



Affordable Housing – Development Charges

SECTION: Budget & Financial	EFFECTIVE DATE: January 1, 2020
RECOMMENDATION NO.: Amended by GC206-21	COUNCIL APPROVAL: 229-21
SUBJECT: Affordable Housing – Development Charges	POLICY NUMBER: BUDGET&FINANCIAL-23

POLICY: The Town will provide for a rebate in Development Charges subject to the conditions outlined below.

The Development Charge paid in accordance with the current Development Charge By-law is subject to a rebate under the following conditions:

1. Property values are defined as Current Value Assessment as established by the Municipal Property Assessment Corporation (“MPAC”) and;
2. The Rebate is payable without interest when the owner notifies the Town in writing of the Current Value Assessment determined by MPAC. The payment may be different upon agreement, and;
3. The Rebate is payable only for dwellings constructed for permanent residential occupancy, that contain at least two dwelling units, and;
4. At least one dwelling unit in the building must meet the visitability requirements of Appendix “A”, and
5. A 100% Rebate is payable under the maximum value and dwelling sizes as outlined in the current Fees and Charges By-law for the Town of Huntsville, Affordable Housing Schedule.

OBJECTIVE:

To provide financial incentives for the supply of affordable housing.

SCOPE:

Applies to Development Charges payable under the current Development Charge By-law. The maximum number of residential dwelling units eligible for the rebate shall be 25 on a first come basis in any one calendar year, unless otherwise approved by Council, and subject to funds available in the current year approved budget.

RESPONSIBILITY:

The Treasurer is responsible for the administration of this policy. The Chief Building Official shall track the number of eligible residential dwelling units, which have been

granted a Rebate and shall report to Council once the maximum number has been reached or at year-end as an annual report.

Appendix A: BASIC VISITABILITY MANDATORY REQUIREMENTS

1. An Accessible Path of Travel

- A path of travel with a gentle grade (maximum 1:20 or 5%) from the street, sidewalk, back lane, or the dwelling unit's parking space to an accessible entrance into the dwelling unit. This dwelling unit's entrance may be located at the front, side, rear, or through the garage of the home. In certain situations, in order to gain access into the dwelling unit, a ramp may be required;
- The path of travel shall be firm, stable, and slip resistant;
- The path of travel shall be a minimum of 36" (915mm) in width (preferred 48" (1220 mm));
- The cross slope of the path of travel to be at a maximum of 1:50 or 2%;
- No steps shall occur along this path of travel; and
- No drop off or slopes over 1:20 shall occur along the edge of the path of travel.

2. A No-step Entrance Area

- An exterior landing entrance area with a minimum clear area of 5'-0" x 5'-0" (1525mm x 1525mm) (preferred 7'-6" x 7'-6" (2285 x 2285mm));
- A landing area that is firm, stable and slip resistant;
- A landing area that has a slope in any direction of no more than 1:50 (2%);
- One no-step entrance at the entrance door;
- A minimum 36" (915mm) width of the entrance door;
- A no or low profile threshold at the door. Raised thresholds of ¼" (6mm) or less do not require any special requirements. Thresholds over 6mm to a maximum of ½" (13mm) must be beveled at a maximum slope of 1:2 (50%). Less steep is recommended. Thresholds over ½" must be ramped similar to those requirements of curb ramps as outlined in the reference below;

3. Passable Interior Circulation on the Main Floor

- Interior doorways – minimum 32" (810mm) (Preferred 33 ½" (850mm)) clear width;
- Clear passage throughout with a minimum 36" (915mm) (preferred 48" (1220mm) clear width to access all main floor activity areas, including the washroom. Where a turn is required by a person using a wheelchair to access various rooms on the main floor – sitting, dining, entertaining and the washroom, the clear width should be at least 53" (1350mm).

A ramp may be used in existing situations where the elevation of the floor above grade is too great to be access a gently sloped walkway alone.

4. Access to a Main Floor Washroom

- A main floor washroom that a person using a mobility device, such as a wheelchair, can enter, close the door, and use the facilities. This would require a 5'-0" (1520mm) turning circle in front of the toilet with the washroom door not crossing the turning circle while being closed or opened;
- Clear space under wall-hung fixtures can be included in the 5'-0" (1520mm) requirement.
- Washroom must have at a minimum one sink and one toilet.