



**Agenda**  
**Affordable Housing Task Force Meeting**

April 10, 2025, 5:30 p.m.

In-Person Participation Only

The Corporation of the Town of Orangeville

Town Hall - 87 Broadway

Orangeville, Ontario

**NOTICE**

Members of the public wishing to view Affordable Housing Task Force meetings are welcome to attend in-person.

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 [clerksdept@orangeville.ca](mailto:clerksdept@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](mailto:clerksdept@orangeville.ca)

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**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 2025-03-27 - Affordable Housing Task Force - Minutes**

**3**

**5. Presentations**

**6. Items for Discussion and Reports**

- 6.1 **35 Elizabeth Street - Proposed Concepts** 6  
Proposal submitted by Chris De Castro, Member of the Affordable Housing Task Force Regarding the County of Dufferin Older Adult Services Review & Master Housing Strategy Top 10 County-owned sites recommended for development.
- 6.2 **Affordable Housing Proposal** 8  
Proposal submitted by Kati Atkinson, Member of the Affordable Housing Task Force.
- 6.3 **Community Information Town Hall**  
To discuss the organization of the Affordable Housing Task Force Community Information Town Hall.
- 7. **Correspondence**
- 8. **Announcements**
- 9. **Date of Next Meeting**  
The next meeting is scheduled for Thursday, May 8, 2025 at 5:30 p.m.
- 10. **Adjournment**



## Minutes of Affordable Housing Task Force

**March 27, 2025, 5:30 p.m.  
In-Person Participation Only  
The Corporation of the Town of Orangeville  
Town Hall - 87 Broadway  
Orangeville, Ontario**

Members Present: Councillor Andrews  
Councillor Prendergast  
C. De Castro  
R. Mair

Members Absent: K. Atkinson

Staff Present: J. Lavecchia-Smith, Deputy Clerk  
B. Ward, Manager, Planning

### **1. Call to Order**

The meeting was called to order at 5:35 p.m.

### **2. Disclosures of (Direct or Indirect) Pecuniary Interest**

None.

### **3. Land Acknowledgment**

The Chair acknowledged the treaty lands and territory of the Williams Treaty Nations and the Mississaugas of the Credit First Nation. The Chair 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**

**Moved By R. Mair**

That the minutes of the following meeting, be received for information:

**4.1 2025-02-13 - Affordable Housing Task Force - Minutes**

**Carried**

**5. Presentations**

None.

**6. Items for Discussion and Reports**

**6.1 Affordable Housing Proposals**

The Task Force discussed the affordable housing proposal submitted by Member R. Mair. The proposal identified various mechanisms for staff to look into reviewing to modify various parking regulations for residential units and highlighted what criteria would need to be met to process an application with zero parking requirements. The Task Force discussed how to define the term 'affordable' and how this applies in the context of development.

Members of the Task Force asked questions and received responses from Mr. Ward and Mr. Mair.

Chair Andrews advised that he is going to schedule a meeting with the new Minister of Municipal Affairs and Housing to gain a better understanding of the provinces role when it comes to affordable housing.

The Task Force highlighted that by increasing affordable, livable units and reducing the parking requirements for units in Orangeville's downtown core may contribute to the economic success of businesses and further promote a walkable community.

Member De Castro will present his proposal at the next Task Force meeting on April 10, 2025.

**6.2 Public Information Session**

Chair Andrews advised that the Task Force should consider hosting a public information session to promote the role of the task force and what has been accomplished since its establishment. Logistical details including date, time and location are hoping to be finalized by their next meeting on April 10th.

### **6.3 Amendment to Meeting Schedule**

**Moved By** C. De Castro

That the June 12th Affordable Housing Task Force meeting be rescheduled to Thursday, June 26th at 5:30 p.m.

**Carried**

## **7. Correspondence**

### **7.1 The Mississauga News: Ontario accessibility act lacks standards to solve housing crisis for people with disabilities**

Chair Andrews advised that this article was circulated to him by a member of the Access Orangeville Committee to be shared with the task force as it highlights the complexity and challenges that exist.

## **8. Announcements**

None.

