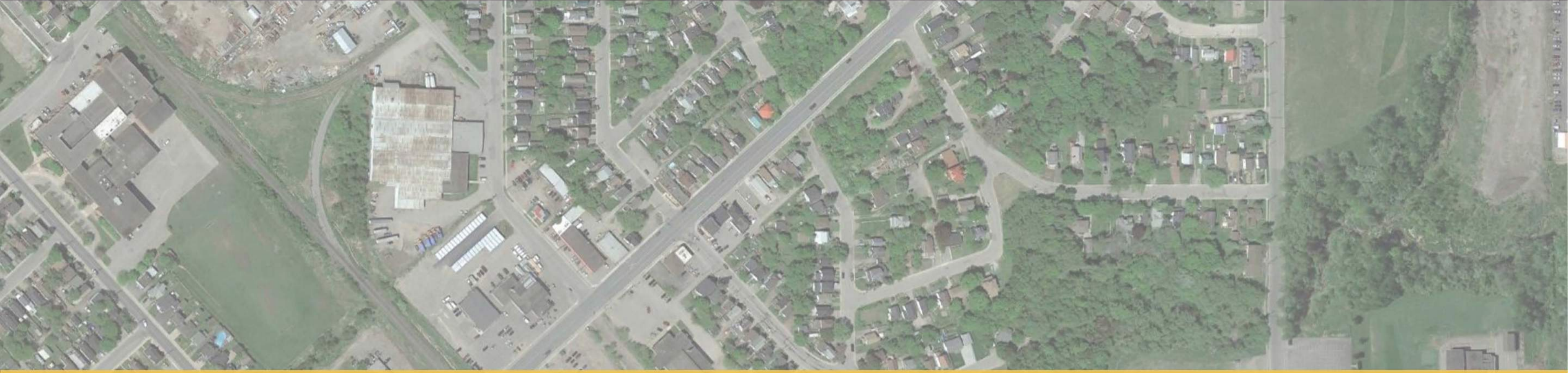


THE OFFICIAL PLAN



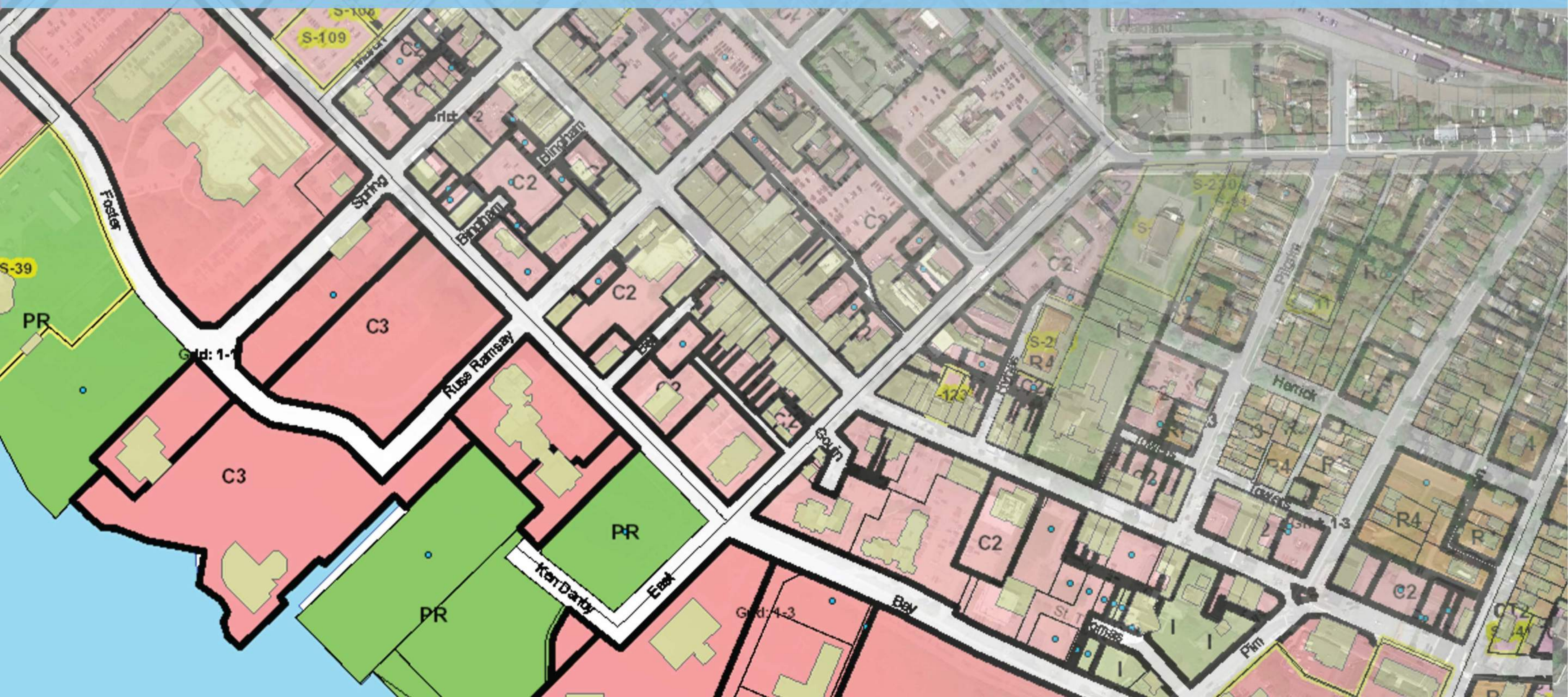
What is an Official Plan?

The Official Plan is a strategic document that guides the short-term and long-term policies on land use and development of the community.

“Shall be consistent with” - City Council is required to ensure that policies of the Provincial Policy Statement are applied as part of the land use planning decision-making process.

The Official Plan is the local planning document that guides zoning by-laws and public works projects.

The Official Plan policies provide general guidance when reviewing Planning Act Applications and determines the completeness of an application.



THE OFFICIAL PLAN

What policies are included in the Official Plan?

- Land use - general land classifications to group compatible uses and separate incompatible ones - residential, commercial, industrial, etc.
- Growth and settlement - defines the Urban Settlement Area, which dictates when and where future urban growth will occur.
- Hazards and constraints - ensures that development does not result in health and safety risks - flooding, significant slopes, wildland fire, drinking water aquifer.
- Protects significant natural heritage features - wetlands, endangered species, significant wildlife habitats, etc.
- Protects the long term viability of major facilities/uses - sensitive use vs. noxious use.
- Establishes minimum design standards - site plan design guidelines, landscaping guidelines.
- Supports downtown revitalization - limits office space development outside of the downtown, community improvement plans, reduces development standards (lot-line to lot-line development, parking reductions).
- Identifies minimum on-site infrastructure requirements.
- Supports pedestrianism and active transportation.



THE OFFICIAL PLAN

Guiding Documents of the Official Plan

The Official Plan is guided and influenced by provincial and municipal initiatives and policies, mainly the Planning Act, Provincial Policy Statement, FutureSSM, and the Corporate Strategic Plan.

The Planning Act sets out the ground rules for land use planning in Ontario and describes how land uses may be controlled, and who may control them. It also requires every city to review and update its Official Plan every five years, or ten in the case of a new one.

The Provincial Policy Statement (PPS) is the government's statement of policies on land use planning, and it includes policies aimed towards utilizing land more efficiently and the provision of affordable and accessible housing.

FutureSSM's Common Cause and New Direction report is part of an initiative for building a more resilient city. The recommendations and actions are grounded in a four pillar approach that includes:

- Economic Growth and Diversity
- Social Equity
- Cultural Vitality
- Environmental Sustainability

The Corporate Strategic Plan is a four-year plan that guides the work of City Council. The plan identifies the city's most important priorities and outlines necessary steps and actions to reach those goals, including strategic and tactical projects and initiatives.

