



City of North Bay Report to Council

Report No: CSBU-2023-051

Date: June 27, 2023

Originator: Adam Curran

Business Unit:
Community Services

Department:
Planning & Building Department

Subject: Housing Action Plan

Closed Session: yes no

Recommendation

That Council:

1. accept and approve the modifications to the Housing Action Plan as identified in Report to Council CSBU-2023-051 from Adam Curran dated June 27, 2023; and
2. authorizes the Chief Administrator Officer to make further modifications as required to the Housing Action Plan as more information becomes available to assist in the submission to CMHC's Housing Accelerator Fund (HAF).

Background

Council passed resolution 2023-220 which accepted and approved the 'Housing Action Plan' and directed Planning Staff to prepare and submit the grant application to Canada Housing Mortgage Corporation's (CMHC) "Housing Accelerator Fund".

Along with the Grant Facilitator, Planning Staff are preparing the application for CMHC's 'Housing Accelerator Fund (HAF)' in anticipation of the HAF being open for applications shortly. Throughout drafting the application, staff have been receiving additional information and more details about the HAF program and the calculation of eligible funding.

The HAF program requires the City of North Bay to increase the overall annual housing supply by a minimum of 1.1%. As a result, the City needs to be aggressive and provide incentives to increase housing units.

In the 'Housing Action Plan', incentive #4, the City is proposing to "provide top-up funding through the City's Growth Community Improvement Plan (Growth CIP) for the missing middle and affordable housing" with new potential senior government grant funds (i.e. HAF). The proposed incentive is currently the following:

"Incentive/Benefit: Provide an additional \$2,500 for properties developing an Additional Dwelling Unit (ADU), provide an additional \$5,000 for properties developing an ADU that would be rented for an affordable rate for a specified period"

With the need to increase our annual housing supply by 1.1% and the potential for additional HAF funds, Planning Staff recommends the incentive be amended to the following:

"Incentive/Benefit: Provide an additional \$25,000 for properties developing an Additional Dwelling Unit (ADU)".

The funding for the incentive would apply only if the City was successful in obtaining CMHC's HAF funding, which would be used to support the implementation of this incentive.

Planning Staff also recommends an additional initiative, which would incentivize multiple residential units to be created of four or more units.

"10. Multiple Residential Units:

Background: The City of North Bay requires additional residential units to be created. The City does not have many new high density residential buildings being constructed. The City needs different forms of housing and the creation of new rental units.

Larger apartment buildings can take a longer time to construct and may need to go through Planning Act approvals. The City recognizes there is a large cost associated with developing high density developments.

Proposal: The City of North Bay will amend the Growth Community Improvement Plan to provide incentives for properties being developed with a high-density residential use (5 units or more).

Incentive/Benefit: Provide \$25,000 per unit for properties developing a high-density residential development.

Outcome: The outcome would be the creation of more residential units, in the form of apartment buildings. This would create different forms of housing tenure including rental and ownership."

The funding for the incentive would apply only if the City was successful in obtaining the CMHC's HAF funding which, would be used to support the implementation of this incentive.

The City expects the application and the ability to submit the application to begin shortly. Staff continues to follow and review any documents that are released with the program. Staff would request Council provide some flexibility to the Chief Administrative Officer to make some minor modifications to the 'Housing Action Plan' should it be in the best interest of the City of North Bay's submission and better our chances of receiving approval and funding.

At the time of implementing the initiatives outlined in the Housing Action Plan, each initiative will be required to be brought back to Council for approval (e.g. Planning Act process for amendment to the Growth Community Improvement Plan).

Staff will pre-consult with the Canada Mortgage and Housing Corporation (CMHC) to review the draft application prior to formal submission. In the event that any changes are recommended to the "Housing Action Plan", because of additional information or clarification being obtained from CMHC, staff are recommending that the Chief Administrative Officer be given the authority to make minor changes to the 'Housing Action Plan' without the requirement to go to Council each time a minor change is required to the Plan.

As noted, any project or incentive in the Housing Action Plan will be required to come back to City Council for implementation. The Housing Action Plan provides a vision and lays out a framework to support the creation of new housing units in the city.

CMHC's 'Housing Accelerator Fund' has the ability to provide the City with substantial funds to assist and accelerate the creation of additional housing units. If approved the funding will substantially increase the number of rental residential units in the City.

Financial/Legal Implications

The "Housing Accelerator Fund" is 100% funded by CMHC.

Corporate Strategic Plan

- | | |
|---|---|
| <input type="checkbox"/> Natural North and Near | <input type="checkbox"/> Economic Prosperity |
| <input checked="" type="checkbox"/> Affordable Balanced Growth | <input checked="" type="checkbox"/> Spirited Safe Community |
| <input checked="" type="checkbox"/> Responsible and Responsive Government | |

Specific Objectives

- Promote and support public and private sector investment.
- Explore and implement opportunities to streamline processes, policies and practices that make it easier and more effective to do business in North Bay.
- Explore opportunities to reduce the costs of government service delivery, including shared services and new technologies.
- Facilitate the development of housing options to service the entire community, with consideration to socio-economic characteristics of the community.
- Continually improve on policies and practices that celebrate diversity and create a welcoming environment that supports development, growth, and community engagement.
- Facilitate the development of housing options to service the needs of the community.

Options Analysis

Option 1:

That Council:

1. accept and approve the modifications to the Housing Action Plan as identified in Report to Council CSBU-2023-051 from Adam Curran dated June 27, 2023; and
2. authorizes the Chief Administrator Officer to make further modifications as required to the Housing Action Plan as more information becomes available to assist in the submission to CMHC's Housing Accelerator Fund (HAF).

Option 2:

1. That City Council directs Planning Staff to make the necessary modifications to the 'Housing Action Plan' as identified in report to Council CSBU-2023-051; and
2. Directs the Chief Administrator Officer (CAO) to make necessary modifications as required to the 'Housing Action Plan' as more information becomes available to assist in the submission to CMHC's Housing Accelerator Fund (HAF).

Recommended Option

That Council:

1. accept and approve the modifications to the Housing Action Plan as identified in Report to Council CSBU-2023-051 from Adam Curran dated June 27, 2023; and
2. authorizes the Chief Administrator Officer to make further modifications as required to the Housing Action Plan as more information becomes available to assist in the submission to CMHC's Housing Accelerator Fund (HAF).

Respectfully submitted,

Name: Adam Curran, M.E.S., MCIP, RPP

Title: Policy and Business Development Planner

I concur with this report and recommendation

Name Beverley Hillier, MCIP, RPP

Title: Manager, Planning & Building Services

Name Ian Kilgour, MCIP, RPP

Title: Director, Community Services

Name John Severino, P.Eng., MBA

Title: Chief Administrative Officer

Personnel designated for continuance:

Adam Curran, M.E.S., MCIP, RPP

Policy and Business Development Planner