

ERO Posting	City of Pickering
ERO Posting 019-6173 (Closing December 9, 2022)	
<p>Proposed Inclusionary Zoning Regulatory changes: Establishing an upper limit on the number of units that would be required to be set aside as affordable, set at 5% of the total number of units (or 5% of the total gross floor area of the total residential units, not including common areas)</p> <p>Under the Planning Act, the inclusionary zoning (IZ) regulation currently provides municipalities with the discretion to establish an affordability period, to determine the percentage of total units to be set aside as affordable, and to develop an approach to determining affordable prices/rents for IZ units.</p> <p>The Province's proposed cap on affordable units precludes the ability of the City to establish a "made-in-Pickering" approach that would be the result of the detailed analysis expected from the Assessment Report currently being prepared by the Regional Municipality of Durham.</p>	
<p>Proposed Inclusionary Zoning Regulatory changes: establishing a maximum period of twenty-five (25) years over which the affordable housing units would be required to remain affordable</p> <p>The detailed analysis contained in the Assessment Report is intended to inform matters such as "affordability period" as well as assist municipal decision-makers in targeting the level of household needs for their municipality. The proposal for the Province to establish the "affordability period" essentially disregards the detailed analysis undertaken through an Assessment Report and removes the flexibility for a "made-in Pickering" approach.</p>	
<p>Proposed Inclusionary Zoning Regulatory changes: Amendments would also prescribe the approach to determining the lowest price/rent that can be required for inclusionary zoning units, set at 80% of the average resale purchase price of ownerships units or 80% of the average market rent (AMR) for rental units. These proposed amendments would only apply on lands within PMTSAs.</p> <p>It is recommended that the Province continue to define "affordability" based on income.</p> <p>It is recommended that the Province continue to enable municipalities to define the number of units and the associated affordability period for IZ units based on the detailed, municipality-specific, work undertaken through the Assessment Report.</p>	