



Affordable Housing Strategy Implementation Committee

Minutes

AHSIC#01-22

Tuesday, May 10, 2022, 1:30 p.m.

(Electronic Meeting pursuant to Section 238(3.3) of the Municipal Act, 2001)

An electronic hybrid Affordable Housing Strategy Implementation Committee meeting, pursuant to Section 238(3.3) of the *Municipal Act, 2001*, of the Council of the City of Richmond Hill was held on Tuesday, May 10, 2022 at 1:38 p.m. via videoconference.

Committee Members present in Council Chambers:

Mayor West (Chair)
Councillor Muench (Vice Chair)

Committee Members present via videoconference:

Michael Clare
Gabe DiMartino
Ally Esmail
Cheryl Geness
Kathleen Mochnacki

Members of Council also present via videoconference:

Regional and Local Councillor DiPaola
Councillor Sheppard
Councillor Cilevitz
Councillor Chan

Staff Members present in Council Chambers:

G. Ekhtiari, Executive Assistant
S. Huycke, City Clerk
L. Sampogna, Council/Committee Coordinator
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

- D. Joslin, Interim City Manager
- S. Adams, Commissioner of Corporate and Financial Services
- K. Kwan, Commissioner of Planning and Infrastructure
- A. Dimilta, City Solicitor
- N. Khan, Director, Building Division and Chief Building Official
- P. Lee, Director, Policy Planning
- G. Li, Director, Financial Services and Treasurer
- S. DeMaria, Manager, Development - Zoning
- G. Greco, Manager, Real Estate
- H. Ng, Manager, Transportation and Traffic
- S. von Kursell, Manager, Policy
- C. Chu, Senior Planner - Policy
- B. Osler, Senior Economic Development Officer

1. Call to Order

In the absence of a duly appointed Chair and Vice-Chair, Stephen Huycke, City Clerk, called the meeting to order at 1:38 p.m. and called upon members of the Committee to appoint a Chair of the Affordable Housing Strategy Implementation Committee for the remainder of the 2018 to 2022 Term of Office.

1.1 Election of Chair and Vice Chair

Moved by: C. Geness

a) That Mayor West be elected as Chair of the Affordable Housing Strategy Implementation Committee for the remainder of the 2018 to 2022 Term of Council.

Carried Unanimously

Mayor West assumed the Chair at 1:39 p.m.

Mayor West called upon members of the Committee to appoint a Vice-Chair of the Affordable Housing Strategy Implementation Committee.

Moved by: A. Esmail

b) That Councillor Muench be elected as the Vice-Chair of the Affordable Housing Strategy Implementation Committee for the remainder of the 2018 to 2022 Term of Council.

Carried

2. Adoption of Agenda

Moved by: K. Mochnacki

That the agenda be adopted as distributed by the Clerk.

Carried Unanimously

3. Disclosures of Pecuniary Interest and General Nature Thereof

There were no disclosures of pecuniary interest by members of the Committee under the *Municipal Conflict of Interest Act*.

4. Minutes of Previous Meeting

Not applicable for this meeting.

5. Delegations

There were no delegations.

6. Scheduled Business

6.1 Proposed Prioritization of Action Plan for the Affordable Housing Strategy

6.1.1 Presentation by Sybelle von Kursell, Manager, Policy Planning, regarding Affordable Housing Strategy - Prioritization Action of Action Plan

Kelvin Kwan, Commissioner of Planning Infrastructure, extended welcoming remarks to Members of the Committee who represented various stakeholders in the housing industry, and acknowledged the representatives of Council as Members of the Committee. He advised of the important role that the Committee would play in developing appropriate strategies for the provision of affordable housing, and remarked that he looked forward to engaging discussions and recommendations by the Committee to staff for Council's consideration.

Sybelle von Kursell, Manager, Policy Planning, made a presentation to Committee regarding Prioritization of Action Plan for the Affordable Housing Strategy. She advised that the presentation was an overview of the Memorandum from Commissioner Kwan, Planning and Infrastructure, dated May 3, 2022, included as Agenda Item 6.1.2, that identified how the City intended to prioritize the 44 Actions of the Affordable Housing Strategy. She reviewed

the approach to develop the Strategy, and highlighted the Strategy goals, targets and actions, and proposed prioritization of the Action Plan.

