



Committee Minutes

Affordable Housing Task Force April 27, 2022 – 1:00 PM

The Affordable Housing Task Force met on the above date through electronic means with the following members in attendance:

Present: Warden Hicks, Councillors McQueen, Burley, Keaveney, Soever and O’Leary

Staff

Present: Kim Wingrove, Chief Administrative Officer; Anne Marie Shaw, Director of Community Services; Randy Scherzer, Deputy CAO; Mary Lou Spicer, Director of Finance; Scott Taylor, Manager of Planning Services; Liz Buckton, Senior Planner; Aaron Whitney, Manager of Facilities and Operations – Housing; Becky Hillyer, Planner; Heather Morrison, Clerk; Tara Warder, Deputy Clerk/Legislative Coordinator and Rob Hatten, Communications Manager

Call to Order

Chair McQueen called the meeting to order.

Declaration of Interest

There were no declarations made.

Reports

HDR-AF-07-22 14th Street West Supportive Housing Project – Draft Schematic Design

Anne Marie Shaw provided an update on the supportive housing project on 14th Street West in Owen Sound. Allan Avis Architects has provided a draft schematic design of the building that includes 12 supportive studio housing units, office space for staff and community supports as well as a hub area for various uses.

She provided an overview of the features of the units. Aaron Whitney noted that the preliminary design from the mechanical engineers has been received. A heat pump system will be used to provide heating and cooling to three units. The refurbished units will provide heating to the other spaces. The washrooms are designed to have the accessible turning requirements. A new roof will be put on the building to address existing leaks.

Questions were addressed regarding the shut offs for individual units for plumbing and heat. It was noted that a sprinkler system was not costed, because a sprinkler system is not required as per the building code. Staff could investigate whether there would be insurance savings realized because of the installation of a sprinkler system. All buildings in Grey County's portfolio have been grandfathered in as smoke free. Heat detectors will be installed. There will likely be an area outside of the building for people to smoke. The building will be pet friendly. Staff are working with the Canadian Mental Health Association (CMHA) on the programming model for the building.

Despite the supportive housing units being primarily for individuals, consideration would be given to couples living within a unit. Common areas will include couches, TVs, and there will be a meeting room which could be reserved for people to use. The ability to host meals in common spaces is also being considered.

There will be a fob system to access the building as well as to gain entry into some common areas of the building. There are plans to have a pergola or other outdoor space for tenants as well.

Security cameras will be present both inside and outside. Staff are working with CMHA to be able to provide 24-hour care/staffing on site. Applications will be made to the Ontario Health Team for funding on this service.

When the schematic design is approved, the architect will proceed with the exterior design, site plan and bid documents. Staff will submit for site plan approval with the City of Owen Sound when the next set of drawings are complete. Staff anticipate site plan approval and an RFP for contracted services will be tendered in May and construction beginning in June. The anticipated completion date is March 2023.

AF05-22 Moved by: Councillor Burley Seconded by: Councillor O'Leary

That Report HDR-AF-07-22 regarding the request for proposal for architectural services for the 396 14th Street Owen Sound project be received for information.

Carried

PDR-AF-17-22 Overview of Bill 109: More Homes for Everyone Act

Randy Scherzer presented the above noted report. Changes were released at the end of March and the province was seeking feedback until April 29, 2022. He noted that despite the bill having received Royal Assent on April 14, 2022, the Province is still seeking comments until April 29, 2022 on associated topics, including recommendations on how to deliver gentle density and support multi-generational communities, how best to support not for profit housing providers, and addressing housing needs in rural and northern communities.

This report provides a summary of changes and comments.

The approved Bill amends parts of the Development Charges Act, Planning Act, and other pieces of legislation.

Mr. Scherzer then summarized the key changes made to the Planning Act and provided comments on the other matters the Province is still seeking feedback on.

With regard to amendments to the Planning Act, changes have been made to site plan application approvals, zoning approvals, plan of subdivision approvals and the creation of a new Community Infrastructure and Housing Accelerator tool. Mr. Scherzer provided an overview of the changes.

Concern was expressed regarding the requirement to refund site plan applications if they are not approved within the prescribed timeframe as it could have the effect of revenue loss and shifting the cost of providing those services to taxpayers. If a municipality doesn't have all the information required for a site plan application, it may choose to refuse the application ahead of a looming deadline to avoid having to refund application fees. It could then force the applicant to reapply or appeal. The solution is to allow the flexibility of the municipality to work with applicants in order to avoid costly unintended consequences which could further delay development approvals. This was the practice prior to Bill 109 being passed. Staff recommend the province amend the legislation to remove the penalties around fees. It was noted that the intention of this was likely to accelerate the approval process for developments but the changes to Bill 109 could have the opposite effect.

A new tool has been established by the Province called the Community Infrastructure and Housing Accelerator (CIHA) Tool. The tool allows the Minister to expedite zoning changes for certain types of development if requested by a municipality. There will be guidelines established by the Minister prior to the tool being used.

Staff overviewed further changes to the legislation. It was noted that there is a need for a robust pre-submission consultation process.

Councillor Burley left the meeting at this time.

Staff spoke to the questions posed by the province around consultations related to housing and provided comments on those. The additional topics include housing needs in rural and northern municipalities, opportunities to increase missing middle housing with gentle density, including supports for multi-generational housing and access to provincial financing for not-for-profit housing providers.

AF06-22 Moved by: Warden Hicks Seconded by: Councillor Keaveney

That Report PDR-AF-17-22 regarding an overview of the ‘*Bill 109: More Homes for Everyone Act*’ be received; and

That Report PDR-AF-17-22 be forwarded onto the Province of Ontario as the County of Grey’s comments on Bill 109, More Homes for Everyone Act and the associated consultations posted on the Environmental Registry and Regulatory Registry through postings # 019-5283, 019-5284, 019-5285, 019-5286, 22-MMAH007 and 22-MMAH010; and

That the Report be shared with member municipalities and conservation authorities having jurisdiction within Grey County; and

That staff be authorized to proceed prior to County Council approval as per Section 25.6(b) of Procedural By-law 5003-18.

Carried

Correspondence

Correspondence from Ministry of Municipal Affairs and Housing –
New Regulatory Framework under the Community Housing
Renewal Strategy

AF07-22 Moved by: Councillor O’Leary Seconded by: Councillor Soever

That the correspondence from the Ministry of Municipal Affairs and Housing regarding a new regulatory framework under the Community Housing Renewal Strategy be received for information.

Carried

Other Business

Bimonthly reports for the Task Force

Anne Marie Shaw noted that staff will be providing bi-monthly reporting on the 14th St. project to give opportunity for feedback and updates.

Next Meeting Dates

June 24, 2022.

On motion by Warden Hicks and Councillor Soever, the meeting adjourned at 2:26 PM.

Paul McQueen, Chair