



HOUSING ACTION PLAN

Housing Accelerator Fund Application (HAF-2)
Proposed Initiatives

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Executive Summary

Our beautiful Town of Torbay is located on the Avalon Peninsula of Newfoundland and Labrador, the most easterly Province of Canada. A vibrant, evolving community of approximately 8,000 people, Torbay has history that dates back to the 1600's and prides itself in celebrating its culture and heritage while offering modern amenities and proactive community development advances. Torbay boasts a sound economic base, a higher-than-average employment level, and a higher-than-average education level.

Home to over 160 businesses, three schools, and numerous clubs and organizations, exciting developments are currently under way and many plans are being put in place to meet the future needs of the Town, our business community, and our residents. Historically, with an industry focused on Fishing and Agriculture, development centered around the town's core and occurred haphazardly with small laneways, family land, and unique styles of housing lending to a small "outport and farming" charm, despite being just kilometers away from St. John's.

More recently, Torbay has seen high growth in large-lot executive style subdivisions areas, with a peak development year occurring in 2008 which saw well over 100 new housing starts. Between the 2016 and 2021 census, growth slowed concurrently with the worldwide economic situation, pandemic, demographic changes and local infrastructure constraints. The Town intends to be part of the solution to local housing issues and making systemic change through the development of a denser, more accessible and diverse housing mix at an accelerated pace right on the doorstep of St. John's while permitting certain demographic groups to continue living in Torbay.

Housing has been a well-covered issue in the media and in people's day-to-day lives for some time now; there are more people than there is housing available for and attainable by them, and simple economics and demographic shifts dictate that increased demand and inadequate supply will lead to an inevitable rise in prices and reduced growth rate.

Torbay's 2024 Housing Needs Assessment projects that Torbay faces a significant shortage of affordable housing units within the next 10 years, with the Town's greatest need for housing (as per 2021-2031 projections) being in the following categories:

- Very low to low income bracket
- Single mother led households
- Women led households
- People with physical or mental limitations
- Seniors

Noticeably, Torbay's growth rate in the very low income bracket category is anticipated to be 71% (2021-2031) in comparison to the metro region with an average of 11% growth rate over the same time frame. To address this gap, Torbay needs to:

- create a greater diversity in its housing stock,
- encourage the construction of more and smaller dwelling units,
- encourage the construction of affordable and accessible dwelling units,
- initiate the construction of more mixed used development (combined commercial and residential uses),



and to meet the anticipated demand (for example: in excess of 190 housing units in the very low and low income bracket) by implementing a housing plan that follows through on constructing additional dwelling units for the above referenced demographic groups and the missing middle. This will require a paradigm shift, as Torbay's predominant housing type is 'single dwelling' or 'single dwelling with subsidiary apartment', with only a few double/row or multi-unit dwellings or apartment buildings.

To achieve this, the Town of Torbay has jumped on board with the preparation of a Housing Action Plan, and hereby submits it as part of its Housing Accelerator Fund Application (HAF-2). Also attached is Torbay's 2024 Housing Needs Assessment outlining current housing assessment and projected needs. Through its Housing Action Plan, the Town will address the housing issue in a localized manner by adapting the approach of other jurisdictions and develop unique solutions to address housing needs within Torbay.

The Town already commenced with initial public engagement and sought input and advice from community groups, developers, the Town Council, and feedback received from residents on the future development vision for the Town. Torbay can now proceed with the preparation of drafting its updated municipal plan and development regulations that will address housing issues in the short- and long-term. While the funding application aspect of this Action Plan takes a short-term three-year approach to solve immediate housing needs, the Town will implement a long-term vision that will allow for systemic change.

This vision is to be implemented through several initiatives that promote community engagement, develop a more diverse housing stock at an accelerated pace, create a more complete community, better meet the needs of our residents, and look towards a more sustainable future. The Housing Action Plan is outlining **five initiatives** which work together on improving housing and community outcomes in Torbay and for the broader region.

Beginning with an initiative that will kick-start private and multi-unit home construction at an accelerated pace, the Town will start out with developing a Housing Incentive Program (Financial & Procedural Measures) and Public Call to Private Developers that will initiate a **Housing Diversity & Densification** program in the Town of Torbay. The Town will also launch a housing pilot project on Town owned land, possibly in public private partnership that will lead the visionary way towards growth and densified multi-unit developments for the missing middle and low income bracket, and will ensure this occurs in a sustainable and integrated way (Active Transportation/Transit Study).

Subsequently, the Town will complete a review and conduct research into **Alternative Forms of Housing** for Torbay, including smaller, mixed use and missing middle type housing, to determine which types will be the best fit for the specific needs of the community and region. The review will also determine how best to allow for and incentivize this type of development in the Town's day-to-day operational policies and procedures, under its new Municipal Plan and Development Regulations, and how the Town can work to be a more involved partner in these types of development.

Further to this, the Town will complete a comprehensive analysis of the Town's development potential to **Identify Development Opportunities** and to identify gaps and opportunities in this area. This will be accomplished by completing a Developable Land Inventory identifying land in the Town that has development potential, identifying specific potential uses, and which developable lands are currently publicly owned. The inventory will also identify areas for which Comprehensive Development Schemes



can be drafted and following through on the completion of a Development Scheme for the 'Town Centre' area, intended to become a walkable, mixed-use Town Centre with residential use as well as service, amenity and open space offerings.

In order to effectively conduct the previously outlined initiatives, the Town will **Eliminate Barriers and Build Capacity** in a manner necessary to accommodate development. As part of this initiative the Town will increase staffing levels in the Planning and Development Department, conduct an internal review of approval processes, policies and regulations that can be altered to facilitate faster paced approvals and construction begins including an e-permitting and online application system, complete a Decentralized Wetland Sewer Treatment Study, and develop a Climate Resiliency Plan.

Finally, the Town will complete a comprehensive Municipal Plan and Development Regulations Review, titled **"Your Plan is Our Plan"**. This review will enshrine the ideals and objectives of this Action Plan, and the findings and action items of the various other initiatives, into a long-term plan that will be in effect from 2025-2035. The Town is seeking significant public engagement in this process with the public, council, staff, and community groups developing a forward-looking plan that will incentivize and solidify significant systemic change to the local housing market. This initiative is viewed as the capstone of this entire Action Plan, with the ultimate goal being that Torbay becomes an example of how a unique, rural-urban community which has long been sought after for large-lot executive living, can work to address local and regional housing needs and diversify its housing mix.



HOUSING ACTION PLAN

OVERALL GOALS: LONG TERM SYSTEMIC CHANGE

Creating larger and more diverse housing supply with higher density at an accelerated pace, removing barriers, and enhancing certainty in the approvals and building process.

Supporting the development of a **complete community** that is walkable, consisting of appropriate residential **density** and a diverse **mix of land uses**, providing access to a wide variety of **amenities and services** through **public and active transportation**.