The four guiding strategic focus areas of the Plan are:

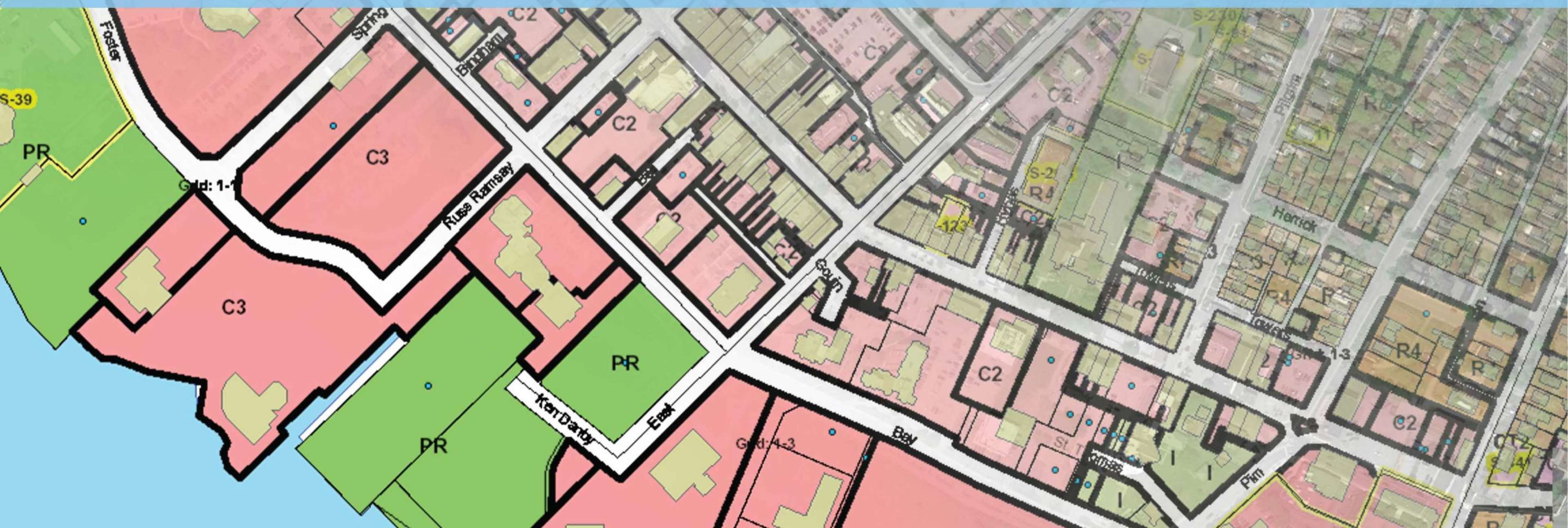
- Infrastructure
- Service Delivery
- Quality of Life
- Community Development and Partnerships

THE OFFICIAL PLAN

Why plan for housing?

The City is exploring new strategies and policies relating to residential development and affordable housing. There are five main reasons for this initiative:

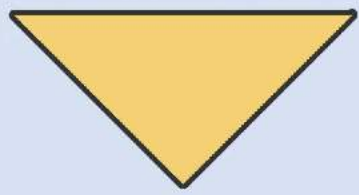
1. To manage and coordinate the location of growth and services.
2. To promote the health and well-being of the community through accessible, adequate, and affordable housing.
3. To proactively plan for the City's changing demographic profile and residential development trends.
4. To develop a consensus on local needs and desires.
5. To comply with Provincial Policy, which has recently taken a bold position on matters of utilizing urban land more effectively and providing affording housing.



THE OFFICIAL PLAN

Timeline

**We are currently
in Phase 1**



Winter and Spring 2018	Fall 2018	Winter 2019	Spring/Summer 2019	Fall 2019
<u>Phase 1</u> Educate, market, and gather informed feedback	<u>Phase 2</u> High level policy directions	<u>Phase 3</u> Draft Official Plan	<u>Phase 4</u> City Council review	<u>Phase 5</u> Provincial Ministry review

Community engagement opportunities will occur throughout the timeline

CURRENT CITY POLICIES

Official Plan designations

Land use designations are tools to regulate and direct growth by establishing general use and development criteria for each designation. The criteria goes into more detail and is legally enforced through the City's Zoning By-law.

The Urban Settlement Area

Sault Ste. Marie's current Official Plan identifies an Urban Settlement Area. In its simplest form, this mandates that the area inside the boundary be used for urban development and the area outside be used for Rural Uses and preserved for future urban development.

Planning staff is currently in the process of determining if the Urban Settlement Area needs to be expanded to accommodate future residential growth.



RESIDENTIAL INTENSIFICATION

What is it?

Residential intensification is the development or redevelopment of an existing building, site or area at a density higher than what currently exists.

What are the benefits?

- **Good for the environment:** requires less land and reduces the outward growth of the city.
- **Economic efficiency:** reduces the costs of extending and providing new infrastructure and services, such as roads, pipes, schools, etc.
- **Affordability:** facilitates a diverse housing stock, which can lead to more affordable housing options.
- **Community hub:** an increase in number of residents supports existing and new amenities and services in the neighbourhood.

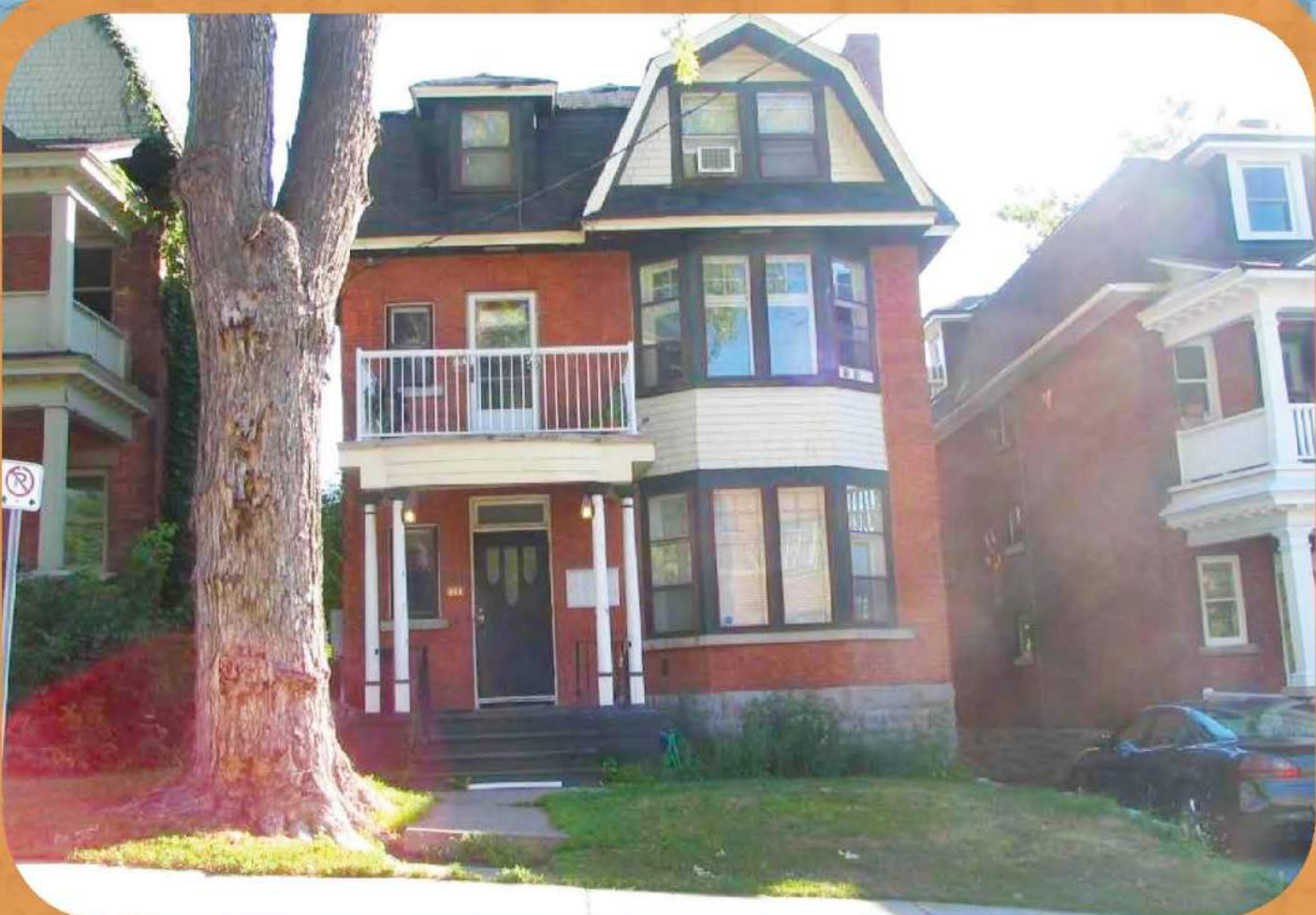
Key issues to be addressed

Some issues to be considered when determining the appropriateness of residential intensification include:

- **Density:** will it be too dense for the neighbourhood and can existing services accommodate the increase in population?
- **Community character:** will it be physically compatible with the character of the neighbourhood?
- **Traffic and parking:** what are the anticipated impacts on traffic and on-street parking?

RESIDENTIAL INTENSIFICATION

Examples of how intensification can be applied



A single-detached house was converted into four apartment units. This is an example of a converted dwelling.



This house was built on a lot that had been vacant for a number of years. This is an example of infill.



A former church was converted into a multi-unit dwelling.

Before



After



The small house on the left was replaced with a condominium. This is an example of a redevelopment of an underdeveloped lot.

Before



After



A former library was converted into a 12-unit apartment building.

MIXED HOUSING TYPES

Many of our residential neighbourhoods have little variations in lot sizes or housing types, resulting in limited housing choices in these areas.

In contrast, diverse neighbourhoods offer a wider range of lot sizes and housing types. Housing diversity provides choices to suit a wide array of people. The availability of mixed housing types within the same neighbourhood can make it possible for individuals to progress through different life stages while still remaining in the same community.

Intensification and mixed housing types have the potential to attract a range of individuals and families to a neighbourhood and establish a “critical mass” to support nearby destinations and services that can easily be reached with multiple forms of transportation, such as walking, cycling, and public transit.



