#### Town of Halton Hills' Housing Pledge

#### 9,500 units by 2031

Ministry of Municipal Affairs and Housing Ministère des Affaires municipales et du Logement Bureau du ministre

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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 16<sup>th</sup> 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.

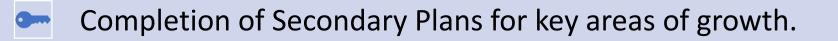


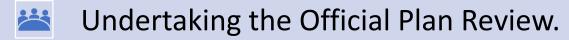
### **Ministry Letters continued...**

- 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**







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			
	Halton	Halton	Municipal
Year	Hills	Region	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.