Answering the **demographic need** and supporting the development of an **accessible, inclusive, equitable** and diverse community that encourages **clear pathways** to achieving greater socio-economic inclusion, largely achieved through the **equitable provision** of housing across the entire housing spectrum.

Supporting the development of a low-carbon and **climate-resilient** community as development proceeds.

INITIATIVE 1: HOUSING DIVERSITY & DENSIFICATION

- ✓ Public Call for Densification to Private Property Owners
- ✓ Housing Incentive Program & Housing Pilot Project
- ✓ Active Transportation & Transit Study

According to a recent presentation by Statistics Canada to the Canadian Homebuilders Association in Newfoundland & Labrador, 8% of the national GDP goes towards residential development; however, this figure used to be 11% pre-pandemic. With Torbay focusing on its own growth and densification, it can successively contribute to the growth and support of the home building industry at large, thereby correcting this downward trend. The cornerstone of Torbay's growth focuses on the provision of multi-unit, multi-plex, mixed commercial/residential and modular/micro homes that go beyond the single dwelling and condo market. The Town of Torbay pledges an increase of multi-unit housing supply at an accelerated pace, while ensuring the growth is managed responsibly.

Initiative 1 is one of five key initiatives to facilitate systemic change. Pertaining to Best Practices #2, 4, 5, 6 and 10:

- Make municipally owned lands available for housing
- Prioritized/enhanced development approval process
- Review of development charges and fee schedules
- Reduction in parking standards
- Develop grant/incentive programs

, this initiative will work in conjunction with all others to actively prioritize and accelerate the development of smaller and 'missing middle' dwelling units with private developers in Torbay, which is critically needed. Developing 'missing middle' dwelling units (subsidiary apartment, double, row and apartment units) shall be seen as a positive opportunity in the public eye. See below for details.

This initiative is action based and will encourage an accelerated pace of construction in the private housing development industry and enhance certainty in the approval and building process for private property owners and the private development / building industry. This initiative deals with incentivization of higher density / missing middle housing development on privately owned land, which differs from Initiative #3 which deals with identifying development opportunities on publicly owned lands (Town of Torbay or Crown ownership).

This funding would assist with land acquisition for mixed commercial/residential development, particularly in the Torbay Town Centre area and in areas close to existing metro bus service on the municipal boundary with St. John's (metro bus service). This initiative will support the development of densified housing in the private industry, promoting increased housing density on single lots, promote higher density infill developments, will assist with exploring alternative forms of housing like micro homes



with developers and Council, and will ensure that any incentivization is developed as part of a full program, being transparent and pre-determined.

The Active Transportation & Transit Study will assist with moving the Town towards developing a more complete community; with feasible transit and an interconnected active transportation system that supports denser housing developments or smaller dwelling units for the lower income bracket, Torbay will strategically determine where focal points for development shall be best situated.

Initiative #1 will effectively manage growth and development, as well as supporting accessible and walkable communities through active transportation, which in turn supports a lower carbon footprint and a more resilient community. The Town will explore regional collaboration with the Town of Portugal Cove – St. Philip's who are of similar size (by population) and in a similar situation from a transit / transportation perspective.

Initiative #1 will permit the Town to move towards a more inclusive, equitable and diverse community with a clear pathway forward toward the provision of a more equitable housing stock.

Expected Results

Start Date: Q4 2024	Estimated # of Units over 10 Years: 150
Completion Date: Q2 2026	Estimated # of Units over 3 Years: 25
Estimated Cost: \$300,000	

Other expected results:

Development in Torbay began to slow down in 2016 with the reality that the Town's development had been driven primarily by large-lot, single dwelling development and some condo development. Even though there have been applications for multi-unit / missing middle developments, a number of multi-unit residential developments have been refused for 'Not in My Backyard' reasons, due to a lack of municipal water services, or they never proceeded to permit stage due to rising construction and development costs, regulatory barriers or servicing constraints. Now, the Town is ready to shift the paradigm.

With this initiative, the Town of Torbay will be able to effectively move towards transformation on a policy level at an accelerated pace. We have undertaken a Housing Needs Assessment and now with this funding, Council will be able to lead the way proactively: developing a multi-unit possibly mixed use housing pilot project as well as incentivizing the development of 'missing middle' dwelling units for private property owners and for builders/developers in Torbay. These funds will enable the Town to conduct preparation of survey work, appraisal, legal and conceptual work, and potential environmental assessments etc. required to proceed with a pilot project.



The Town of Torbay has, to date, not acquired or posted a piece of land for the purpose of developing rental and/or mixed residential/commercial or missing middle housing. This would be an innovative shift for a historically rural community making the transition from a restrictive development approach to purposeful densification.

With the backing of an active transportation/transit study and a plan for regional collaboration on active/public transportation, the Town would be able to support the currently underserved population. In particular, the Town is seeking to support its own senior residents and residents with physical/mental limitations to be able to continue living in the community and provide housing options for them.

Evaluation Criteria:

Does this initiative support all the following objectives?

- ✓ Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process.
- ✓ Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation.
- ✓ Supporting the development of inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum.
- ✓ Supporting the development of low-carbon and climate-resilient communities.

Housing Supply: The Housing Incentive Program will entice developers to accelerate the pace of housing supply in the Town of Torbay. Combined with also calling private property owners to incorporate densified dwellings into their property, the housing supply will begin to increase at an exponential rate.

Complete Communities: Primarily supported by Milestone 2 to complete an active transportation/transit study, this initiative will contribute to Torbay as a complete community by evaluating our municipality's potential for regional and active transportation. Torbay's investment in regional transportation in conjunction with the other initiatives in support of a developed Town Centre, puts Torbay in the position of being a dense, walkable core center.

Inclusive, Equitable and Diverse Communities: This initiative, in particular, as per Torbay's Strategic Plan, is centered around the concept of offering Torbay as an inclusive, equitable, and diverse community; through the supply of missing-middle, densified housing, as well as prioritizing the importance of regional transportation system(s). The Town of Torbay is making exceptional progress to provide a community that is accessible to a greater range of citizens. Torbay's Vision (as per its current Strategic Plan) is "*A well planned, inclusive community serving the needs of all residents and a desired place for all age groups to enjoy life*".

Climate Resilience: Densified housing and regional transportation are two critical pieces to achieving a lower-carbon and climate-resilient community. Specifically, the densified housing will allow



the Town to be less dependent on private septic systems, and the regional transportation will allow the residents to be less dependent on individual transportation; all of which will result in a significant reduction of greenhouse gas emissions.

Duration: How long will it take to complete/implement the initiative?

This initiative will take 1-2 years to complete. This will allow time for the Town to put together a thorough project and put out an RFP for the studies, as well as putting the plans into effect.

Timeliness: How long will it take to start to achieve additional permitted units as a result of the initiative?

The Town will begin to permit densified units within a 1-year time frame; by putting out a public call to private property owners for densified dwellings, it is expected that public momentum will pick up quickly, resulting in a quick turnaround of dwelling units.