Semi-detached

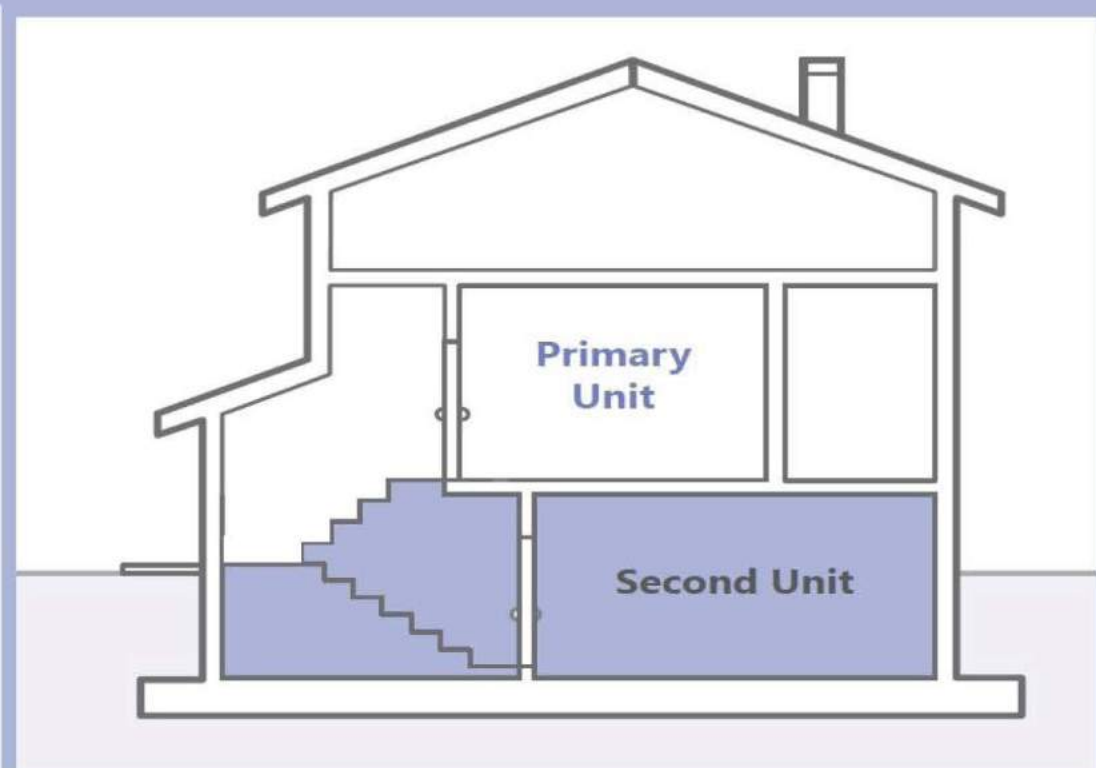


Townhouses

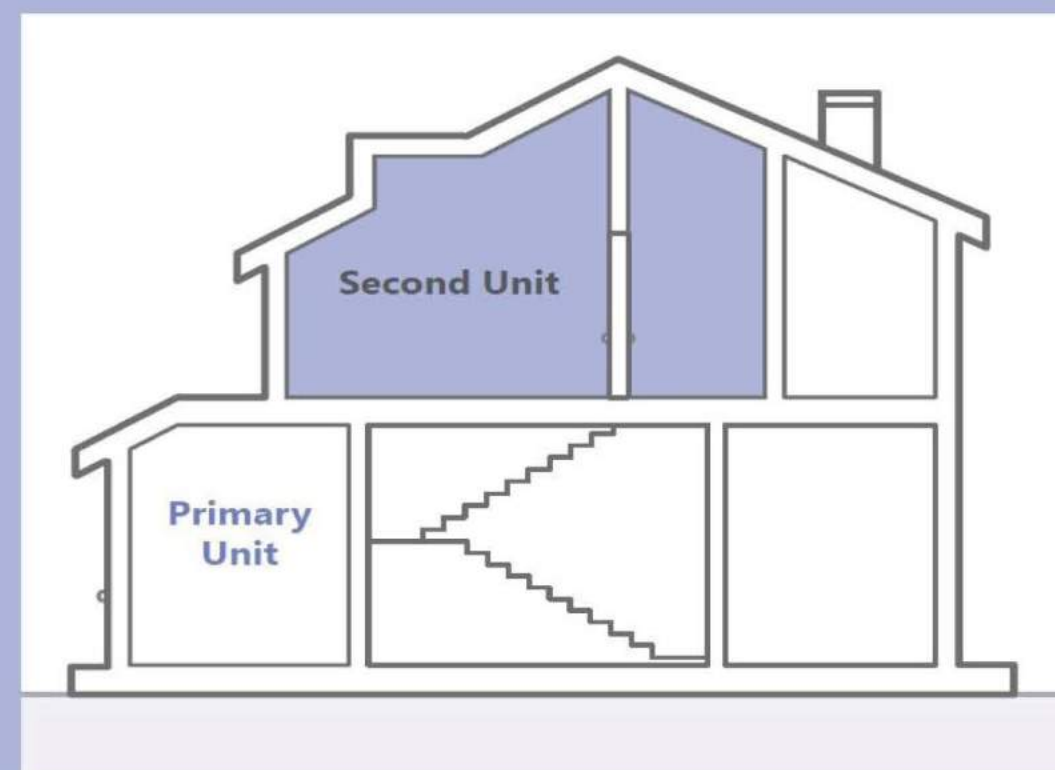


Low-rise apartments

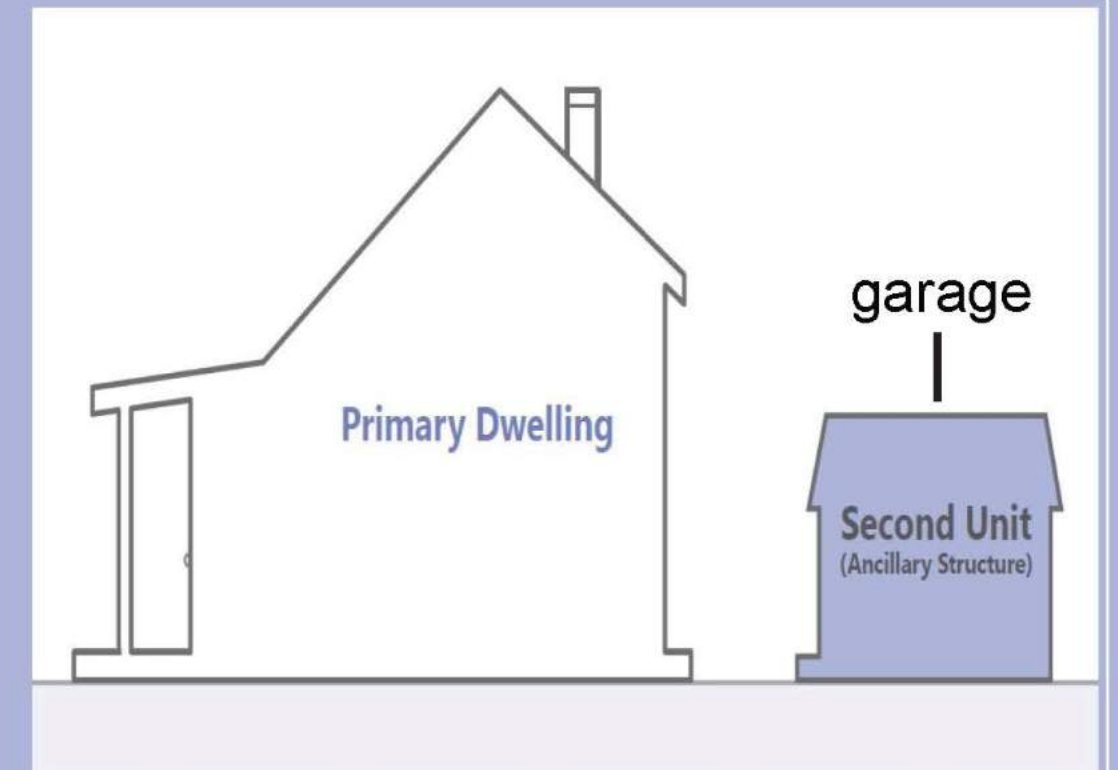
Second units and garden suites



Contained within primary dwelling



Contained within primary dwelling
(above ground-level unit)



Ancillary structure located on
property

CURRENT INITIATIVES

- **Rental Housing Community Improvement Plan (Rental CIP):** provides financial incentives for eligible private sector projects of four or more new rental units. Additional incentives are provided for barrier free designs and assisted living units.
- **Downtown Community Improvement Plan:** provides financial incentives for major new development and conversions of upper storeys into residential dwelling units.
- **Land tax sales:** the City may sell acquired properties to the social housing provider at a below market rate.



Introducing upper-storey rental units downtown provides more affordable housing in areas well serviced by public services and amenities.



The Rental CIP supported 10 projects resulting in 219 new rental units. This increase in rental unit supply contributed towards the city achieving a healthy vacancy rate of over 3%.

