

Town of Halton Hills' Housing Pledge

9,500 units by 2031

Ministry of
Municipal Affairs
and Housing

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234-2023-4155

August 22, 2023

Your Worship
Mayor Ann Lawlor
Town of Halton Hills
annl@haltonhills.ca

Dear Mayor Lawlor,

Subject: Municipal Housing Pledges and Targets, Strong Mayor Powers and Building Faster Fund

Town of Halton Hills: 9,500 Homes

All levels of government play an important role in solving Ontario's housing crisis. That is why, on June 16th of this year, I asked the Town of Halton Hills, along with 20 other municipalities, to demonstrate its commitment to accelerate housing supply by identifying a locally appropriate housing target (i.e., new housing units) to meet current and future housing needs to 2031; and to develop a Municipal Housing Pledge to increase and accelerate housing supply.

Further to my letter in June, the Ministry has now set a specific housing target for the Town of Halton Hills of 9,500 new homes constructed in your community by 2031. I am asking you, as head of council, to respond in writing by October 15, 2023 confirming your commitment to meet this target.

To further support municipalities in delivering much-needed housing, the government will also extend **Strong Mayor** powers to the 21 municipalities with newly assigned housing targets, provided that the head of council has committed in writing to meet their provincially assigned target.

To be clear, I am still requesting that your Municipality prepare and submit to the Ministry a **Housing Pledge** by December 15, 2023 that showcases the strategies and actions that it will take in order to achieve the above housing target. I encourage you to complete this critical work without delay to help build the homes Ontarians need and deserve.

Ministry Letters to Mayor Lawlor

June 16, 2023, letter

- Request Town identify a locally appropriate Housing Target to 2031.
- Request Town develop a Municipal Housing Pledge.
- December 15, 2023, deadline.

August 22, 2023, letter

- Advising that a Housing Target of 9,500 units by 2031 had been assigned.
- Advising that the Strong Mayor powers would be extended should Mayor commit in writing to meet the assigned target by October 15, 2023.
- Introduced \$1.2 billion Building Faster Fund.
- Continue to seek Housing Pledge by December 15, 2023.

Ministry Letters continued...

- September 15, 2023, letter to Mayor Lawlor:
 - Notes February 2022, Housing Affordability Task Force final report.
 - Task Force made 74 recommendations to Province.
 - Letter asks Mayor for her position on all 74 recommendations.
 - Letter asks Mayor to rank top five recommendations to increase housing supply.
 - Deadline to complete chart – October 16, 2023.
 - If chart not submitted by deadline, Town would be disqualified from eligibility for the Building Faster Fund.

Draft Housing Pledge



Completion of Secondary Plans for key areas of growth.



Undertaking the Official Plan Review.



Commencement of the Guelph Street Corridor Planning Study (2024).



Commencement of the Acton Downtown Planning Study (2025).



Additional Residential Unit policies (updated in 2019).

Draft Housing Pledge continued...



Exploring the development of Town owned surplus lands.



Developing a Housing Action Plan.



Council previously approved giving delegated authority to the Commissioner of Planning & Development with respect to minor zoning applications and temporary use by-laws.



Development processing updates completed in response to Bill 109 requirements.



On-going initiatives to digitize the development review process and develop a Growth Monitoring Model.

Key Considerations

- To meet 9,500 target, an average of 1,055 units required to be constructed per year (2023-2031).
- Lake-based water and wastewater infrastructure (controlled by Halton Region) won't be available until end of 2025.
- Vision Georgetown lands not “building permit ready”:
 - Ontario Land Tribunal appeals to be resolved – ETA Q4 2023
 - Zoning By-law Amendment and Subdivision approvals remain
 - Pre-servicing and subdivision agreements required

Housing Completions			
Year	Halton Hills	Halton Region	Municipal Share
2013	224	3212	7.0%
2014	295	3619	8.2%
2015	172	2231	7.7%
2016	291	3409	8.5%
2017	208	4267	4.9%
2018	160	4492	3.6%
2019	164	3208	5.1%
2020	31	3338	0.9%
2021	163	3963	4.1%
2022	284	2115	13.4%

Key Considerations continued...

- The Town will not be able to achieve the targets on an annualized basis over the next 3 years.
- Raises questions about Town's ability to access the Building Faster Fund.
- Staff recommend that the Minister be advised of these significant challenges facing the Town and request that the Town remain eligible for funding.



