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**Date:** December 13, 2018

**To:** Mayor and Council

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**RE:** Introduction of the Affordable Housing Strategy

**Report No.:** PDS 2018-065

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## **AIM**

To provide the Mayor and Council with an overview of the proposed Kingsville Affordable Housing Strategy. (Appendix A)

## **BACKGROUND**

As the result of the Mayor's Roundtable on Affordable Housing in February of 2018, ongoing discussion of how to provide affordable housing, online survey results and past proposals involving affordable housing development and intensification administration was tasked with the development of an affordable housing strategy. The purpose of the strategy being the development of a more detailed plan in combination with action items to be incorporated into the Kingsville Official Plan. This would provide better guidelines for the provision of affordable housing in both new subdivisions and in the assessment of intensification and infilling proposals in existing residential areas.

## **DISCUSSION**

Both the Kingsville and County of Essex Official Plan have existing provisions supporting the development of affordable housing and establishing minimum required guidelines derived from provincial policy. To date new residential development has not fully addressed the provision of affordable housing. Efforts on the intensification front have met with significant public push back in part due to the lack of a long-term plan.

The strategy outlines a number of recommended action items that be undertaken, the majority of which are short-term and can be implemented over the next 12 to 18 months. The action items also utilize a number of existing policies or tools available to the Town

such as fee reduction, secondary dwelling unit policies and the in process 5-year Official Plan Review.

The introduction of the Strategy is also timely in that it addresses a recent notice of motion from Council, 'directing administration to investigate and report back to Council the feasibility of adopting a policy, similar to the recently approved policy in Windsor on Secondary Suites, to help ease the affordable housing shortage, based on compliance with both Building Code and Fire regulations.'

The Town of Kingsville adopted Secondary Dwelling unit policies in 2016 via Official Plan Amendment #5. This policy addressed requirements outlined in the Planning Act to permit secondary dwelling units in residential zones, in part as an affordable housing mechanism. The policies adopted in Windsor were to address this requirement which first surfaced in 2012.

Secondary dwelling unit policies are included as one of the action items in the Strategy for a couple of reasons; 1) comments received as part of the affordable housing strategy survey indicated that this should be encouraged to promote the provision of additional rental units; and 2) because there has not been a significant uptake on the establishment of secondary dwelling units which may be due in part to a lack of knowledge of the potential use. Supplementary to that a review of the existing regulations may also be necessary to determine if there are limiting factors in the regulations.

## **LINK TO STRATEGIC PLAN**

Manage residential growth through sustainable planning.

## **FINANCIAL CONSIDERATIONS**

There are no immediate financial impacts to the Town as most of the action items will be addressed through policy review or development by staff or as part of the 5 year Official Plan Review. Reduced permit fees and development charges are already addressed through reserves that are in place for that purpose.

## **CONSULTATIONS**

CAO and management staff. The draft strategy was also posted on the Town's website for review by the public. The final draft has also been available for review and comment since mid December.

## RECOMMENDATION

It is recommended that Council:

Receive the report on the introduction of the affordable housing strategy, and

Adopt the Affordable Housing Strategy and direct staff to begin implementation of the actions items, and

Direct administration to make the necessary updates and changes to the Kingsville Official Plan as outlined in the Affordable Housing Strategy.

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