FUTURE INITIATIVES

- **Intensification and mixed neighbourhoods:** promoting a greater diversity of housing options and density within neighbourhoods may provide more affordable housing options that meet the needs of individuals and families at various stages of their life.
- **Affordable Housing Targets:** municipalities are required to establish minimum targets for the provision of affordable housing for low and moderate income households. Planning staff is currently reviewing how this can be best implemented within the local context. Where development consists of over 50 new units, the current Official Plan requires at least 30% be affordable.
- **Second Units:** second units are typically defined as self-contained residential units within a dwelling or a structure accessory to the dwelling. They form an important piece of the intensification and mixed neighbourhood strategy. Second units increase the supply of affordable rental accommodation while also providing additional income for the owner.

To date, the Shape the Sault team has engaged with close to 1,500 individuals over social media, under our tent at community events, and during discussions with stakeholder groups!



POTENTIAL INITIATIVES

These are ideas that have been suggested to the City Planning Division.

- **Parking reductions:** would apply where affordable units are being constructed. This incentive can result in significant construction cost savings or the construction of additional dwelling units.
- **Community Improvement Plan for affordable housing:** this would provide financial incentives for developers that construct affordable housing units.
- **Inclusionary Zoning (IZ):** municipalities have the option of adopting IZ policies, which require developments and redevelopments to contain a number of affordable units. Implementation would have to follow certain regulations that seek to control which types of developments IZ policies can be applied to and how. Planning staff are currently reviewing this tool to determine if it is suitable for Sault Ste. Marie's housing market.

The cost of parking

Excluding land cost, each outdoor parking space can cost at least \$1,500 to construct...



...this increases to \$10,000 and \$15,000 for parking structures and underground parking spaces respectively.

The "set-aside" requirement



Inclusionary zoning (IZ) may be an attractive option for some municipalities, especially in southern Ontario where large scale development is commonplace. However, in smaller markets it may discourage residential projects all together.

WHAT IS AFFORDABLE HOUSING?

In Ontario, the definition of “affordable housing” is contained in the Provincial Policy Statement and is defined as follows:

For homeownership:

The least expensive of:

Housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual household; or

Housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area.

For rental housing:

The least expensive of:

A unit for which the rent does not exceed 30% of gross annual household income; or

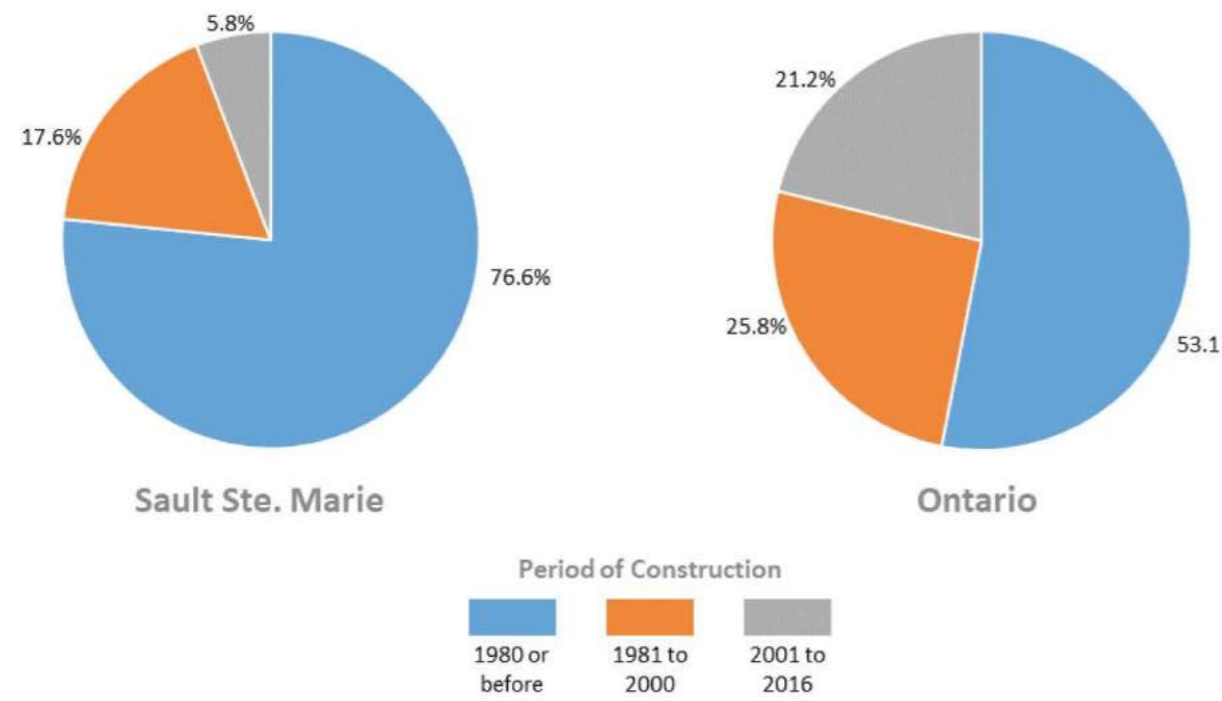
A unit for which the rent is at or below the average market rent of a unit in the regional market area.

When annual income is this:	an “affordable” house price would be no more than this:	an “affordable” monthly rent fee would be no more than this:
\$19,600	\$66,000	\$490
\$36,300	\$122,500	\$907
\$45,800	\$154,500	\$1,145
\$56,600	\$191,000	\$1,415

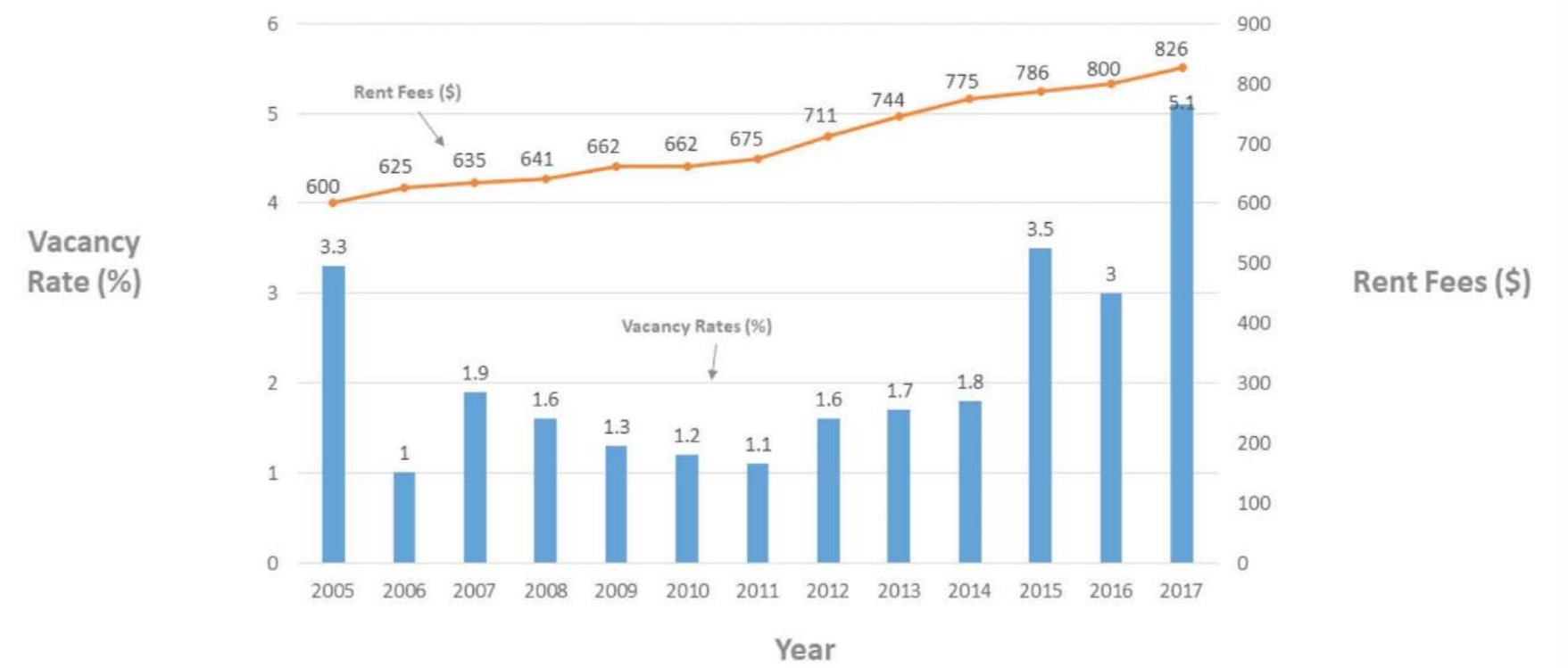
Type	Average value of owner-occupied dwellings, 2011	Average rental fee as of October 2017
Bachelor	N/A	\$558
1 bedroom	N/A	\$736
2 bedroom	N/A	\$901
Single-detached house	195,739	N/A
Semi-detached house	127,088	N/A
Row house	170,580	N/A
Apartment in a building of fewer than 5 storeys	178,989	N/A
Apartment in a building of with 5 or more storeys	212,339	N/A

