

Municipality of Lakeshore – Report to Council

Chief Administrative Officer

Economic and Intergovernmental Affairs



To: Mayor & Members of Council
From: Ryan Donally, Division Leader – Economic and Intergovernmental Affairs
Date: October 2, 2023
Subject: Housing Affordability Task Force Response

Recommendation

Direct Administration to work with the Mayor to submit the Municipality's top five Housing Affordability Task Force Recommendations based on the comments provided by Council at the October 10, 2023 Council Meeting.

Background

On September 15, 2023, The Honorable Paul Calandra, Minister of Municipal Affairs and Housing, sent a letter to all Heads of Council requesting response for a ranking of the Municipality's top five recommendations to tackle the housing supply crisis (Appendix A – Minister Letter for Response). The Head of Council is requested to choose five of the 74 recommendations generated by the Housing Affordability Task Force (HATF) in February of 2022 (Appendix B – HATF 74 Recommendations). Rationale and comments are also encouraged to be submitted with the top-five list.

The Minister identified that Council endorsement is not required and that responses may be prepared by Heads of Council, reflecting their leadership role.

Although not included in the letter sent to Lakeshore, a version of the same letter posted to the Association of Municipalities of Ontario (AMO) website, and signed by the Minister, identified that if the ranked response is not returned by October 16th, 2023, the Municipality would not be eligible for funding investments under the \$1.2 billion Building Faster Fund. This request for response by all municipalities was reiterated by AMO in an October 3 email.

Also cited in the October 3rd email, AMO President, Colin Best, provided feedback to the Minister (Appendix C – AMO Letter to Minister). In the letter, AMO identified that it supports all but three of the HAFT Recommendations (Recommendation 12, 22, and 57.). AMO also recognizes the following recommendations for consideration, and provides the recommendations to assist the Mayors to identify their top-five recommendations:

Recommendations to Support Affordable Housing:

66. Create an Affordable Housing Trust from a portion of Land Transfer Tax Revenue (i.e., the windfall resulting from property price appreciation) to be used in partnership with developers, non-profits, and municipalities in the creation of more affordable housing units. This Trust should create incentives for projects serving and brought forward by Black- and Indigenous-led developers and marginalized groups.

67. Permit municipalities that have not passed Inclusionary Zoning policies to offer incentives and bonuses for affordable housing units.

- Allow cash-in-lieu payments for Inclusionary Zoning units at the discretion of the municipality.
- Require that municipalities utilize density bonusing or other incentives in all Inclusionary Zoning and Affordable Housing policies that apply to market housing.
- Permit municipalities that have not passed Inclusionary Zoning policies to offer incentives and bonuses for affordable housing units.

68. Encourage government to closely monitor the effectiveness of Inclusionary Zoning policy in creating new affordable housing and to explore alternative funding methods that are predictable, consistent and transparent as a more viable alternative option to Inclusionary Zoning policies in the provision of affordable housing.

Recommendations to enhance the supply of skilled trades:

53. Improve funding for colleges, trade schools, and apprenticeships, encourage and incentivize municipalities, unions and employers to provide more on-the-job training.

54. Undertake multi-stakeholder education program to promote skilled trades.

55. Recommend that the federal and provincial government prioritize skilled trades and adjust the immigration points system to strongly favour needed trades and expedite immigration status for these workers and encourage the federal government to increase from 9,000 to 20,000 the number of immigrants admitted through Ontario's program.

Recommendations to hold developers accountable for building:

51. Enable municipalities, subject to adverse external economic events, to withdraw infrastructure allocations from any permitted projects where construction has not been initiated within three years of build permits being issued.

Recommendations to streamline the approval process:

15. Establish provincewide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones, and planes; restore pre-2006 site plan exclusions (colour, texture, and type of materials,

window details, etc.) to the Planning Act and reduce or eliminate minimum parking requirements.

Comments

At the August 15, 2023, Council Meeting, Lakeshore Council approved in principle the Lakeshore Housing Action Plan as part of the Housing Accelerator Funding grant application. The action plan identified five strategic goals and 11 Initiatives. Administration has identified the most relevant HATF Recommendation to the initiatives identified by number under each of the initiatives.

- Goal 1: Increase the supply and diversity of housing options to meet the continued demand to live within the Municipality of Lakeshore.
- Goal 2: Improve the affordability of housing in both ownership and rental markets.
- Goal 3: Streamline municipal processes, policies, and approvals through the development and building process.
- Goal 4: Support the development of complete communities consisting of appropriate residential density and a diverse mix of land uses.
- Goal 5: Support the development of low-carbon and climate-resilient communities by providing access to a wide variety of amenities and services through public and active transportation.

Initiatives:

1. Streamlined licensing, regulation, and permitting processes for additional dwelling units (ADUs)
 - a. Recommendation 6
2. Promotion of infill developments in strategic locations
 - a. Recommendation 2
3. Community Improvement Plan in Belle River/County Road 22 Corridor
 - a. Recommendation 67 (3rd bullet)
4. Municipal Transit
 - a. Recommendation 11 (Removing Toronto)
5. Update Zoning By-law to Reduce Parking Space Requirements
 - a. Recommendation 15
6. Align Development Charges with Infrastructure/Servicing Costs
 - a. Recommendation 51, 52
7. Review the 2016 Affordable Housing Strategy
 - a. Recommendation 40, 66
8. Update Lakeshore's Development Manual
 - a. Recommendation 22
9. New and Enhanced Service Levels for Developers
 - a. Recommendation 24, 37, 58
10. Build Relationships with Housing-related Non-profit Organizations
 - a. Recommendation 48
11. Complete Water and Wastewater Master Plan and Incorporate Density Targets
 - a. Recommendation 2, 51

Financial Impacts

There is no direct financial impact related to this report. There is, however, significant risk for future penalization should the Head of Council not submit Lakeshore's top-five recommendations.

Attachments

- Appendix A – Minister Letter for Response
- Appendix B – HATF 74 Recommendations
- Appendix C – AMO Letter to Minister

Report Approval Details

Document Title:	Housing Affordability Task Force Response.docx
Attachments:	- Appendix A – Minister Letter for Response - Appendix B – HATF 74 Recommendations - Appendix C – AMO Letter to Minister
Final Approval Date:	Oct 5, 2023

This report and all of its attachments were approved and signed as outlined below:

Prepared by Ryan Donally

Approved by Justin Rousseau and Truper McBride