



**The Corporation of the
Town of Tecumseh**

Development Services

To: Mayor and Members of Council

From: Brian Hillman, Director Development Services

Date to Council: October 10, 2023

Report Number: DS-2023-20

Subject: Report of the Ontario Housing Affordability Task Force
Tecumseh's Top Five Recommendations
OUR FILE: L11 PROV

Recommendations

It is recommended:

That Report DS-2023-20 entitled "Report of the Ontario Housing Affordability Task Force – Tecumseh's Top Five Recommendations", **be received**;

And that the letter from the President of the Association of Municipalities of Ontario, dated October 3, 2023, as attached to Report DS-2023-20, **be endorsed** and notification of said endorsement be **forwarded to** the Ministry of Municipal Affairs and Housing;

And further that the Town's Top Five Recommendations from the Report of the Ontario Housing Affordability Task Force, dated February 8, 2022, as identified in Report DS-2023-20, **be endorsed** and **forwarded to** the Ministry of Municipal Affairs and Housing by October 16, 2023.

Background

Ontario Housing Affordability Task Force

The final version of the [Report of the Ontario Housing Affordability Task Force](#) (Task Force Report) was released by the Province of Ontario on February 8, 2022. Recommendations from the Task Force Report are intended to help Ontario address the housing supply crisis and build at least 1.5 million homes by 2031. There are 74 recommendations in the Task Force Report, some of which apply to all communities in Ontario, with some being more specific to larger urban municipalities.

Prior to the final release of the Task Force Report, the Province provided a brief opportunity for feedback from municipalities. Accordingly, Mayor McNamara issued a letter dated February 14, 2022 to the Ministry of Municipal Affairs and Housing (MMAH), offering specific observations regarding the challenges of ensuring sufficient housing supply and affordability, borne out of local experience in Tecumseh (see Attachment 1).

Minister Calandra's Request for Top Five Task Force Recommendations

Under a letter dated September 15, 2023, Minister of MMAH, the Honourable Paul Calandra (the Minister) wrote to all Heads of Council in Ontario. The Minister is requesting that each Head of Council prioritize the top five recommendations from the Task Force Report for future consideration. The Minister offered that this could include advice to revisit the way a recommendation has been implemented to date, as well as how some of the recommendations could be implemented with amendments. The deadline for advising the MMAH of the top five recommendations is October 16, 2023.

Comments

In determining the top five recommendations, consideration was given to Mayor McNamara's February 14, 2022 letter; a letter from the President of the Association of Municipalities of Ontario, dated October 3, 2023 (AMO Letter) (see Attachment 2); recent experiences with housing related issues and developments in the Town; and discussions with the Mayor and Chief Administrative Officer flowing from this request by the Minister.

Tecumseh Top Five Recommendations to MMAH

In response to the request by the Minister, the following chart identifies the Town's proposed top five recommendations from the Task Force Report:

Tecumseh Top Five	Task Force Report REC Number	Task Force Report REC	Tecumseh REC
1.	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.	Recommend that it be modified to read: <i>"Limit exclusionary zoning in municipalities through binding provincial action to allow 'as of right' residential housing comprising single-unit, semi-detached/duplex and townhouse dwellings, up to two stories on a single residential lot."</i>
2.	13.	Limit municipalities from requesting or hosting additional public meetings beyond those that are required under the Planning Act.	Support as written.
3.	26.	Require appellants to promptly seek permission ("leave to appeal") of the Tribunal and demonstrate that an appeal has merit, relying on evidence and expert reports, before it is accepted.	Support and recommend that the following be added: <i>"Remove 'de novo' Ontario Land Tribunal hearings and return to a process where an adjudicator reviews material that was placed before a Council in making its decision and determine merits of an appeal on that basis."</i>

Tecumseh Top Five	Task Force Report REC Number	Task Force Report REC	Tecumseh REC
4.	42.	Provide provincial and federal loan guarantees for purpose-built rental, affordable rental and affordable ownership projects.	Support as written.
5.	45.	Improve funding for colleges, trade schools, and apprenticeships; encourage and incentivize municipalities, unions and employers to provide more on-the-job training.	Support and recommend that the following be added: <i>“for both skilled trades positions and building official positions.”</i>

In addition to offering the Town’s preceding top five recommendations, it is further recommended that Council endorse the positions expressed in the AMO Letter and that the endorsement be communicated to the Minister.

Consultations

Chief Administrative Officer
 Mayor

Financial Implications

None.

Link to Strategic Priorities

Applicable	2023-2026 Strategic Priorities
<input checked="" type="checkbox"/>	Sustainable Growth: Achieve prosperity and a livable community through sustainable growth.
<input type="checkbox"/>	Community Health and Inclusion: Integrate community health and inclusion into our places and spaces and everything we do.
<input type="checkbox"/>	Service Experience: Enhance the experience of Team Tecumseh and our citizens through responsive and respectful service.

Communications

Not applicable

Website

Social Media

News Release

Local Newspaper

This report has been reviewed by Senior Administration as indicated below and recommended for submission by the Chief Administrative Officer.

Prepared by:

Brian Hillman, MA, MCIP, RPP
Director Development Services

Recommended by:

Margaret Misek-Evans, MCIP, RPP
Chief Administrative Officer

Attachment Number	Attachment Name
1.	Mayor McNamara Letter Dated February 14, 2022
2.	President of the Association of Municipalities of Ontario Letter Dated October 3, 2023