CURRENT TRENDS

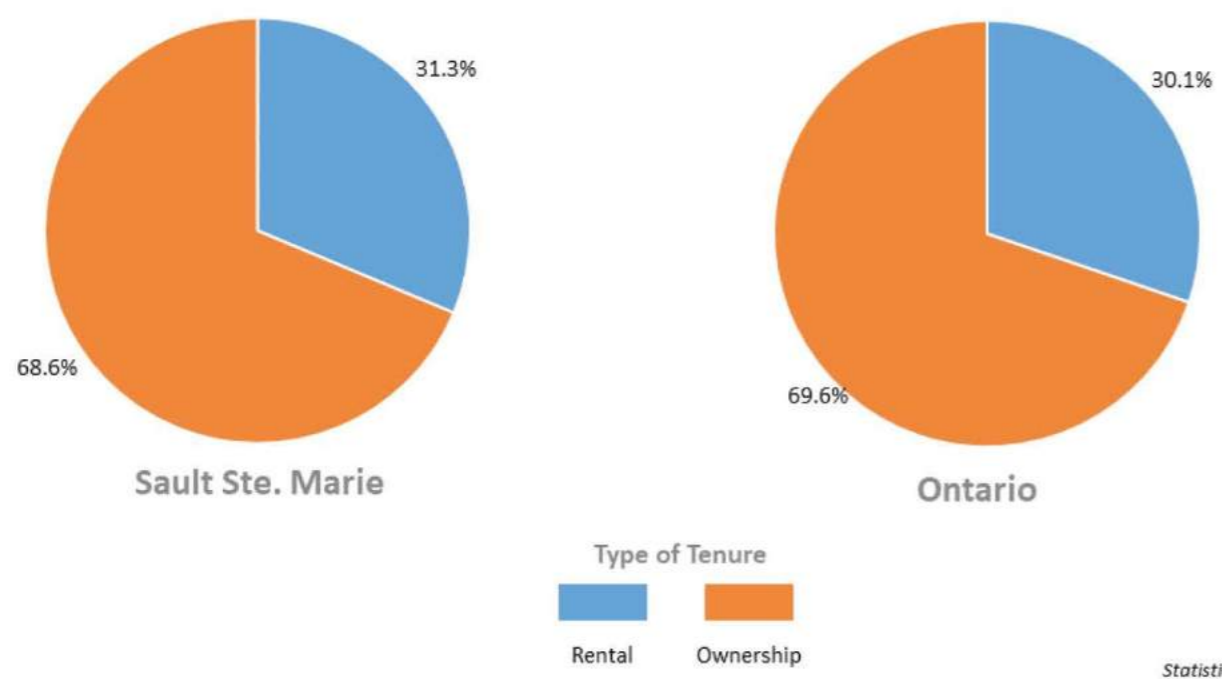
Housing Stock by Age



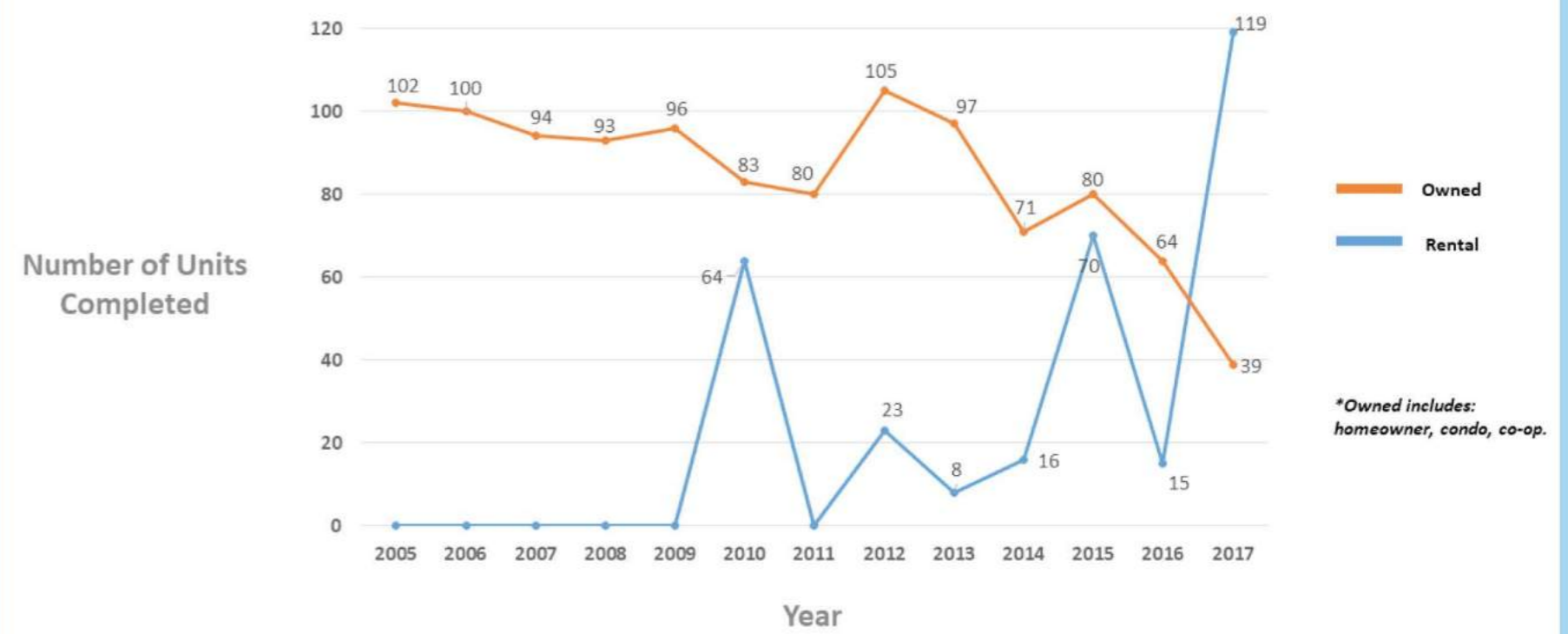
Vacancy and Rent Fees



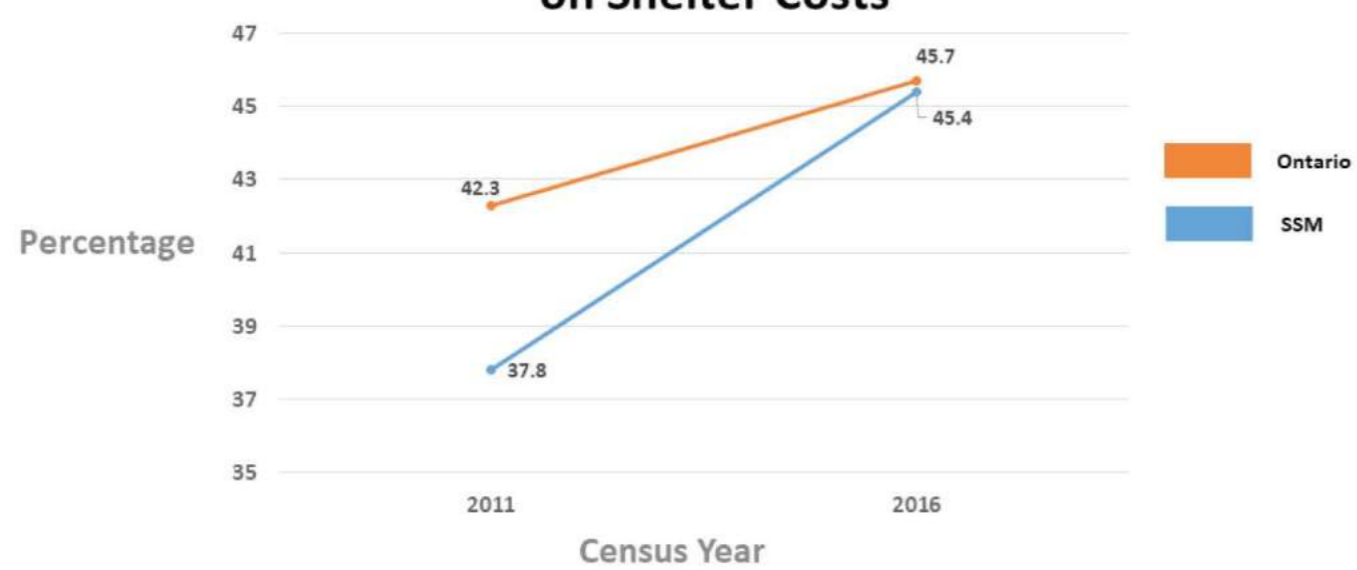
Housing Tenure



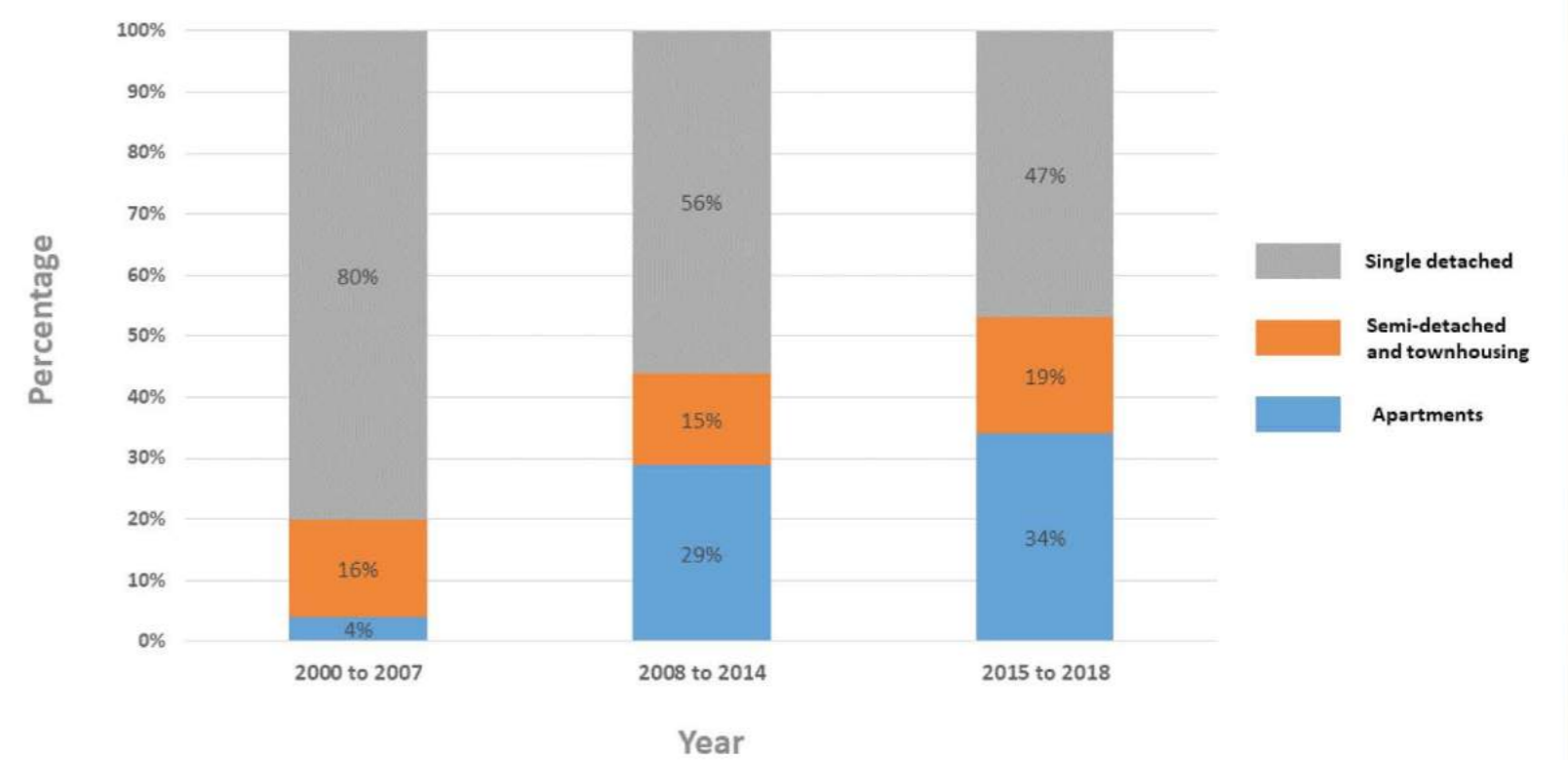
Development Trends Units Created: Rental vs Owned*



Percentage of Tenant Households Spending 30% or More of Income on Shelter Costs



New Dwellings by Structure Type



Sources: Statistics Canada, CMHC, Sault Ste. Marie Building Division.



Overview of second units

What are second units?

- **Self-contained residential units** with a private kitchen, bathroom facilities and sleeping areas. Basically, a second dwelling unit on the same property as a home.
- Can be within houses, like **basement apartments**, or within ancillary/accessory structures, like suites located **above detached garages**.
- Also called secondary suites, accessory apartments, granny flats & in-law apartments.
- Not standalone structures. In Ontario, “garden suites” are not considered second units, and are regulated differently.

What's the benefit of second units?

- Allow homeowners to earn income to help with homeownership costs.
- Provide spaces for homeowners' parents, elders and caregivers to “age in place” and live close together.
- Increase local rental housing stock.
- Make more efficient use of existing public infrastructure.
- Provide more diversity in housing options in both established and new residential neighbourhoods.

What does the Province say?