Supply Impact: The extent to which the initiative will improve housing and community outcomes.

This initiative will have a significant impact on the Town's housing supply, allowing the Town to increase its housing supply and ensure that the Town is prepared for development over the long term.

System Impact: The extent to which the initiative increases stability and predictability in the housing system.

This initiative will have a significant impact on Torbay's housing market and will initiate the long-term systemic change necessary by targeting underlying contributors that act as current roadblocks to offering a complete community, such as lack of sufficient densified housing options and regional transportation.

Milestones:

Milestone 1: Public Call for Diversity & Densification to Private Property Owners & Developers

Description: To enhance the development approval process (Best Practice #4) through fast-tracked development and inclusionary zoning, Torbay will encourage densification via a public call and direct approach, identifying private property owners, developers, and builders who are pursuing higher density housing or mixed residential/commercial developments or affordable housing in Torbay, but who are currently stalled for NIMBY, servicing, or construction cost constraints and establish a rapport with them. Through this engagement, the Town will be able to meet Best Practice #5 by conducting a comprehensive review of the process and current charges and fee schedules, and ultimately determine strategies to further develop existing land. This milestone would include densification through garden suites, secondary suites/subsidiary apartments, duplexes, triplexes, fourplexes, row houses, courtyard housing, low-rise apartments (4 storeys or less), modular or micro homes, basement apartments, and dwelling units in combined commercial/residential developments.

Start Date: Q4 2024

Completion Date: Q3 2025

Milestone 2: Active Transportation/Transit Study.

Description: To ensure that Torbay grows and densifies in a manner that will provide essential amenities, walkable neighbourhoods, thriving community hubs and an interconnected active transportation & transit network to its residents (present and future), Torbay will collaborate with the neighbouring community of Portugal Cove St. Philip's and possibly the region on an Active Transportation / Public Transit Study. This will allow Torbay to implement policies that reduce car dependency and promote active transportation (Best Practice #6), ensuring that under-served populations can be better served and denser neighbourhoods are sustainably designed and connected in a 'complete community' approach.

Start Date: Q4 2024

Completion Date: Q4 2025

Milestone 3: Development of Housing Incentive Program & Launch of Housing Pilot Project

Description: As recommended in Best Practice #2, the Town of Torbay will either acquire a private piece of land to sell via public call for densified housing or mixed commercial/residential housing purposes, or use one of its own properties in the Town Centre area; or in close proximity to St. John's municipal boundary with potential access to existing public transit. The Town will aim to mandate the provision of a number of affordable housing units as part of the pilot project.

To reduce overall development costs for the builder and end user (final rent/purchase price), the Town will develop a clear and transparent incentive program (Best Practice #10) in the areas of application / building permit / processing fees, development and assessment fees, to make construction of higher density housing forms, rental accommodation, and mixed residential/commercial developments more feasible.

Start Date: Q4 2024

Completion Date: Q2 2026

INITIATIVE 2: EXPLORE ALTERNATIVE HOUSING

- ✓ Assess policies and regulations for alternative forms of housing.
- ✓ Research and identify opportunities within current policies/regulations.
- ✓ Implement any necessary changes and engage actively in development.

Presently, the Town of Torbay's housing stock consists of primarily single-family, with many being "executive style" housing. As a result, the Town's housing mix has shifted more towards larger single-family homes and away from smaller dwelling units.

In the current context, both within the Town and the greater Northeast Avalon Region, there has been significant demand for smaller housing options. Apartment rentals in the area are incredibly in-demand and rent costs for smaller units have increased dramatically. In order to diversify the Town's housing stock, the Town will create additional supply of smaller dwelling spaces, and align with the housing needs of priority groups identified in the Housing Needs Assessment and as part of Initiative 1 (e.g. very low income bracket, single adult households, persons with physical/mental limitations, seniors), the Town will diversify residential zoning approaches (Best Practice #1) and identify opportunities that exist within the Town for various forms of development that are presently underrepresented in the existing housing stock including:

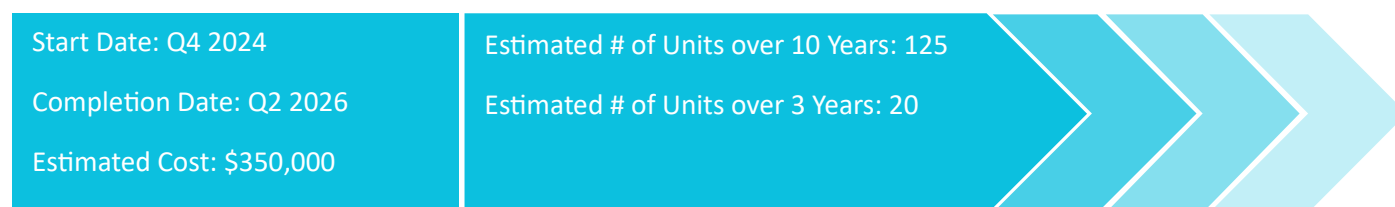
- Small Dwelling Units
- Rental Accommodation
- Modular buildings
- Manufactured homes
- Prefab Homes
- Multi-Unit Buildings (Apartments and Condos)
- Accessory Dwellings (Garden Suites, Laneway Housing)
- Duplexes / Triplexes / Quadplexes
- Row Dwellings
- Infill Development
- Subsidiary Dwelling Units (Basement Apartments, In-law Suites)

Pertaining to Best Practice #4, 8 and 9 in order to more effectively analyze the potential for alternative forms of housing development in the Town and shift the housing mix away from large lot single family homes, the Town will identify barriers that exist to these types of development under existing policies, procedures, and operations. These policies, produces, and operational constraints can then be altered in an accelerated manner in order to promptly allow for smoother application processes and to propose and incorporate identified measures during the upcoming Municipal Plan Review process. These alterations will then be implemented under Initiatives 4 and 5 of this Action Plan.

Further to this, the Town will promote development of these forms that is possible under current regulations, and further promote the changes that it is making that will allow for future development of these housing types. The Town has already received interest from developers in pursuing multi-unit developments, including fourplexes, micro-homes, row dwellings, duplex dwellings, and homes with subsidiary apartments. Such developments have faced opposition from the public in the past, and therefore the Town is looking to both inform and work with residents to eliminate any stigma attached to densified housing and determine how best to approach these sorts of developments within the existing constraints faced by the Town.

Finally, the Town will identify opportunities in which it can engage as a partner in these types of development, whether on Municipal Land or otherwise, as outlined further in Initiative 3. The overall goal of this initiative is to identify the development potential that exists within the Town when it comes to multi-unit dwellings, and to identify ways within existing regulations or changes that will be necessary to see greater numbers of these forms of development through to completion. These changes will promote denser alternative forms of housing at a municipal level, and engage as a partner in denser development, with the end goal of developing a more diverse and denser housing mix.

