

**STAFF  
REPORT:**



**REPORT TO:** Council  
**MEETING DATE:** April 12, 2010  
**REPORT NO.:** SPS.10.04  
**SUBJECT:** Bill 198-An Act to amend *the Planning Act* with respect to inclusionary housing.  
**PREPARED BY:** Peter Tollefsen, Director of Special Projects (Sustainability)

**A. Recommendations**

THAT Council receive the Staff Report SPS.10.04 titled "Bill 198-An Act to amend *the Planning Act* with respect to inclusionary housing";

AND WHEREAS municipalities are having a difficult time of providing housing for all citizens groups;

AND WHEREAS the Provincial Government had given Bill 198, an Act to amend the *Planning Act* with respect to inclusionary housing two readings prior to the Legislature being prorogued;

AND WHEREAS this Act would enable municipalities to adopt inclusionary zoning as a technique to fund new affordable housing;

AND WHEREAS Cheri DiNovo MPP (Parkdale High Park) is planning to reintroduce this Bill in the Legislature;

AND given that they are very limited tools available for municipalities to provide a variety of housing stock;

AND given that one of the most significant challenges facing the Town of The Blue Mountains in building a sustainable community is providing housing for all income groups;

THEREFORE be it resolved that Council of the Corporation of the Town of The Blue Mountains urges the Provincial Government to approve a Bill to amend the *Planning Act* with respect to inclusionary housing;

AND THAT this motion be communicated to the Premier of the Province of Ontario, the Minister of Municipal Affairs and Housing, area MPP Jim Wilson and MPP Cheri DiNovo

## **B. Background**

The Town has commenced a Housing Needs Study. A Workshop was held December 2, 2009. The consultants are preparing the first draft of the Study and we will be approaching Council and the public in the near future with the completed document. It will contain a Housing Strategy including Policy for our Official Plan with such tools as Inclusionary Housing requirements (ie; to require the provision of affordable housing as part of residential development.).

Staff reported to Council February 8, 2010 on Bill 198, an Act to amend the *Planning Act* with respect to inclusionary housing in Report No: SPS.10.01, attached. The purpose of that report was to introduce the matter to Council and report back with an action plan on Inclusionary Housing, which is the purpose of this report.

On March 8, 2010 Mayor Anderson sent a letter to the Minister of Municipal Affairs and Housing supporting Bill 198, a copy of which is attached.

In discussion with the Executive Assistant to Cheri DiNovo (Parkdale High Park), the MPP who introduced the private member's Bill last year, confirmation was made that Bill 198 did die when the Provincial legislature was prorogued in March. Now the Government is back in session and the Member from Parkdale High Park is planning to reintroduce the Bill and is asking sympathetic municipalities to pass resolutions of endorsement.

Staff suggest that support for the reintroduction of the Bill on inclusionary housing would be of great benefit to the Town of The Blue Mountains and municipalities in general in Ontario and have prepared a Resolution of support in the recommendation of this report. Upon passing we will encourage adjacent municipal councils to pass similar motions.

## **C. The Blue Mountains' Strategic Plan**

Supporting legislative tools that will assist the Town in requiring affordable housing meets the Goal of ; *Managing Growth to ensure the ongoing health and prosperity of the community.*

## **D. Environmental Impacts**

To address housing issues within the Town in a manner which protects the environment and is consistent with Smart Growth planning principals lessens the negative impacts.

## **E. Budget Impact**

Not significant yet.

## **F. Attached**

Appendix A – Staff report No. SPS.10.01 Bill 198 dated February 8, 2010.

Appendix B – Letter from Mayor Anderson to Minister James Bradley (MMA+H) dated March 8, 2010.

Respectfully submitted,

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Peter Tollefsen, Director of Special Projects (Sustainability)

For more information, please contact:

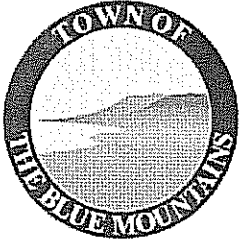
Peter Tollefsen

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519 599 3131 ext.247

# Appendix A

## STAFF REPORT:



**REPORT TO:** Council  
**MEETING DATE:** February 8, 2010  
**REPORT NO.:** SPS.10.01  
**SUBJECT:** Bill 198-An Act to amend *the Planning Act* with respect to inclusionary housing.  
**PREPARED BY:** Peter Tollefsen, Director of Special Projects (Sustainability)

### A. Recommendations

THAT Council receive the Staff Report SPS.10.01 titled "Bill 198-An Act to amend *the Planning Act* with respect to inclusionary housing".

### B. Background

The Town has commenced a Housing Needs Study. A Workshop was held December 2, 2009. The consultants are preparing the first draft of the Study and we will be approaching Council and the public in the near future with the completed document. It will contain a Housing Strategy including Policy for our Official Plan with such tools as Inclusionary Housing requirements (ie; to require the provision of affordable housing as part of residential development.).

