
SUBJECT: Feedback and follow up from Statutory Public Meeting, including revised proposed Affordable Rental Housing CIP to replace Appendix A to staff report DGM-24-25.

TO: Mayor Meed Ward and Members of Council

FROM: Development and Growth Management
Community Planning

Report Number: N/A

Wards Affected: N/A

Date to Committee: N/A

Date to Council: April 15, 2025

CIP Date: N/A

The purpose of this memo is to:

- Provide staff responses to submissions, delegations and discussions from March 19 to April 10, including the Statutory Meeting held on April 8, 2025, on the City's Draft Affordable Rental Housing Community Improvement Plan, including any changes recommended in light of submissions.
- Provide both a tracked changes and clean version of the final Affordable Rental Housing Community Improvement Plan. **To be clear Appendix A to this memo replaces Appendix A: Draft Affordable Rental Housing CIP to Staff Report DGM-24-25** to be considered for Council approval on April 15th.
- Share details about next steps and milestones and associated work that will be required to support the implementation of the Affordable Rental Housing Community Improvement Plan, should it be approved.

Draft Affordable Rental Housing Community Improvement Plan: Submissions, Delegations, and Discussions

Staff have reviewed the submissions, delegations and discussions that were received from March 19, the date of the release of the Draft Affordable Rental Housing CIP to several days after the Statutory Public Meeting. Please find staff responses in Appendix B – Staff Responses to submissions, delegations and discussions, organized by theme, including where changes are recommended to the final Affordable Rental Housing Community Improvement

Plan. One staff-initiated change is also highlighted and identifies that inadvertently the Community Improvement Project Area mapping that did not include the entire Urban Area. The mapping in the by-law and within the CIP has been modified.

A tracked changes version of the Draft Affordable Rental Housing CIP is attached as Appendix C. Where required, staff have made minor typographic edits and corrections as required which are shown in the tracked changes version.

Key Messages

Broader economic and market issues mean that new market rental and market ownership projects are not moving forward. The message was repeated a number of times reinforcing that anything the City can do to delay, defer or waive/exempt fees of all payment types could be a critical support along with the actions of other levels of government. The industry is clearly signaling they need help, and everything that the City can do is appreciated and together could make a critical difference.

Feedback repeated that the Affordable Housing definition, which is proposed to be consistent with the Development Charges Act Bulletin is a challenge. Staff acknowledge that given the messages about broader housing market challenges that affordability requirements further reduce project viability. Despite these messages staff continue to recommend the affordable housing definition and commit to monitoring, reporting.

Discussion at Committee, and feedback received through the survey submissions and from development partners underlined that the City is only one of many partners that need to work together to support the creation of new homes, and new affordable homes. No one entity can take on the challenge of creating new housing and creating new affordable housing alone. This aligns well with the City's Housing Strategy that underlines the need to define the City's role and area of influence. There is general consensus that the City should continue to pursue opportunities for advocacy with all levels of government, businesses and the banking sector. This work present opportunities for collaboration, defining shared responsibility and presenting solutions for moving forward.

For more details on all themes raised reference should be made to Appendix B.

Community Improvement Plan Implementation Considerations

If the Affordable Rental Housing Community Improvement Plan is approved a number of actions will be required to support implementation. While the CIP itself provides details on implementation a wide range of materials will need to be prepared:

- Marketing / Communication
- Updated materials reflecting final Council approved CIPs.
- Establishing Monitoring and Reporting processes
- Application forms, draft agreements, process maps and streamlined and simple approaches for applications will be required.

Several other next steps were identified in DGM-24-25 and are elaborated on below.

May Committee Cycle report

Staff Report DGM-24-25 identified a forthcoming staff report presenting recommendations for implementation of the CIP through HAF funding. For greater clarity here are the issues that will be addressed:

- Presenting a recommended HAF budget approach to meet HAF targets and implement approved CIP.
 - o Recommending an updated full budget and spending plan for the balance of 2025,
 - o Identifying which CIP programs are best positioned to achieve HAF priority targets and the associated recommended grant value and the total amount for each program recommended.
- Reflecting on HAF key principles set out in PL-82-24 titled Housing Accelerator Fund Implementation Budget and Update.
- Other relevant updates
- Next steps

Defining the TIEG Program

As set out in DGM-24-25 future work is required to define the proposed TIEG program. Work will begin after approval of the CIP to consider a wide range of issues related to the definition of a TIEG program this work includes but is not limited to:

- Investigating opportunities for Regional collaboration
- Investing in enhancements to existing City resources to support implementation
- Investigating opportunities to align the program with other opportunities including the City's Brownfield CIP and other initiatives.
- Discussion on the TIEG program could include further discussions about:
 - o Stacking opportunities with other programs with a careful understanding of value overall
 - o Details on the administrative side including administrative analysis.
 - o Parameters for the program
 - o Education on how TIEGs operate and how municipalities manage the demands of delayed tax revenue.

In anticipation of additional support required to implement a TIEG a small amount of funding from HAF is expected to be proposed to support implementation, resulting in implementation of the TIEG at the earliest by late 2026.

Defining a Budget Request

Though no further details are available at this time as identified in DGM-24-25 staff will seek an opportunity to prepare a budget business case for the 2026 budget to identify program priorities and propose City budget elements to support implementation of the Affordable Rental Housing CIP and the Brownfield CIP (outside of the HAF CIP Implementation).

Next Steps

Should Council approve the Affordable Rental Housing Community Improvement Plan, as modified, staff will expeditiously prepare the notice indicating appeal period.

If you have any questions, please contact staff.

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Attachments:

- A. Final Affordable Rental Housing Community Improvement Plan
- B. Staff Responses to submissions, delegations and discussions
- C. Draft Affordable Rental Housing Community Improvement Plan tracked changes version for reference

Notifications:

None.

Memo Approval:

All memos are reviewed and approved by the Commissioner, Head of Corporate Affairs, Chief Financial Officer, and Commissioner of Legal and Legislative Services/City Solicitor.