



City of
Peterborough

To: **Members of the General Committee**

From: **Michael Papadacos, Commissioner, Infrastructure, Planning and Growth Management (Acting)**

Meeting Date: **October 30, 2023**

Report: **2031 Municipal Housing Pledge, Report IPGPL23-008**

Subject

Endorsement of the City of Peterborough's Municipal Housing Pledge to accelerate the supply of housing through initiatives and priorities to achieve the 2031 housing target of 4,700 housing units as set by the Province of Ontario.

Recommendations

That Council approve the recommendations outlined in Report IPGPL23-008, dated October 30, 2023, of the Commissioner of Infrastructure, Planning and Growth Management (Acting) as follows:

- a) That the Municipal Housing Pledge attached to Report IPGPL23-008 as Appendix F be endorsed by Council and signed by the Mayor; and
- b) That the City Clerk be directed to submit Council's resolution, Report IPGPL23-008 and corresponding materials to the Ministry of Municipal Affairs and Housing by the deadline of December 15, 2023.

Executive Summary

- The City has committed to the Provincially-assigned housing target of 4,700 new housing units by 2031.

- The Province's \$1.2B Building Faster Fund is intended to help municipalities build housing-enabling infrastructure, including roads, water and sewer lines.
- The Municipal Housing Pledge represents a comprehensive range of initiatives and priorities targeted at policy reform, technology improvements and improvements to internal processes and procedures and is intended to support the achievement of its 2031 housing target.
- Based on current number of housing units in the development approvals process and proposed initiatives through the Housing Pledge, the City is well-positioned to ensure sufficient approvals are in place so that the Building Industry can supply the housing necessary to meet the 2031 housing target.

Background

In 2021, the Minister of Municipal Affairs and Housing established a Housing Affordability Task Force (HATF) comprised of industry experts to deliver a report with recommendations to increase housing supply and affordability in Ontario. The HATF report includes a total of 74 recommendations to serve as a long-term roadmap for Ontario. These recommendations are focused on reducing "red tape," accelerating development approval timelines, increasing opportunities for density and intensification and addressing the backlog of Ontario Land Tribunal cases.

As part of implementing the HATF's recommendations, the Ontario government introduced Bill 109, the More Homes for Everyone Act, 2022 and Bill 23, **the More Homes Built Faster Act, 2022**. Bills 109 and 23 represent the Province's legislative framework to address housing supply and affordability and support the goal of constructing 1.5 million homes by 2031.

To support the achievement of this goal, the Province created Strong Mayor powers for Toronto and Ottawa in September 2022 and assigned housing targets to 29 large and fast-growing lower- and single-tier municipalities with a current or projected population over 100,000 by 2031. The Province also requested these 29 municipalities to submit a Housing Pledge by March 2023. The purpose of the Municipal Housing Pledge is to outline the strategies and actions of the municipality in response to accelerating the supply and construction of housing and meeting the housing target by 2031. Strong Mayor powers were expanded to those 26 municipalities that submitted a Housing Pledge by July 1, 2023.

On June 16, 2023, the Minister of Municipal Affairs and Housing asked the City of Peterborough and 20 other municipalities with a projected population of 50,000 or more by 2031, to identify a locally appropriate Municipal Housing Target and develop a Municipal Housing Pledge by December 15, 2023 (Appendix A). At the time, the Minister had suggested that the Municipal Housing Pledges would be linked with provincial funding support for housing infrastructure and new funding tools.

On August 21, 2023, the Province announced the new \$1.2B Building Faster Fund. To make the funds available to municipalities as soon as possible, the Province also introduced housing targets for the 21 aforementioned municipalities, including the City of Peterborough. To be eligible for the Building Faster Fund, the heads of council must commit to the Provincially-assigned targets, in writing, by October 15, 2023. The Minister indicated that these municipalities would then also receive Strong Mayor powers by October 31, 2023.

The Minister sent another letter to the Mayor on August 22, 2023, reaffirming the requirements of the Building Faster Fund and the request for a Municipal Housing Pledge by December (Appendix B). In a letter dated September 5, 2023, the Mayor responded to the Minister by committing to achieving the Provincially assigned housing target of 4,700 housing units by 2031 (Appendix C).

On September 5, 2023, Ontario announced a new Housing Minister. The new Minister sent a letter on September 15, 2023 requiring the Mayor to provide a letter in response to the recommendations of the Housing Affordability Task Force in order to be eligible for the Building Faster Fund (Appendix D) by October 16, 2023. On October 13, 2023, the Mayor responded to the Minister on the City's behalf (Appendix E).

Strong Mayor Powers

Bill 3, **the Strong Mayors, Building Homes Act, 2022**, and Bill 39, **the Better Municipal Governmental Act, 2022**, received Royal Assent on September 8, 2022, and December 8, 2022 respectively. Using Strong Mayor powers and duties, the head of council in any designated municipality may:

- Choose to appoint the chief administrative officer;
- Hire certain municipal division heads and change the organizational structure of the municipality;
- Create new committees of council and appoint the chairs and vice-chairs of such committees;
- Bring forward matters for council consideration and propose certain municipal by-laws if they are of the opinion that considering the matter may advance a provincial priority in regulation; and,
- Choose to veto certain by-laws if they are of the opinion that all or part of the by-law could potentially interfere with a provincial priority in regulation.

At the time of writing this report, the provincial priorities in the regulation include building 1.5 million new homes by 2031 and constructing and maintaining infrastructure to support housing (e.g., transit, roads, utilities and servicing) (O.Reg.580/22).

Current Development Applications

As shown in Table 1, the City has over 6,800 housing units in the development queue and is well-positioned to help our development industry meet the Provincially assigned housing target of 4,700 new homes by 2031. This figure does not account for recent Pre-consultation and Technical Adequacy Review applications, which approximately account for an additional 3,300 proposed housing units (2,700 units and 600 units respectively). The City is awaiting additional details from the Province on the Building Faster Fund to ascertain how the Province will be determining the annual housing target and counting new housing units.

