

Attachment C – Affordable Housing and Significant Streamlining Initiatives (Q4 2023)

2023 Active Affordable Housing Development Applications

Address and applicant	Total Units	Affordable Units	Status	City incentives
83-97 Victoria St N, The Working Centre	44	44	Clearing conditions of site plan approval	Project manager Affordable rental housing incentives (planning and building application fees waived)
82 Wilson Ave, Region of Waterloo	123 (existing)	32 (net increase)	Under construction	Affordable rental housing incentives (planning and building application fees waived)
49 Queen St N, Indwell Community Homes and St. Peter's Lutheran Church	41	41	Under construction	Affordable rental housing incentives (planning and building application fees waived)
137 Queen St S, St Paul's Lutheran Church	57	21	Clearing conditions of site plan approval, shoring permit issued	Project manager Affordable rental housing incentives (planning and building application fees waived)
206 Duke St E, Knossos Housing	100	40	Clearing conditions of site plan approval	Project manager Affordable rental housing incentives (planning and building application fees waived)
32 Mill St, KW Urban Native Wigwam Project	1	1	Building permit issued	Affordable rental housing incentives (building application fees waived)
Total New Units:	243	179		

Projects to Streamline Development Approvals

Streamlining Development Approvals Funding
<p>Description: A series of projects initiated in February 2022 with the support of a provincial grant provided to streamline development approvals and relieve backlogs to support building more houses quicker. Projects include:</p> <ul style="list-style-type: none"> • Digital improvements and online public portal development – improving the efficiency of processing development applications including developing a portal for submission of development applications. • Temporary staffing to support quicker turn-around for development applications including 2 co-op students in Planning, 1 co-op student in Parks Design and Development, 1 gas utilities drafting technician and 1 stormwater management utilities technologist. • A process review to identify and assist the City to implement more efficient processes for the Parks (Design and Development division) development approvals processes. • Inclusionary Zoning for Affordable Housing: Policy and Implementation Guidelines (refer to Appendix B for further details) • Enabling Missing Middle and Affordable Housing Study (refer to Appendix B for further details) • Online booking system for presubmission consultations and other planning meetings • Mobile technology for onsite inspections • Cumulative Impact Analysis of potential changes on the development industry, pace of development, housing affordability and other strategic City priorities associated with introducing various planning tools (completed in advance of the Development Charge and Park Dedication bylaws in June 2022)

Current Status: Complete
Next Steps: Work will continue some projects beyond the scope of the provincial grant funding. For example, work will continue to transition all development applications to a public portal in the coming years.
Project Lead: Janine Oosterveld
Completion date: November 1, 2023

Implementation of Bill 13, Bill 109, and Bill 23
Description: To address the housing crisis and get more homes built faster, the Province enacted a series of legislated changes to streamline development applications and reduce costs to development. An action plan was established to update policies, bylaws and undertake staff-level process improvements in response to these provincial directives.
Current Status: Council approved, implementing procedures in progress. Through DSD-2023-239, Council approved in June a series of amendments to policies and bylaws to: <ul style="list-style-type: none"> • Delegate the removal of holding provisions and other minor zoning bylaw amendments to the Director of Planning; • Shorten the statutory public consultation notice period to align with the staff report posting; • Changes to zoning to allow up to 3 units on a property with a single detached, semi-detached or street townhouse dwelling and ensure safe, functional sites for projects with 10 units or less that no longer go through site plan approval; and, • Changes to the site plan control bylaw and public participation policy. With Regional approval of the Official Plan amendment and the appeal period concluded on August 22 nd , the policies and bylaws are now in effect. At the staff level, implementing procedures are underway to address approved the policy and bylaw changes.
Next Steps: On-going work to continue to refine the site plan, official plan amendment and zoning bylaw amendment processes will continue next year.
Project Lead: Tanya Roberts
Completion date: October 31, 2023

Enabling 4 Units Everywhere
Description: In response to Council's motion at the October 16, 2023 Council meeting, staff are undertaking a review of zoning bylaw amendments that would enable up to four units on a lot which currently permit a single detached, semi-detached or street fronting townhouse dwelling.
Current Status: Under review. Staff have formed a working group and launch this project and are in the initial stages of evaluating zoning regulations and planning for community engagement in the winter.
Next Steps: Preparation for community engagement in January and a report back to Planning and Strategic Initiatives Committee by the end of Q1 2024.
Project Lead: Katie Anderl
Target Completion: June 2024 (including post-decision implementation)