## **9. Date of Next Meeting**

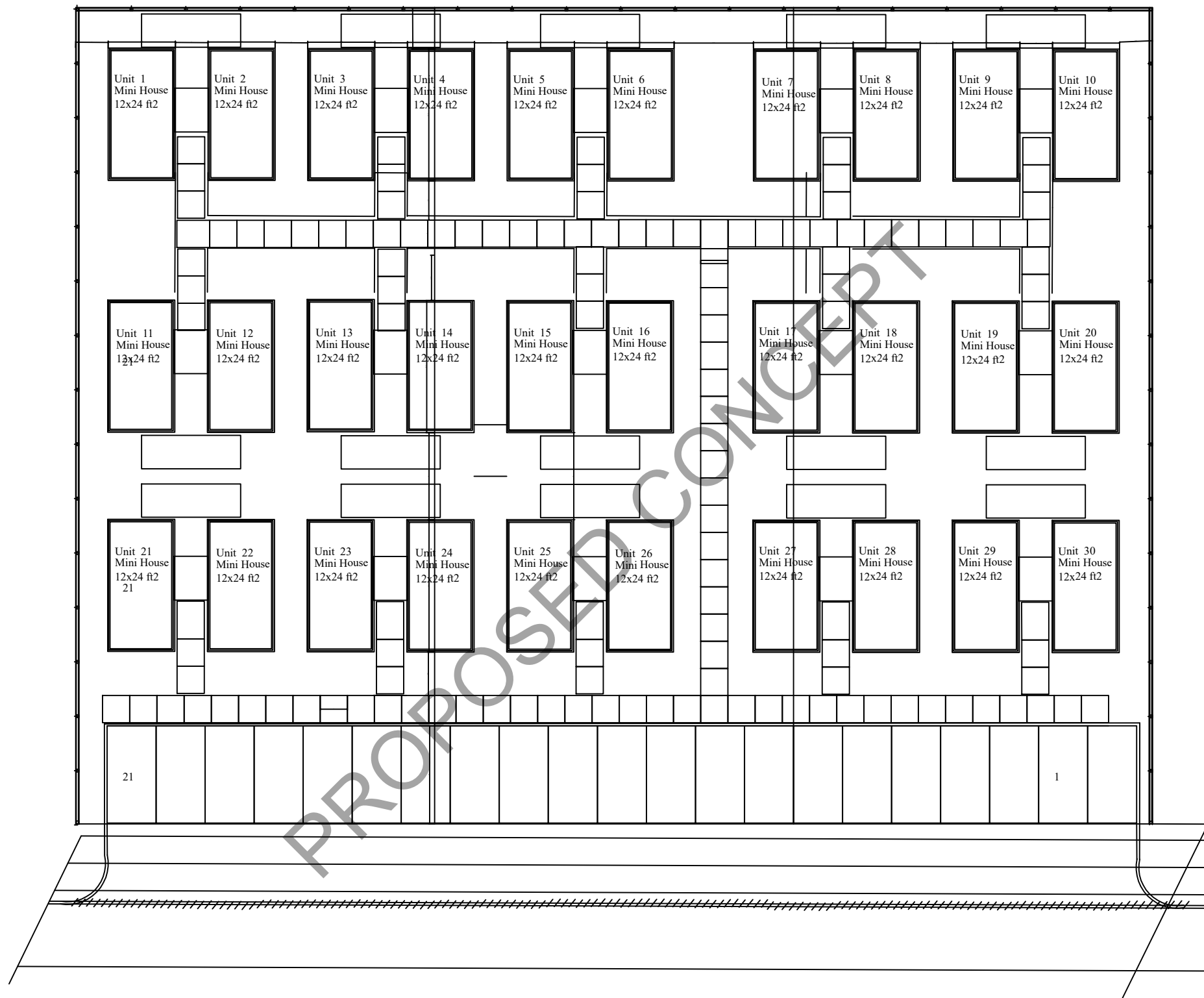
The next meeting is scheduled for Thursday, April 10, 2025 at 5:30 p.m.

## **10. Adjournment**

**Moved By** Councillor Prendergast

That the meeting adjourn at 6:44 p.m.