Table 1: Number of Units and Current Application Status

Status	Singles / Semis	Rows	Apartments	Total
Official Plan Amendment and Zoning By-law Amendment Under Review	0	126	285	411
Zoning By-law Amendment Under Review	1	28	492	521
Appealed to Ontario Land Tribunal (OLT)	0	0	247	247
Site Plan Under Review or Approved	0	12	809	821
Zoned, Site Plan Required	0	6	1,162	1,168
Draft Approved Plans of Subdivision	1,638	501	574	2,713
Under Review Draft Plans of Subdivision	99	128	42	269
Total unbuilt (i.e. permits not issued) in registered plans (as of July 24, 2023)	170	115	367	652
Total	1,908	916	3,978	6,802

Additional Residential Units are anticipated to be another component of significant housing unit growth to 2031. Since 2018, when the City amended its Zoning By-law to permit Secondary Suites, the City has issued permits for approximately 400 additional units. Staff estimate that approximately 27,000 housing units or 65% of the housing stock in 2031 may be eligible to accommodate Additional Residential Units. Additional Residential Units are a means to promote gentle intensification within low density residential areas, increase housing affordability, provide additional rental housing stock and optimize infrastructure on existing serviced residential lots.

Municipal Housing Pledge

The City is committed to streamlining the development approvals process and accelerating the supply and range of housing. The City has demonstrated this commitment with ten (10) municipal initiatives supported by the Streamline Development Approval Fund as detailed in Report IPGPL23-001:

- 1) Full-Cost Recovery Planning Fees/Development Approval Process Review;
- 2) Development Engineering Guidelines and Standard Operating Procedures;
- 3) Engineering Design Standards and Construction Specifications Gap Analysis and Recommendations for Improvement including the preparation of Terms of Reference for a variety of studies and reports most commonly required to support development applications;
- 4) Amanda – Online Planning, Building and Related Approvals;
- 5) Plan Build Peterborough;
- 6) City of Peterborough Tree Protection and Urban Forestry Guidelines;
- 7) Central Area and Mixed-Use Corridors Urban Design Guidelines;
- 8) Retention of Temporary Staff, Peer Review Consultants to Clear Application Backlog, and Technology to facilitate Development Review;
- 9) Review of Parking By-laws; and
- 10) Feasibility Study for Community Planning Permit System.

The City's Housing Pledge (Appendix F) outlines the initiatives and strategies that the City will undertake to support the creation of 4,700 housing units or more by 2031. These initiatives are consistent with the City's Housing Action Plan submitted to Canadian Housing (CMHC) Housing Accelerator Fund described in Report IPSPL23-021 and outlined herein:

- 1) Community Planning Permit System/Comprehensive Zoning By-law Review;
- 2) Revise Parking Requirements and Updating Cash-in-lieu of Parking Policies;
- 3) City Land and Development Policy;
- 4) Public/Private Partnership Policy;
- 5) Modular/Pre-Fabricated Buildings Process;
- 6) Additional Residential Units;

- 7) Municipal Infrastructure Needs for Strategic Growth Areas;
- 8) Amanda Portal Roll-Out and Plan-Build Peterborough including website improvements;
- 9) Secondary Plans; and
- 10) Strategic Downtown Parking Strategy.

Additional Recommendations for Provincial Consideration

While the Housing Pledge represents a comprehensive range of actions within the purview of the municipality, it is important to acknowledge that the municipality's role is generally limited to the approvals process in facilitating the creation of new housing units by streamlining the development approval process, updating development policies and the provision of growth-related infrastructure. The majority of new housing will be built by the private sector. The creation of new housing units is a shared responsibility between all levels of government, the private sector and non-profit organizations. Furthermore, there are many external factors influencing construction and development, including but not limited to, interest rates, inflation, availability of skilled labour and supply chain issues.

Beyond the recommendations of the Housing Affordability Task Force, the City urges the Province to undertake additional measures to support the City's Housing Pledge and its goal of 1.5 million homes by 2031. These additional measures are outlined in Appendix F and are categorized under the following themes:

- 1) Additional Planning and Financial Tools;
- 2) Planning for Complete and Climate-Resilient Communities;
- 3) Affordable and Supportive Housing;
- 4) Indigenous Consultation and Reconciliation; and
- 5) Provincial Policy Stability

Strategic Plan

The endorsement of the Municipal Housing Pledge is linked to all four (4) of the strategic pillars in the 2023-2050 Strategic Plan:

- 1) Growth and economic development;
- 2) Community and well-being;
- 3) Governance and fiscal sustainability; and,

4) Infrastructure.

The Municipal Housing Pledges exemplifies the City's shared commitment to streamlining the development approvals process and increasing the range and supply of housing. Through the Housing Pledge initiatives, the City will continue to undertake policy reform and review, enhance service delivery and modernize the development application intake process while encouraging intensification, complete communities, affordable housing, and low-carbon and climate-resilient communities.

Budget and Financial Implications

The Province's new \$1.2B Building Faster Fund incentive program is intended to support municipalities with the creation of new housing over a three-year period, starting in 2024. Each municipality's funding allocation will be proportionate to the municipality's contribution to the Province's goal of creating 1.5 million homes by 2031. Accordingly, the City of Peterborough is eligible for approximately \$3.76M under the Building Faster Fund.

To be eligible for the Fund, municipalities must commit in writing to achieve the 2031 housing target, provide a response in regard to the Housing Affordability Task Force's recommendations, and reach a minimum of 80% of their housing target each year. Municipalities that exceed their target will receive a bonus amount based on their performance beyond the municipality's annual housing target. The Province has indicated that the Fund can be used towards housing-enabling infrastructure, including roads, water and sewer lines.

The Building Faster Fund will help to recover some of the anticipated loss of municipal growth-related funding including development charges and parkland dedication amounts attributed to Bill 23, the **More Homes Built Faster Act, 2022. Development Charges Act** changes (including phase-in provisions, elimination of certain services and the rental discount, changes prohibiting municipalities to include the land costs to support growth-related infrastructure and prohibiting municipalities from imposing such fees for affordable housing, attainable housing, inclusionary zoning units and Additional Residential Units, as described in Report IPSPL23-001), project a loss of development charge revenues of approximately \$7-\$12 million over a five-year period which must be covered by taxpayers in the form of property tax increases.

Significant staff resources will be required to implement initiatives outlined in the Municipal Housing Pledge. All of the initiatives are either in progress through the Province's Streamline Development Approval Fund or proposed through the City's CMHC Housing Accelerator Fund. If the City is not successful for the Housing Accelerator Fund, these initiatives will be postponed until such time as they are funded through future capital funding approvals over a longer term.

Conclusion

The Provincial government has assigned the City of Peterborough with a growth target of 4,700 housing units by 2031. The City's commitment to achieving the Provincially assigned housing target is required to be eligible for funding through the new Building Faster Fund.