- An Official Plan must contain policies related to second units. The Province recommends that second units be permitted in **single detached, semi-detached and townhouses, or in accessory buildings** of the above dwelling types. A lot cannot have a second unit in both the primary dwelling and its accessory building.
[Planning Act s. 16]
- **No ability to appeal** Official Plan policies and Zoning By-law regulations about second units to the Province's Local Planning Appeal Tribunal.
[Planning Act s. 17, s. 34]
- Municipalities must permit and facilitate **all forms of residential intensification, including second units**, and must establish **development standards for residential intensification** which minimize the cost of housing and facilitate compact form, while maintaining public health and safety.
[Provincial Policy Statement s. 1.4.3]



What we've seen in Sault Ste. Marie

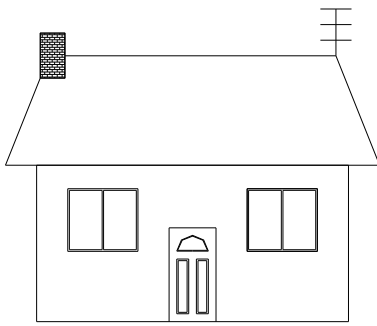
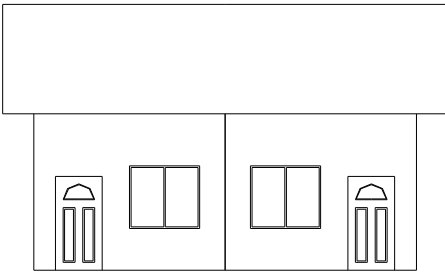
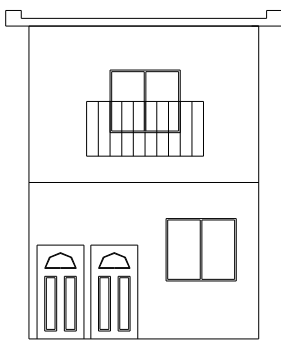
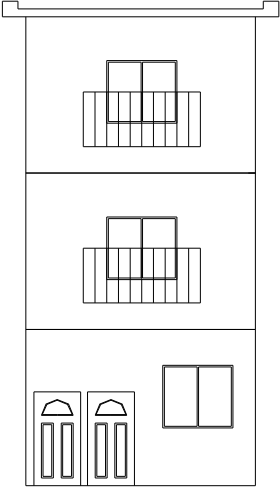
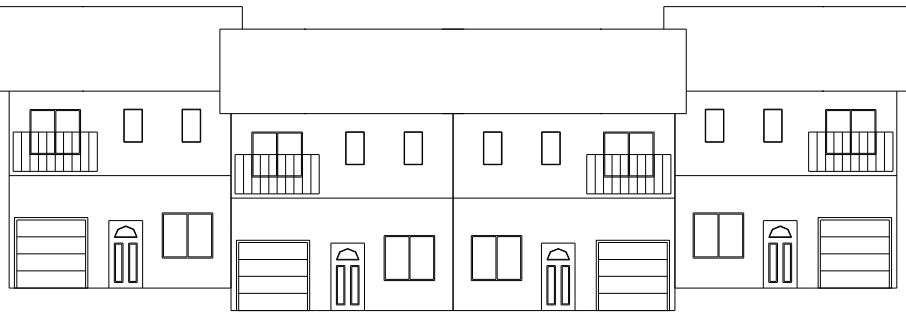
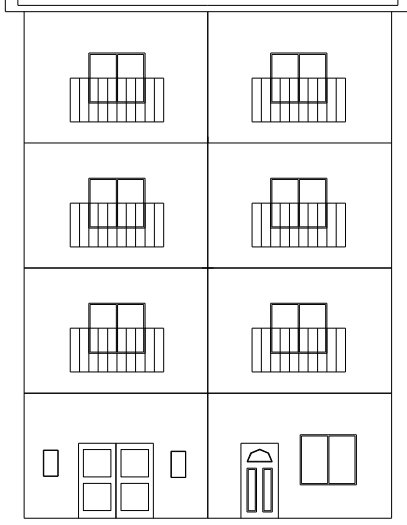
Since 2012, the City's Planning Division has processed 14 rezoning applications that requested permission to have a second unit in an existing residential property.

The majority were for a second unit within a single detached dwelling (i.e. basement apartment), while 2 applications were for a second unit above a detached garage. All but one second unit rezoning application were for properties within the City's **Urban Settlement Area**, in lands zoned **R2 - Single Detached Residential Zone**.

