Community Improvement Plan (CIP) Resolution Status

At the Belleville Housing Summit which was held on March 18 and 19 of 2019, Council passed a number of Resolutions and amendments. Planning Staff have consolidated these motions which result in 7 overall resolutions that could also be described as ‘action items’. The seven resolutions are individually numbered and the staff update on each item is included within a box after each resolution.

This is a further update to the August 9, 2019 memo regarding the status of these resolutions

1. 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.

   **COMPLETED**
   The Affordable Rental Housing CIP project has been awarded to Dillon Consulting. There will be an initial Public Information Centre on Wednesday December 11, 2019. This PIC will address both the Affordable Rental Housing CIP and the Zoning By-law Update. In addition to this PIC, there will be stakeholder interviews during the day.
   This Affordable Rental Housing CIP will also leverage the opportunities of the existing Brownfields Community Improvement Plan and Downtown Community Improvement Plan. To achieve this leveraging of plans, both the Brownfields CIP and Downtown CIP are also being updated in conjunction with the development of the Affordable Housing CIP.
   This project is expected to be completed in early 2020 to allow Council to consider budget approval for prioritized incentives.

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

   THAT a Housing Strategy includes the goal of having 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.

This resolution, as amended by Council includes a number of items as follows:

- Staff will report back on ‘next steps’ after Items 1 and 3 to 6 are completed. In terms of a housing strategy, Staff has had discussions with County of Hastings Staff who are currently undertaking a five-year update of the County’s Ten-Year Plan to address Housing and Homelessness Issues. City Staff will be scheduling a formal meeting and the intention will be to review the County’s Plan and identify areas where additional information is required at the City of Belleville (local level).
- During pre-consultation meetings with developers since the housing summit, City Staff have
explained Council’s prioritization of having apartment rental units built in Belleville and that larger
development plans should contain a mix of housing types. Developers have been receptive to
Council’s prioritization and have been updating their development applications to include
apartment blocks.
• The Housing Report for future development will include an appendix to identify approved and
proposed rental units. This Housing Report will be prepared and published in early January, 2020. In
addition, this Housing Report will also be updated semi-annually to provide for ongoing tracking of
Council’s Resolution.
• Building, Planning, and Engineering have all recognized the importance of fast-tracking approvals of
affordable housing projects as a community benefit and are prioritizing these developments.

3. 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; and,

THAT 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.

COMPLETED
(Council approved the undertaking of an addendum to the Development Charge Update and the
required by-laws were approved.)

4. 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.

COMPLETED
(It is expected that Dillon Consulting, who is preparing the new Official Plan Policies will have the
document completed in mid to late September and submitted to the City and the Ministry of Municipal
Affairs as part of their one-window review process.)

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

COMPLETED
(Council approved budget for the undertaking of a Housing CIP). PP-2019-87 Attachment #1 - Status on
Council Resolutions November 25, 2019
6. 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.

| Discussions and Strategies will have to be developed through the City Departments including Clerks and Development and Engineering. There may also be a requirement to include this through the City’s Housing CIP Study. |

7. 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.

| City Staff from Planning, Building and Fire & Emergency Services have met to establish a process of how an individual property owner can apply to legalize an illegal second unit. This process has also been included on the City’s Second Unit Policy webpage which includes a guide titled “Second Dwelling Units Building Code Basics” and a link to the City’s Geographical Information System (GIS) which provides a map and listing of all properties with legal second units. In terms of encouraging new secondary units that include loans or grants: this would be part of the Housing CIP which would also consist of a financial analysis by Watson and Associates. It should also be identified and recognized that Council approved/confirmed through the update to the City’s Development Charge By-law, that development of second units (including additions and coach houses) are exempt from development charges. The Affordable Rental Housing CIP will examine if there are any opportunities to provide incentives to update/recognize illegal units so they become legal units and then to look at ways to encourage new secondary units that could include loans or grants. Once this occurs Council will provide consideration into providing this type of incentive as part of the 2020 Operating Budget. At this point in time, staff develop a policy to address illegal units and encouraging new units. |