Increasing the supply and affordability of housing is a shared responsibility between all levels of government, the private sector and non-profit organizations. The City has undertaken many initiatives to streamline the development approvals process and to accelerate the supply of housing through the provincial Streamline Development Approvals Fund and have proposed additional undertakings through the federal Housing Accelerator Fund. These initiatives are reinforced through the City's Housing Pledge and are targeted towards policy reform, technology improvements, strategic partnerships and improvements to internal processes and procedures.

Attachments

- Appendix A: June 16, 2023, Letter from Minister of Municipal Affairs and Housing regarding 2031 Municipal Housing Pledge
- Appendix B: August 22, 2023, Follow-up Letter from Minister of Municipal Affairs and Housing regarding Municipal Housing Pledges and Targets
- Appendix C: September 5, 2023, Response Letter from Mayor regarding Housing Target Requesting Response to Housing Affordability Task Force Recommendations
- Appendix D: September 15, 2023, Letter from Minister of Municipal Affairs and Housing
- Appendix E: October 13, 2023, Response Letter from Mayor regarding Housing Task Force Recommendations
- Appendix F: City of Peterborough 2031 Municipal Housing Pledge

Submitted by,

Michael Papadacos, M.A., P.Eng.
Commissioner, Infrastructure, Planning and Growth Management (Acting)

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Appendix A - Report IPGPL23-008

Ministry of
Municipal Affairs
and Housing

Office of the Minister

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Ministère des
Affaires municipales
et du Logement

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234-2023-3202

June 16, 2023

Your Worship
Mayor Jeff Leal
City of Peterborough
jleal@peterborough.ca

Dear Mayor Leal:

Subject: Municipal Housing Pledges and Targets

Our government is committed to bold and transformative action in order to tackle Ontario's housing supply crisis and reach our goal of building 1.5 million homes by 2031. We recognize that municipalities are critical partners in achieving this goal, and it is in that spirit that I am writing to you today.

While many municipalities have taken significant steps to increase their local housing supply, Ontario needs an unprecedented amount of new homes to meet current and anticipated demand. You may be aware that in Fall 2022, our government requested Municipal Housing Pledges for 29 of Ontario's largest and fastest-growing municipalities. To reach the goal of 1.5 million homes built by 2031, Ontario will need municipalities across the province to do their part in providing homes for future population growth.

Today, I am asking the City of Peterborough 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 in your municipality to 2031; and
- developing a Municipal Housing Pledge to increase and accelerate housing supply.

Municipalities are critical partners to help us get more homes built faster. Our intention in requesting a housing pledge is that it will be approved by municipal councils and help codify Council's commitment to their target. A Municipal Housing Pledge would set out a Municipal Housing target to 2031, and the strategies and actions that your municipality will take to accelerate housing development.

As the province and municipalities work together to deliver on a commitment to build 1.5 million new homes by 2031, these pledges are critical to coordinate our efforts across governments. Please see the attachment to this letter for additional information on how to develop a Municipal Housing Pledge

Our government will work with you to address potential policy and implementation barriers as you develop your pledges. I encourage you to send any questions to Andrew Carr, Team Lead, Ministry of Municipal Affairs and Housing, at Andrew.Carr@Ontario.ca. The deadline for submitting your Housing Target and Housing Pledge is December 15, 2023.

I look forward to working with you to meet our shared commitments and help build the homes Ontarians need and deserve.

Sincerely,



Steve Clark
Minister

- c: The Honourable Nina Tangri, Associate Minister of Housing
Ryan Amato, Chief of Staff, Minister's Office
Martha Greenberg, Deputy Minister
Sean Fraser, Assistant Deputy Minister, Planning and Growth Division
Joshua Paul, Assistant Deputy Minister, Housing Division
Dave Smith, MPP Peterborough-Kawartha

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

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.

Appendix B - Report IPGPL23-008

**Ministry of
Municipal Affairs
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234-2023-4155

August 22, 2023

Your Worship
Mayor Jeff Leal
City of Peterborough
jleal@peterborough.ca

Dear Mayor Leal,

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

City of Peterborough: 4,700 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 City of Peterborough, 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 City of Peterborough of 4,700 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.

To demonstrate the government's support as you work toward this goal, on August 21, 2023, Premier Ford announced the new Building Faster Fund, a new three-year-\$1.2 billion program to help municipalities meet or exceed the provincially assigned housing targets they have committed to achieve by 2031 as described in their housing pledge. The Building Faster Fund will provide up to \$400 million over three years of financial support for municipalities that can be directed toward housing-enabling infrastructure and related costs that support community growth.

Funding under the program will be based on two key criteria. First, each municipalities' potential share of the \$400 million annual allocation will be based on their target's share of the overall goal of 1.5 million homes in Ontario by 2031. Second, each municipalities' actual funding will be based on whether their annual housing performance is on track to meet its 2031 target. Municipalities on track to exceed their target based on annual housing performance will receive additional funding.

Ontario will be consulting with the Association of Municipalities of Ontario, the Housing Supply Action Plan Implementation Team, and the City of Toronto on the program design details of the Building Faster Fund, including eligible expenses and ways to track the progress of municipalities. Funding is anticipated to start in 2024-25 based on performance in 2023. I look forward to sharing more details in the near future.

Our government remains committed to addressing the policy and implementation barriers you may encounter as you develop your pledges. I encourage you to send any questions to Christina Thomas, the Ministry's Manager of Growth Planning, Data and Analysis, Christina.Thomas@ontario.ca.

As Ontario grows, we need to build more homes. I look forward to your support in ensuring that everyone – newcomers, young families and seniors – can afford a place to call home.

Sincerely,



Steve Clark
Minister
Ministry of Municipal Affairs and Housing

C: Hon. Nina Tangri, Associate Minister of Housing
Dave Smith, MPP Peterborough—Kawartha
Kirstin Jensen, Deputy Chief of Staff, Minister's Office

Martha Greenberg, Deputy Minister

Sean Fraser, Assistant Deputy Minister, Planning and Growth Division

Joshua Paul, Assistant Deputy Minister, Market Housing Division

Caspar Hall, Assistant Deputy Minister, Local Government Division

John Kennedy, Clerk, City of Peterborough

Jasbir Raina, CAO, City of Peterborough

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.

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- Initiative Owner and Additional Stakeholders

- Context and Description of How Initiative Accelerates Housing
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- Potential Reporting and Monitoring Measures

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 Peterborough
500 George Street North
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September 5, 2023

The Honourable Paul Calandra
Minister of Municipal Affairs and Housing
Ontario Ministry of Municipal Affairs and Housing
College Park 17th Floor, 777 Bay Street
Toronto, ON M7A 2J3
minister.mah@ontario.ca

To The Honourable Paul Calandra:

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

I want to begin by offering my congratulations on your recent appointment as Minister of Municipal Affairs and Housing. I look forward to working closely with you on many important files over the months and years ahead.