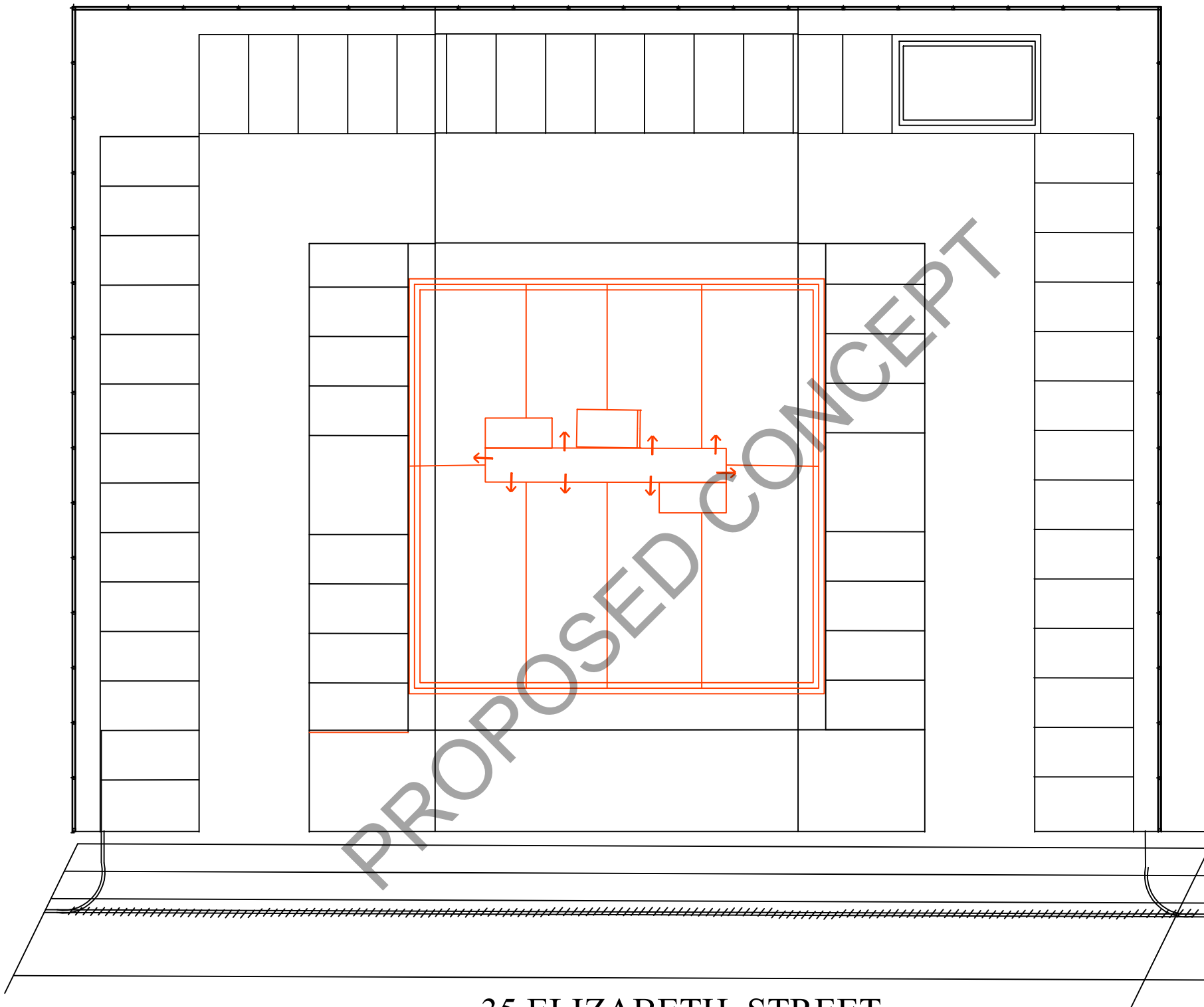
**Carried**



OPTION # 1  
 30 12 X24 FT MINI HOMES  
 COST TO DEVELOP 2.60 MIL

**35 ELIZABETH STREET**

WALKING ACCESS FOR  
 SINGLE MOTHERS WITH SMALL CHILDREN  
 ACTIVE SENIORS SINGLES OF COUPLES



35 ELIZABETH STREET

OPTION # 2

32 RENTAL UNITS 4 STORY BUILDING

COST TO DEVELOP 8.70 MIL

CONVENTIONAL ACCESS FOR  
SINGLE MOTHERS WITH SMALL CHILDREN  
ACTIVE SENIORS SINGLES OF COUPLES

## **Affordable Housing Task Force**

### **Task Force Member ideas**

**Kati Atkinson**

### **Town of Orangeville Video Series on ARU's:**

- What they are
- how to know if you are a candidate
- different types
- the approval process
- who it works for
- how it affects affordability

### **1st time buyers Development**

Housing development (such as towns or condos) capped at an affordable price, or on a sliding scale due to income, that only qualified people could buy into.

No investors looking to rent it out, no one looking for a second or third home, etc.

Perhaps there would need to be rules around how long they stay in the house or how much equity they can earn with reselling, and who they can sell to after that time has passed. Keeping it within the affordability matrix.