

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 22, 2023

Item 3, Report No. 9, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on February 22, 2023, as follows:

By receiving the following Communications:

C12. Irene Ford, dated February 14, 2023; and

C16. Irene Ford, dated February 15, 2023.

3. MUNICIPAL HOUSING TARGET AND MUNICIPAL HOUSING PLEDGE, MORE HOMES BUILT FASTER ACT, 2022

The Committee of the Whole recommends that consideration of this matter be deferred to the Committee of the Whole meeting of March 8, 2023.

Recommendations

1. THAT Council endorses the Housing Pledge substantially in the form as attached in Attachment 2 and authorizes the City Clerk to forward the Housing Pledge to the Minister of Municipal Affairs and Housing.

Committee of the Whole (2) Report

DATE: Tuesday, February 14, 2023 **WARD(S):** ALL

TITLE: MUNICIPAL HOUSING TARGET AND MUNICIPAL HOUSING PLEDGE, MORE HOMES BUILT FASTER ACT, 2022

FROM:

Wendy Law, Deputy City Manager, Legal and Administrative Services & City Solicitor
Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

Minister Steve Clark has requested that the City of Vaughan commit to a Housing Pledge to facilitate the construction of 42,000 new homes in the City by 2031, in support of the Province's 1.5 million new homes target over the next ten years. This report provides information of the City's development approval process and initiatives that would enable the City to meet this housing target.

Report Highlights

- Bill 23, the *More Homes Built Faster Act, 2022* received Royal Assent in November 2022 and supports the province's newest Housing Supply Action Plan with the goal of increasing housing supply and providing attainable housing options.
- The Action Plan seeks legislative and other changes that will create more housing, streamline development approvals, remove barriers, and accelerate planning to realize the Province's goal of achieving 1.5 million new homes over the next 10 years.
- The Minister of Municipal Affairs and Housing has asked the City of Vaughan to demonstrate its commitment to accelerating housing supply by developing a Municipal Housing Pledge and taking the necessary steps to facilitate the construction of 42,000 new homes in the City by 2031.
- The City has already taken several initiatives to achieve a leaner and more efficient development approvals process and is well-positioned to meet the housing target.

Recommendations

1. THAT Council endorses the Housing Pledge substantially in the form as attached in Attachment 2 and authorizes the City Clerk to forward the Housing Pledge to the Minister of Municipal Affairs and Housing.

Background

Bill 23, the More Homes Built Faster Act, 2022 (“Bill 23”) was introduced by the Minister of Municipal Affairs and Housing on October 25, 2022 and received Royal Assent on November 28, 2022. It is described by the Ministry as an action to advance the province’s plan to address the housing supply by building 1.5 million new homes over the next 10 years. This Bill supports the province’s newest Housing Supply Action Plan with the goal of increasing housing supply and providing attainable housing options.

To implement the 1.5 million homes target, the Ministry has asked the City of Vaughan to demonstrate its commitment to accelerating housing supply by developing a Municipal Housing Pledge and taking the necessary steps to facilitate the construction of 42,000 new homes in the City by 2031 as described in Attachment 1.

Previous Reports/Authority

[Streamline Development Approval Fund, April 12, 2022](#)

[Bill 109, More Homes for Everyone Act, April 12, 2022](#)

[Amendments to the City of Vaughan Site Plan Control By-Law 123-2103 to Address Changes Made to the Planning Act by Bill 109, More Homes for Everyone Act, 2022, June 21, 2022.](#)

[Performance Excellence and Accountability, November 22, 2022](#)

[Bill 23, More Homes Build Faster Act, 2022, November 23, 2022](#)

Analysis and Options

The City has already taken several initiatives to achieve a leaner and more efficient development approvals process. Together these initiatives will help Staff in improving processing times for planning applications, ultimately bringing on approvals in a more-timely manner to assist with coordination efforts to increase the supply of homes across the province.

Meeting the Housing Target

The City of Vaughan is well-positioned to meet the housing target. Vaughan continues to provide a relatively stable market as new units continue to be planned and approved. The focus must be to ensure that once Council approves units, they are then built.

In 2022, the Planning and Growth Management Portfolio received 287 development applications, corresponding to **\$14.9 million** in fees. In three of the secondary plan areas (Table 1), there are currently 55,702 units pending approval by OLT or City Council as of January 2023.