The City already permits duplexes and semi-detached dwellings in many urban areas of the Sault. This includes all lands zoned **R3 - Low Density Residential Zone**.

Common concerns the City has heard from previous applications:

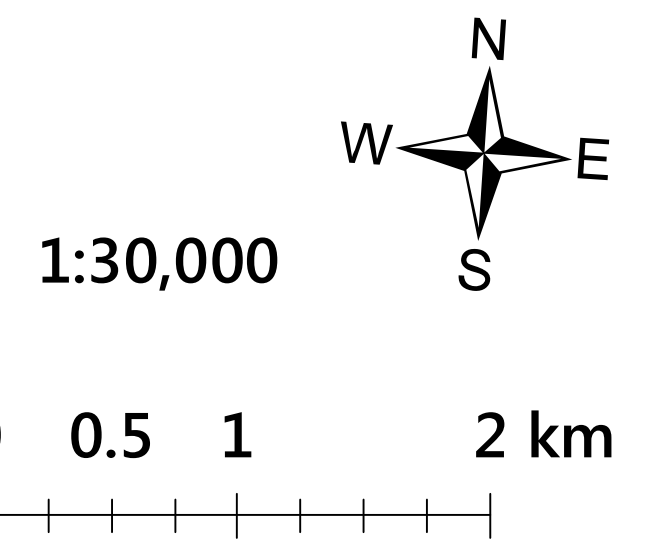
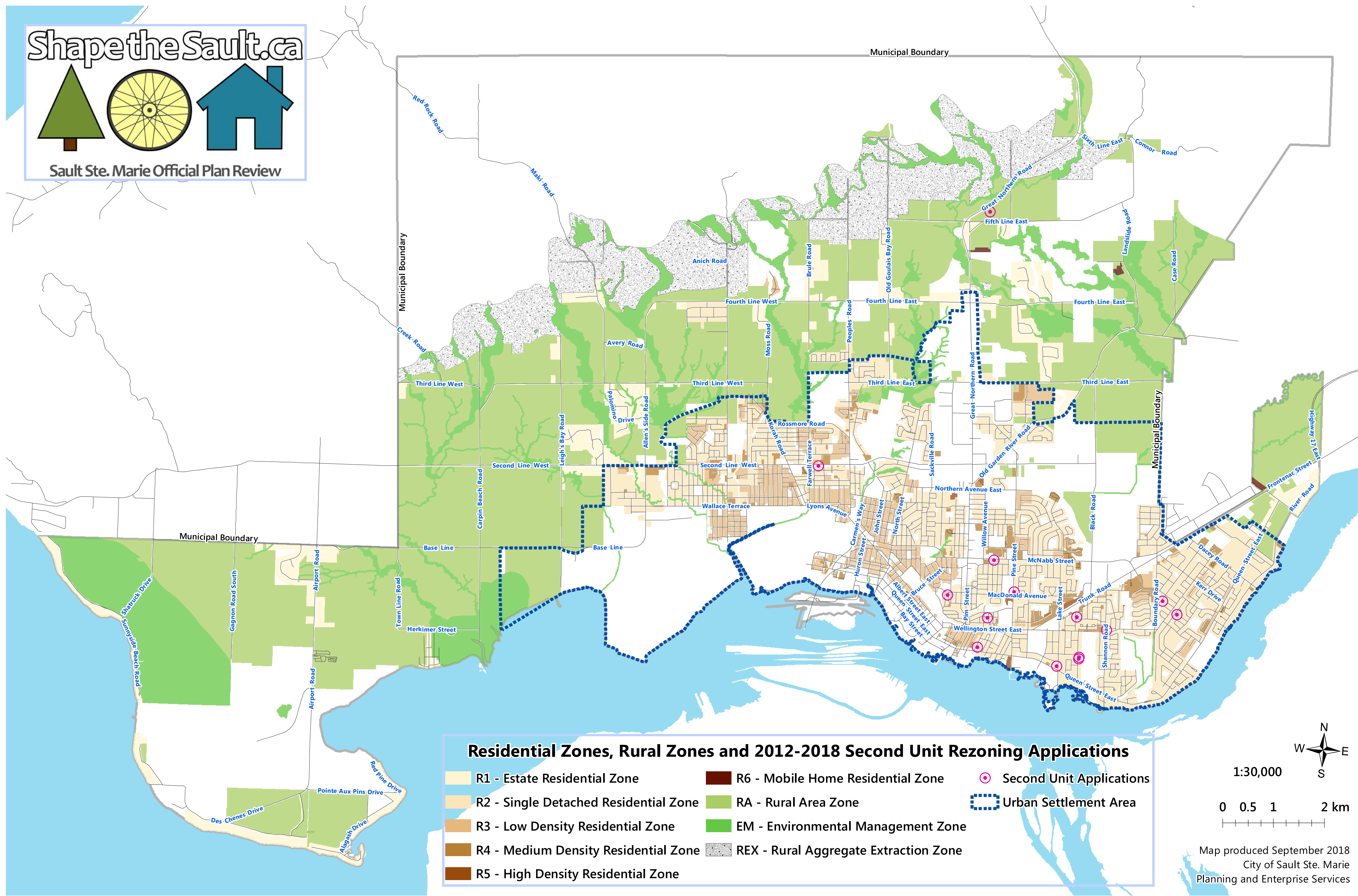
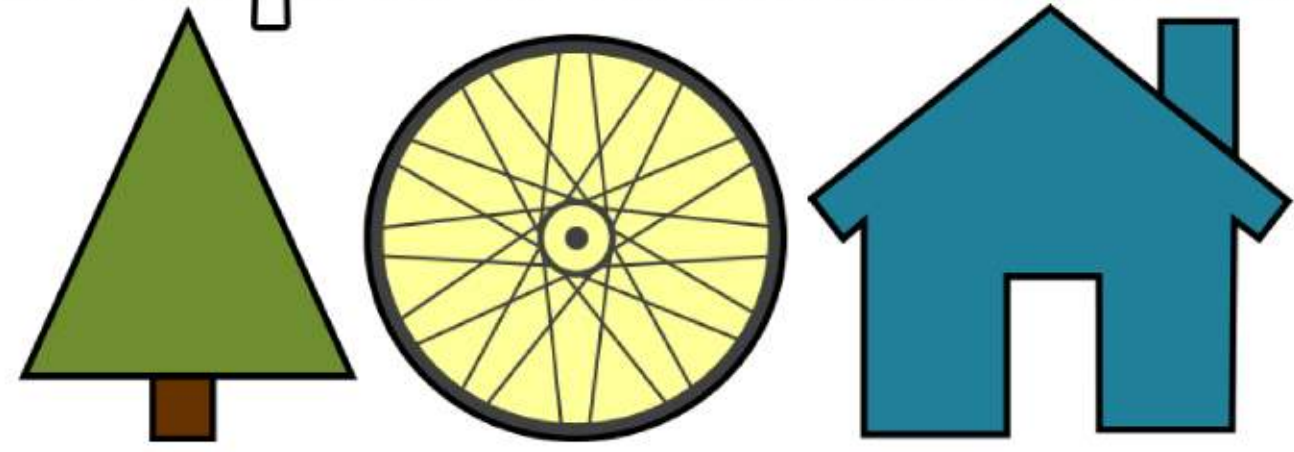
- Number of required spaces
- Stacked parking
- Parking in front yards
- Need to uphold property standards
- Traffic impacts
- Changes to streetscape
- Space between adjacent properties
- Potential changes to neighbourhood character

Sketch Definition of Dwelling Types	
<p>Single Detached Unit</p> 	<p>Semi-Detached</p> 
<p>Duplex</p> 	<p>Triplex</p> 
<p>Multiple Attached</p> 	<p>Apartment Building</p> 
<p><small>NOTE: Illustrative purpose only. Not all dwelling types represented.</small></p>	

Dwelling types currently defined in the City of Sault Ste. Marie's Zoning By-law.

