is adequate on-*site* parking; and
 - e) there is adequate water supply and sewage disposal services.
- 6.3.12 In the review of *development* applications for rooming, boarding and lodging houses within urban areas, the following criteria shall be implemented:
- a) the *site* is adequate with regard to *lot size*, setbacks and side yards to accommodate more intensive use;
 - b) the proposal is compatible with adjacent uses considering such matters as privacy, noise and appearance;
 - c) there is adequate on-*site* parking and amenities; and
 - d) the proposal complies with building and fire regulations.
- 6.3.13 New mobile homes are not permitted unless otherwise specified in this Plan.
- 6.3.14 The Municipality encourages the construction of rental accommodation to meet the targets in the Municipal Housing Statement. The Municipality shall give priority to *development* proposals that include provisions for rental housing.
- 6.3.15 The conversion of existing residential rental housing to condominium tenure is generally discouraged. However, conversion may be considered provided the following conditions are satisfied:

- a) the rental vacancy rate for the whole of the Municipality is 3% or higher for two successive surveys, as determined in the bi-annual rental vacancy survey undertaken by the Canada Mortgage and Housing Corporation (CMHC);
- b) the rental vacancy rate for the specific bedroom types affected by such conversion is 2% or higher;
- c) the approval of such conversions to condominium tenure does not result in the reduction of the vacancy rate below 3% and 2% respectively, in accordance with (a) and (b) above; and
- d) there is an agreement between the owner and the Municipality to satisfy financial and other conditions.

6.3.16 The Municipality will ensure an adequate supply of housing on a municipal wide basis by maintaining:

- a) a minimum of a 3 year supply of residential land in a combination of draft approved and/or registered plans of subdivision and condominium;
- b) a minimum of a 2 year supply of land zoned for medium and high density housing throughout all the urban areas; and
- c) a 10 year supply of serviceable residential land to meet future housing requirements subject to the financial capability of both the Region and the Municipality to provide the necessary services.

6.3.17 The Municipality is committed to the efficient processing of residential subdivisions, rezoning and *site* plan applications provided such applications are within that portion of the urban area included within the 10 year capital works forecast.

6.3.18 An annual housing report shall be prepared in order to monitor the progress made towards fulfilling the Municipality's housing objectives.