



December 11, 2023

Via Email: paul.calandra@pc.ola.org | Minister (MMAH) minister.mah@ontario.ca

The Hon. Paul Calandra, MPP
Minister of Municipal Affairs and Housing
c/o Ministry of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, ON M7A 2J3

Dear Minister Calandra,

Subject: Municipal Housing Targets – Town of East Gwillimbury: Housing Pledge

On behalf of East Gwillimbury Municipal Council, I submit the following as our response to the Housing Pledge.

For your information and records, at its meeting of Municipal Council held on December 5, 2023, the Council of the Town of East Gwillimbury enacted as follows:

BE IT RESOLVED THAT Administration Report ADMIN2023-06, dated November 21, 2023, entitled “East Gwillimbury Housing Pledge,” be received; and

THAT East Gwillimbury’s Housing Pledge be drafted as indicated in the body of Administration Report ADMIN2023-06; and

THAT the proposed Housing Pledge be approved for publication and forwarded for information to the Ontario Ministry of Municipal Affairs and Housing.

Following is the Housing Pledge wording contained within Administration Report ADMIN2023-06 (copy attached for reference), East Gwillimbury Housing Pledge:

“The Town of East Gwillimbury pledges to do its part to facilitate the construction of 4,300 new homes by 2031. As the fastest growing municipality in Canada, in accordance with 2021 Statistics Canada data, this municipality has demonstrated its leadership in meeting previously established growth targets.

The Town of East Gwillimbury acknowledges its role in facilitating the construction of 4,300 new homes and is committed to ensuring that we have the appropriate planning framework in place through an updated Official Plan, Secondary Plans, and Zoning Bylaw.

The Town is further committed to ensuring efficient and streamlined processes to support the timely review and approval of development applications and permits. These ongoing efforts include investments in technology enhancements and process improvements designed to support applicant success.

We recognize that achieving the target will require expanded access to Municipal Servicing and that the planned expansion of the York Durham Sewage System will be integral to our success. Furthermore, we recognize that our ability to achieve the target relies on the collaborative efforts of all levels of government and the home building industry to address challenges related to labour and material supply and to address external market impacts on the pace of housing construction.

East Gwillimbury Council is committed to working with all levels of government to deliver the infrastructure, schools, health and social services, and transit required to support complete communities as we advance our efforts to meet our housing target. We recognize that our efforts must continue to reflect the principle of growth paying for growth as we strive to provide the amenities, parks, trails, active transportation networks, and emergency services that the residents of our growing municipality require.”



Brian Johns
Acting Mayor

- c: Hon. Rob Flack, Associate Minister of Housing
Hon. Caroline Mulroney, MPP York-Simcoe
Dawn Gallagher Murphy, MPP Newmarket-Aurora
Michael Klimuntowski, Chief of Staff, Minister’s Office
Martha Greenberg, Deputy Minister
Caspar Hall, Assistant Deputy Minister, Local Government Division
Sean Fraser, Assistant Deputy Minister, Planning and Growth Division
Joshua Paul, Assistant Deputy Minister, Market Housing Division
Tara Lajevardi, Clerk/Director of Legislative Services, Town of East Gwillimbury
Mark Valcic, Chief Administrative Officer, Town of East Gwillimbury

Administration Report ADMIN2023-06

To: Committee of the Whole Council
Date: November 21, 2023
Subject: East Gwillimbury Housing Pledge
Origin: Development Services

Recommendations

1. That Administration Report ADMIN2023-06, dated November 21, 2023, entitled “East Gwillimbury Housing Pledge,” be received; and
2. That East Gwillimbury’s Housing Pledge be drafted as indicated in the body of Administration Report ADMIN2023-06; and
3. That the proposed Housing Pledge be approved for publication and forwarded for information to the Ontario Ministry of Municipal Affairs and Housing.

Purpose

The purpose of this report is to provide draft Housing Pledge wording for Council’s consideration, as follows:

“The Town of East Gwillimbury pledges to do its part to facilitate the construction of 4,300 new homes by 2031. As the fastest growing municipality in Canada, in accordance with 2021 Statistics Canada data, this municipality has demonstrated its leadership in meeting previously established growth targets.

The Town of East Gwillimbury acknowledges its role in facilitating the construction of 4,300 new homes and is committed to ensuring that we have the appropriate planning framework in place through an updated Official Plan, Secondary Plans, and Zoning Bylaw.