Thank you for the letters from your Ministry dated June 16th and August 22nd, 2023.

Please accept this letter as written confirmation of the City of Peterborough's commitment to achieve the Provincially assigned housing target of 4,700 housing units by 2031. The City looks forward to receiving additional details regarding the Building Faster Fund and acknowledges the Province's intention to extend Strong Mayor powers to further support the delivery of housing.

The City shares the Province's goal of streamlining the development approvals process and increasing the range and supply of housing. This shared commitment is demonstrated through the many completed and current initiatives undertaken by the City to review policies, enhance service delivery and modernize the development application intake process. The City is working to provide a Council-approved Municipal Housing Pledge by the deadline of December 15, 2023 outlining the strategies and actions that the City will undertake to accelerate the development of housing.



The need for adequate tools and funding mechanisms to help municipalities address the housing crisis is paramount. The City remains committed to working collaboratively with all partners involved in the delivery of housing to ensure a high quality of life for the residents of Peterborough.

Sincerely,



Jeff Leal
Mayor
City of Peterborough
Phone: 705-742-7777 ext. 1871
Email: JLeal@peterborough.ca

CC: Jasbir Raina, Chief Administrative Officer, City of Peterborough

Michael Papadacos, Acting Commissioner, Infrastructure and Planning Services,
City of Peterborough

Brad Appleby, Director, Planning, Development and Urban Design, City of
Peterborough

Dave Smith, Member of Provincial Parliament, Peterborough – Kawartha

Appendix D - Report IPGPL23-008

Ministry of
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234-2023-4596

September 15, 2023

Dear Head of Council,

Subject: Responding to the Housing Affordability Task Force's Recommendations

As you know, in February 2022, the Housing Affordability Task Force delivered [its final report](#) with recommendations to help Ontario tackle the housing supply crisis and build at least 1.5 million homes by 2031. Including sub-items and appendices, the Task Force made 74 unique recommendations. While Ontario has made progress in acting on these recommendations — with 23 implemented to date helping to achieve the highest level of housing starts in over three decades — as the province grows at incredible speed, all levels of government need to do more.

To bring the dream of home ownership into reach for more people, I have asked my ministry to renew its efforts to review and, where possible, implement the Task Force's remaining recommendations with minimal delay. As part of that review, I am asking for your position, as head of council, on all 74 recommendations, as well as for you to prioritize your top five recommendations for future consideration. For these top five priorities, this could include your advice to revisit the way a recommendation has been implemented up to this point (for example, the Task Force's recommendation to allow as-of-right zoning for four units on a single residential lot, compared to the province's current baseline of allowing three units as-of-right with the option for municipalities to adopt a higher density threshold if they choose), as well as how some of the recommendations could or should be implemented with amendments.

Accompanying this letter, you will find a chart containing the full list of 74 Task Force recommendations. Please fill in this chart, indicating whether you as the leader of your municipality support each recommendation. At the top of the chart, I ask that you rank the top five Task Force recommendations that you feel would be, or have been, the most useful in increasing housing supply in your community and across Ontario.

As we look to do more to solve the housing supply and affordability crisis together, it's important for the province to have a full understanding of our municipal partners' positions on these recommendations as quickly as possible. I ask that you **please return the completed chart to housingsupply@ontario.ca no later than October 16, 2023.**

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At the same time, we cannot afford to deploy resources or enable tools where they won't be used or optimized. Now more than ever, we need clarity about your views. As such, failing to return this chart completed in full by October 16, 2023 **will disqualify your municipality from being eligible for the province's new \$1.2 billion Building Faster Fund** that was announced at the Association of Municipalities of Ontario conference in August. To make this process easy and efficient for you, we have standardized the feedback form with very simple 'support' or 'oppose' options.

I look forward to continuing our work together to ensure that more people can afford a place to call home.

Sincerely,



The Hon. Paul Calandra
Minister of Municipal Affairs and Housing

c: Hon. Rob Flack, Associate Minister of Housing
Kirstin Jensen, Interim Chief of Staff, Minister's Office
Martha Greenberg, Deputy Minister
Joshua Paul, Assistant Deputy Minister, Market Housing Division
Sean Fraser, Assistant Deputy Minister, Planning and Growth Division
Caspar Hall, Assistant Deputy Minister, Local Government Division

Attachment:

List of 74 Housing Affordability Task Force (HATF) Recommendations for Response



City of Peterborough
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Peterborough, ON, K9H 3R9
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October 13, 2023

The Honourable Paul Calandra
Minister of Municipal Affairs and Housing
Ontario Ministry of Municipal Affairs and Housing
College Park 17th Floor, 777 Bay Street
Toronto, ON M7A 2J3
minister.mah@ontario.ca

To The Honourable Paul Calandra:

Re: Responding to the Housing Affordability Task Force's Recommendations

Thank you for your letter dated September 15, 2023 and the opportunity to comment on the recommendations of the Housing Affordability Task Force (HATF). As you have noted, we are in the midst of a housing supply and affordability crisis and the City of Peterborough is fully committed to do its part to help solve this crisis.

As requested, please see the attachment for the City of Peterborough's position on the 74 HATF recommendations. While the City supports the majority of the recommendations, several offer insufficient detail or clarity to fully understand and comment on their ramifications, and therefore the City has indicated opposition to these particular recommendations. While the City has indicated its opposition to some recommendations, the City would welcome the opportunity to work with the Ministry to gain clarity on the intended outcomes of a given recommendation to understand how a refined recommendation could work to achieve our common goals of increasing housing supply and affordability. Furthermore, the City urges the Province to engage with municipalities in a meaningful way to refine and implement the remaining HATF recommendations – collaborative planning and partnership will provide the coordination needed for success.

Beyond the HATF recommendations, the City believes there are additional measures that would support the supply and affordability of housing. These measures will be outlined in the City's 2031 Municipal Housing Pledge to be submitted before December 15, 2023, and will be focused on ensuring the financial sustainability of municipalities, achieving complete communities, encouraging sustainable development and fostering a high quality of life for Ontarians while building more affordable housing.



We look forward to continued collaboration with the Province, residents and the private sector to achieve our shared vision.

