

# THE CORPORATION OF THE CITY OF BELLEVILLE

## SPECIAL COUNCIL MEETING MINUTES HOUSING SUMMIT

March 18 & 19, 2019

### CALL TO ORDER

The Special Meeting of Council was Called to Order at 8:53 a.m.

### ATTENDANCE

PRESENT                      His Worship Mayor Panciuk

Councillor Carr	Councillor Sandison
Councillor Culhane	Councillor Thompson
Councillor Malette	Councillor Williams

(Matt MacDonald, City Clerk)

STAFF: R. Kester, M. MacDonald, R. Bovay, S. Ashton, T. Deming,  
T. Marecak, K. Poste

ABSENT Councillor Kelly, Councillor McCaw

### DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

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There were no items brought forward at this time.

#### 1. Opening Remarks began at 8:56 a.m. from the following speakers:

- His Worship Mayor Panciuk
- Todd Smith, MPP Bay of Quinte
- Christine Hogarth, MPP Etobicoke-Lakeshore
- Melissa Davis, representing Neil Ellis, MP Bay of Quinte
- Valerie Watts-Dafoe, representing Mike Bossio, MP Hastings-Lennox & Addington

**2. Planning & Affordability Presentations:**

(9:34 a.m.)

- City of Belleville Manager of Policy Planning, Stephen Ashton
- City of Belleville Chief Building Official, Ted Marecak
- City of Belleville Director of Engineering and Development Services, Rod Bovay
- City of Belleville Policy Planner, Thomas Deming

A Question Period was held – discussion of Secondary Units Application Program

Councillor Kelly arrived at 9:52 a.m.

Council recessed from 11:00 a.m. to 11:15 a.m.

**3. Stakeholder Presentations**

(11:15 a.m.)

Home Builders Association:

- John-Ross Parks, Quinte Home Builders Association
- Joe Vaccaro & Michael Collins-Williams, Quinte Home Builders Association

Councillor McCaw arrived at 11:18 a.m.

Hastings County Partnerships:

- Rick Phillips, Warden of Hastings County
- Michelle Ogden, Hastings County
- Jon Van Huizen, N. Park St. Project – Pathways/Van Huizen Homes
- Phil Spry, Sidney Place
- Sandy Watson-Moyles, Three Oaks Foundation

Council recessed from 12:46 p.m. to 1:31 p.m.

Councillor Thompson left the meeting.

- David Morris, Habitat for Humanity Hastings Prince Edward
- Ken Horricks, Robert Gentile – Quinte Landlords Association

**4. Funding & Incentives**

- Stephen Ashton, City of Belleville, Manager of Policy Planning, Municipal Incentives
- Arlene Etchen, CHMC – Innovative Rental Housing-Examples from Across the County
- Anthony Adrien, CMHC – National Housing Strategies
- Michelle Ogden, Hastings County – Local Innovation in Housing

Council recessed at 4:00 p.m. until March 19, 2019 at 9:00 a.m.

Meeting was Called to Order at 9:00 a.m. on March 19, 2019.

His Worship Mayor Panciuk made opening remarks.

PRESENT

His Worship Mayor Panciuk

Councillor Carr

Councillor McCaw

Councillor Culhane

Councillor Sandison

Councillor Kelly

Councillor Thompson

Councillor Malette

Councillor Williams

(Matt MacDonald, City Clerk)

STAFF: R. Kester, M. MacDonald, R. Bovay, Stephen Ashton, T. Deming, T. Marecak, K. Poste

**Funding & Incentives (continued)**

- Stephen Ashton, City of Belleville Manager of Policy Planning provided additional information on Municipal Incentives

**5. Review of Day One Discussions - Council**

- Councillor Carr
- Councillor Culhane
- Councillor Williams
- Councillor McCaw
- Councillor Malette
- Councillor Kelly
- Councillor Sandison
- Councillor Thompson

Potential Recommendations as proposed – City of Belleville, Manager of Policy Planning, Stephen Ashton:

1. THAT Council receive the presentations and other material as presented during the 2019 Housing Summit as information.
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.
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.
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 apartment 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.

5. THAT Council direct staff to expand the Terms of Reference for the current Official Plan update to include modernizing 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.
  
6. THAT these recommendations be referred to the 2019 budget process.

Open Mic opportunity for Stakeholders:  
(10:15 a.m.)

- Karen Poste, City of Belleville, Manager of Economic & Strategic Initiatives
- Rita Shepard, Hastings Housing Corp.
- Gina Cockburn, Poverty Roundtable/Community Advocacy & Legal Centre
- John-Ross Parks, Quinte Home Builders Association President
- Sandy Watson-Moyles, Three Oaks Foundation Director
- Gloria Bentley, Quinte Healthcare Corp. (Mental Health) Outpatient
- Jill Raycroft, Belleville Chamber of Commerce
- Ken Horricks, Quinte Landlords Association
- Ruth Ingersoll, Exec. Community Dev. Council Quinte
- Anthony Adrien, CMHC
- Dr. Oglaza – Medical Officer of Health – Hastings Prince Edward Public Health
- Phil Spry, Springale Developments
- David Morris, Habitat for Humanity
- Michelle Ogden, Hastings County

Moved by Councillor Culhane  
Seconded by Councillor Carr

REC. NO. 224/19 THAT the recommendations be approved as amended:

1. THAT Council receive the presentations and other material as presented during the 2019 Housing Summit as information.
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.
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.
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6. THAT these recommendations be referred to the 2019 budget process.

- CARRIED -

**Amendments:**

Moved by Councillor Sandison  
Seconded by Councillor Kelly

- REC. NO. 225/19 THAT Management prepare a policy for Council's consideration providing for an annual property allotment from the City to Habitat for Humanity and like Organizations in the City of Belleville of four (4) to six (6) properties for their use/purposes.

- CARRIED -

Moved by Councillor Sandison  
Seconded by Councillor Williams

- 226/19 THAT the City establish a \$1 million reserve for the purpose of building one thousand (1,000) Rental Units, with a one thousand (\$1,000) incentive per unit with a deadline of the end of Council term for the one thousand (1,000) unit build out."

**- FAILED-**

Moved by Councillor Williams  
Seconded by Councillor Kelly

REC. NO. 227/19 THAT Resolution #2 regarding the Housing Strategy include the approval of one thousand (1,000) rental units by 2025; and,

THAT staff prepare a report for Council's consideration that includes policies allowing for the doubling of the City's current yearly housing production from 200 units by 2025; and,

THAT affordable and attainable housing will be prioritized and fast-tracked to achieve the 1,000 unit target.

- CARRIED -

Moved by Councillor McCaw  
Seconded by Councillor Williams

228/19 THAT staff bring back an updated policy on Secondary Units to allow for the process to bring illegal units to legal units and then to look at ways to encourage new secondary units that could include loans or grants.

- CARRIED -

Moved by Councillor Malette  
Seconded by Councillor Carr

229/19 THAT Resolution #4 be amended and the City provide for a reduction in Development Charges for properties with a minimum of a six (6) unit apartment building to a maximum of 1,000 units by 2025.

- CARRIED -



Closing remarks from Co-Chairs of the Mayor's Housing Summit:  
(12:18)

Ruth Estwick of the Quinte Home Builders Association and Co-Chair of the Summit gave closing remarks.

Bob Cottrell of All Together Housing and Co-Chair of the Summit gave closing remarks.

**ADJOURNMENT**

His Worship Mayor Panciuk presented Closing remarks and the meeting was adjourned at 12:26 p.m

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MAYOR

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CLERK