Expected Results



Other expected results:

This initiative is expected to provide a significant boost to the Town's goal of diversifying its housing stock. By identifying, incentivizing, promoting, and engaging in forms of development outside of large lot single family homes, the Town expects to significantly diversify its housing mix. This meets the goals of targeting housing at priority groups identified in Initiative 1, aligns identified opportunities for future housing development with the objectives of this Action Plan, and works to develop housing that meets the goals of the Housing Accelerator Fund in developing housing that is denser (missing middle) than other options available based on the current housing mix.

Evaluation Criteria:

- ✓ Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process.
- ✓ Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation.

- ✓ Supporting the development of inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum.
- ✓ Supporting the development of low-carbon and climate-resilient communities.

Housing Supply: The Town will research opportunities for the development of denser housing, taking influence from regional, national, and international contexts, and determining which are applicable and achievable in the local context. This initiative will allow the Town to increase the absolute number of units permitted on an annual basis through activities to promote denser and alternative forms of development. The Town's willingness to engage in such development in some capacity will further guarantee and solidify some of the potential developments that are identified through this process. In addition, this initiative is anticipated to allow for the development of a more diverse housing stock than is currently being developed in the Town, with a particular focus on density in the Town Centre area.

Complete Communities: This initiative will contribute to the development of Torbay as a Complete Community through the development of a denser housing mix. Presently, most of Torbay's housing stock is single family residential, and this initiative will allow the Town to capitalize on opportunities and interest to develop alternative forms of housing which will provide a more diverse mix of options for those seeking housing within the Town and to support the housing needs of the Northeast Avalon region. It will further allow for a more walkable community with easier access to the amenities and services offered within the community through the development of denser housing that is within walking distance of the Town's amenities.

Inclusive, Equitable and Diverse Communities: The development of more diverse housing options will better allow the Town to meet the needs of groups that it and community groups have identified as those most in need of alternative forms of housing (other than single family dwellings), including seniors, youth, newcomers and persons with limitations.

Climate Resilience: The Town anticipates that the development of a denser housing stock will lead to an improvement in the Town's environmental stewardship as denser housing will allow for greater access to amenities without a vehicle and use less untouched land in its development. Further to this, the utilization of less land to develop housing will allow the Town to build upon its already significant conservation areas, protect the Town's valuable wetlands and ecosystems from encroachment by residential areas, and allow the Town to be better prepared to more significant climate events given the more manageable storm preparedness requirements associated with denser housing (less storm runoff, more places for water to go.)

Duration: How long will it take to complete/implement the initiative?

It is anticipated the Town will complete all milestones of this initiative within a 1-2 year period. This aligns with the completion of the Municipal Plan and Development Regulations review and the incorporation of the findings of the Town's analysis of alternative forms of housing as part of the review process.

Timeliness: How long will it take to start to achieve additional permitted units as a result of the initiative?

Torbay will see results from this initiative within 1 Year. This is expected as the Town identified opportunities for alternative forms of development within its current regulations and policies and begins to make operational changes that streamline processes related to alternative forms of development and allow for greater certainty in the application process.

Supply Impact: The extent to which the initiative will improve housing and community outcomes.

Significant – The Town anticipates that allowing for, promoting, and engaging in the development of alternative forms of housing and diversifying its housing mix will improve housing outcomes for all and provide more suitable, attainable, and accessible housing for all.

System Impact: The extent to which the initiative increases stability and predictability in the housing system.

Significant – Developing more diverse housing allows the Town to meet more needs that are not being met by the current housing system. Thus, a significant increase to forms of housing outside of single-family homes would provide stability and predictability to the housing market, both for those in the Town and for the region as a whole and will allow seniors, youth, and newcomers to remain in and move to the Community.

Milestones:

Milestone 1: Assess Current Regulations, Policies, and Procedures in regard to denser and more diverse forms of housing.

Description: As part of this initiative, the Town will complete a review of its current regulations, policies, and procedures, in order to identify any barriers to alternative forms of housing that presently exist and that can be eliminated or changed on an operational basis. Eliminating these barriers as a first step is intended to allow the Town to adhere to Best Practice #4 by prioritizing an enhanced development approval process, and ultimately pursue alternative forms of development in a more rapid manner and to push through existing developments that have been held up by matters within operational control.

Start Date: Q4 2024

Completion Date: Q1 2025

Milestone 2: Research & Identify opportunities within existing Regulations, Policies, and Procedures to promote and allow for more development of denser and more diverse forms of housing.

Description: Further to reviewing the Town's own existing regulations, policies, and procedures, Torbay will also review those of other Regional, National, and International (European) municipalities and regions, and in doing so, identify opportunities that exist within that can be promoted or capitalized on to allow for additional forms of alternative housing development. This part of the process also serves as a means through which the Town can see through the development of alternative forms of housing in an

operational manner and without changes to the Municipal Plan, allowing for further development opportunities to be identified and capitalized on more rapidly. After reaching the milestone of alterations to existing policies and procedures, the Town will compile its identified opportunities for alternative housing development into an Alternative Housing Strategy. As suggested with Best Practice #8, this Alternative Housing Strategy will work with other initiatives and milestones to incorporate new ideas on how to incentivize and promote alternative forms of housing.

Start Date: Q4 2024

Completion Date: Q1 2025

Milestone 3: Implement alternative housing strategy and begin a more active role in engaging as a partner in the development of denser and more diverse forms of housing.

Description: Aspects of the densified housing strategy may be implemented through internal process reviews, the development of new processes, policies, and procedures, and will seek to shape alterations to the Municipal Plan and Development Regulations to allow for more diverse forms of alternative housing developments. Additionally, the Town will identify opportunities in which it can engage as a partner in the development of alternative forms of housing by seeking out opportunities that are within its jurisdiction to play an active role in the development of alternative forms of housing. Like Best Practice #9, this may take the shape of drafting Development Schemes or developing standardized designs in partnership with local architects and builders, working directly with community organizations and developers, providing information and statistics to developers to better inform on housing needs, and engaging with greater involvement in development where possible to promote a fast-tracked review process.

Start Date: Q1 2025

Completion Date: Q2 2026

INITIATIVE 3: IDENTIFY DEVELOPMENT OPPORTUNITIES

- ✓ Town Centre Development Scheme.
- ✓ Compile developable land inventory.
- ✓ Engage as a partner in development.

Torbay is blessed with significant land resources at its disposal for developing housing. Pertaining to Best Practices #2 and 6 through this initiative, the Town will work to foster development by taking a more direct role in its promotion and undertaking. Overall, this initiative has the goal of identifying opportunities for development within the Town, from various perspectives, and following through on development based on identified potential and the role the Town might play in the development. Complementary to the 2nd Best Practice (Make municipally owned lands available for housing), three important aspects of this initiative include the completion of a Town Centre Development Scheme, the development of a Developable Land Inventory, and the Town's overall engagement as a partner in development.