Sincerely,



Jeff Leal
Mayor
City of Peterborough
Phone: 705-742-7777 ext. 1871
Email: JLeal@peterborough.ca

CC: housingsupply@ontario.ca

Jasbir Raina, Chief Administrative Officer, City of Peterborough

Michael Papadacos, Commissioner, Infrastructure, Planning & Growth
Management, City of Peterborough (Acting)

Brad Appleby, Director, Planning, Development and Urban Design, City of
Peterborough

Dave Smith, Member of Provincial Parliament, Peterborough-Kawartha

Attachment:

List of 74 Housing Affordability Task Force (HATF) Recommendations – City of
Peterborough Response



Attachment: List of 74 Housing Affordability Task Force (HATF) Recommendations for Response

Please identify the top 5 HATF recommendations that you support, and rationale / comments	
1.	<p>42) Provide provincial and federal loan guarantees for purpose-built rental, affordable rental and affordable ownership projects.</p> <p>Comments: The City believes the implementation of this recommendation should be a top priority.</p>
2.	<p>C-1) Review surplus lands and accelerate the sale and development through RFP of surplus government land and surrounding land by provincially pre-zoning for density, affordable housing, and mixed or residential use.</p> <p>Comments: Ontario’s Crown land represents the majority of land in the province. All levels of government should be reviewing its inventory of lands and identifying surplus lands.</p>
3.	<p>47) Recommend that the federal and provincial government prioritize skilled trades and adjust the immigration points system to strongly favour needed trades and expedite immigration status for these workers and encourage the federal government to increase from 9,000 to 20,000 the number of immigrants admitted through Ontario’s program.*</p> <p>Comments: The City supports additional measures beyond the aforementioned to enhance the availability of skilled trades workers.</p>
4.	<p>48) The Ontario government should establish a large “Ontario Housing Delivery Fund” and encourage the federal government to match funding. This fund should reward:</p> <ul style="list-style-type: none"> a) Annual housing growth that meets or exceeds provincial targets b) Reductions in total approval times for new housing c) The speedy removal of exclusionary zoning practices <p>Comments: Reductions in total approval times for new housing should include appropriate provisions to account for matters outside the control of municipalities.</p>
5.	<p>3 b) Modernize the Building Code and other policies to remove any barriers to affordable construction and to ensure meaningful implementation (e.g., allow single-staircase construction for up to four storeys, allow single egress, etc.)</p> <p>Comments: As much as possible, we should strive to harmonize with the National Building Code (NBC). Changes to the OBC shall remain consistent with changes to the NBC. The City does not support any provisions that diminish life safety surrounding exiting and fire protection.</p>

HATF Recommendation <i>(Note: Bracketed numbers are per the numbering in the original Task Force report; numbering in the first column is for Ministry use)</i> <i>Recommendations with an asterisk * have been implemented</i>		Support or Oppose (Mandatory Field – Please only mark with an 'X' as appropriate)			
1.	1) Set a goal of building 1.5 million new homes in ten years.*	X	Support		Oppose
2.	2) Amending the Planning Act, Provincial Policy Statement, and Growth Plans to set “growth in the full spectrum of housing supply” and “intensification within existing built-up areas” of municipalities as the most important residential housing priorities in the mandate and purpose.	X	Support		Oppose
3.	3) a) Limit exclusionary zoning in municipalities through binding provincial action: allow “as of right” residential housing up to four units and up to four storeys on a single residential lot.*	X	Support		Oppose
4.	3 b) Modernize the Building Code and other policies to remove any barriers to affordable construction and to ensure meaningful implementation (e.g., allow single-staircase construction for up to four storeys, allow single egress, etc.)	X	Support		Oppose
5.	4) Permit “as of right” conversion of underutilized or redundant commercial properties to residential or mixed residential and commercial use.		Support	X	Oppose
6.	5) Permit “as of right” secondary suites, garden suites, and laneway houses province-wide.*	X	Support		Oppose
7.	6) Permit “as of right” multi-tenant housing (renting rooms within a dwelling) province-wide.		Support	X	Oppose
8.	7) Encourage and incentivize municipalities to increase density in areas with excess school capacity to benefit families with children.	X	Support		Oppose
9.	8) Allow “as of right” zoning up to unlimited height and unlimited density in the immediate proximity of individual major transit stations within two years if municipal zoning remains insufficient to meet provincial density targets.		Support	X	Oppose
10.	9) Allow “as of right” zoning of six to 11 storeys with no minimum parking requirements on any streets that have direct access to public transit (including streets on bus and streetcar routes).		Support	X	Oppose
11.	10) Designate or rezone as mixed commercial and residential use all land along transit corridors and re-designate all Residential Apartment to mixed commercial and residential zoning in Toronto.	n/ a	Support	n/ a	Oppose

HATF Recommendation <i>(Note: Bracketed numbers are per the numbering in the original Task Force report; numbering in the first column is for Ministry use)</i> <i>Recommendations with an asterisk * have been implemented</i>		Support or Oppose (Mandatory Field – Please only mark with an 'X' as appropriate)			
12.	11) Support responsible housing growth on undeveloped land, including outside existing municipal boundaries, by building necessary infrastructure to support higher density housing and complete communities and applying the recommendations of this report to all undeveloped land.		Support	X	Oppose
13.	12) a) Create a more permissive land use, planning, and approvals system: Repeal or override municipal policies, zoning, or plans that prioritize the preservation of physical character of neighbourhood.*		Support	X	Oppose
14.	12 b) Exempt from site plan approval and public consultation all projects of 10 units or less that conform to the Official Plan and require only minor variances.*		Support	X	Oppose
15.	12 c) Establish provincewide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones, and planes; restore pre-2006 site plan exclusions (colour, texture, and type of materials, window details, etc.) to the Planning Act and reduce or eliminate minimum parking requirements.		Support	X	Oppose
16.	12 d) Remove any floorplate (sic) restrictions to allow larger, more efficient high-density towers.		Support	X	Oppose
17.	13) Limit municipalities from requesting or hosting additional public meetings beyond those that are required under the Planning Act.	X	Support		Oppose
18.	14) Require that public consultations provide digital participation options.	X	Support		Oppose
19.	15) Require mandatory delegation of site plan approvals and minor variances to staff or pre-approved qualified third-party technical consultants through a simplified review and approval process, without the ability to withdraw Council's delegation.*	X	Support		Oppose
20.	16) a) Prevent abuse of the heritage preservation and designation process by: prohibiting the use of bulk listing on municipal heritage registers.*		Support	X	Oppose
21.	16 b) Prohibiting reactive heritage designations after a Planning Act development application has been filed.*	X	Support		Oppose

