



MEMBER MOTION

Section 5.4.4(b) of Procedure By-law

Meeting:	Council Meeting
Meeting Date:	October 25, 2023
Subject/Title:	Housing Accelerator Fund
Submitted by:	Mayor West

Whereas the City of Richmond Hill, the Region of York and other municipalities across Ontario and Canada are facing an affordable housing crisis, due to a number of external factors;

And Whereas City of Richmond Hill Council passed the [Affordable Housing Strategy](#) which is a multi-phased and multi-pronged strategy for the City to work with the building and development, and non-profit sector to create affordable housing in the private housing market in Richmond Hill and be consistent with good planning principles;

And Whereas Council has appointed seven members to the [Affordable Housing Implementation Committee](#) comprised of two members of Council and five members representing key stakeholder groups involved in the provision of affordable housing to advise staff and Council on ways to address this crisis;

And Whereas the Federal Government has made funds available through the Housing Accelerator Fund (HAF) to provide funding to local governments for initiatives aimed at increasing affordable housing supply and supporting the development of complete, low-carbon and climate-resilient communities that are affordable, inclusive, equitable and diverse;

And Whereas in [2021 Council acted and adopted an amendment to the Official Plan and permit up to 3 residential units](#) on a ground-related residential property;

And Whereas the [Province of Ontario, through Bill 23, the More Homes Built Faster Act, 2022](#), has allowed up to 3 residential dwelling units on a “parcel of urban residential land” containing a single detached house, semi-detached house or townhouse.

And Whereas the City has received correspondence from the Federal Minister of Housing, Infrastructure and Communities dated October 16, 2023 (copy attached to the Motion) in response to Richmond Hill's application for funding under the HAF program indicating that in order to unlock further housing supply in Richmond Hill and to meet the goals of the funding program, in addition to the action items proposed by the City, the City is requested to:

- Legalize four units as-of-right city-wide; and
- Allow up to four storeys as-of-right within 800 metres of rapid transit and where MTSA's do not extend to a walkable radius of 800 metres.

And Whereas the majority of the City's Major Transit Station Areas (MTSA) along the Yonge Street and Highway 7 priority rapid transit corridors generally represent an 800 metre distance around the corresponding transit station which is equivalent to a 10 minute walk;

And Whereas each MTSA is unique, and may have unique historical, environmental and/or established physical contexts and community fabric that positively influences built form within the MTSA;

And Whereas the City's Affordable Housing Strategy recommends that staff explore the use of a Community Improvement Plan to incentivize purpose-built rental, additional residential units, and affordable housing, in areas where inclusionary zoning is applied, or city-wide (Action 5.1);

And Whereas, due to ongoing meetings with government officials occurring prior to the October 25, 2023 Council meeting, it was not possible to submit this Member Motion to the Clerk by noon one (1) week prior to the Meeting as required by Section 5.4.4(b) of the Procedure By-law;

And Whereas the Housing Accelerator Fund is a matter related to a significant financial deadline that requires a decision or direction from Council prior to the next regular meeting of Council on November 8, 2023;

Now Therefore Be It Resolved That:

Council direct staff to propose an amendment to the City's Official Plan and Zoning By-law to permit up to four (4) residential units on a property wherever zoning permits single detached, semi-detached or townhouse dwelling units. The implementing zoning by-law may prescribe additional criteria such as servicing capacity to support the proposed units for consideration by Council as soon as permitted by the statutory requirements of The Planning Act.

1. Council direct staff to propose an amendment to the City's Official Plan and Zoning By-Law to allow up to four (4) storeys "as-of-right" within an MTSA along the Yonge Street and Highway 7 priority transit corridors where there is a mixed-use centre or corridor designation in the Official Plan with permissions for building heights of 3 storeys or greater.
2. Council direct staff on an expedited basis to conduct community and stakeholder consultation and assessment of impacts to infrastructure capacity be undertaken as part of this work to obtain feedback prior to making a recommendation to Council.

3. Council direct staff to further engage the Federal and Provincial Government to explore all opportunities including incentivizing residents with programs that would allow the City to expedite and deliver affordable housing units to ensure Richmond Hill is a community with a number of housing options for current and future residents.

Moved by: Mayor West

Seconded by: