



**SUBJECT:** City of Burlington's Response on the Housing Affordability Task Force's Recommendations

**TO:** Mayor and Members of Council

**FROM:** Corporate Strategy

Report Number: CS-17-23

Wards Affected: all

Date to Committee: n/a

Date to Council: October 5, 2023

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### **Recommendation:**

Receive and consider CS-17-23 as Burlington's draft response to the Housing Affordability Task Force's Recommendations inclusive of Appendices B and C, for purposes of preparing the Mayor's response to the request from the Honourable Paul Calandra, Minister of Municipal Affairs and Housing; and

Direct Community Planning and Government Relations staff to support the Mayor in preparation of the final response to the Minister prior to the October 16, 2023 deadline.

### **PURPOSE:**

To support the head of Council in providing a response to the Minister of Municipal Affairs with respect to the Housing Affordability Task Force's (HATF) recommendations.

### **Vision to Focus Alignment:**

- Increase economic prosperity and community responsive city growth
- Support sustainable infrastructure and a resilient environment
- Building more citizen engagement, community health and culture

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### **Background and Discussion:**

On September 15, the Honourable Paul Calandra, Minister of Municipal Affairs and Housing wrote to the heads of council throughout Ontario explaining that his ministry would be conducting a review of the Housing Affordability Task Force's (HATF)

recommendations. The letter is attached as Appendix A to this report. As part of this review the Minister has asked for the heads of council to provide:

- their position on the 74 recommendations (support or oppose),
- a prioritized list of the top five recommendations,
- suggestions on revisions to implemented recommendations, and
- advice on how some recommendations could or should be implemented with amendments.

A response has been requested by October 16. Responses not received by that date will disqualify municipalities from being eligible for the Province's \$1.2 billion [Building Faster Fund](#), announced at the annual Association of Municipalities of Ontario's Annual Conference in August.

In December 2021, the province assembled a nine-member task force, which included representatives of the development industry, the real estate industry, professional planning consultants, financial institutions, and housing advocates. Their mandate as outlined by the Premier in his announcement was to explore measures to address housing affordability by:

- increasing the supply of market rate rental and ownership housing;
- building housing supply in complete communities;
- reducing red tape and accelerating timelines;
- encouraging innovation and digital modernization, such as in planning processes;
- supporting economic recovery and job creation; and
- balancing housing needs with protecting the environment.

The HATF released their [final report](#) in February 2022. The report included 74 recommendations for how the housing crisis could begin to be addressed in Ontario.

### Initial Response

Community Planning report [PL-27-22](#), *Response to the Housing Affordability Task Force Recommendation Report*, outlined the City's response to the report and its recommendations. The report was submitted to the Ministry of Municipal Affairs and Housing in March 2022.

### 2022 – 2023: Changes in Planning Legislation, Regulation and Policy.

Over the last several months, there have been significant changes proposed to Planning legislation and policy in support of the Province's Housing Supply Action Plan and its commitment to build 1.5 million homes by 2031.

Council has approved the [Housing Strategy \(June 2022\)](#) and has considered and approved a wide range of submissions to ERO postings including a detailed [Housing Pledge submission](#). Please refer to [PL-45-23 Burlington Official Plan, 2020 Targeted Realignment Exercise – Initial Work Plan](#), (pages 2-4) which outlines the range of issues (both Regional and Provincial) and City responses submitted to the Province. For full details of individual submissions, reference should be made to appendices of each listed report.

In response to the Province's Housing Supply Action Plan a report titled: [Working Together to Build 1.5 Million Homes](#), written by Mike Moffatt, with funding from Ontario's Big City Mayors (OBCM) was released in August. The report identifies six critical needs:

1. Coordination: No one actor in the system can ensure that housing completions keep pace with population growth. All orders of government, the higher education sector, builders, developers, and the non-profit sector all play a vital role.
2. Ability: Building homes requires sufficient labour, materials, equipment, land, infrastructure, and capital. Not having enough plumbers, enough bathtubs, or money to pay for plumbers or bathtubs will prevent the necessary quantities of homes from being built.
3. Viability: Or, as developers ask, "will it pencil?" For-profit builders and developers will not build unless it makes economic sense for them to do so.
4. Productivity: There are some inputs to homebuilding where we may not be able to double or triple them quickly, such as specific types of skilled labour. Homebuilding in Ontario needs to be more productive and innovative.
5. Permission: The regulatory environment needs to allow housing to be built, with minimal delays, while producing them safely, protecting the environment, and creating great communities.
6. Non-Market Housing: There are housing needs that the market simply cannot meet. The limitations of the market create the need for governments and not-for-profit actors to build everything from supportive housing units to student residences and do so in sufficient quantities.

Taken together, significant new ideas and approaches to addressing the creation of new homes throughout the province provided staff an opportunity to consider the HATF again.

### **Strategy/process/risk**

Staff have reviewed the above noted material and have provided responses to the Minister's request in Appendix B. Staff have also provided additional information in

Appendix C related to options for the Province to consider in implementing a subset of the recommendations.

### **Options Considered**

Community planning staff has conducted a further review of HATF recommendations in response to Minister Calandra's request. Their recommendations, for consideration by the Mayor and council as part of the Mayor's response, are attached as Appendix B and C of this report.

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### **Financial Matters:**

As noted above a response is required to the Minister's letter to maintain local eligibility for the recently announced funding.

#### **Total Financial Impact**

Not applicable.

#### **Source of Funding**

Not applicable.

#### **Other Resource Impacts**

The long-term impacts of the proposed recommendations alongside other changes to the Planning System will continue to drive the need for significant analysis, reporting and effort from multiple service areas across various city departments.

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### **Climate Implications:**

On April 23, 2019, Burlington City Council unanimously passed a motion to declare a climate emergency. Broadly, the City has set out frameworks to provide for innovative solutions and opportunities to address local housing issues while making better use of existing infrastructure and services. This will be done through the provision of additional residential units and directing new housing options in locations designated for intensification, such as Major Transit Station Areas.

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### **Engagement Matters:**

Given the very tight timelines for the review of the HATF recommendations, engagement was limited to City departments.

## **Conclusion:**

Addressing the housing crisis is a shared responsibility and the City of Burlington is committed to doing its share to support the creation of more housing and more diverse housing options within Burlington. Collaboration and partnership with the Province and its Ministries, the Region of Halton, property owners, the development industry, residents, stakeholders and a wide range of agencies and institutions will be required to move forward. The City's approved Housing Strategy and Housing Pledge not only demonstrate our commitment to creating more housing but outline how the City together with our partners will deliver this new housing.

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Respectfully submitted,

Helen Walihura

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and

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## **Appendices:**

- A. Letter from the Honourable Paul Calandra, Minister of Municipal Affairs and Housing
- B. Draft Completed: Task Force Recommendation Chart
- C. Key ideas: Advice for Implemented Recommendations and Alternative Approaches

## **Notifications:**

Region of Halton, Town of Oakville, Town of Milton, Town of Halton Hills and the Ontario Big City Mayors Caucus

**Report Approval:**

All reports are reviewed and/or approved by Department Director, the Chief Financial Officer and the Executive Director of Legal Services & Corporation Counsel.