

Staff Report to Council

Title: Ministry of Municipal Affairs and
Ministry of Housing Request Priorities
of the Affordable Housing Task Force
Recommendations

Report Number: -2023-28

Director: Chief Administrative Officer

Manager: Manager.

Meeting Date:
Wednesday, October 11, 2023

Date to be considered by Council:
Wednesday, October 11, 2023

Recommendation:

THAT Council direct staff to prepare a response to the Minister of Municipal Affairs that shares the top 5 recommendations identified by Staff through consultation with Bruce County.

Executive Summary:

Municipal Heads of Council received a request from the Provincial Minister for Housing to provide a top 5 priorities of the Housing Affordability Task Force's recommendations. Staff have worked with County of Bruce staff to establish a proposed top 5 for Council's consideration.

Strategic Priorities:

B.5-Evaluate and proactively plan for infrastructure to meet population growth and long-term sustainability

Financial Considerations:

There are no direct costs associated with this report.

Policy:

N/A – this is a request from the Minister to provide feedback related to housing affordability.

Context and Background Information:

On September 15, 2023, the Minister of Municipal Affairs and Housing issued a letter to Heads of Council of some municipalities to request feedback be provided to the Minister related to the Mayor's Top 5 recommendations from the 74 recommendations identified by the Housing Affordability Task Force.

The recommendations delivered in the Housing Affordability Task Force's report are organized around the following themes:

- More housing density across the province
- End exclusionary municipal rules that block or delay new housing
- Depoliticize the housing approvals process
- Prevent abuse of the housing appeals system
- Financial support to municipalities that build more housing

In Kincardine, this is being presented for all of Council's input in order to make submission to the Minister.

Staff have worked with Bruce County planning staff to aim for a coordinated approach, with the expectation that speaking with one voice in the region will help to communicate a cohesive message to the province.

At the time of writing this report, Bruce County Council is expected to have considered the Top 5 recommendations (see County staff report - <https://pub-brucecounty.escribemeetings.com/filestream.ashx?DocumentId=28710>). Staff are proposing the following recommendations to be identified as priorities for provincial implementation:

1. **Recommendation 3b)** Modernize the Building Code and other policies to remove any barriers to affordable construction and to ensure meaningful implementation (e.g., allow single-staircase construction for up to four storeys, allow single egress, etc.).
2. **Recommendation 26.** Require appellants to promptly seek permission ("leave to appeal") of the Tribunal and demonstrate that an appeal has merit, relying on evidence and expert reports, before it is accepted.
3. **Recommendation 31.** In clearing the existing backlog, encourage the Tribunal to prioritize projects close to the finish line that will support housing growth and intensification, as well as regional water or utility infrastructure decisions that will unlock significant housing capacity.
4. **Recommendation 42.** Provide provincial and federal loan guarantees for purpose [1] built rental, affordable rental and affordable ownership projects.
5. **Recommendation 43.** 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 building permits being issued.

The Housing Affordability Task Force's mandate was to identify actions to increase market housing supply and affordability. The report focuses on market housing, which is defined in

the report as homes that can be purchased or rented without government support. Affordable housing (units provided at below-market rates with government support) was outside the mandate of the task force.

Consultation Overview:

The Minister is seeking feedback from Heads of Council with their Top 5 Housing Affordability Task Force recommendations that have yet to be implemented.

Origin:

Minister Calandra letter to Head of Council (listed in Council's September 27, 2023, Consent Agenda)

Implementation Considerations:

There are no direct implementation considerations related to this report.

Risk Analysis:

There are no direct risks associated with submitting the requested prioritized list from the recommendations made to the Province from the Housing Affordability Task Force.

Attachments: Letter from Minister Calandra to Heads of Council

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