HATF Recommendation <i>(Note: Bracketed numbers are per the numbering in the original Task Force report; numbering in the first column is for Ministry use)</i> <i>Recommendations with an asterisk * have been implemented</i>		Support or Oppose (Mandatory Field – Please only mark with an 'X' as appropriate)			
22.	17) Requiring municipalities to compensate property owners for loss of property value as a result of heritage designations, based on the principle of best economic use of land.		Support	X	Oppose
23.	18) Restore the right of developers to appeal Official Plans and Municipal Comprehensive Reviews.*		Support	X	Oppose
24.	19) Legislate timelines at each stage of the provincial and municipal review process, including site plan, minor variance, and provincial reviews, and deem an application approved if the legislated response time is exceeded.*		Support	X	Oppose
25.	20) Fund the creation of “approvals facilitators” with the authority to quickly resolve conflicts among municipal and/or provincial authorities and ensure timelines are met.*		Support	X	Oppose
26.	21) Require a pre-consultation with all relevant parties at which the municipality sets out a binding list that defines what constitutes a complete application; confirms the number of consultations established in the previous recommendations; and clarifies that if a member of a regulated profession such as a professional engineer has stamped an application, the municipality has no liability and no additional stamp is needed.		Support	X	Oppose
27.	22) Simplify planning legislation and policy documents.	X	Support		Oppose
28.	23) Create a common, province-wide definition of plan of subdivision and standard set of conditions which clarify which may be included; require the use of standard province-wide legal agreements and, where feasible, plans of subdivision.	X	Support		Oppose
29.	24) Allow wood construction of up to 12 storeys.*	X	Support		Oppose
30.	25) Require municipalities to provide the option of pay on demand surety bonds and letters of credit.		Support	X	Oppose
31.	26) Require appellants to promptly seek permission (“leave to appeal”) of the OLT and demonstrate that an appeal has merit, relying on evidence and expert reports, before it is accepted.		Support	X	Oppose
32.	27) a) Prevent abuse of process: remove right of appeal for projects with at least 30% affordable housing in which units are guaranteed affordable for 40 years.	X	Support		Oppose

HATF Recommendation <i>(Note: Bracketed numbers are per the numbering in the original Task Force report; numbering in the first column is for Ministry use)</i> <i>Recommendations with an asterisk * have been implemented</i>		Support or Oppose (Mandatory Field – Please only mark with an 'X' as appropriate)			
33.	27 b) Require a \$10,000 filing fee for third party appeals.*		Support	X	Oppose
34.	27 c) Provide discretion to adjudicators to award full costs to the successful party in any appeal brought by a third party or by a municipality where its council has overridden a recommended staff approval.		Support	X	Oppose
35.	28) Encourage greater use of oral decisions issued the day of the hearing, with written reasons to follow, and allow those decisions to become binding the day that they are issued.*	X	Support		Oppose
36.	29) Where it is found that a municipality has refused an application simply to avoid a deemed approval for lack of decision, allow the Tribunal to award punitive damages.		Support	X	Oppose
37.	30) Provide funding to increase staffing (adjudicators and case managers), provide market-competitive salaries, outsource more matters to mediators, and set shorter time targets.	X	Support		Oppose
38.	31) In clearing the existing backlog, encourage the Tribunal to prioritize projects close to the finish line that will support housing growth and intensification, as well as regional water or utility infrastructure decisions that will unlock significant housing capacity.	X	Support		Oppose
39.	32) Waive development charges and parkland cash-in-lieu and charge only modest connection fees for all infill residential projects up to 10 units or for any development where no new material infrastructure will be required.		Support	X	Oppose
40.	33) Waive development charges on all forms of affordable housing guaranteed to be affordable for 40 years.	X	Support		Oppose
41.	34) Prohibit interest rates on development charges higher than a municipality's borrowing rate.*		Support	X	Oppose
42.	35 a) Regarding cash in lieu of parkland, s.37, Community Benefit Charges, and development charges: Provincial review of reserve levels, collections and drawdowns annually to ensure funds are being used in a timely fashion and for the intended purpose, and, where review points to a significant concern, do not allow further collection until the situation has been corrected.		Support	X	Oppose
43.	35 b) Except where allocated towards municipality-wide infrastructure projects, require municipalities to spend funds in the neighbourhoods where they were collected. However, where		Support	X	Oppose

HATF Recommendation <i>(Note: Bracketed numbers are per the numbering in the original Task Force report; numbering in the first column is for Ministry use)</i> <i>Recommendations with an asterisk * have been implemented</i>		Support or Oppose (Mandatory Field – Please only mark with an 'X' as appropriate)			
	there's a significant community need in a priority area of the City, allow for specific ward to ward allocation of unspent and unallocated reserves.				
44.	36) Recommend that the federal government and provincial governments update HST rebate to reflect current home prices and begin indexing, and that the federal government match the provincial 75% rebate and remove any clawback.	X	Support		Oppose
45.	37) Align property taxes for purpose-built rental with those of condos and low-rise homes.	X	Support		Oppose
46.	38) Amend the Planning Act and Perpetuities Act to extend the maximum period for land leases and restrictive covenants on land to 40 or more years.*	X	Support		Oppose
47.	39) Eliminate or reduce tax disincentives to housing growth.	X	Support		Oppose
48.	40) Call on the Federal Government to implement an Urban, Rural and Northern Indigenous Housing Strategy.*	X	Support		Oppose
49.	41) Funding for pilot projects that create innovative pathways to homeownership, for Black, Indigenous, and marginalized people and first-generation homeowners.	X	Support		Oppose
50.	42) Provide provincial and federal loan guarantees for purpose-built rental, affordable rental and affordable ownership projects.	X	Support		Oppose
51.	43) Enable municipalities, subject to adverse external economic events, to withdraw infrastructure allocations from any permitted projects where construction has not been initiated within three years of build permits being issued.	X	Support		Oppose
52.	44) Work with municipalities to develop and implement a municipal services corporation utility model for water and wastewater under which the municipal corporation would borrow and amortize costs among customers instead of using development charges.		Support	X	Oppose
53.	45) Improve funding for colleges, trade schools, and apprenticeships, encourage and incentivize municipalities, unions and employers to provide more on-the-job training.*	X	Support		Oppose
54.	46) Undertake multi-stakeholder education program to promote skilled trades.*	X	Support		Oppose

