



Agenda
Affordable Housing Task Force Meeting

December 12, 2024, 5:30 p.m.

Electronic and In-Person Participation - Affordable Housing Task Force

The Corporation of the Town of Orangeville

(Chair and Secretary at Town Hall - 87 Broadway)

Orangeville, Ontario

NOTICE

Members of the public wishing to view Affordable Housing Task Force meetings will have the option to attend in-person or by calling 1-289-801-5774 and entering Conference ID: 780 227 136# Please note that your full name and comments will be part of the public record and will be included in the minutes of the meeting.

Prior to the meeting, written comments may be sent to the Secretary of Affordable Housing Task Force by email at gbrennan@orangeville.ca. Such written comments will become part of the public record.

Accessibility Accommodations

If you require access to information in an alternate format, please contact the Clerk's division by phone at 519-941-0440 x 2219 or via email at clerksdept@orangeville.ca

Pages

1. **Call to Order**
2. **Disclosures of (Direct or Indirect) Pecuniary Interest**
3. **Land Acknowledgment**
We would like to acknowledge the treaty lands and territory of the Williams Treaty Nations and the Mississaugas of the Credit First Nation. We also recognize that Dufferin County is the traditional territory of the Wendat and the Haudenosaunee, and is home to many Indigenous people today.
4. **Adoption of Minutes of Previous Meeting**
Recommendations:
That the minutes of the following meeting are approved:
 - 4.1 **2024-11-14 - Affordable Housing Task Force - Minutes** 3
5. **Presentations**
6. **Items for Discussion and Reports**
 - 6.1 **Proposed Work Plan** 6

6.2	Town of Orangeville Current Developments	9
7.	Correspondence	
7.1	Hon. Paul Calandra, Minister of Municipal Affairs and Housing, Additional Residential Unit Framework Letter	10
8.	Announcements	
9.	Date of Next Meeting	
	The next meeting is scheduled for Thursday, January, 9, 2025, at 5:30 p.m.	
10.	Adjournment	
	Recommendations:	
	That the meeting be adjourned	



Minutes of Affordable Housing Task Force

November 14, 2024, 5:30 p.m.

Electronic and In-Person Participation - Affordable Housing Task Force
The Corporation of the Town of Orangeville
(Chair and Secretary at Town Hall - 87 Broadway)
Orangeville, Ontario

Members Present: Councillor J. Andrews, Chair
K. Atkinson
C. De Castro

Members Absent: Councillor T. Prendergast, Vice Chair
R. Mair

Staff Present: G. Brennan, Legislative Assistant, Corporate Services
B. Ward, Manager, Planning, Infrastructure Services
N. Nunes, Manager, Building, Chief Building Official

1. Call to Order

The meeting was called to order at 5:36 p.m.

2. Disclosures of (Direct or Indirect) Pecuniary Interest

None.

3. Land Acknowledgment

Councillor J. Andrews, Chair, acknowledged the treaty lands and territory of the Williams Treaty Nations and the Mississaugas of the Credit First Nation. He also recognized that Dufferin County is the traditional territory of the Wendat and the Haudenosaunee, and is home to many Indigenous people today.

4. Adoption of Minutes of Previous Meeting

2024-006

Moved By C. De Castro

That the minutes of the following meeting are approved:

4.1 2024-10-10 - Affordable Housing Task Force - Minutes

Carried

5. Presentations

None.

6. Items for Discussion and Reports

6.1 Naythan Nunes, Manager, Building, Chief Building Official - Review of ADU's

Naythan Nunes, Manager, Building, Chief Building Official, provided an overview of the imminent changes to the Ontario Building Code. Mr. Nunes shared that the new code is set to take effect on January 1, 2025, with a deadline of March 31, 2025, in place for projects currently in progress to remain under the 2012 Build Code legislation. Starting April 1, 2025, all new applications must adhere to the new Building Code requirements. Mr. Nunes announced that the new Building Code will consist of over 4,000 changes, with more than 1,500 revisions specially affecting residential buildings.

