

Attachment 1 - Alternative Measures Considered:

*Please note that the effectiveness of each item was deemed not worth pursuing due to the high investment of resources, staffing constraints, unknown return, and timings. Purpose of this attachment is to demonstrate that all possible measures were investigated. Staff are not recommending these measures.

Implement Inclusionary Zoning in Transit-Accessible Areas:

- Major Transit Station Areas are areas surrounding higher-order transit stations within a defined radius, considered a walkable distance. They are designed to support higher densities and promote transit ridership.
- These areas are identified by the province. In order to consider this option, the Town would need to approach the province to have discussions regarding considerations to add certain identified areas within the urban boundary can be added to the province's list of major transit areas (ie. Via Station, 401 Hwy).
- Overall goal would be to require a percentage of affordable and attainable units in new developments near transit corridors and the downtown core.
- Helps increase affordable housing stock without direct municipal funding.
- Most effective method is to use this opportunity to expand upon Town's Transit System to expand area subject to Inclusionary Zoning.
- Financial Implications: Unknown, utilize staff time to make necessary changes to existing policies. – Limited in our ability to utilize due to significant amount of time it takes to implement.

Create a Planning Concierge or Navigator Role (Staff Position):

- A dedicated municipal staffer to assist with administrative organization of Planning Act applications. Can also assist applicants through the planning and building administrative process.
- Would also have the responsibility of reviewing applications for completeness prior to officially accepting applications and circulating them for review.
- Allows specialized and senior staff to focus on completing reviews and relieves them of administrative tasks.
- Especially useful for small developers or non-profits unfamiliar with municipal processes. This will assist with keeping costs down for affordable housing projects with tighter budgets.
- Will also assist existing Planning and Building Staff in ensuring the review process is more streamlined and effective.
- Financial Implications: Medium, new staff position in Development Division.

Create a Local Affordable Housing Reserve Fund:

- Use budget surpluses, land sales, or developer contributions to fund affordable housing.

- Create a minimum standard for number of Affordable housing units per hectare of developable area. Also create a Cash-in-lieu of Affordable Housing policy – all collected funds goes toward this reserve.
- Offers flexible financing for gap funding.
- Financial Implications: Medium to high, could utilize surplus funds for this reserve, and contribute additional funds as Council sees fit.

Create a Non-Profit Developer Incubator:

- Support or help launch local non-profit housing builders with technical expertise, seed funding, or land in the form of financial or technical support.
- Standardized reports and designs pre-approved by Staff to be supplied to non-profit housing builders.
- Inspired by Vancouver's Community Land Trust and Small Sites programs.
- Support for Co-op programs.
- Thought sharing/copy business model from Venture13's success with similar program from a business perspective.
- Financial Implications: High, need to cover these costs to assist in bringing not-for-profit housing projects forward.

Utilize Surplus Institutional/Commercial Properties for Housing:

- Shadowing the Edmonton model.
- Proactively identify schools, hospitals, or commercial plazas for adaptive reuse or redevelopment into housing.
- Includes collaboration with school boards and provincial agencies.
- Financial Implications: Medium.

Build a Housing Innovation Competition:

- Offer incentives for architects, developers, or students to propose creative, low-cost housing typologies suited to Cobourg.
- Winners can be offered land, grants, or pilot project opportunities. (ie. Tannery Lands)
- Financial Implications: Medium, need to create the necessary reporting and requests for advertising competition. Significant staff time may be required from numerous departments, including finance, engineering, planning etc.