Table 1: Number of Dwelling Units Currently under review.

Geographic Area	Number of Units Under Review
Vaughan Metropolitan Centre (VMC)	19,281
Yonge and Steeles	14,916
Weston / 7	21,505
Total	55,702

The City will very likely be successful in achieving the proposed unit targets, as demonstrated by the historic trend over the last 5 years averaging 5,586 units per year. The following table presents the number of approved units (Draft Plan and/or Site plan allocated units) over the last 5 years (Table 2).

Table 2: Numbers of Dwelling Units Draft Approved in the Past Five Years

Year	Draft Approved units
2018	5546
2019	8289
2020	2761
2021	3637
2022	7698
Total	27,931

Through the implementation of the proposed planning process initiatives, the City of Vaughan will continue to be in the position to approve the overall target of 42,000 new homes in the City of Vaughan by 2031, with a target of approximately 4,200 each year.

Improving the Development Application Process

On January 19, 2022, Premier Ford announced the Streamline Development Approvals Fund (SDAF) as a funding opportunity to help Ontario's 39 largest municipalities modernize, streamline and accelerate processes for managing and approving housing applications. Subsequently, the City received a letter noting its eligibility to receive up to \$1,000,000 for development approval initiatives such as e-permitting systems, temporary staff to address backlogs, online application portals, and other projects.

Utilizing this funding opportunity, the City engaged KPMG LLP to help implement changes to the development application review process in response to Bill 109. In consultation with City staff, recommendations are being developed to enhance the application and review process. A report summarizing these initiatives will be brought forward to Council in late Spring 2023.

The City has implemented or plans to implement a number of initiatives that will improve the planning process, including streamlined process guidelines for the public and staff, maximized return on investment with the AMANDA system online application portal, improvement in GIS Data management, improved development data to make more informed decisions and recommendations, and improved efficiency in processing of higher quality complete development applications. See Attachment 2 for more information on the proposed initiatives.

Commitment to the Housing Pledge

The pledge is not intended to be a land-use planning document. The Pledge will be made available to the general public and approved by municipal council to help codify Council's commitment to meeting the municipal housing target. The Pledge provides important information that showcase the strategies and actions that the City will adopt in order to prioritize and accelerate housing.

The City recognizes the importance of monitoring housing supply on a regular basis to track progress towards planning and developing complete communities while conforming to Provincial supply requirements. The City commits to tracking progress to meet the housing targets.

Servicing to Support the Housing Pledge

It is important to note that York Region Official Plan, as just approved by the Minister of Municipal Affairs and Housing on November 4, 2022, forecasts the City of Vaughan to growth from 340,700 to 407,300 persons between 2021 and 2031, or a net growth of 66,600 persons, or approximately 22,200 units if an average 3 persons per unit is applied. The Pledge of 42,000 dwelling units by 2031 is a significant increase, which requires all services, e.g. water, wastewater, road, and transit capacities to increase accordingly. Much of them is not within the jurisdiction of the City of Vaughan. It remains unclear as to how the required infrastructure will be provided to meet the new housing target.

Financial Impact

There is no financial impact with this report. The proposed initiatives to achieve the Housing Pledge have been funded by the Streamline Development Approvals Fund (SDAF).

Broader Regional Impacts/Considerations

The City works in a coordinated effort with the Region to increase the supply of homes. The City will continue to work with the Region on streamlining approvals in the context of Bill 109, use of standardized Terms of References and a more robust Pre-application consultation process.

Conclusion

In response to the enactment of the *More Homes Built Faster Act, 2022* (Bill 23), this report provides the background on the 1.5 million new homes in the next ten years target identified by the Minister of Municipal Affairs and Housing.

This report presents how the City of Vaughan will continue to demonstrate actions to accelerate the housing supply and a commitment to a Municipal Housing Pledge to take the necessary steps to facilitate the construction of 42,000 new homes in the City by 2031.

With Council endorsement of the Housing pledge, the City will continue to advance initiatives to streamline the development planning process and meet the housing targets.

For more information, please contact:

Christina Bruce, Director, Policy Planning and Special Programs, Planning & Growth Management Portfolio. Christina.bruce@vaughan.ca or 905-832-8585 ext. 8231.