HATF Recommendation <i>(Note: Bracketed numbers are per the numbering in the original Task Force report; numbering in the first column is for Ministry use)</i> <i>Recommendations with an asterisk * have been implemented</i>		Support or Oppose (Mandatory Field – Please only mark with an 'X' as appropriate)			
55.	47) Recommend that the federal and provincial government prioritize skilled trades and adjust the immigration points system to strongly favour needed trades and expedite immigration status for these workers and encourage the federal government to increase from 9,000 to 20,000 the number of immigrants admitted through Ontario's program.*	X	Support		Oppose
56.	48) The Ontario government should establish a large "Ontario Housing Delivery Fund" and encourage the federal government to match funding. This fund should reward: a) Annual housing growth that meets or exceeds provincial targets b) Reductions in total approval times for new housing c) The speedy removal of exclusionary zoning practices	X	Support		Oppose
57.	49) Reductions in funding to municipalities that fail to meet provincial housing growth and approval timeline targets		Support	X	Oppose
58.	50) Fund the adoption of consistent municipal e-permitting systems and encourage the federal government to match funding. Fund the development of a common data architecture standard, supported by an external expert committee, across municipalities and provincial agencies/ministries and require municipalities to provide their zoning bylaws with open data standards. Set an implementation goal of 2025 and make funding conditional on established targets.	X	Support		Oppose
59.	51) Require municipalities and the provincial government to use the Ministry of Finance population projections as the basis for housing need analysis and related land use requirements.	X	Support		Oppose
60.	52) Resume reporting on housing data and require consistent municipal reporting, enforcing compliance as a requirement for accessing programs under the Ontario Housing Delivery Fund.*	X	Support		Oppose
61.	53) Report each year at the municipal and provincial level on any gap between demand and supply by housing type and location, and make underlying data freely available to the public.		Support	X	Oppose
62.	54) Empower the Deputy Minister of Municipal Affairs and Housing to lead an all of government committee that meets weekly to ensure our remaining recommendations and any other productive ideas are implemented.	X	Support		Oppose
63.	55) Commit to evaluate these recommendations for the next three years with public reporting on progress.*	X	Support		Oppose

HATF Recommendation <i>(Note: Bracketed numbers are per the numbering in the original Task Force report; numbering in the first column is for Ministry use)</i> <i>Recommendations with an asterisk * have been implemented</i>		Support or Oppose (Mandatory Field – Please only mark with an 'X' as appropriate)		
64.	B-1) Call upon the federal government to provide equitable affordable housing funding to Ontario.*	X	Support	Oppose
65.	B-2) Develop and legislate a clear, province-wide definition of “affordable housing” to create certainty and predictability.	X	Support	Oppose
66.	B-3) Create an Affordable Housing Trust from a portion of Land Transfer Tax Revenue (i.e., the windfall resulting from property price appreciation) to be used in partnership with developers, non-profits, and municipalities in the creation of more affordable housing units. This Trust should create incentives for projects serving and brought forward by Black- and Indigenous-led developers and marginalized groups.	X	Support	Oppose
67.	B-4) Amend legislation to: <ul style="list-style-type: none"> • Allow cash-in-lieu payments for Inclusionary Zoning units at the discretion of the municipality. • Require that municipalities utilize density bonusing or other incentives in all Inclusionary Zoning and Affordable Housing policies that apply to market housing. • Permit municipalities that have not passed Inclusionary Zoning policies to offer incentives and bonuses for affordable housing units. 	X	Support	Oppose
68.	B-5) Encourage government to closely monitor the effectiveness of Inclusionary Zoning policy in creating new affordable housing and to explore alternative funding methods that are predictable, consistent and transparent as a more viable alternative option to Inclusionary Zoning policies in the provision of affordable housing.	X	Support	Oppose
69.	B-6) Rebate MPAC market rate property tax assessment on below-market affordable homes.	X	Support	Oppose
70.	C-1) Review surplus lands and accelerate the sale and development through RFP of surplus government land and surrounding land by provincially pre-zoning for density, affordable housing, and mixed or residential use.	X	Support	Oppose
71.	C-2) All future government land sales, whether commercial or residential, should have an affordable housing component of at least 20%.	X	Support	Oppose

HATF Recommendation <i>(Note: Bracketed numbers are per the numbering in the original Task Force report; numbering in the first column is for Ministry use)</i> <i>Recommendations with an asterisk * have been implemented</i>		Support or Oppose (Mandatory Field – Please only mark with an 'X' as appropriate)			
72.	C-3) Purposefully upzone underdeveloped or underutilized Crown property (e.g., LCBO).	X	Support		Oppose
73.	C-4) Sell Crown land and reoccupy as a tenant in a higher density building or relocate services outside of major population centres where land is considerably less expensive.		Support	X	Oppose
74.	C-5) The policy priority of adding to the housing supply, including affordable units, should be reflected in the way surplus land is offered for sale, allowing bidders to structure their proposals accordingly.	X	Support		Oppose



City of Peterborough 2031 Housing Pledge

Peterborough's Housing Pledge

The City of Peterborough is committed to facilitating the creation of 4,700 new housing units by 2031. Both the City's new Official Plan and 2023-2050 Strategic Plan are focused on growth and economic development, while achieving objectives related to planning for a complete community, environmental sustainability and promoting a high quality of life. The City will support the achievement of its 2031 housing target through the following initiatives and priorities:

1. Community Planning Permit System/Comprehensive Zoning By-law Review Initiative

- Implement an area-specific Community Planning Permit System to encourage development within strategic growth areas with a streamlined process that provides flexibility and combines traditionally separate planning approval processes (Zoning By-law amendment, site plan approval and minor variances) into a single process to facilitate permit-ready proposals within 45 days of a complete application (as opposed to up to 150 days under the aforementioned processes).
- Establish a new, modern Zoning By-law that will implement the density, intensification and population targets of the City's recently approved Official Plan and will allow development to proceed with greater flexibility and a reduced need for amendments.

2. Revise Parking Requirements and Updating Cash-in-lieu of Parking Policies Initiative

- Implement alternative provisions that will have the effect of reducing or eliminating on-site parking requirements in strategic locations within the city to enable greater densities and reduced costs for new development.
- Update the cash-in-lieu of parking policies for strategic growth areas will provide further opportunities to reduce on-site parking requirements, increase lands available for development of additional housing units, encourage a shift to active transportation and facilitate the City provision of parking facilities to support intensification.
- Introduce a combined approach of right-sizing the rate of parking, contributing towards municipal parking programs in lieu of private parking, improving parking design standards including requirements for bicycle parking and formalizing on-street parking is recommended to support growth in a responsible manner, in accordance with policy objectives of the new Official Plan (OP) dated April 2023.