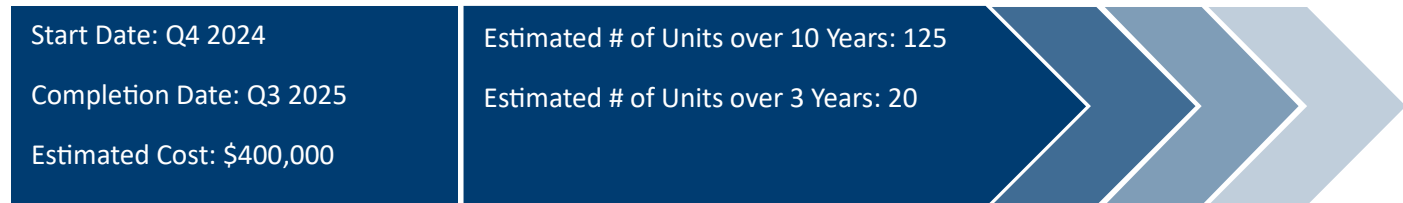
The development of a "Town Centre Development Scheme" is intended to lay out a vision for a more dense, mixed use, walkable Town Centre. Previous but now outdated work was completed in 2014, identifying the potential for Town Centre development and outlining what a concept "Town Centre" might look like ([143083.00-Torbay-Town-Centre-Plan-FINAL-small.compressed.pdf](#)). 2024/2025 work constitutes the preparation of a concrete Development Scheme, laying the legal groundwork for approximate location of road access, open spaces & walkways, building footprints etc. to ensure next steps in the development process are already in place and granting Council the legal authority to see the planned development in Town Centre through. Additionally, the Town will undertake a Commercial Space Inventory as part of its Town Centre Development Scheme; the Commercial Space Inventory will evaluate Torbay's commercial offering to the residents by identifying the use of existing commercial spaces as well as any vacant commercial spaces and the potential they hold. The Commercial Space Inventory will support the Town Centre Development Scheme by informing future commercial and industrial development and improving local employment opportunities, amenities, and service offerings.

Following completion of this aspect of this initiative, the Town will compile a developable land inventory, with a particular focus on municipally and Crown owned lands, to identify optimal areas for future housing development, promoting these opportunities to developers and engaging in development on municipally owned lands. It is noted that the Town owns property in Town Centre.

In order to be a more engaged partner in development of lands that are not directly municipally owned, or development that the Town may not be able or willing to take on independently, the Town will explore opportunities for Housing Development Agreements, Community Land Trusts, and Public Private

Partnerships to take a more hands-on approach to developing housing. Through an analysis of similar partnership agreements undertaken in other areas, the Town will determine which may be effective in the local context and to begin to initiate such partnerships and agreements based on the identified land uses, Development Schemes, and identified housing needs.

Expected Results



Other expected results:

Overall, it is anticipated that work on this initiative will allow for greater development to occur within the Town. In incorporating the aspects of the other initiatives outlined in this plan, the Town intends to identify land that is developable for residential purposes, in particular those that have the potential for denser (missing middle) development. At the same time, Torbay will also be developing a more complete community through the completion of a Town center plan, identifying current and potential developable land and uses, and bringing greater certainty to the development process on identified lands and for existing Development Schemes through engaging more directly as a partner in development. Given the potential for partnerships, the Town anticipates that it will be able to tie its involvement in partnerships to the development of missing middle and affordable housing.

Evaluation Criteria:

- ✓ Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process.
- ✓ Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation.
- ✓ Supporting the development of inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum.
- ✓ Supporting the development of low-carbon and climate-resilient communities.

Housing Supply: Overall, this initiative will support the goal of increasing housing supply and providing greater certainty to the approvals process through identifying opportunities for more housing. Subsequently, this will better allow the Town to promote and engage in the development of areas given the existence of a comprehensive inventory of land. Knowledge of which land in the Town is developable will allow for the preparation of Development Schemes for these areas incorporating missing middle housing uses. Understanding which areas of this land are municipally owned can engage private owners to incentivize development and allow the Town to take a leading role in development on these lands.

Further to this, the Town will identify opportunities and prepare for the development of dense housing in the Town center area.

Complete Communities: The completion of the Town Centre Development Scheme will allow the Town direct involvement in the preparation of a plan for a Town Centre that will fill gaps in housing mix through opportunities for apartment / condo building style housing. Additionally, it will provide a significantly denser development area in the Town that will be mixed use and include retail and office space, as well as incorporate potential options for increased walkability and the inclusion of active and alternative transportation options based on the study to be conducted under Initiative 1.

Inclusive, Equitable and Diverse Communities: Engaging in development will allow the Town to place requirements on developments that target identified groups who are most in need of housing. Based on the Town's existing identified priority groups outlined in Initiative 1 the Town will be able to place a greater emphasis on its requirements for denser housing for it to become engaged as a partner in development. Thus, any development that the Town chooses to take a more significant role in will be development that meets the goals of this Action Plan.

Climate Resilience: Finally, this initiative allows the Town to identify areas for development in an environmentally conscious manner while protecting the Town's important wetlands and ecosystems. The Town Centre development will create a dense, walkable area with less requirement for automobile transportation and the opportunity to prepare for the integration transit and other forms of alternative transportation. Additionally, areas identified as developable in the Town's land inventory can be assessed for their ecological and environmental importance so as not to engage in development of areas that are ecologically sensitive, and any work presently being undertaken to identify and assess wetland areas within the Town will ensure their exclusion from the developable land inventory and continued protection.

Duration: How long will it take to complete/implement the initiative?

The Town of Torbay will complete all the milestones associated with this initiative within 1-2 years. Thus, allowing the Town to have the information at its disposal for continued engagement as a partner in development, and having a completed Development Scheme ready to go for dense, mixed use Town Centre development.

Timeliness: How long will it take to start to achieve additional permitted units as a result of the initiative?

It is anticipated that, within 1 Year of the beginning of this initiative, identified lands will be opened for development. Initial work to identify land that has development potential is already underway with a study of the potential for infill development in the Town, land which will be included in this inventory and subsequently will be available for development upon receipt of this information which is expected within the coming weeks.

Supply Impact: The extent to which the initiative will improve housing and community outcomes.

The potential to identify all land areas within the Town that are open for development, as well as singling out areas that have potential for commercial and other uses, will allow for improved community outcomes through the offering of more diverse housing options and the development of more services

and amenities within the Town. Housing supply will be improved as the identification of all developable land within the Town will allow for the development of areas that have the greatest potential first and will allow the Town to engage as a partner with stipulations for missing middle development. In addition, the completion of the Town Centre Development Scheme will provide the Town with a ready-to-go plan to develop a dense mixed-use Town Centre area.

System Impact: The extent to which the initiative increases stability and predictability in the housing system.

Finally, it is anticipated that this initiative will provide long term planning capability to the Town that can allow it to better plan for future development and ensure long term stability and predictability within the housing market. In conjunction with the needs assessment and its regular updates, the developable land inventory will enable the Town to flexibly adapt to the needs of the Town and engage in short-, medium-, and long-term development planning.

