



## TOWNSHIP OF EDWARDSBURGH CARDINAL DISCUSSION ITEM

**Committee:** Committee of the Whole – Community Development

**Date:** October 2, 2023

**Department:** Community Development

**Topic:** Responding to the Housing Affordability Task Force’s Recommendations

**Background:** The Township received the attached letter from the Minister of Municipal Affairs and Housing, the Honorable Paul Calandra, regarding the 74 recommendations made by the Housing Affordability Task Force in 2022 (55 recommendations made within the report and 19 recommendations within the appendices). Minister Calandra asks that each municipality rank the top 5 task force recommendations that they feel would be, or have been, the most useful in increasing housing supply.

Please find attached to this report:

- Letter from the Honorable Paul Calandra, Minister of Municipal Affairs and Housing
- Top Five Housing Affordability Task Force Recommendations Form for Response
- Report of the Housing Affordability Task Force, February 8, 2022
- Progress on Recommendations to identify which items have been completed or partially completed, to date

To help facilitate discussion, staff have identified recommendations that they felt would benefit our Township. Recommendations are grouped by topic, as shown in the report.

### Require greater density

4. Permit “as of right” conversion of underutilized or redundant commercial properties to residential or mixed residential and commercial use.

### Depoliticize the process and cut red tape

21. Require a pre-consultation with all relevant parties at which the municipality sets out a binding list that defines what constitutes a complete application; confirms the number of consultations established in the previous recommendations; and clarifies that if a

member of a regulated profession such as a professional engineer has stamped an application, the municipality has no liability and no additional stamp is needed.

22. Simplify planning legislation and policy documents.

23. Create a common, province-wide definition of plan of subdivision and standard set of conditions which clarify which may be included; require the use of standard province-wide legal agreements and, where feasible, plans of subdivision.

#### Fix the Ontario Land Tribunal

27. c) Provide discretion to adjudicators to award full costs to the successful party in any appeal brought by a third party or by a municipality where its council has overridden a recommended staff approval.

30. Provide funding to increase staffing (adjudicators and case managers), provide market-competitive salaries, outsource more matters to mediators, and set shorter time targets.

42. Provide provincial and federal loan guarantees for purpose-built rental, affordable rental and affordable ownership projects.

#### Support municipalities that commit to transforming the system

48. The Ontario government should establish a large “Ontario Housing Delivery Fund” and encourage the federal government to match funding. This fund should reward:

- a) Annual housing growth that meets or exceeds provincial targets
- b) Reductions in total approval times for new housing
- c) The speedy removal of exclusionary zoning practices

50. Fund the adoption of consistent municipal e-permitting systems and encourage the federal government to match funding. Fund the development of common data architecture standards across municipalities and provincial agencies and require municipalities to provide their zoning bylaws with open data standards. Set an implementation goal of 2025 and make funding conditional on established targets.

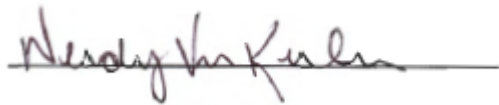
#### Improve quality of data

51. Require municipalities and the provincial government to use the Ministry of Finance population projections as the basis for housing need analysis and related land use requirements.

Additional Recommendations

Appendix B: • Develop and legislate a clear, province-wide definition of “affordable housing” to create certainty and predictability.

Appendix C: • Review surplus lands and accelerate the sale and development through RFP of surplus government land and surrounding land by provincially pre-zoning for density, affordable housing, and mixed or residential use.

A handwritten signature in black ink, appearing to read "Nancy Van Kester", written over a horizontal line.

Community Development Coordinator