



City of North Bay Report to Council

Report No: CSBU-2023-044

Date: May 12, 2023

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

Business Unit:

Department:

Community Services

Planning & Building Department

Subject: City of North Bay – Housing Action Plan

Closed Session: yes no

Recommendation

1. That City Council accept and approve the 'Housing Action Plan', as detailed in Appendix 'A' to Report to Council CSBU-2023-44; and
2. That City Council directs Planning Staff to prepare and submit an application to the 'Housing Accelerator Fund' administered by the Canada Mortgage and Housing Corporation (CMHC).

Background

The Federal Government passed the 'National Housing Strategy' in 2019, the strategy recognizes that *"housing is essential to the inherent dignity and well-being of the person and to building sustainable and inclusive communities as well as a strong national economy in which the people of Canada can prosper and thrive"*. The strategy also recognizes that *"improved housing outcomes are best achieved through cooperation between governments and civil society as well as the meaningful involvement of local communities"*.

The Federal Government has introduced the 'Housing Accelerator Fund' to help local Municipalities identify their housing needs and achieve additional housing units and change current practices to insure more housing units are being created without any unnecessary costs or delays. The 'Housing Accelerator Fund (HAF)' has committed \$4 billion in funds to local authorities. HAF is intended to *"drive transformational change within the sphere of control of the local government regarding land use planning and development approvals with the overall objective to "accelerate supply" of housing"*.

The Director of Community Services, DNSSAB CAO, City Manager of Planning and Building, DSNAB's Director of Housing Services, City Planning Staff and DNSSAB Housing Staff met regarding CMHC's HAF initiative. City Staff advised it is a requirement that the City (Municipality) apply. DNSSAB staff was very supportive of the initiative and, if successful, will play an integral part of the whole housing spectrum.

The City Planning Staff and DSNAB Staff see great value in the City applying to this program as it has the potential to add much needed funds to support residential housing developments. If the City of North Bay was to be a successful applicant through the 'Housing Accelerator Fund', the following list are ways in which the funds can be spent to support housing developments:

- Investments in Housing Accelerator Fund Action Plans
 - Any initiative included in the proponent's action plan and approved by CMHC.

- Investments in Affordable Housing
 - Construction of Affordable Housing
 - Repair or modernization of affordable housing
 - Land or building acquisition for affordable housing

- Investments in Housing-related Infrastructure
 - Drinking water infrastructure that supports housing
 - Wastewater infrastructure that supports housing
 - Solid waste management that supports housing
 - Public transit that supports housing
 - Community energy systems that support housing
 - Disaster mitigation that supports housing
 - Brownfield redevelopment that supports housing
 - Broadband and connectivity that supports housing
 - Capacity building that supports housing
 - Site preparation for housing development.

- Investment in Community-related Infrastructure that supports housing
 - Local roads and bridges
 - Sidewalks, lighting, bicycle lanes
 - Firehalls
 - Landscaping and green space

In order to apply through the 'Housing Accelerator Fund', it is required that the City has an adopted Housing Action Plan. The City's proposed Housing Action Plan is attached to this report. The Housing Action Plan is intended to identify changes the City can make to drive transformation change regarding land use planning and development approvals with the overall objective to "accelerate supply" of housing.

The City of North Bay has identified a need for additional housing units. The District of Nipissing Social Services Administration Board (DNSSAB) has recently released an RFP for a 'Housing Needs Study' for the District of Nipissing. The Housing Needs Study will identify what types of housing units are needed, based on amount of bedrooms, the cost, the tenure of the units, and other opportunities to fill the gaps within housing. The 'Housing Needs Study' will help inform the 'Housing Action Plan' in terms of needs.

The 'Housing Action Plan' has provided 9 initiatives which will assist property owners and developers to create housing units. The initiatives which are identified in the attached 'Housing Action Plan' are:

1. Permit two additional dwelling units within the Urban Settlement Area and permit one additional dwelling unit within the Rural Area;
2. Develop a conceptual plan for 10.6 hectares of City Owned property for Residential Development, which will create a diverse residential development;
3. Expand the City's Growth Community Plan (Growth CIP) Housing Target Area to include the City's entire urban settlement boundary;
4. Provide top-up funding through the City's Growth Community Improvement Plan (Growth CIP) for the missing middle and affordable housing;
5. Implement revised parking requirements to reduce the required parking for Additional Dwelling Units;
6. Implementing new processes to receive and process building permit applications and planning applications, e-permitting;
7. Require mandatory pre-consultation for Planning Act Applications;
8. Implement amendments to City procedures to delegate some Planning Act decisions to Staff; and
9. Condense residential zones within the Zoning By-law.

This Housing Action Plan has been compiled and developed using the information and Federal and Provincial housing programs available to date. The Plan will be amended as required to align with housing funding opportunities from these senior levels of government.

The City of North Bay has already implemented some of these initiatives and will work towards implementation of the remaining initiatives. In order to apply through the 'Housing Accelerator Fund', it is required that the City has an adopted Housing Action Plan. The City's proposed Housing Action Plan is attached to this report. The Housing Action Plan is intended to identify changes the City can make to drive transformation change regarding land use planning and development approvals with the overall objective to "accelerate supply" of housing.

Through the proposed initiatives within the Housing Action Plan, the City anticipates additional housing units being created. An example is through the Additional Dwelling Unit Policy, the City of North Bay currently has 11,440 (48.7%) single detached dwelling units and 2,135 (9.1%) semi-detached units. 1,157 of these units are within the Trout Lake watershed, and are not eligible for ADUs. If we assumed that 0.5% of these residents create or convert their existing unit to have one ADU, this would represent 62 units per year and represent approximately 60% of our goal of 100 housing units per year.

This example, and additional ways to support and create additional housing units will assist the City in meeting the objectives of additional housing units through the 'Housing Accelerator Fund' (HAF). If successful through the HAF program, the base funding is \$20,000 per additional unit created (over 100 units), with the potential for top-up finding of \$7,000 - \$15,000 and if meeting the affordable housing would be an additional top-up of \$19,000 per unit.

The City has the potential to receive up to \$54,000 per residential unit created than what would be expected to be created without the funding (100 units).

Financial/Legal Implications

None at this time. Being successful through the Housing Accelerator Fund could mean additional funding to implement and accelerate new housing units within the City of North Bay.

Corporate Strategic Plan

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|---|---|
| <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.
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Options Analysis

- Option 1:
1. That City Council accept and approve the 'Housing Action Plan', as detailed in Appendix 'A' to Report to Council CSBU-2023-44 and,
 2. That City Council directs Planning Staff to prepare and submit An application to the 'Housing Accelerator Fund' administrated by the Canada Mortgage and Housing Corporation (CMHC).

- Option 2:
1. That City Council does not accept and does not approve the 'Housing Action Plan', as detailed in Appendix 'A' to Report to Council CSBU-2023-44; and
 2. That City Council does not direct Planning Staff to prepare and submit an application to the 'Housing Accelerator Fund' administrated by the Canada Mortgage and Housing Corporation (CMHC).
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Recommended Option

- Option 1:
1. That City Council accept and approve the 'Housing Action Plan', as detailed in Appendix 'A' to Report to Council CSBU-2023-44; and,
 2. That City Council directs Planning Staff to prepare and submit An application to the 'Housing Accelerator Fund' administrated by the Canada Mortgage and Housing Corporation (CMHC).
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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
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