	Burlington Pop. 183,000	Guelph Pop. 132,000	Innisfil Pop. 37,000	Kenora Pop. 15,000	Kingston Pop. 124,000	North Bay Pop. 52,000	Sudbury Pop. 162,000	Thunder Bay Pop. 108,000	Vaughan Pop. 306,000	Windsor Pop. 217,000
Permitted dwelling types	Single, semi, townhouse.	Single, semi.	Single, semi, townhouse.	Single, semi, townhouse.	Single, semi, townhouse.	Single, semi, townhouse.	Single, semi, townhouse.	Single, semi, townhouse.	Single, semi, townhouse.	Single, semi, townhouse.
In accessory buildings	Permitted.	Not permitted.	Permitted.	Permitted.	Permitted.	Permitted.	Permitted.	Permitted.	Not permitted.	Permitted.
Environmental site restrictions	Not permitted in hazard lands or in mineral extraction area.	If in flood plain: no lower than 1 m below flood level.	Not permitted in hazard lands or key natural heritage areas.	Not permitted in hazard lands. If in acc. bldg.: not on waterfront lot.	Not permitted in flood plain.	Not permitted in hazard lands.	Not permitted in environmental protection zone.	N/A	Not permitted in flood plain.	If in flood plain: cannot be in basement.
Minimum lot size	Minimum lot frontage of 15 m.	N/A	1000 m ² if unit in accessory building.	1000 m ² if unit in accessory building.	N/A	N/A	N/A	If within single detached home: min frontage 18 m, depth 30 m, area 540 m ² .	Minimum lot frontage of 9 m.	N/A
Minimum number of extra parking spaces	Generally 1 space; 2 spaces if located in specific areas.	3 spaces total for single detached or semi detached with second unit.	1 space if 1 bedroom or less; 2 spaces if 2 or more bedrooms.	1 space.	1 space.	1 space.	1 space.	1.5 spaces (same as typical dwelling unit).	3 spaces in total for entire lot.	1 space, but not required if in specific core areas.
Stacked parking	Only permitted if 2 extra spaces required.	Permitted to maximum of 2 stacked spaces.	Permitted.	Permitted.	Permitted.	Permitted.	N/A	N/A	N/A	N/A
Servicing - water & sewer	Adequate infrastructure available.	N/A	Can be public or private.	Must be connected to public servicing.	Can be public or private.	Public if in urban area, but can be private if rural.	Public or private.	Full urban, public services required.	N/A	If in accessory building: must be public.
Second unit size (note: GFA = Gross Floor Area)	Min 42 m ² , max 100 m ² , max 40% of building's GFA.	Max 2 bedrooms, max 80 m ² , max 45% of building's GFA.	Max 3 bedrooms, max 100 m ² , max 50% of building's GFA.	Max 40% of GFA unless all in basement. If in accessory bldg.: min 40 m ² .	Max 90 m ² , max 40% of building's GFA.	Max 45% of building's GFA.	Only if in rural areas: max 45% of building's GFA.	If within single detached home: max 40% of building's GFA.	Min 35 m ² , max 45% of building's GFA.	Min 40 m ² , max 100 m ² , max 40% of building's GFA.
Exterior / façade	N/A	Must be preserved.	N/A	Cannot change streetscape character.	N/A	Cannot change neighbourhood character or streetscape.	Cannot change neighbourhood character or streetscape.	Must protect neighbourhood character.	If heritage: Site Plan Control and Committee approval.	If heritage: cannot reduce heritage value.
Outdoor amenity areas	Minimum 135 m ² in rear yard for entire lot.	Must be preserved.	N/A	If in accessory building: min 6 m ² designated.	N/A	N/A	N/A	Must be provided.	N/A	N/A
Entrance and access	Either separate exterior entrance not facing street, or through vestibule.	Interior access only.	Separate exterior or interior entrance. Must have access from public road.	Vehicle access must be from public road. Entrance on ground floor.	Separate exterior entrance either on side or rear wall, or through vestibule.	No more than one exterior entrance facing public road for entire building.	Entrance must not face public road or be above grade. No exterior stairs facing the road.	Vehicle access must be from public road.	Separate exterior entrance on side or rear (not on same side as existing), or via vestibule.	If in accessory building: must have direct pedestrian access from public road/alley.
Second units in rural areas	Only for single detached, and in lot's existing building cluster.	N/A	Permitted.	Permitted.	Requires removal of holding provision.	Permitted.	Permitted, and can be a mobile home.	N/A	N/A	N/A
Registration	N/A	Required.	Required.	N/A	N/A	Required.	Required.	N/A	N/A	N/A

Note: N/A - Planning staff did not find information on this item for this municipality.



WHAT WE HAVE HEARD SO FAR

Need for more affordable housing, especially on the rental side.

Need for more assisted living units.

Better enforcement of building standards.

Promoting a broader range of housing options.

Reducing parking minimums for affordable housing projects to make development more feasible.

Adopting policies that shift some of the responsibility of providing affordable housing onto private developers.



Make your voice heard by submitting your comments

The Importance of Adequate and Affordable Housing

The social service agencies of Sault Ste. Marie have adopted a 'Housing First' approach, based on the idea that a person's overall wellbeing cannot be addressed until they have adequate and affordable housing. Since the 19th century, research has shown the inextricable link between health and housing.

There are two core elements of healthy housing:

Adequacy: safe, clean, in reasonable repair; offers basic privacy, security, personal space, and protection from outside elements.

Affordability: as defined by the Canadian and Ontario governments, the acceptable standard for total housing costs should not exceed 30% of gross annual income.

The availability of good housing is also a critical ingredient in attracting and retaining youth, skilled workers, and new immigrants to Sault Ste. Marie.

Housing Trends

According to the 2016 Canada Census, there were 34,485 residential units in the City of Sault Ste. Marie. Homeownership rates stood at 69% and the renting sector at 31%, comparable to the provincial average.

Over the past two decades, Sault Ste. Marie has seen a considerable shift in the types of housing being built. Between 2000 and 2007, 80% of all residential building permits issued by the City were for single-detached houses, however, since 2008, that figure has dropped to around 50%, with semi-detached houses, townhouses and apartments comprising the remainder of residential building permits.

An indicator of housing availability is the vacancy rate, which is the percentage of all available rental units that are vacant or unoccupied; a very low vacancy rate has implications for affordability. In October 2017, the apartment vacancy rate was 5.8%, up from 3.5% over the previous year. A healthy vacancy rate is typically between 3% to 5%.

The ratio of median house price to median household income is one of many indicators of housing affordability. In Sault Ste. Marie, this ratio is 3.3, meaning that owning a home will, on average, cost 3.3 times a household's annual income. The provincial ratio is 6.8. Looking at rental housing, 45% of tenants in the Sault spend more than 30% of their household's annual income on rent. This is comparable to the provincial average of 46%.

These statistics show that when compared to the provincial average, homeownership in Sault Ste. Marie is more affordable, whereas rental is on par with the provincial average.

1,627 households were waiting for affordable housing in 2017, with average wait times of two to three years. A recent street count identified 93 homeless individuals in the city.

Policy Context

The Provincial Policy Statement is the strongest housing-supportive document that guides city planning in Ontario. Adequate housing that is affordable and meets the full range of housing needs is considered one policy cornerstone in building stronger Ontario communities. The Province requires all municipalities to permit and facilitate:

Construction of all forms of housing. This means building homes of all physical types, such as single detached, semi-detached, townhouse, and apartment;

homes of different tenure types, including both rental and ownership; and homes that include supports for people with special needs such as economic, mobility, and health needs. Mixing different forms of housing in the same neighbourhood provide various benefits to residents, such as enabling them to live in the same place as they age (“age in place”), and providing more vulnerable individuals and families a healthier environment to live in.

Residential intensification and redevelopment.

Building upon vacant or underutilized land in areas that are already well-served by existing infrastructure and amenities is now commonly considered the smart way for communities to grow. Rather than accelerating expansion outwards, intensification allows municipalities to use existing infrastructure more efficiently. Residential intensification and redevelopment can also create livelier and more attractive neighbourhoods, which is particularly beneficial for Sault Ste. Marie’s downtown core.

To push forward with these goals, the Province requires municipalities to set affordable housing and intensification targets.

What the City Has Been Doing

Between 2006 and 2014, vacancy rates were consistently low, averaging 1.46% due partly to a lack of rental housing being built and increased demand for rentals from younger people moving to the Sault for work, and from older people looking to downsize and rent. To address this rental shortage, the City introduced a tax rebate program called the Rental Housing Community Improvement Plan to provide incentives construction of rental units, and within the first 3 years of the program, over 230 rental units had been constructed. However, no eligible units were constructed between September 2016 to June 2018.

Housing is the single largest consumer of land in the City, so determining how much land we will need for housing over the next decades is critical in ensuring a healthy supply. The City is currently projecting its future population to the year 2038, such projections are used to estimate the type and quantity of housing and how much land should be made available to accommodate anticipated housing construction.

Second Units

One form of housing the City has recently seen a significant increase in development applications for has been for second units. These are self-contained residential units with a private kitchen, bathroom facilities and sleeping areas, and within dwellings such as a basement apartment or within accessory structures such as above a garage; second units cannot be standalone structures. Common reasons homeowners want to add a second unit to their home are to earn additional income to help with homeownership costs, or to provide a space for their parents or elders to “age in place” and live close together.

Through the Planning Act and the Provincial Policy Statement, the Province recently introduced requirements for municipalities to authorize second units in single, semi and townhouse units both in urban and rural areas. This includes putting in place Official Plan policies and Zoning By-law regulations that clearly and widely support second units.

In fall of 2018, the Shape the Sault team will work on amending our current 1996 Official Plan to support second units. Due to the increased demand in these units both locally and provincially, the City will review the amendments in advance of completing our new Official Plan to allow residents to construct second units for their homes. Please stay tuned for opportunities to share your input.

Get In Touch and Stay Connected!

Website: www.shapethesault.ca

Email: planning@cityssm.on.ca

   @shapethesault

Phone: Peter Tonazzo, Senior Planner: 705-759-2780

Location: 99 Foster Drive - Level 5, Sault Ste. Marie, ON P6A 5X6