



THE CORPORATION OF THE MUNICIPALITY OF KINCARDINE

Subject: Housing Action Plan Development

Report Number: Strategic Initiatives-2021-01

Meeting Date: Monday, December 6, 2021

Recommendation:

THAT Council direct Staff and the Community Economic Development Committee to complete a Housing Action Plan that will be brought back to Council for consideration in 2022 as outlined in Report Strategic Initiatives-2021-01;

AND FURTHER THAT Council repeal Resolution #10/07/19 - 09 to establish a 3 member Ad Hoc Committee to examine Affordable Housing in Kincardine

Date to be considered by Council: Monday, December 6, 2021

Report Summary:

The report proposes that the Municipality of Kincardine develop a Housing Action Plan that would identify actions the Municipality could undertake to understand and address some of the housing challenges.

Origin: Resolution #10/07/19 - 09 establishment of an ad-hoc committee to examine the affordable housing issue.

Existing Policy:

Background/Analysis:

On October 7th, 2019, Council passed Resolution #10/07/19 – 09 recommending the establishment of an ad-hoc committee to examine affordable housing in Kincardine. The establishment of the ad-hoc committee was put on hold while the Municipality completed the Corporate Strategic Plan (Resolution 11/103/19 – 09).

Community consultation for the Corporate Strategic Plan and the Economic Development Strategy identified housing affordability, specifically rising housing costs and cost of living, as one of the community's greatest challenges.

Addressing housing challenges is a complex matter that involves multiple layers of government, private and public sector developers, non-profit organizations and community members. It's an issue that communities across the province are grappling to resolve and it's well recognized that it requires a dedicated commitment and resources that spans over many years.

At the October 21, 2021 Community Economic Development Committee (CEDC) meeting, the Committee identified Housing as one of the top 3 priorities for 2022. Within the Economic Development Strategy, Objective 5 states: 'Develop housing and supports for residents, population growth and community development'. The Strategy includes several actions that could potentially assist with the housing problem, however staff do not feel these actions are adequate to deal with the extent of the issue.

Staff are seeking Council's approval to proceed with the development of a Housing Action Plan that would build upon the actions contained in the Economic Development Strategy. The Action Plan would identify short-term and long-term actions aimed at increasing housing availability, including both rental and ownership options, and support more diverse housing stock in the Municipality, including more affordable options.

Recommended next steps:

Staff have outlined some tasks below that would be included in the development of the Housing Action Plan:

Environmental scan

- Review the Municipality of Kincardine's policies and by-laws to facilitate a range of dwelling units, including single family homes, semis, duplex, town houses, apartments and secondary dwelling units which encourages housing diversification and fosters affordability.
- Identify enablers and inhibitors in current municipal by-laws, policies and procedures related to the goal of increasing access to housing
- Conduct an environmental scan on policies and actions that other communities have undertaken to address housing issues e.g., tiny homes, mixed housing in new developments, restrictions around short-term rentals, incentives for affordable housing projects, etc.

Analysis

- Identify current and projected needs for housing within the Municipality, using information sources such as the Bruce County Growth Plan, Statistics Canada, Canadian Housing and Mortgage Corporation.

- Produce a profile of housing needs to understand the gap between what housing people need and what is supplied by the market.
- Produce data on the number of housing units anticipated over the coming years, based on current planning and development applications.

Identify key priorities and actions

- Understand the roles and responsibilities of the different levels of government in order to understand how to coordinate efforts.
- Utilize resources provided through the County of Bruce (i.e., Housing toolkit for municipalities and developers)
- Establish a process to engage and consult the public and community stakeholders to identify the most pressing priorities and actions to include in the Housing Action Plan.
- Research and identify potential funding opportunities and incentive programs to improve housing stock.
- Incorporate suggested revisions into the new Comprehensive Zoning By-law.
- Consider housing incentives in the development of a Community Improvement Plan in order to implement programs that support affordable housing.

Progress and timelines

Staff are recommending that the CEDC provide direction on the development of the Housing Action Plan, as opposed to establishing another ad-hoc committee. Staff are looking to conduct broad engagement of the community, interested organizations, government, realtors, and developers in early 2022 to gather input for the development of the Housing Action Plan. Council would be updated periodically throughout the process and the draft Housing Action Plan will be brought forward for Council's consideration in the summer of 2022.

Corporate Strategic Plan 2020-2025:

Ensure municipal policies reflect affordable housing needs and future sustainable development.

Financial Implications: Nil

Attachments: None.