Only the Cities of Ottawa and Toronto currently have similar policies in effect. The City of Toronto's policies, which require development sites over 5.0 ha in size to dedicate 20 per cent to affordable housing, recently withstood a challenge at the Ontario Municipal Board. However some back up in Provincial legislation would certainly secure municipal delivery of Inclusionary Housing.

Our consultants have been investigating the legal framework for a strong tool for affordable housing requirements through the municipal vehicle of official plans and zoning by-laws. They have brought to our attention a private members Bill:

Bill 198 (attached as Appendix A) is an Act to amend the Planning Act with respect to inclusionary housing. It proposes to amend the Act to include the adequate provision of a full range of housing, including housing that is affordable to low and moderate income households, as a matter of provincial interest.

It proposes to amend Section 34 to allow the councils of local municipalities to pass zoning by-laws requiring inclusionary housing in the municipality and regulating the required percentage of affordable housing units in new housing developments in the municipality.

A new section 37.1 of the Act proposes to allow municipalities to pass by-laws requiring that a specified percentage of housing units in all new housing developments in the municipality to be affordable to low and moderate income households.

It proposes to amend Section 51 to allow the approval authority to impose as a condition to the approval of subdivision a requirement that a specified percentage of housing units in all new housing developments in the subdivision be affordable to low and moderate income households.

Bill 198 got first reading June 4, 2009 and 2nd reading Sept. 24, where it was referred to the Standing Committee on General Government. Bill 198 is still at the Standing Committee. Attached as Appendix B –is an excerpt of the discussions that Took Place in the Ontario Legislature June 4 and Sept. 24, 2009 on Bill 198.

There are a number of other bills on the agenda and the Committee has not yet reviewed Bill 198. Staff believe we should make a submission or presentation to the Standing Committee perhaps on a regional level.

Our consultants have been meeting with the City of Toronto staff on this. Toronto is anxious for us to join the effort as they feel that this issue is being viewed as a Toronto issue only. Support from another municipality, especially a non GTA community to show this is a provincial wide issue would be welcome.

This would be of interest to area municipalities in the Georgian Triangle Area and staff will be contacting adjacent Town and County Planning Depts. We are meeting with our consultants next week to plan a joint strategy for a submission to the Provincial Standing Committee.

The purpose of this report is to introduce the matter to Council and staff will be reporting back with an action plan on Inclusionary Housing.

### **C. The Blue Mountains' Strategic Plan**

Supporting legislative tools that will assist the Town in requiring affordable housing meets the Goal of ; *Managing Growth to ensure the ongoing health and prosperity of the community.*

### **D. Environmental Impacts**

To address housing issues within the Town in a manner which protects the environment and is consistent with Smart Growth planning principals lessens the negative impacts.

**E. Budget Impact**

Not significant yet..

**F. Attached**

Appendix A – Bill 198, an Act to amend the Planning Act with respect to inclusionary housing.

Appendix B – Excerpts of discussions that took place in the Ontario Legislature June 4, and September 24, 2009 on Bill 198.

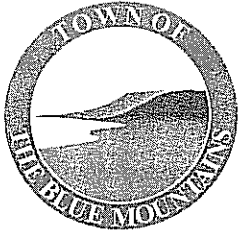
Respectfully submitted,

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Peter Tollefsen, Director of Special Projects (Sustainability)

For more information, please contact:

Peter Tollefsen  
[ptollefsen@thebluemountains.ca](mailto:ptollefsen@thebluemountains.ca)  
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Appendix B

## Town of The Blue Mountains

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March 8, 2010

Ministry of Municipal Affairs and Housing  
17<sup>th</sup> Floor  
777 Bay Street  
Toronto, Ontario  
M5G 2E5

Attention: Minister James J. Bradley

Dear Minister Bradley,

Re: Bill 198 – An Act to amend the *Planning Act* with respect to inclusionary housing

As you know, municipalities are having a difficult time providing affordable housing.

We are very interested in Bill 198, as this Bill will go a long way in helping municipalities provide housing for everyone with new development.

I am scheduled to speak to the Standing Committee of General Government in support of Bill 198, however with the Premier's prorogue of the Provincial legislature, this Bill is at risk of being lost.

I implore you to treat this as a Government Bill as this will benefit all municipalities with the delivery of affordable housing, and ask that you ensure it is back on the table when the Government is back in session. Thank you for your consideration of this matter.

Yours truly,

A handwritten signature in black ink, appearing to read "Ellen Anderson", written over a large, stylized scribble.

Mayor Ellen Anderson

cc: Dalton McGuinty, Premier  
Legislative Building  
Queen's Park  
Toronto ON M7A 1A1

cc: Council & Senior Management Team  
Town of The Blue Mountains