Milestones:

Milestone 1: Complete Town Centre Development Scheme

Description: The Town Centre area of Torbay is intended to be developed into a higher density mixed-use area with the incorporation of residential, commercial, retail, and office uses with access to open space and the internationally renowned East Coast Trail; part of this milestone will include the compilation of Torbay's Commercial Space Inventory. Following the completion of the Town Centre Development Scheme, the Town will have the legal means in place and will be able to better plan for realizing this development. The Scheme identifies areas in which the Town will be directly involved in development, engage as a partner in development, and also incorporate the findings of the transportation study for the Town Centre area, which involves implementing policies to make Torbay less car-dependent (Best Practice #6).

Start Date: Q4 2024

Completion Date: Q1 2025

Milestone 2: Identify Developable Land and Potential Uses

Description: Following Best Practice #2, Torbay will compile a developable public land inventory, allowing the Town to analyze lands that are within its jurisdiction that have development potential, and particularly those that support the Town Centre Development Schemes (residential commercial, industrial, etc.). The Town will also map provincially owned Crown land. This will further allow for the identification of areas for future development by private developers or with the Town's engagement and allow the Town to plan with a longer term and more comprehensive vision towards development.

Start Date: Q1 2025

Completion Date: Q3 2025

Milestone 3: Engage as a Partner in Development

Description: Continuing the pursuit of Best Practice #2, and in addition to Initiative #1 (Milestone #3 Pilot Project) this milestone will see the Town take an active role in the development process by engaging in acquisition and/or facilitation of partnership opportunities. This could include direct engagement in public private partnerships or bringing developers/builders/groups together to see development move forward. The Town taking an active role will better allow for the realization of missing middle and more affordable development as it will be required as a condition of the Towns engagement in development opportunities and will also allow for more certainty in the development process for developers who will see less risk in engaging in development in partnership with a municipality.

Start Date: Q1 2025

Completion Date: Q3 2025

INITIATIVE 4: ELIMINATE BARRIERS & BUILD CAPACITY

- ✓ Planning Department Capacity
- ✓ Internal & External Process Review (E-Permitting)
- ✓ Wetland Sewer Study
- ✓ Climate Resiliency

This initiative will see the Town adapt its internal and day-to-day processes to better streamline and foster development, while also reducing the red tape associated with development, with a particular focus on denser development. This coincides with Best Practices #7 (Eliminate restrictions and add flexibility), with a number of reviews and revisions to existing internal policies, procedures, and operations that the Town anticipates will allow for increased housing development and provide greater certainty to development.

Pertaining to Best Practices #1, 3, 4, 5, 7 and 9 the Town will build capacity with the Planning and Development Department. Allocating additional resources to the department, in particular in terms of staffing, will better allow the department to handle the increased potential for housing development and increase process efficiency as a result of this Action Plan; this shall include the implementation of an online / e-permitting system. The Town has proven in the past that it is capable of undertaking significant development based on historical permit issuances, which at one point reached over 100+ per year but have fallen to less than 20 in recent years. In order to return to previous levels of operations the Town will seek to allocate additional resources to the Planning Department.

Subsequently, the Town will complete a review of its internal & external processes, policies, and procedures related to alternative forms of housing, to identify the potential that exists to alter or capitalize on existing measures that can streamline the development application process and allow for greater development to occur at a faster pace. As indicated above, this will include the implementation of an online permitting system (Best Practice #3; “one stop shop”). These changes are intended to be implemented quickly and to allow for future development to occur sooner within the constraints of the existing Municipal Plan and development regulations.

In order to determine the feasibility of additional municipal sewer hook-ups, and to eliminate the need for septic systems, one of the greatest contributors to greenhouse gas emissions in Torbay, the Town will conduct a Decentralized Wetland Sewer Study to determine whether this system may be feasible to develop and eliminate the need for septic systems, permitting denser development (see best practice #1 assess infrastructure capacity), and the outflow of raw sewage into the ocean, therefore also complying with Federal requirements.

To ensure that existing and proposed new housing stock is constructed in a climate resilient approach, and to be able to incorporate associated infrastructure into the Town’s Asset Management

System, the Town will expand upon its existing Climate Change Action Plan (as part of T2050 Partners for Climate Change initiative) and complete a Climate Resiliency Plan, aspects of which will be subsequently included in the new Municipal Plan.

Expected Results

Start Date: Q4 2024	Estimated # of Units over 10 Years: 175
Completion Date: Q3 2026	Estimated # of Units over 3 Years: 30
Estimated Cost: \$740,000	

Other expected results:

This initiative invests in building actual capacity to be able to grow a more diverse, higher density housing stock and green community at an accelerated pace. This will include being able to consider hiring additional staff, such as a Housing & Sustainability Planner, Eliminating any Red Tape in the Permitting process, and determining ways to bring additional municipal water opportunities on stream, as well as treat waste water decentralized through wetland treatment systems. It is anticipated that this initiative will have significant impacts on the Town's ability to streamline the application process, creating denser and more diverse development and to allow for future development without the need to alter the Municipal Plan and Development Regulations, thus leading to faster implementation and realization of the associated results. Further, this initiative will prepare the Town for planning the infrastructure necessary for long term future development and allow the Town to proceed with denser development.

Evaluation Criteria:

- ✓ Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process.
- ✓ Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation.
- ✓ Supporting the development of inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum.
- ✓ Supporting the development of low-carbon and climate-resilient communities.

Housing Supply: A reduction of barriers to development will help to increase housing supply through additional capacity within the Town's Planning Department, as well as through the implementation of an online permitting system and elimination of day-to-day operational barriers that limit or hinder potential development. The Town will plan and prepare for the distribution of these

allocations and determine aspects of a Housing Incentive program that will be implemented to incent housing through operational process changes.

Complete Communities: This initiative will contribute to the development of a more complete community through the measures and studies that it will allow for and streamline additional development that meets the goals set out in this Action Plan of creating a denser housing stock and providing opportunities for additional services and amenities within the Town. This will be achieved through operational process enhancements, internal policy reviews, and a study of the municipal sewer system that may allow for new development and eliminate the need for private septic systems which also hinder dense development.

Inclusive, Equitable and Diverse Communities: This initiative will improve the Town's housing stock and opportunities for inclusivity through the implementation of operational processes and accessible housing incentives, meeting the needs of currently identified target groups in need of housing in the Town and greater Northeast Avalon region as a whole, including groups such as seniors, youth, and newcomers.

Climate Resilience: This initiative will include a study to determine whether a decentralized wetland sewage treatment system may be feasible for the Town to implement, in an effort to reduce greenhouse gas emissions from residences through the availability of municipal sewer services and eliminating the need for private septic systems, a significant contributor to the Town's greenhouse gas emissions. Additional municipal water and sewer allocations will allow for the development of a denser housing stock and more services and amenities within the Town, thus reducing the need to travel longer distances by car, and the operational measures implemented will encourage denser development and a more diverse housing mix.

