



DEVELOPMENT SERVICES MEMORANDUM

Page: 1
File:
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TO: MAYOR A. NUTTALL AND MEMBERS OF COUNCIL

FROM: M. BANFIELD, RPP, DIRECTOR OF DEVELOPMENT SERVICES, EXT. 5466

WARD: ALL

NOTED: B. ARANIYASUNDARAN, P. ENG., PMP, GENERAL MANAGER OF
INFRASTRUCTURE AND GROWTH MANAGEMENT

M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: UPDATE ON HOUSING ACCELERATOR FUNDING IN CANADIAN
MUNICIPALITIES AND FOURTH DWELLING UNIT AS A RIGHT

DATE: OCTOBER 25, 2023

The purpose of this Memorandum is to provide members of Council with an update on recent announcements by the Federal Government with respect to the Housing Accelerator Funding (HAF) grant applications for some Canadian Municipalities.

On August 16, 2023 Council adopted motion 23-G-185 as follows.:

- "1. That staff in Development Services, in collaboration with other departments, submit a Housing Accelerator Fund Action Plan that includes the initiatives as generally outlined in Appendix "A" to Staff Report DEV041-23, along with all additional required documentation to the Canadian Mortgage and Housing Corporation (CMHC) as the municipality's application under the Housing Accelerator Fund (HAF) program.
2. That the Mayor and Clerk be authorized to execute an agreement with CMHC should the municipality be approved for funding under the program.
3. That staff in Development Services report back to Council on a status update on the funding application.

To date, staff do not have an update on the City's HAF application, however there have been several announcements by the Federal Government providing funding to several municipalities: In Ontario: London (\$74 M), Brampton (\$114 M), Vaughan (\$59 M), Hamilton (\$93.5 M) and Halifax, Nova Scotia (\$79 M). In these instances, permissions for additional units on single lots have formed part of the approval process.

Other municipalities are proactively changing their zoning rules and permitting in anticipation of a decision on their Housing Accelerator application, such as Vaughn, Mississauga, Kitchener and Guelph. These municipalities passed motions in advance of entering into an HAF agreement to permit "as-of-right" permissions for up to four (4) residential units on a property wherever zoning permits single detached, semi-detached or street townhouse dwelling units.

CMCH has recently released the recommended the top 10 initiatives in which municipalities could incorporate into their applications to increase the chances of being a HAF recipient. The number one recommended/requested practice is to end exclusionary Zoning:

- Stop low-density zoning and regulation that excludes housing types such as affordable and social housing in residential areas.
- Encourage high density by allowing mixed-use development and high-density residential as-of-right within proximity to urban cores and transit corridors.
- This includes adopting by-laws to adopt more as-of-right zoning measures, from the number of units to storeys.

The full list can be found here and is summarized below: <https://www.cmhc-schl.gc.ca/professionals/project-funding-and-mortgage-financing/funding-programs/all-funding-programs/housing-accelerator-fund/top-10-housing-accelerator-fund-initiatives-municipal-roadmap>

1. End exclusionary zoning, as described above.
2. Make municipally owned lands available for housing.
3. Increase process efficiency by implementing new technologies or software to speed up development approvals, such as e-permitting.
4. Prioritized/enhanced development approval process for rental and affordable housing.
5. Comprehensive review of development charges and fee schedules.
6. Reduce or eliminate parking standards.
7. Eliminate restrictions related to height, setbacks, building floor area and others to allow a greater variety in housing types.
8. Develop affordable housing community improvement plans or strategies/plans for the rapid deployment of affordable housing.
9. Design and implement guidelines or pre-approved building plans for missing middle housing or specific accessory dwelling unit types such as laneway housing or garden suites.
10. Develop grant programs encouraging the development of housing types that align with the Housing Accelerator Fund such as missing middle, row homes, purpose-built rental and/or that promote new/innovative construction techniques (modular, pre-fab, mass timber construction, etc.).

Next Steps

While staff continue to advance the new Comprehensive Zoning By-law, it is anticipated that final approval of the new Zoning By-law would not align to be in place in advance of a possible HAF agreement by the Federal government. Council may wish to give consideration to items on the top ten list, in particular, permissions for up to four units per residential lot to demonstrate Barrie's commitment to getting more housing, built faster.