Mr. Nunes advised that staff are working on a report to Council that addresses the publication of an Accessory Dwelling Unit (ADU) registry for the Town of Orangeville. The Committee discussed the benefits of a public registry for ADU's, including legalizing the unit, ensuring compliance with all relevant codes and standards, and safeguards against structural, health, and fire regulations. The Committee discussed the safety risks of existing ADU's that are not to code and the various ways a municipality can develop processes to designate and inform residents that a property is compliant and safe while still providing affordable, accessible housing. The Committee proposed the development of a standardized "pre-approved" Accessory Dwelling Unit (ADU) design template. This initiative would offer residents of the Town the option to utilize a professionally vetted design as an alternative to entirely custom applications, thus, streamlining the approval process and ensuring compliance.

The Committee discussed zoning regulations and the minimum Code requirements for an ADU, including:

- Minimum floor area sizes,
- Window openings, doorway widths and ceiling heights,
- Fire protection and separation,
- Heating and ventilation,
- Plumbing facilities,
- Unit access and egress.

Additionally, all Accessory Dwelling Unit's must be connected to municipal water and sanitary through the main dwelling. Mr. Nunes clarified that the Building Code restricts occupancy to a maximum of two persons per designated space.

7. Correspondence

7.1 General Correspondence for the Affordable Housing Task Force

The Committee viewed and discussed nontraditional housing options including ADU's, modular homes, container homes, three season rooms, and tiny homes.

8. Announcements

Committee members engaged in a discussion regarding their recent involvement in Dufferin County's 2024 Building Code Open House held on November 7, as well as their attendance at the 2024 Central Ontario Housing Summit on November 12. They deliberated on potential future delegations that could provide strategic value to the Task Force.

9. Date of Next Meeting

The next meeting is scheduled for Thursday, December 12, 2024, at 5:30 p.m.

10. Adjournment

2024-007

Moved By K. Atkinson

That the meeting be adjourned at 7:04 p.m.

Carried

Affordable Housing Task Force Work Plan



- **Task Force Mandate:** The Affordable Housing Task Force will develop a report advising Council on challenges and opportunities to increase the local supply of affordable housing in the Town of Orangeville.
- **Sunset Date:** 12 months after initial meeting, unless extended by Council. (September 11, 2025).

Deliverable / Project	Description	Scheduled Date	Lead	Comments
Public Information Session	Host a public information session to understand the challenges local partners and developers experience when creating new attainable housing stock (i.e.: cost of land, red tape, development charges, zoning by-law, official plan requirements, multi-family housing).	Q2 2025	Task Force	Planning and/or Building Staff may attend but are not coordinating the event
Legislative & Policy Review	Task Force to review housing development legislation, including zoning and parking requirements to identify areas that can be streamlined to enhance development feasibility and aims to amend restrictive regulations, offering greater flexibility and removing barriers to increase obtainable and accessible housing in Orangeville.	Ongoing	Task Force	Task Force to highlight comments, challenges and recommendations in their report to Council
Guided Site Tours	Task Force members attend various housing developments to observe innovative design strategies, successful integration of mixed-use and multi-family housing, efficient use of ADU's, and effective applications of zoning and planning policies.	Ongoing	Task Force	Maximum of two (2) members per guided tour
Municipal Consultation & Benchmarking	Engage with the County and nearby municipalities to evaluate best practices to achieve attainable housing. Examine effective policies and strategies for ensuring attainable housing supply, addressing shortages, and tackling the challenges associated with these areas.	Ongoing	Task Force	Task Force to highlight comments, challenges and recommendations in their report to Council

AHTF Discussion Information

Town of Orangeville AHTF, Terms of Reference, Mandate

- The Affordable Housing Task Force will develop a report advising Council on challenges and opportunities to increase the local supply of affordable housing in the Town of Orangeville.

Town of Orangeville AHTF, Terms of Reference, Goals

The Affordable Housing Task Force will develop an Affordable Housing Report to Council focused on how the Town can increase or support affordable housing in the Town of Orangeville and identification of current barriers to affordable housing initiatives. The report should reference the following:

- Opportunities and recommendations regarding any potential government owned lands that could be utilized for affordable housing initiatives.
- Recommendations for changes to local planning policies that are underway or could be amended to increase affordable housing options.
- Recommendations regarding current or potential grant or funding opportunities for affordable housing developments including new builds, renovations and conversions.