Finally, a significant operational measure that has been proposed is that of a climate points system as part of the assessment of development applications requiring additional approval that will streamline the applications process as more climate friendly developments will receive additional points that may qualify them for additional incentives or red-tape reductions.

Duration: How long will it take to complete/implement the initiative?

It is anticipated that this initiative will take 1-2 Years to complete. This will allow for time to complete the various reviews and studies outlined as aspects of this initiative and to allow for the compilation and implementation of findings and results stemming from the reviews and studies.

Timeliness: How long will it take to start to achieve additional permitted units as a result of the initiative?

The full review and study processes are anticipated to take 1 Year, while certain aspects of this initiative such as capacity building and day-to-day operational processes can be altered faster and will lead to the development of housing as a result of this initiative within the 1-year time frame outlined above. Further studies and reviews will then allow for longer term more systemic change that will last well into the future.

Supply Impact: The extent to which the initiative will improve housing and community outcomes.

This initiative will have a significant impact on housing supply within Torbay; Given the revisions to internal processes, it is anticipated that this initiative will have both a rapid, and long term, impact on the housing supply in Torbay and not only allow for more housing, but importantly for denser forms of housing development.

System Impact: The extent to which the initiative increases stability and predictability in the housing system.

It is further anticipated that the results expected from this initiative will have a significant impact on the long-term stability and predictability of the Town's housing system. This will be accomplished through the removal of constraints on development and the reduction of red tape that can be done through internal processes, thus having a rapid impact while also preparing for long-term systemic change.

Milestones:

Milestone 1: Build Planning Department's Capacity

Description: This milestone is the easiest for the Town to implement and thus will be completed first to allow for additional capacity to better prepare for further milestones and other initiatives. The Planning and Development Department anticipates that additional capacity will allow them to improve the certainty and timeliness of the application process with fast-tracked permit reviews (Best Practice #4). Further to this, additional departmental capacity will ensure that there are sufficient resources at the Town's disposal to fully implement all of the initiatives outlined as part of this Action Plan and to help the Town return to previous level of development, with over 100+ permits issued per year in the past (see Historical Housing Starts – Torbay in attached documents). In doing so, the additional departmental capacity will be involved in designing and implementing upgrades guidelines and/or standardized designs to expedite the process for missing-middle housing (Best Practice #9).

Start Date: Q4 2024

Completion Date: Q2 2025

Milestone 2: Complete Internal & External Process / Policy Review and Implement Necessary Changes

Description: This milestone will carry out #3 Increase Process Efficiency through the implementation of an online permitting system, as well as Best Practice #5 where the Town will complete a comprehensive review of its internal and external processes and policies related to development, such as internal approval processes, development charges and fee schedules. Additionally, the review will consist of any building restrictions that exist, and ultimately add flexibility to these areas such as removal of minimum required floor area, visual character requirements, and any general design guidelines (Best Practice #7). These reviews are intended to identify policies and procedures that hinder development, and in particular developments that align with the goals of this program, and to remove or reduce the associated constraints to allow for further development. These measures will be implemented internally by staff or through decisions of council and will not include aspects of the Municipal Plan or Development Regulations review processes which are longer term reviews.

Start Date: Q1 2025

Completion Date: Q3 2025

Milestone 3: Complete Decentralized Wetland Sewer Study

Description: The Town intends to complete a Decentralized Wetland Sewer Study. The goal is to assess and improve Torbay's infrastructure capacity (Best Practice #1), possibly avoiding the construction of a large centralized sewage treatment facility, and therefore reducing greenhouse gas emissions and eliminating the need for private septic systems, which are a significant contributor to the Town's greenhouse gas emissions. This study will contribute to the Town's efforts to become a more environmentally friendly and sustainable community.

Start Date: Q1 2025

Completion Date: Q3 2025

Milestone 4: Climate Resiliency Plan

Description: To continue building on the Town's existing Climate Mitigation Plan, Torbay is looking at completing a Climate Resiliency Plan to assess its vulnerabilities, so to protect its built, natural and planned housing assets, to permit the development of higher density mixed use developments, and to include into the Town's Asset Management System. One proposed operational strategy involves the implementation of a climate points system that will enhance the efficiency of the application process by awarding extra points to projects that demonstrate greater environmental sustainability, ultimately streamlining the review process and integrating new technologies to promote faster and more efficient approval of climate-friendly projects (Best Practice #3). Developers whose projects score higher under this system could benefit from additional incentives and a reduction in red tape. By integrating climate-friendly criteria into the assessment, the system not only promotes greener development practices but also streamlines the approval process, making it more efficient and encouraging more environmentally conscious construction.

Start Date: Q3 2025

Completion Date: Q3 2026

INITIATIVE 5: YOUR PLAN IS OUR PLAN

- ✓ Municipal Plan Review
- ✓ New Municipal Plan & Development Regulations

As part of its municipal plan and development regulations review, the Town will make revisions that will incent or permit new and additional forms of housing that will lead to the creation of additional ‘missing middle’ units and the development of a denser and more diverse housing mix. While the Plan Review process began with a contract award in September 2024, up to this point and the April 2025 HAF-2 funding announcement, the Town commenced with public engagement sessions only. Public consultation sessions, including workshops, open houses, pop-up and other events, were held in November 2024, January/February 2025 and most recently April 2025. The Town is undertaking this process in a manner that encourages significant public engagement, this is reflected in the name of the project “Your Plan is Our Plan.”

Pertaining to Best Practices #1, 4, 5, 7, 8, the Town will develop a comprehensive Municipal Plan and set of Development Regulations to ensure that its housing goals are realized. Other initiatives of this Action Plan are to contribute to the process by providing valuable information that will be used to inform the alterations to be made to the Municipal Plan to allow for development that meets the goals of the Action Plan. Key action items that will inform the Municipal Plan review process include the Housing Needs Assessment, the alternative housing assessment, the developable land inventory, and the internal review process to determine which policy and regulation changes cannot be conducted internally and will require alterations to the Municipal Plan and Development Regulations.

At a minimum, the Town will revise permitting processes and development regulations for multi-unit development to streamline applications, in line with the 4th Best Practice (Prioritize/enhance development approval process). This is to include a review of different types of development and allowing for specific forms of multi-unit / missing middle development throughout the Town ‘outright’ (along collector streets, at intersections for example), eliminating the need for the discretionary use process and its associated hurdles. Further to this, the new Municipal Plan will include aspects that will incentivize additional units or alternate dwelling types (basement apartments / accessory dwellings / duplex / row dwellings, micro-homes) and Mixed Use Development. The Town intends to focus on its Town Centre area, multi-unit and mixed development, and allowing for additional types of alternative housing development (smaller homes / lots & accessory dwellings) and denser forms of development / infill development in this process. Additionally, opportunities for new commercial and industrial uses will be incorporated to ensure that additional employment opportunities and service and amenity offerings are made possible and easier to undertake under the new Plan and Development Regulations.

