



Affordable Housing Strategy Implementation Committee

Minutes

AHSIC#02-23

Tuesday, July 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, July 4, 2023 at 1:30 p.m. via videoconference.

Committee Member present in Council Chambers:

Mayor West - Chair

Committee Members present via videoconference:

Regional and Local Councillor DiPaola - Vice-Chair

Ally Esmail

Kathleen Mochnacki

Michael Clare

Cheryl Geness

Regrets: Gabe DiMartino

Council Members also in attendance via videoconference:

Councillor Davidson

Councillor Thompson

Councillor Cilevitz

Staff Members present in via videoconference:

D. Joslin, City Manager

S. Adams, Commissioner of Corporate and Financial Services

K. Kwan, Commissioner of Planning and Infrastructure

T. Steele, Commissioner of Community Services

S. Huycke, Director, Legislative Services/City Clerk

G. Li, Director, Financial Services and Treasurer

M. Flores, Director, Policy Planning
L. Conde, Manager, Strategy and Government Relations
C. Chu, Senior Planner – Policy
M. Abrol, Coordinator, Strategy and Government Relations

Staff Members present in Council Chambers:

R. Ban, Deputy City Clerk
L. Sampogna, Council/Committee Coordinator
C. Connolly, Legislative Services Assistant

Stacy Hushion and Daniel Blazekovic, StrategyCorp, were also in attendance via videoconference.

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: C. Geness

That the agenda be adopted as distributed by the Clerk.

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#01-23 held April 4, 2023

Moved by: A. Esmail

a) That the minutes of the Affordable Housing Strategy Implementation Committee meeting AHSIC#01-23 held April 4, 2023, be received.

Carried

5. Delegations

There were no delegations.

6. Scheduled Business

6.1 Richmond Hill 2023-2027 Strategic Plan

- Presentation by Manpreet Abrol, Coordinator, Strategy and Government Relations, and Stacy Hushion, StrategyCorp

Manpreet Abrol, Coordinator, Strategy and Government Relations, provided introductory remarks regarding the Richmond Hill 2023-2027 Strategic Plan. He advised that the City was embarking on a new five year Strategic Plan that would set the City's vision, mission and goals through to 2027, that it would guide Council's decision making, inform work plans and annual budgets, and stated that as a Committee of Council, they were addressing the Committee for feedback. M. Abrol advised of the recent community engagement open houses as well as upcoming pop-up engagements over the summer, and introduced Stacy Hushion, StrategyCorp, who would be making the presentation.

Stacy Hushion, StrategyCorp, addressed Committee and provided an overview of the project, explained what a strategic plan was, the timeline of the strategic planning process, and outlined the different stakeholders, community members and group engagements. She reviewed how the community could participate through a variety of engagement options, and noted this was an opportunity for the Committee to provide input toward the community's future. She concluded the presentation by providing some questions for Committee's consideration that could initiate discussion and feedback.

Committee members extended their thanks to staff for the presentation, and discussed the difference between a strategic plan and an official plan. Committee provided feedback to staff and the consultants which included: to enhance community support by ensuring inclusivity for seniors and for people with disabilities/vulnerabilities; to provide supportive housing in a centralized location while keeping in mind impacts of noise pollution arising from vehicular traffic; ensure that employment lands would be well proportioned in the City; and that the City assist proponents of affordable housing with facilitation of municipal regulations as well as in financial areas.

In addition, questions were asked on whether other municipalities were being approached on their affordable housing action plan and if they had any successes that could be shared with the Committee for consideration; whether a list of Richmond Hill affordable housing providers was compiled

so that a session could be scheduled for their input on the Strategic Plan process; and if the Strategic Plan had a mechanism to implement a system that could ensure perpetual housing affordability.

Members of Committee acknowledged the housing supply and affordability crisis in York Region, remarked on how Richmond Hill's implementation plan would assist in addressing the affordable housing supply; and noted the need to increase the rental market. It was further noted that a Strategic Plan should include a statement that demonstrated the City's commitment to minimize shelter and food insecurity so that future generations could continue to live in the City. Committee members also noted that they were pleased to see that some recently considered development applications by Council included an affordability component.

Moved by: K. Mochnacki

a) That the presentation by Manpreet Abrol, Coordinator, Strategy and Government Relations, and Stacy Hushion, StrategyCorp, regarding the Richmond Hill 2023-2027 Strategic Plan, be received and all comments referred back to staff.

Carried

6.2 Update on Select Action Items of the Action Plan for the Affordable Housing Strategy

- Presentation by Chun Chu, Senior Planner, Policy Planning

Chun Chu, Senior Planner, Policy Planning, made a presentation to Committee regarding the progress made to date on select Action Items of the Action Plan for the Affordable Housing Strategy. She provided detailed information on potential City-owned lands for affordable housing; the approach and criteria for identifying potential sites; and statistics on potential sites, noting that staff would report back on the results in October of 2023. She further provided details on the purpose, timing and status of the Community Improvement Plan (CIP) for affordable housing and sustainable design (Action Items 5.1 and 5.2); the Peer Review for Inclusionary Zoning (Action Item 2.1); and the four Centre-Specific Official Plan Amendments (Action Item 2.10). C. Chu reviewed updated information on the City's affordable ownership and rental housing thresholds, noting that the information was provided from the Region of York, and concluded by outlining staff's recommendations and the upcoming meeting date of the Committee.

Committee members extended their thanks to staff for the presentation, acknowledged staff's work on the analysis of identifying City-owned lands to meet the housing crisis, and discussed the number of potential sites that were identified that met the criteria of development for affordable housing; the criteria for identifying potential sites, specifically the proximity to a CN railway; and requested clarification on whether City-owned buildings not in use were considered as part of the potential sites; if there was a plan in place to determine who would develop affordable housing on a specific site; whether supportive housing was being explored with the affordable housing strategy; and what the City's role would be if they built subsidized housing.

Further discussion took place regarding newly updated thresholds for ownership and rental housing, and what the necessary minimum wage would be to rent an apartment in the City; consideration of modular housing, walk-up apartments, and accessible units on the ground floor; future revitalization of fire stations and to consider adding housing units above the station; if a sunset clause was included in the Action Plan; and if a sewer and water allocation control could be implemented to expedite approvals for development applications, in order to commit to getting units built faster, in accordance with Bill 23, *More Homes Built Faster Act, 2022*.

Moved by: C. Geness

a) That the presentation by Chun Chu, Senior Planner, Policy Planning, regarding an update on Select Action Items of the Action Plan for the Affordable Housing Strategy, be received.

Carried

7. **Date of Next Meeting**

The next meeting of the Affordable Housing Strategy Implementation Committee is scheduled for Tuesday, October 17, 2023 at 1:30 p.m.

8. **Adjournment**

Moved by: K. Mochnacki

That the meeting be adjourned.

Carried

The meeting was adjourned at 2:51 p.m.