



DATE: March 3, 2023

TO: Mayor and Members of Council

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

RE: **COMMUNICATION – Committee of the Whole (2), March 8, 2023**
Item #13, Report #14

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

Recommendation

The Deputy City Manager, Planning and Growth Management and the Deputy City Manager, Administrative Services and City Solicitor recommend:

1. THAT the Municipal Housing Target and Municipal Housing Pledge, More Homes Built Faster Act, 2002 (Deferred) report on the March 8, 2023 Committee of the Whole (2) agenda be replaced with Attachment 1 to this communication.

Background

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.

The report has since been revised with additional staff analysis.

For more information, contact Christina Bruce, Director of Policy Planning and Special Programs at ext. 8231.

Respectfully submitted by

A handwritten signature in black ink, appearing to read "Haiqing Xu". The signature is fluid and cursive, with a long, sweeping tail on the final letter.

Haiqing Xu, Deputy City Manager,
Planning and Growth Management

A handwritten signature in black ink, appearing to read "Wendy Law". The signature is cursive and somewhat compact.

Wendy Law, Deputy City Manager,
Legal and Administrative Services & City Solicitor

Attachments:

1. MUNICIPAL HOUSING TARGET AND MUNICIPAL HOUSING PLEDGE, MORE HOMES BUILT FASTER ACT, 2022 (DEFERRED)



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**

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 staff analyses and recommendations.

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 confirm the City of Vaughan will take necessary steps to facilitate the construction of 42,000 new homes in Vaughan by 2031; and
2. THAT Council authorize the City Clerk to forward this report and the City of Vaughan 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 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 achieve the 1.5 million homes target, the Ministry has asked the City to take necessary steps to increase housing supply and demonstrate its commitment by submitting a Municipal Housing Pledge to facilitate the construction of 42,000 new homes in Vaughan (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

1.) Where does the 42,000 unit pledge come from?

Ontario’s target to build 1.5 million homes in the next 10 years was first raised by a Housing Affordability Task Force Report commissioned by the Minister of Municipal Affairs and Housing and released in February 2022. The 29 municipalities make up 80 percent of Ontario’s current population. A total of 1,229,000 of the 1.5 million new homes has been allocated to these municipalities. The Minister has asked each of the municipalities to submit a pledge to facilitate the construction of the number of new homes as required. The City of Vaughan is requested to pledge a total of 42,000 new homes by 2031.

2.) What is the City of Vaughan doing to increase housing supply?

The City of Vaughan remains a highly attractive destination for both residents and developers. Between 2017 and 2022, the City of Vaughan approved 27,931 dwelling units through draft plans of subdivisions (Table 1).

Table 1 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

As a result of the TTC subway extension, Vaughan Metropolitan Centre (VMC) continues to grow at a phenomenal rate with a total of 19,281 additional dwelling units currently under review. Many more residential units are being considered or planned for through a number of secondary plans, including Weston 7 Secondary Plan, Yonge-Steeles Corridor Secondary Plan, Vaughan Mills Centre Secondary Plan, and Promenade Centre Secondary Plan. These secondary plan areas would deliver an additional total of close to 50,000 dwelling units, most of which are expected to receive draft plan approval before 2031.

The City has also been working closely with major transit providers in the planning of Major Transit Station Areas (MTSA), as well as future GO station areas. It is expected that the total number of dwelling units being considered for approval before 2031 far exceeds the number of dwelling units request by the Minister.

3.) What has the City of Vaughan done to streamline planning approvals

The City has taken several initiatives to achieve a leaner and more efficient development approvals process, which ultimately bring on approvals in a timelier manner to help increase housing supply.

City of Vaughan is one of Ontario's 39 largest municipalities to receive funds from the Streamline Development Approvals Fund (SDAF), announced by the Premier in January 2022, to help modernize, streamline and accelerate the development approval process. Up to \$1,000,000 will be provided to the City for development approval initiatives such as e-permitting, online application portals, temporary staffing, and other relevant projects.

Utilizing this funding opportunity, the City has engaged KPMG LLP to help implement changes to the development approval process in response to Bill 109, the More Homes for Everyone Act, 2022. A series of recommendations are being developed to enhance the application and review process.

The City also has a number of ongoing initiatives that will improve the planning process, including a streamlined process guidelines for staff and the public, maximized return on investment with the AMANDA system (the City’s new online application portal), improved GIS Data management, and improved development tracking, and improved control mechanism to ensure quality submissions of planning applications. See Attachment 2 for more information on the proposed initiatives.

The City has also been collaborating closely with other municipalities to standardize terms of reference for planning studies, which will help reduce or eliminate rounds of resubmissions of planning applications.

4.) Can the City make a commitment to deliver 42,000 new homes by 2031?

