



**Affordable Housing Strategy Implementation
Committee**

Minutes

AHSIC#01-23

Tuesday, April 4, 2023, 1:30 p.m.

Council Chambers

225 East Beaver Creek Road

Richmond Hill, Ontario

An Affordable Housing Strategy Implementation Committee meeting of the Council of the City of Richmond Hill was held on Tuesday, April 4, 2023 at 1:30 p.m. in Council Chambers via videoconference.

Committee Members present in Council Chambers:

Mayor West - Chair
Ally Esmail
Kathleen Mochnacki

Committee Members present via videoconference:

Regional and Local Councillor DiPaola - Vice-Chair
Michael Clare
Cheryl Geness

Regrets: Gabe DiMartino

Also in attendance in Council Chambers:

Councillor Thompson
Councillor Cui

Also in attendance via videoconference:

Councillor Davidson
Councillor Cilevitz

Staff Members present in Council Chambers:

D. Joslin, City Manager
K. Kwan, Commissioner of Planning and Infrastructure
M. Flores, Director, Policy Planning

S. von Kursell, Manager, Policy
C. Chu, Senior Planner - Policy
S. Huycke, City Clerk
K. Hurley, Council/Committee Coordinator
C. Connolly, Legislative Services Assistant

Staff Members present via videoconference:

S. Adams, Commissioner of Corporate and Financial Services
T. Steele, Commissioner of Community Services
A. Dimilta, City Solicitor
E. Houdi, Chief of Staff
G. Li, Director, Financial Services and Treasurer

1. Call to Order

Mayor West, Chair of the Affordable Housing Strategy Implementation Committee, called the meeting to order at 1:30 p.m.

2. Adoption of Agenda

Moved by: K. Mochnacki

That the agenda be adopted as distributed by the Clerk with the following addition:

a) Memorandum from Kelvin Kwan, Commissioner of Planning and Infrastructure, dated March 30, 2023, regarding a Progress Update on the Action Plan for the Affordable Housing Strategy - (Item 6.3).

Carried

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

4.1 Minutes - Affordable Housing Strategy Implementation Committee Meeting AHSIC#01-22 held May 10, 2022

Moved by: M. Clare

a) That the minutes of the Affordable Housing Strategy Implementation Committee meeting AHSIC#01-22 held May 10, 2022, be received.

Carried Unanimously

4.2 Extract - Council Meeting C#23-22 held May 25, 2022

Moved by: M. Clare

a) That the extract from Council meeting C#23-22 held May 25, 2022, regarding the Memorandum from Commissioner Kwan, Planning and Infrastructure, dated May 3, 2022, with respect to the Proposed Prioritization of Action Plan for the Affordable Housing Strategy, be received.

Carried Unanimously

5. Delegations

There were no delegations.

6. Scheduled Business

6.1 Affordable Housing Strategy Update - Priority Actions Undertaken To Date, Implications of the *More Homes Built Faster Act (Bill 23)*, and Next Steps

- Presentation by Chun Chu, Senior Planner - Policy, and Sybelle von Kursell, Manager, Policy, Planning and Infrastructure

Kelvin Kwan, Commissioner of Planning and Infrastructure, provided introductory remarks regarding the Affordable Housing Strategy and Action Plan noting that a lot had changed since the last meeting in May of 2022 and that staff were looking forward to working with the Committee and hearing their comments regarding this significant issue.

Maria Flores, Director, Policy, introduced herself as well as Sybelle von Kursell, Manager, Policy, and Chun Chu, Senior Planner - Policy, from the Policy Planning Division who were working on this initiative and would be presenting to the Committee the Affordable Housing Strategy, Status Update on the Action Plan, at today's meeting.

Chun Chu, Senior Planner - Policy, noted the progress made to date on the implementation of the Affordable Housing Strategy and provided a detailed status update on the Action Plan highlighting completed, ongoing and in progress action items. She advised that the Handbook for Developing Affordable Housing had been updated, which was one of the action items, and that the Handbook contained updated affordable thresholds for rental and ownership housing and added new information about the Federal funding programs.

Sybelle von Kursell, Manager, Policy, addressed the impact of the *More Homes Built Faster Act* (Bill 23) on the Affordable Housing Strategy and Action Plan and reviewed legislative, regulatory, policy and other changes. She advised of the impact of Federal, Provincial and Regional programs on the Strategy and Action Plan, and noted actions that were awaiting conclusion based on the initiatives by other levels of government.

C. Chu concluded the presentation by providing a detailed overview of the action items that were underway, advised of the recommendation to receive the memorandum and presentation and refer all comments back to staff, and noted that the next meeting of the Committee was scheduled on July 4, 2023.

Committee members extended their thanks to staff for the extensive presentation and discussed the amended fees and reductions within the *Development Charges Act*, the impact on affordable housing, and the timeframe associated with Development Charges (DC's) on title; whether there would be a breakdown of the financial tools and incentives within the Community Improvement Plan (CIP) for home ownership and rental housing; goals and drawbacks of inclusionary zoning; and the requirement for a Peer Review of the Housing Needs Assessment, what that would entail and who would undertake the Peer Review.

Further discussion took place regarding what mechanisms would be put in place to maintain and ensure the affordability and price of a purchased housing unit long term and when the ownership was being transferred; updating and aligning the definition of "affordable" and potential implications of doing so; how Airbnb's would be addressed as an affordable housing option; what incentives were being put in place to build affordable housing; the purpose of conducting a Land Inventory within the municipality; the amendment to the *Planning Act* to permit additional residential units "as of right" and how that would support affordable housing; clarification on what the Community Benefits Charge Strategy entailed; and what partnerships were being considered.

Moved by: A. Esmail

a) That the presentation by Chun Chu, Senior Planner - Policy, and Sybelle von Kursell, Manager, Policy, Planning and Infrastructure, regarding the Affordable Housing Update be received, and all comments be referred back to staff.

Carried

6.2 Affordable Housing Strategy Implementation Committee Meeting Format for the Remainder of the 2022 to 2026 Term of Council

Moved by: M. Clare

a) That the Affordable Housing Strategy Implementation Committee confirm that meetings be held electronically for the remainder of the 2022 to 2026 Term of Council.

Carried

6.3 Memorandum from Kelvin Kwan, Commissioner of Planning and Infrastructure, dated March 30, 2023, regarding a Progress Update on the Action Plan for the Affordable Housing Strategy

Moved by: Regional and Local Councillor DiPaola

a) That the status update to the Action Plan for the Affordable Housing Strategy as outlined in this Memorandum and its appendix be received and all comments referred back to staff.

Carried Unanimously

7. Date of Next Meeting

The next meeting of the Affordable Housing Strategy Implementation Committee is scheduled for Tuesday, July 4, 2023 at 1:30 p.m.

8. Adjournment

Moved by: K. Mochnacki

That the meeting be adjourned.

Carried Unanimously

The meeting was adjourned at 2:46 p.m.