Areas to Identify

Note, the following were captured from other municipalities who also formed Affordable Housing Task Forces

- Identify opportunities to increase the range of housing to meet the needs of Orangeville residents
- Identify opportunities for new programs, partnerships and private sector incentives to increase Orangeville's Attainable Housing stock.
- Identify opportunities to maximize the use of existing programs, partnerships and private sector incentives to increase Orangeville's Attainable Housing Stock
- Integrate with Town's Official Plan review
- Review zoning by-laws and planning policies with the intent to strengthen these areas to allow for more favorable investment conditions for those land developers and investment groups who plan to build attainable housing
- Obtain community support

Deliverables

- Produce a localized Attainable Housing report and identify policy options
- Stage an Open House early in the Adhoc Task Force mandate to learn from the community what the actual needs are in the community from an Attainable Housing standpoint.
- An analysis of existing housing needs, supply and conditions

- Identify a range of policy options for creating and preserving housing by drawing on current housing trends
- Understanding the challenges local partners and developers experience when creating new attainable housing stock (i.e.: cost of land, red tape, development charges, zoning by-law, official plan requirements, resident concerns about inclusion of multi-family housing in single family zones)
- Identify the current role of the municipality, county and other partners in promoting Attainable Housing
- Consult with the County and other municipalities to review best practices pertaining to attainable housing, including securing of Attainable Housing policies/strategies, attainable housing shortages and service-worker shortage information, and attempt to determine underlying factors affecting both areas
- Provide strategy and recommendations that allow the ability of, specifically the local residents and their households to enter, and graduate to higher levels in the local housing market
- Prepare final report for Orangeville Council consideration and include recommendations for next steps in addressing Affordable Housing within the community.

Current Developments

33-37 Broadway

- 8-storey mixed-use building
- 97 residential units
- Status: Site Plan Approved, Building Permit Pending



48-52 Broadway

- 7-storey mixed-use building
- 125 units
- Status: Official Plan and Zoning By-law Amendments



60-62 Broadway

- 4-5 storey mixed-use building
- 56 Apartment units
- Status: Site Plan Approved, Building Permit pending



**Ministry of
Municipal Affairs
and Housing**

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Ontario

234-2024-5434

November 28, 2024

Dear Head of Council:

Through the *More Homes Built Faster Act, 2022*, changes were made to the *Planning Act* to accelerate implementation of the province's additional residential unit (ARU) framework. These changes allowed "as-of-right" (without the need to apply for a rezoning) the use of up to 3 units per lot in many existing residential areas (i.e., up to 3 units allowed in the primary building, or up to 2 units allowed in the primary building and 1 unit allowed in an ancillary building such as a garage).

To support implementation of ARUs, the *Cutting Red Tape to Build More Homes Act, 2024*, made further changes to the *Planning Act* to provide me, as the Minister of Municipal Affairs and Housing, with broader regulation-making authority to remove municipal zoning by-law barriers that may be limiting the development of ARUs.

Following consultation on the Environmental Registry of Ontario, our government has taken further action to tackle the housing supply crisis and reach our goal of building more homes by amending [Ontario Regulation 299/19 – Additional Residential Units](#) to remove certain municipal zoning by-law barriers. These changes took effect upon filing.

These changes will help to facilitate the creation of ARUs, such as basement suites and garden suites, by eliminating barriers including maximum lot coverage, angular planes, floor space index (FSI), minimum separation distances and minimum lot sizes on parcels of urban residential land subject to the ARU framework in the *Planning Act*. More information on these changes can be found through [Environmental Registry of Ontario posting 019-9210](#).

It is my expectation that municipalities will respect these regulatory changes and the intent behind them. I will not hesitate to use my available powers to ensure these changes to the *Planning Act* are allowed to support our goal of building more homes.

We will continue working with our municipal partners to achieve our goal of building the homes that Ontarians need.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul Calandra", with a stylized flourish at the end.

Hon. Paul Calandra
Minister of Municipal Affairs and Housing

c. Martha Greenberg, Deputy Minister

Jessica Lippert, Chief of Staff to Minister Calandra

Chief Administrative Officer
Office of The Clerk