The City of Vaughan is well-positioned to meet the new housing target. Vaughan continues to provide a relatively stable market as new units continue to be planned and approved. The City will very likely be successful in achieving the proposed unit targets at approximately 4,200 unit each year, as demonstrated by the historic trend over the last 5 years averaging 5,586 units per year. Staff are of the opinion that it is important for the City to make this commitment for the following reasons:

- 1) It enhances the City’s commitment to work with the Province to increase housing supply and improve housing affordability.
- 2) It showcases the strategies and actions that the City will adopt in order to prioritize and accelerate housing supply.
- 3) It places the City in a better position to be considered and/or included in Federal and Provincial programs that provide financial and other incentives to offset the costs.
- 4) It recognizes the importance of monitoring housing supply on a regular basis to track progress.

5.) Does the Housing Pledge conflict with the Official Plan growth target?

According to Vaughan Official Plan (2010), the City is forecasted to grow 167,300 new residents and 103,900 new jobs between 2006 and 2031 (Table 2).

Table 2. Forecasted Population and Employment Growth between 2006 and 2031

	2006	2016	2021	2026	2031
Population	249,300	329,100	360,400	388,800	416,600
Employment	162,200	226,000	248,900	257,600	266,100

The City had a total population of 323,100 in 2021, is less than what was forecasted in the Official Plan. To achieve the 2031 population target, the City will need to grow an additional 93,500 people. Assume there would be 3 persons per unit, approximately 31,167 dwelling units would be needed, which is approximately 10,833 short of the 42,000 unit Municipal Housing Pledge target.

At this point, there is no Provincial direction that the Municipal Housing Pledge will replace the population forecast in the City's Official Plan, nor is the City required to update its Official Plan forecast to reflect the Municipal Housing Pledge. The City is simply being asked to build additional housing to meet the Provincial goal of building a total of 1.5 million new homes by 2031. While delivering additional dwelling units beyond the Official Plan target is always a challenge, it is expected approving the additional 10,833 units can be achieved based on the current development trends and intensification opportunities identified in Vaughan.

6.) *What are the potential challenges to accelerate housing supply?*

a.) Servicing to support the Housing Pledge

Pledging 42,000 dwelling units by 2031 will accelerate growth in Vaughan, which requires the delivery of all relevant services, e.g., water, wastewater, road, and transit to be accelerated accordingly. Since much of these services is not under the City's jurisdiction, it remains unclear as to how the additional servicing capacities required will be provided to meet the new housing target by 2031.

b.) Market fluctuations

Between 2018 and 2022, the City approved a total of 27,932 dwelling units through draft plans of subdivisions, but only 9,988 units have sought and received building permits. While there are various reasons for developers not to seek permits, e.g., unable to fulfill draft plan conditions, fail to meet Ontario Building Code requirements, changing market conditions, or internal financial issues, it is a good indication that the City of Vaughan, as an approval authority, does not have control over how soon the approved new homes can be delivered.

Financial Impact

There is no financial impact with this report. The proposed initiatives to achieve the Housing Pledge (Attachment 2) 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 new housing target to delivery 1.5 million new homes by 2031, as 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 the Minister 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, Deputy City Manager,
Legal and Administrative Services & City Solicitor

**Ministry of
Municipal Affairs
and Housing**

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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.

City of Vaughan Housing Pledge

To implement the 1.5 million homes target, the 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:

- City of Vaughan identifies the required initiatives to achieve the target of 42,000 new homes in the City of Vaughan by 2031, with a target of 4,200 each year.
- City of Vaughan acknowledges that through the implementation of the following planning tools, it will continue to be in the position to approve the overall target.
- City of Vaughan acknowledges that this pledge is not intended to be a land-use planning document.
- City of Vaughan commits that staff will monitor and track progress to meet the housing target.

The following initiatives demonstrate commitments to streamlining the development application approval process to ensure that the City of Vaughan meets the required housing targets:

Delegated Site Plan Approval

- 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

- 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.

Establishing Standardized Operating Procedures

- Creation of Standardized Operating Procedures for Planning processes to ensure timely delivery and consistent approaches.

Creating Project Management Toolkit and Templates

- Create Project Management Toolkit and Templates including circulation guidelines, standardized comment matrix and formalizing meetings structures for planning applications.

Creating Terms of Reference Documents

- Preparation of guidelines (i.e., Terms of Reference) for development-related reports.

Update and Utilization of AMANDA system

- Improvements to Citizen Portal for AMANDA system, including Online Payment fees.
- Purchase of AMANDA licenses and maintenance of software for Planning Staff

Improved Software for review of applications

- 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

- Improvement of GIS 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

- Review of the pre-application consultation process in response to Bill 109 legislative amendments.

Use of Community Infrastructure and Housing Accelerator (CIHA) Tool

- The Community Infrastructure and Housing Accelerator (CIHA) Tool is being explored for planning processes.
- A report was considered by Committee of the Whole (1) on February 28th, 2022 to introduce the guidelines and scope of work to use the CIHA tool.

Signed this _____ day of _____, 2023.

Steven Del Duca, Mayor