3. City Land and Development Policy Initiative

- Establish a corporate policy for a clear and transparent process for the sale or disposition of municipally-owned land while promoting mixed-use development on municipally-owned lands, including the development of affordable housing.
- Conduct research and analysis of municipally owned land to establish an active database for the City's inventory of developable land.
- Consider opportunities to co-locate affordable housing with new public service facilities.

4. Public/Private Partnership Policy Initiative

- Establish a corporate policy to provide a consistent framework and selection criteria when evaluating and undertaking a Public-Private Partnership to facilitate the procurement and financing of City projects, including affordable housing, infrastructure and public service facilities.

5. Modular/Pre-Fabricated Buildings Initiative

- Encourage alternative forms of housing construction by creating a separate and streamlined application and approval process for modular, manufactured, and prefabricated housing.
- Assign dedicated staff to this separate stream of approvals to enable an accelerated building permit approval process.

6. Additional Residential Units Initiative

- Encourage the creation of second and third dwelling units on the same property as a primary unit with updated zoning provisions, reduced parking requirements, financial incentives and guidelines to assist homeowners to navigate the approvals process.

7. Municipal Infrastructure Needs for Strategic Growth Areas Initiative

- Investigate the municipal infrastructure needs for strategic growth areas to support the growth management policies and targets of the Official Plan.
- Advance recommendations of the City's Transportation Master Plan and Sanitary Master Plan and create a detailed capital plan for infrastructure upgrades and expansion.

8. Amanda Portal Roll-Out and Plan-Build Peterborough Initiative



- Continue with the implementation of an on-line development approval application process and provide accessible and in-person technical-administrative support to clients looking to make applications and move through the approvals process.

9. Secondary Plans Initiative

- Accelerate updated infrastructure and land use planning studies to establish a servicing strategy and secondary land use plan for the Chemong West and Coldsprings Planning areas to support long-term residential, employment and mixed-use growth. This initiative is expected to accelerate approximately 3,000 new housing units within 10 years and 5,900 units at full build-out.

10. Strategic Downtown Parking Strategy Initiative

- Update and expand the City's strategic downtown parking management strategy by exploring options for reducing on-site parking requirements for new development, including the viability of on-street permitted parking, car-share programs, bike storage and lock-up facilities, transportation demand management enhancements, space allocation within existing municipal facilities, enhanced cash-in-lieu policies for the Central Area.
- Establish a capital plan for new parking facilities on City lands or via public/private partnerships.

Monitoring Measures

The City of Peterborough will monitor the approval of housing units and report to the Province as follows:

- Prepare an annual residential monitoring report measuring new housing units based on building permit issuances and the number and type of housing units at various stages of the development approvals process (e.g., draft plan of subdivision, official plan amendment, zoning by-law amendment, site plan approval and community planning permits).
- Prepare and update a Housing Needs Assessment at least every five years.

Requests of the Province to Support Peterborough's Housing Pledge

The City of Peterborough requests the Province to support this pledge through the following actions and initiatives:

1) Additional Planning and Financial Tools

- Enable municipalities to compel developers to take action within prescribed timelines following development approvals by permitting lapsing provisions and removal of servicing allocation. These tools are intended to both speed up



construction and prevent property speculation which drives up land values without creating any much-needed homes.

- Provide municipalities with additional financing tools and access to funding to adequately plan and fund servicing, transportation and community infrastructure required to accommodate growth and development and a high quality of life. These measures should also address the shortage in parkland as a result of Bill 23.
- Establish a Provincial fund to support developer-led and funded improvements to public infrastructure.
- Ensure any punitive measures against municipalities recommended by the Housing Affordability Task Force appropriately account for matters within the development approvals process that are beyond municipal control.
- Review all options to address municipal infrastructure funding requirements, including potential tax reform to ensure that taxes are better apportioned to service level demands and assist municipalities with shortfalls in development charges.

2) Planning for Complete and Climate-Resilient Communities

- Increase Provincial funding in public transportation, notably to enable investments in high frequency public transit and active transportation networks to increase modal shift towards sustainable transportation options.
- Facilitate a boundary adjustment solution to secure the short and long-term provision of serviced employment lands for Greater Peterborough; noting the Minister's modifications to the new Official Plan approved on April 11, 2023 effectively removed 80 hectares of employment area land needed to 2051 and prevents the achievement of a healthy activity rate of at least 2 residents for every 1 job by 2051.
- Encourage the federal government to expedite high frequency passenger rail service connecting Toronto, Peterborough, Ottawa, Montreal and Quebec.
- Build adequate community facilities, capacity and staffing to accommodate the growing population, including hospitals, long-term care facilities, child care centres and schools. Further, special consideration should be given to the preservation or creation of schools in the downtown/Urban Growth Centres and communities which require additional housing for post-secondary students.

3) Affordable and Supportive Housing



- Reconsider the Province’s role in affordable housing construction, as observed by the Province prior to 1990s (i.e., consider the re-establishment of the Ontario Housing Corporation).
- Increase funding for supportive and affordable housing, noting that as of August 29, 2023 there are 1,897 households on the City’s Centralized Wait List as shown in Table 1.

Table 1: City's Centralized Wait List (as of August 29, 2023)

Bedroom size	# of Households
1 bedroom	1,287
2 bedrooms	279
3 bedrooms	169
4+ bedrooms	162
Total	1,897

4) Indigenous Consultation and Reconciliation

- Enhance Indigenous consultation through the development of clear procedures/guidelines on the Duty to Consult and Accommodate to outline how municipalities are to consult with First Nations communities.
- Work with First Nations communities to build capacity in the development approvals and Municipal Class Environmental Assessment processes.

5) Provincial Policy Stability

- a) Provide municipalities with a period of policy stability to allow the City to focus resources on implementing the initiatives within the Municipal Housing Pledge, save and except for reversing any changes from Bills 109 and 23 which have raised concerns by municipalities and have resulted in unintended consequences.

The construction of new housing units is a shared responsibility between all levels of government, the private sector and non-profit organizations. The City remains committed in doing its part to streamline the development approvals process and ensure the private sector receives the approvals necessary to accelerate the supply of housing.

Signed by

Jeff Leal
 Mayor
 City of Peterborough
 Phone: 705-742-7777 ext. 1871



Email: JLeal@peterborough.ca