Attachments

1. Letter from Minister Clark, Ministry of Municipal Affairs and Housing, October 2022.
2. City of Vaughan, Housing Pledge

Prepared by

Christina Bruce, Director, Policy Planning and Special Programs, ext. 8231

Approved by



Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Nick Spensieri, City Manager



Wendy Law, Legal and Administrative
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**Ministry of
Municipal Affairs
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Ontario

234-2022-4625

October 25, 2022

**City Clerk
City of Vaughan
2141 Major Mackenzie Drive
Vaughan Ontario L6A 1T1**

**Subject: Municipal Housing Targets and Municipal Housing Pledges
City of Vaughan: 42,000**

Dear Todd Coles,

Our government is taking bold and transformative action to get 1.5 million homes built over the next 10 years.

To help fulfill this commitment, we have announced and are implementing More Homes Built Faster: Ontario's Housing Supply Action Plan 2022-23. This plan includes a suite of legislative and non-legislative changes across government that will help unlock more housing, streamline development approvals, remove barriers, accelerate planning, and further protect homebuyers and owners.

To support the new action plan, we have introduced the **More Homes Built Faster Act, 2022**, which, if passed, would ensure that cities, towns, and rural communities grow with a mix of ownership and rental housing types that meet the needs of all Ontarians.

To achieve the goal of building 1.5 million homes, large and fast-growing municipalities, including yours, are being assigned a **Municipal Housing Target**. While municipalities have taken significant steps in increasing their housing supply, Ontario needs an unprecedented amount of housing to meet current demand and that of generations to come. Our government requires a commitment from our municipal partners to do their part in providing housing for future population growth.

To implement the 1.5 million homes target I am asking the City of Vaughan to demonstrate its commitment to accelerating housing supply by developing a **Municipal Housing Pledge** and take the necessary steps to facilitate the construction of 42,000 new homes in your community by 2031. I ask that you bring this letter to the attention of your Head of Council so that your municipality is positioned to deliver its pledge to me, the Minister of Municipal Affairs and Housing, by the March 1, 2023, deadline. See the info sheet attached to this letter for information and considerations in developing a Municipal Housing Pledge.

Pledges will provide important information that showcase the strategies and actions that municipalities choose to adopt in order to prioritize and accelerate housing. Our government intends to use your pledges to monitor and track progress so we can continue to play a role in supporting municipalities and removing barriers to housing development.

Our government recognizes the key role that municipalities will play in implementing Municipal Housing Targets through their Municipal Housing Pledges and know that you share the desire to bring more housing to the people of Ontario. We are committed to addressing the policy and implementation barriers you may encounter as you develop your pledges and I encourage you to reach out to Wendy Ren, Executive Lead, Municipal Policy/Program Collaboration, at Wendy.Ren@ontario.ca or 437-995-7094, if you have any questions, comments, or suggestions.

I look forward to working together to increase housing supply for all Ontarians.

Sincerely,



Steve Clark
Minister

Encl.

c: The Honourable Michael Parsa, Associate Minister of Housing
Kate Manson-Smith, Deputy Minister
Ryan Amato, Chief of Staff, Minister's Office
Joshua Paul, Assistant Deputy Minister, Housing Division

Info Sheet: Considerations in Developing Municipal Housing Pledge

The pledge is not intended to be a land-use planning document, and its development should not require external technical expertise. The format and language used in the pledge should be accessible to the general public. The pledge is intended to be approved by municipal councils and should help codify Council's commitment to meeting their municipal housing target.

Municipalities can leverage new and existing policy tools as they develop housing pledges and work towards their housing targets.

Below is a non-exhaustive list of potential strategies and actions that municipalities may include in developing their housing pledges. There may be additional opportunities based on local circumstances and the Province is interested in hearing about those ideas and creative solutions.

- Strategies to encourage and promote gentle intensification to enable and expedite additional residential units in existing residential areas
- Outline ways in which funding under provincial programs, such as the Streamline Development Approval Fund (SDAF) or Municipal Modernization Program (MMP), has been used to streamline existing municipal development approval processes
- Information on municipal development approval timelines and whether municipalities are being appealed for non-decisions
- Identify potential measures where current lack of infrastructure capacity (e.g., water/wastewater servicing) may limit future housing development
- Strategies to use municipal surplus lands
- Commitment to plan for, fund, and approve (where applicable) specific critical municipal infrastructure to support growth and new housing (e.g., water, wastewater, transit etc.), which may include expanded capacity as well as fully new facilities/assets
- Priorities for strategic and site-specific planning decisions to expedite housing in priority areas (e.g., around transit stations and in transit-serviced areas)
- Update zoning by-laws to permit a greater range of housing to be built without the need for costly and lengthy rezoning applications
- Municipalities may also consider existing tools such as the Community Infrastructure and Housing Accelerator, [Community Planning Permit System](#), Major Transit Station Areas, and Protected Major Transit Station Areas.

