

Committee of the Whole (2) Report

DATE: Wednesday, March 8, 2023 **WARD(S):** ALL

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

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

Council at its meeting of February 22, 2023, adopted the following recommendation (Item 3, Report No. 9), without amendment:

Recommendation of the Committee of the Whole of February 14, 2023:

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

Report of the Deputy City Manager, Legal and Administrative Services & City Solicitor and Deputy City Manager, Planning and Growth Management, dated February 14, 2023:

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:

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Attachments

1. Letter from Minister Clark, Ministry of Municipal Affairs and Housing, October 2022.
2. City of Vaughan, Housing Pledge
3. Communications from Council meeting of February 22, 2023

Prepared by

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