Committee members extended appreciation to staff for the comprehensive presentation and acknowledged the housing crisis in Richmond Hill. They inquired as to whether the City had an action plan to educate the public on what was being initiated and the need for it; if there were studies completed that identified an individual minimum wage requirement to afford an affordable rental unit in the City; if there was updated Census data that could have been used for the studies; and if the City had established relationships with other levels of government in order to move forward with providing supportive housing.

A member of Committee shared her desire for the City to comply with Article 19 of the Convention on the Rights of Persons with Disabilities, and work towards being an inclusive community.

Members of Committee reviewed barriers to the development of affordable housing, and asked that the challenges be considered when developing specific tools. Committee discussed the affordable household income at the 60th percentile in Richmond Hill; affordable housing and rental prices being higher than what would be considered affordable in the community; the need to streamline and clarify the methodology to move forward and deliver a range of affordable housing options to the market; and inquired about the cost of building housing in the private sector.

Remarks were made with respect to the volatility in the real estate market and the difficulties to enable affordable housing. It was mentioned that housing attainability be considered as an option for homebuyers through a rent-to-own program that would allow them to get on the path toward home ownership while renting and remaining in the community close to family and friends.

Gabe DiMartino, representing BILD, shared his expertise in response to a question of Committee regarding the cost of building housing in the private sector.

Committee members acknowledged staff's hard work and agreed that there were opportunities to review a variety of potential options at the municipal level through public policy to make changes and bring down the cost of housing.

Moved by: M. Clare

a) That the presentation by Sybelle von Kursell, Manager, of Policy, regarding the proposed Prioritization of Action Plan for the Affordable Housing Strategy, be received and all comments referred back to staff.

Carried Unanimously

6.1.2 Memorandum from Commissioner Kwan, Commissioner of Planning and Infrastructure, dated May 3, 2022 regarding the Proposed Prioritization of Action Plan for the Affordable Housing Strategy

Moved by: M. Clare

That the Affordable Housing Strategy Implementation Committee recommends to Council:

a) That the Memorandum from Commissioner Kwan, Commissioner of Planning and Infrastructure, dated May 3, 2022 regarding the Proposed Prioritization for the Action Plan for the Affordable Housing Strategy, be received;

b) That the prioritization of action to implement the Affordable Housing Strategy, as outlined in the Memorandum from Commissioner Kwan, Commissioner of Planning and Infrastructure, dated May 3, 2022, and in Appendix A, be endorsed.

Carried Unanimously

6.2 Official Plan Update - Draft Official Plan Amendments related to Vision and City Structure, and Neighbourhoods, and their relevance to the Affordable Housing Strategy's Action Plan

Chun Chu, Senior Planner, Policy Planning, made a presentation to Committee highlighting the policy changes proposed by the Draft Official Amendment Vision and City Structure OPA 18.3, and Neighbourhoods OPA 18.4, and explained their relevance to the Affordable Housing Strategy.

Committee members extended their thanks to staff for the presentation and noted their support for the City's tools being proposed. Committee commented on the use of surplus lands and noted their desire to include future supportive housing to people who required an integrated environment that comprised of different lifestyles and mixed incomes and to avoid creating areas of low income housing. Committee noted their support for multi-tached housing and asked if supportive housing could be included in future developments. Committee further commented on having a policy context that protected and provided for good planning and community integration; the possibility of utilizing sites with existing walk-ups or low rise rental buildings that could be redeveloped for purpose-built rentals; implementing flex-units; and missing middle and gentle density housing being located closer to transit stations to avoid parking overflow or shortage.

Moved by: G. DiMartino

a) That the presentation by Chun Chu, Senior Planner, Policy Planning, regarding the Official Plan Update - Draft Official Plan Amendments related to Vision and City Structure, and Neighbourhoods, and their relevance to the Affordable Housing Strategy's Action Plan, be received and all comments referred back to staff.

Carried

6.3 Affordable Housing Strategy Implementation Committee Meeting Format for the Remainder of the 2018 to 2022 Term of Council

Moved by: M. Clare

a) That the Affordable Housing Strategy Implementation Committee confirm the format of meetings be held electronically, for the remainder of the 2018 to 2022 Term of Council.

Carried

7. Date of Next Meeting

The next meeting of Affordable Housing Strategy Implementation Committee will be held at the call of the Chair.

8. Adjournment

Moved by: K. Mochnacki

That the meeting be adjourned.

Carried

The meeting was adjourned at 3:36 p.m.