The Town is further committed to ensuring efficient and streamlined processes to support the timely review and approval of development applications and permits. These ongoing efforts include investments in technology enhancements and process improvements designed to support applicant success.

We recognize that achieving the target will require expanded access to Municipal Servicing and that the planned expansion of the York Durham Sewage System will be integral to our success. Furthermore, we recognize that our ability to achieve the target relies on the collaborative efforts of all levels of government and the home building industry to address challenges related to labour and material supply and to address external market impacts on the pace of housing construction.

East Gwillimbury Council is committed to working with all levels of government to deliver the infrastructure, schools, health and social services, and transit required to support complete communities as we advance our efforts to meet our housing target. We recognize that our efforts must continue to reflect the principle of growth paying for growth as we strive to provide the amenities, parks, trails, active transportation networks, and emergency services that the residents of our growing municipality require.”

Background

On June 16, 2023, a letter of request was forwarded to Mayor Hackson by the then Minister of Municipal Affairs and Housing, Steve Clark requesting that East Gwillimbury identify a locally appropriate Housing Target to 2031 to meet current and future housing needs and that the Town develop a Municipal Housing Pledge to increase and accelerate housing supply.

The letter further requested that a Housing Pledge be created and published by December 15, 2023.

Subsequent correspondence from the Ministry of Municipal Affairs and Housing assigned a Housing Target of 4,300 homes by 2031.

Analysis

The proposed Housing Pledge is intended to confirm the Town’s commitment to advance efforts to increase the housing supply while recognizing that there are factors related to this important objective that remain outside of the municipality’s control.

The Ministry correspondence of June 16, 2023, further identified examples of specific policy initiatives that a municipality might undertake in support of increasing the housing supply. A detailed summary of the ways in which existing policy supports the achievement of the housing target was provided in a presentation to Council on September 6, 2023, and is reproduced in the table below:

Strategies and Initiatives suggested by the Ministry	Status / EG Response
Strategies to encourage and promote gentle intensification to enable and expedite additional residential units in existing residential areas	Embedded in Official Plan
Outline ways in which funding under provincial programs, such as the Streamline Development Approval Fund (SDAF) or Municipal Modernization Program (MMP), has been used to streamline existing municipal development approval processes	Online application submissions, CityView enhancements
Information on municipal development approval timelines and whether municipalities are being appealed for non-decisions	Timelines are being addressed through CAP/ Bill 109 response
Identify potential measures where current lack of infrastructure capacity (e.g., water/wastewater servicing) may limit future housing development	Limitations have been identified. In addition to YDSS expansion, exploring other opportunities for infra-stretching
Commitment to plan for, fund, and approve (where applicable) specific critical municipal infrastructure to support growth and new housing (e.g., water, wastewater, transit etc.), which may include expanded capacity as well as fully new facilities/assets	Efforts underway to complete secondary planning work to advance infrastructure Completion of infrastructure master plans (water, wastewater, transportation)
Priorities for strategic and site-specific planning decisions to expedite housing in priority areas (e.g., around transit stations and in transit-serviced areas)	Embedded in the Official Plan

Strategies & Initiatives suggested by Ministry	Status / EG Response
Update zoning by-laws to permit a greater range of housing to be built without the need for costly and lengthy rezoning applications	Zoning is not typically a barrier. We regularly hear from developers that purpose built rental, for example, does not align with their business plans
Municipalities may also consider existing tools such as the Community Infrastructure and Housing Accelerator, Community Planning Permit System, Major Transit Station Areas, and Protected Major Transit Station Areas.	Staff continue to work with the Ministry to better understand the impact and applicability of these tools.

Financial Implications

There are no direct financial implications associated with this report.

Need For Public Consultation

There is no requirement for public consultation in consideration of the Housing Pledge.

Alignment to Strategic Plan

Responsible Growth

This initiative most closely relates to Council’s strategic priorities relating to Responsible Growth. Efforts to ensure that new housing units contribute to increased attainability and diversity of the housing stock will serve to align Council priorities with Provincial objectives.

Conclusion

The draft Housing Pledge text is provided for Council’s review and approval.

Appendices

None.

Approval

Report Author:

Margot Bégin, Ec.D.(F)
General Manager, Development Services
Development Services

This report was reviewed, recommended and approved by:

Mark Valcic
Chief Administrative Officer