Below are some of the potential components of a municipal housing pledge. Municipalities are free to choose, alter, or add any new components that seem reasonable. Pledges can be represented in the form of plain text, tables, charts, maps, or a combination of them.

- Municipal Housing Target

- Planned and proposed Municipal Initiatives
- Initiative Owner and Additional Stakeholders
- Context and Description of How Initiative Accelerates Housing
- Number of units per initiative and housing type
- Considerations (Barriers, Implementation, Risks, etc.)
- Potential Mitigation Strategies and Proposal to Accelerate Housing
- Potential Reporting and Monitoring Measures

The deadline for municipalities to submit housing pledges to the Minister of Municipal Affairs and Housing is March 1, 2023.

Municipal housing pledges are intended to be public documents and it's anticipated that municipalities will post them online.

Municipalities can contact Ministry staff with any questions and for clarification.

Attachment 2: City of Vaughan Housing Pledge

To implement the 1.5 million homes target, Ministry of Municipal Affairs and Housing has asked the City of Vaughan to demonstrate its commitment to accelerating housing supply by developing a Municipal Housing Pledge and taking the necessary steps to facilitate the construction of 42,000 new homes in the City by 2031.

Vaughan continues to provide a relatively stable market as new units continue to be planned and approved. The Pledge showcases the strategies and actions that the City will adopt in order to prioritize and accelerate housing.

Our pledge:

- Identifies the required initiatives to achieve the target of 42,000 new homes in the City of Vaughan by 2031, with a target of approximately 4,200 each year.
- Acknowledges that through the implementation of the following planning processes the City of Vaughan will continue to be in the position to approve the overall target.
- Is not intended to be a land-use planning document.
- Is made available to the public.
- Commits staff to regular monitoring and tracking progress to meet the housing targets.

The following table presents initiatives that demonstrate commitments to streamlining the development application process to ensure we meet the required housing targets.

Initiatives	Description
Delegated Site Plan Approval	<ul style="list-style-type: none"> • Changes to the Planning Act effective as of July 1, 2022, required the mandatory delegation of site plan control decisions to staff. • To address and comply with the legislative changes, amendments were made to the City's Site Plan Control By-law 123-2013 to delegate all site plan control decisions in respect of applications submitted on or after July 1, 2022 to municipal staff instead of council.
Completion of Secondary Plans for Key Areas of Growth	<ul style="list-style-type: none"> • Completion of Secondary Plans for Key Areas to guide development including working towards the completion of the Weston 7 Secondary Plan and update to the Vaughan Metropolitan Centre Secondary Plan
Establishing Standardized Operating Procedures	<ul style="list-style-type: none"> • Creation of Standardized Operating Procedures for Planning processes to ensure timely delivery and consistent approaches

Initiatives	Description
Creating Project Management Toolkit and templates	<ul style="list-style-type: none"> • Create Project Management Toolkit and templates including circulation guidelines, standardized comment matrix and formalizing meetings structures for planning applications
Creating Terms of References	<ul style="list-style-type: none"> • Preparation of guidelines (i.e., Terms of Reference) for development-related reports
Update and Utilization of AMANDA	<ul style="list-style-type: none"> • Improvements to Citizen Portal for AMANDA, including Online Payment fees • Purchase of AMANDA licenses and maintenance of software for Planning Staff
Improved Software for review of applications	<ul style="list-style-type: none"> • Purchase of Blue Beam Revu software licenses for staff for use to improve the review of applications and consistency with Building Standards reviews.
GIS Improvements	<ul style="list-style-type: none"> • Improvement of GIS systems to build an interface for open data on development and building permit applications to provide real time information for staff
Updating the Pre-Application Consultation Process	<ul style="list-style-type: none"> • Review of the pre-application consultation process in response to Bill 109 legislative amendments