



**Habitat  
for Humanity®**  
Greater Toronto Area

Building in  
Brampton, Caledon,  
Toronto & York Region

# 20940 Dalton Road

Request for Financial Considerations  
Related to Application Fee's

July 16<sup>th</sup> 2019



# Acknowledgment of Support

- **Habitat GTA would like to acknowledge Council and Staff for its support in the development of its affordable homeownership projects in the community**
- **Habitat GTA families have already benefited from deferral of payment of the Town Development Charges**
- **Habitat GTA would not be able to deliver on its mission without the continued support of the Town and the Region**

# Objectives for today:

- **Update you on the shift in the Habitat model to increased focus on long term affordability of units**
- **Secure support for financial considerations related to Application Fee's**





# Changing the Perspective on Ownership

- Often **home ownership is overlooked as being part of the solution** - There is a tendency to place the focus primarily on rental housing
- A **modified homeownership** model can support the same goals that rental housing does, including:
  - Long-term affordability on all units - not just affordable for the first owner
  - New supply of housing to meet demand
- Moreover, there are **added benefits of homeownership**, including
  - An antidote to neighbourhood gentrification - creating mixed income communities
  - Frees up units in existing rental properties - creates supply in rental housing
  - No ongoing capital or maintenance cost for municipalities - Homeowners maintain their own homes

# 20940 Dalton Road

## Background:

- **Habitat GTA has embarked on the largest York Region build in its history on Dalton Road in the Town of Georgina.**
- **Two story building with a total of six, three bedroom townhomes with unfinished basements.**
- **Interior private driveway, two resident parking spaces per unit, and visitor parking (18 parking spaces in total).**
- **Generous landscaped areas at front and rear, each home will have a private outdoor amenity area.**
- **Close to parks, schools, libraries and other amenities.**



# 20940 Dalton Road – Proposed Alternative Considerations

Habitat is requesting that the Town consider alternatives to charging Applications fees for the following:

- Consent to minor variance (6X)
- Site plan
- Condo exemption
- Zoning bylaw amendment
- Cash in lieu of parkland
- Building Permit fee's

Alternative approach to application fees could include a full or partial waiver or a deferral that could be tied to the length of the affordability period.



# 20940 Dalton Road – Proposed Motion for Consideration

- Town Staff be directed to meet with Habitat to discuss the alternatives and report back to Council





Thank you!