Finally, the Town will use this opportunity to protect important ecological regions within the Town in addition to those that are already protected. This will ensure that development that occurs as a result of this Action Plan and within the constraints of the new plan does not disturb important habitat and ecological areas within the Town and to protect them for years to come. The Town has already begun work with community partners to identify and assess wetland areas of the Town which are of importance and to be protected under the plan review process.

Expected Results

Start Date: Q4 2023	Estimated # of Units over 10 Years: 175
Completion Date: Q2 2025	Estimated # of Units over 3 Years: 30
Estimated Cost: \$250,000	

Other Expected Results:

Changes to the Municipal Plan and Development Regulations will allow for significant new developments to occur. Changes to the discretionary use classes, permitting a number of uses outright, and new regulations that allow for additional and denser development are anticipated to have a significant impact on both the total number of permits issued by the Town and especially the permits for denser development through the streamlined processes.

Evaluation Criteria:

Does this initiative support all the following objectives?

- ✓ Creating more supply of housing at an accelerated pace and enhancing certainty in the approvals and building process.
- ✓ Supporting the development of complete communities that are walkable consisting of appropriate residential density and a diverse mix of land uses providing access to a wide variety of amenities and services through public and active transportation.
- ✓ Supporting the development of inclusive, equitable and diverse communities that encourage clear pathways to achieving greater socio-economic inclusion largely achieved through the equitable provision of housing across the entire housing spectrum.
- ✓ Supporting the development of low-carbon and climate-resilient communities.

Explain how the initiative supports each: (3500 Character)

Housing Supply: Alterations to the Town’s Municipal Plan and Development Regulations, as well as the completion of Development Schemes incorporating residential areas to be implemented alongside the new plan, will be conducted in a manner that incentivizes additional housing development and lessens the planning barriers that can hinder or prevent development that meets the goals of this Action Plan. In particular, the Town will streamline the approval process for denser developments (multi-unit and missing middle type developments) to eliminate potential roadblocks such as the current requirement to go through the public notice process for multi-unit developments under the current regulations as a discretionary use in all areas of the Town. As well, the proposed Town Centre Development Scheme will prepare for the development of a dense and more diverse Town center area incorporating mixed use and multi-unit housing developments (apartment / condo buildings).

Complete Communities: This initiative will support the development of a more complete community through alterations to the municipal plan and development regulations, that identify and incentivize potential residential, commercial, and industrial opportunities. Additionally, the completion of Development Schemes for areas that will include both residential and commercial/industrial uses will allow for more employment opportunities and services and amenities to be located within the Town, particularly within the Town Center. The Town Centre development is intended to provide for a dense walkable core with a diverse mix of uses including residential, retail, office space, and other services.

Inclusive, Equitable and Diverse Communities: This initiative will take an approach to allow for a more streamlined process for densified development, such as a proposal to allow for accessory dwelling units in all areas of the Town. In addition to this, the Development Schemes being completed as part of this initiative, especially the Town Centre, will be completed with dense housing as key components.

Climate Resilience: This initiative will contribute to climate resilience through the plan alterations to incentivize denser housing development, as well as the completion of Development Schemes that will allow for more diverse housing and additional employment opportunities and access to amenities and services within the Town itself. These aspects will reduce the Town’s dependence on private septic systems associated with low-density development in the Town, reducing the greenhouse gas emissions of future development, and allow for access to more jobs, amenities, and services within the Town, ultimately reducing the need for longer distance travel to neighboring Towns and reducing greenhouse gas emissions. Further to this, alterations to the Municipal Plan will incorporate the findings of a review of areas within the Town that are ecologically important, such as wetlands, and protect them from development under this plan.

Duration: How long will it take to complete/implement the initiative?

This initiative will take 1-2 years to complete. This will allow time for the Town to conduct a public engagement process, develop the new plan based on this process and on meeting the goals associated with this Action Plan, and to enact and implement the new plan and Development regulations.

Timeliness: How long will it take to start to achieve additional permitted units as a result of the initiative?

The Town will begin to permit additional units within a 1-year time frame. As work to develop the plan gets underway and the public, council, and staff become informed of the housing priorities that will help to shape the new Plan and Development Regulations, there will be momentum created as a result to permit the types of development that are to be encouraged under the new plan prior to its adoption and within the existing Plan and Development Regulations.

Supply Impact: The extent to which the initiative will improve housing and community outcomes.

This initiative will have a significant impact on the Town’s housing supply, allowing the Town to solidify its housing plans for the next decade and ensure that the Town is prepared for development over the long term.

System Impact: The extent to which the initiative increases stability and predictability in the housing system.

This initiative will have a significant impact on Torbay’s housing market and will initiate the long-term systemic change necessary for continued sustainable housing development. Overall, this initiative will allow the Town to ensure that its housing goals are enshrined in the Plan and Development Regulations and remain in effect for the long term.

Milestones:

Milestone 1 – In Progress: Complete Public Consultation Process

Description: the Town in conjunction with its project consultant has commenced conducting public consultation events in association with the planned Municipal Plan and Development Regulations 10-year Review process. While the engagement component is ongoing, the actual drafting of a new set of policies and regulations had not commenced at time of the HAF-2 Funding Announcement in April. An opportunity for dialogue with the community is being provided to aid in developing the plan in a manner that incorporates the Town’s housing goals and listening to the wishes of the community. The Town is able to share its housing goals with the community and advocate for the inclusion of aspects of the Plan that will assist in achieving its goals, while allowing the public to contribute to the crafting of a plan that combines the Town’s goals with the feedback received from the public regarding their wishes and desires for the future of the Community.

There will also be opportunities for community groups to partake in the process, and it is anticipated that this portion of the Plan Review Process will aid in developing a social consensus around the need for more diverse housing in the community. As a whole, it will help the Town in accomplishing all of Best Practices #4, 5, and 7, by incorporating external insight into the review and changes to be made to permit processes, approval processes, and implementing overall flexibility to match the requests and ideas of residents and developers.

Start Date: Q4 2023 *Already started

Completion Date: Q2 2025

Milestone 2: Submit New Plan and Development Regulations for Provincial Release

Description: Following the initial public engagement process, a new Municipal Plan and set of Development Regulations will be crafted by the consultant in conjunction with the Town, developing a refined community housing improvement plan (Best Practice #8). This process will allow for the incorporation of the Town's goals as outlined in this Action Plan and will ensure this housing strategy links together the feedback from residents and developers from the public engagement process. Council at its special public meeting of September 9, 2024 endorsed this Housing Action Plan (as submitted here). Further to this, a Community Planning Table consisting of members of the community will remain engaged throughout this segment of the process as well. The Milestone is to submit the draft municipal plan and development regulations, which will incorporate a large number of systemic changes to the Town's housing plan, for provincial release by the Department of Municipal & Provincial Affairs.

Start Date: Q3 2024

Completion Date: Q2 2025