Potential Recommendations

• Staff has prepared recommendations for Council’s consideration

• There are many ideas generated by developers, housing providers, and different levels of government, many of which were presented during this Housing Summit, that should be considered as part of a larger Housing Strategy that will take some time to implement

• The City is in a position to directly effect change in the rental market in the shorter and medium term through providing additional lands and providing incentives
Potential Recommendations

• Shorter Term Opportunities include:
  – updating the Development Charges By-law to provide 50% Development Charge rebates for the construction of affordable rental units
Potential Recommendations

• Medium Term Opportunities include:
  – increasing land supply for medium and high-rise residential development by improving the intensification and mixed use policies of the Official Plan which is currently being updated
  – undertaking a Housing Community Improvement Plan to provide incentives for the provision of affordable housing units in mid and high-rise developments and mixed use developments
1. THAT Council receive the presentations and other material as presented during the 2019 Housing Summit as information; and

2. THAT Council direct staff to review the information from the 2019 Housing Summit and report back to Council with recommendations on next steps including the requirement for a housing strategy for affordable and attainable housing that will leverage the opportunities advanced during this event; and

3. THAT Council direct staff to develop a terms of reference for the undertaking of a Housing Community Improvement Plan that will provide incentives for affordable rental units in addition to leveraging the opportunities of the existing Brownfields Community Improvement Plan and Downtown Community Improvement Plan; and

4. THAT, as a short-term measure before a Housing Community Improvement Plan is developed and approved by the City and Province, the Development Charges By-law be updated for the purpose of reducing development charges by 50% (excluding areas inside the Central Business District which already receive this benefit) for all apartments units being built that enter into an agreement with the City to charge rents at market rate or less for a defined period of time. Market rates will be established by the County of Hastings; and

5. THAT Council direct staff to expand the Terms of Reference for the current Official Plan Update to include housing policies, intensification policies and mixed use policies in order to increase the supply of lands available for medium and high density residential development along with mixed use development (ground floor commercial with residential above) which will ultimately increase the supply of rental units in the City of Belleville; and

6. THAT these recommendations be referred to the 2019 budget process.