

# Housing Accelerator Fund Application Update

Planning and Development Council  
January 22, 2024 - 6:30 p.m.

**Discussion Item 7.2**

# Key Facts / Chronology

- **Spring 2023** – CMHC launches Housing Accelerator Fund (HAF) program
- **June 14, 2023** – Town of Oakville applies to HAF program
- **July 10, 2023** – Town Council approve HAF Action Plan with 7 initiatives (required to participate in HAF)
- **Summer 2023** – Town revises application in response to CMHC comments while still maintaining the intent of the Council approved Action Plan
- **October 25, 2023** – Federal Minister of Housing, Infrastructure and Communities sends letter requesting additional changes be considered to strengthen the town's application
- **December 21, 2023** – Mayor Burton responds to letter to address the additional measures
- **January 11, 2024** – Federal Minister responds to letter with additional requests.

# Discussion and Communications

- **April 4, 2023** – meeting with CMHC (kick-off)
- **May 3, 2023** – meeting with CMHC
- **May 9, 2023** – meeting with CMHC
- **May 24, 2023** – meeting with CMHC
- **June 6, 2023** – meeting with CMHC
- **June 13, 2023** – meeting with CMHC
- **June 14, 2023** – HAF Application Submitted
- **July 10, 2023** – PDC Meeting – Council Approves HAF Action Plan
- **July 14, 2023** – commentary from CMHC on Application
- **July 28, 2023** – HAF Application Resubmitted with revisions
- **August 9, 2023** – meeting with CMHC (Initiative #3)
- **August 21, 2023** – HAF Application Resubmitted with revisions
- **August 30, 2023** – meeting with CMHC re: required updates
- **October 25, 2023** – Minister's letter to Mayor
- **December 21, 2023** – Mayor's response letter to Minister
- **January 11, 2024** – Minister's response letter

# Minister's Requests (Oct. 2023)

- Federal Minister seeking changes to the Town's HAF application:
  1. Permit four units as-of-right Town-wide;
  2. Increase density around Sheridan College;
  3. Designate dedicated staff to implement an affordable housing strategy, and identifying lands for affordable non-market housing; and,
  4. Delegate approvals for variances, affordable housing, and modular housing to Town staff with timelines.

# Mayor's Response (Dec. 2023)

- Committed to review the items (items 1 and 2)
- Committed to create a Housing Secretariate Office ( item 3)
- Committed to a Modular Housing Initiative (item 4)

# Minister's Response (Jan. 2024)

- The Minister provided a subsequent letter to Mayor and Council on January 11, 2024 requesting that the Town:
  1. adopt a by-law to allow for four dwelling units on a single lot on an as-of-right basis, and
  2. allowing four storeys and four or more units as-of-right within 800 metres of Sheridan College.
- The Minister is seeking a response from Council by January 24, 2024 in order for the town to remain eligible for the HAF funding.

# Options

- Federal Minister is seeking changes that cannot be legally made within requested timeframe (January 24).
- It is Council's discretion on how it wants to proceed:
  1. maintain status quo and not implement the Minister's requests (may impact town's eligibility to receive HAF funding)
  2. direct staff to bring forward amendments to the town's Official Plans and Zoning By-laws to facilitate the Minister's requests

# Option 2 (con't)

- Officials from CMHC and Minister Fraser's office have indicated that the following resolution(s) of Council would be acceptable:

**“That staff be directed to bring forward a zoning by-law amendment to permit 4 units per property, as-of-right for Council's consideration within 90 days of the passing of this resolution.” and**

**“That staff be directed to bring forward a zoning by-law amendment permitting 4 storeys and 4 units per property, as-of-right within 800m of Sheridan College for Council's consideration within 90 days of the passing of this resolution.”**

- An appropriate Council resolution to address the requests would also be:

**“That Staff be directed to bring forward a zoning by-law amendment for Sheridan College that will bring zoning regulations into alignment with the Town's Official Plan.”**

# Initial HAF Application

	Initiative	Incented Units	Cost
1	Innovative Housing Solutions – Policy Enhancements and Fee Updates	143	\$345,000
2	Policy & Regulation Updates – Promoting and Permitting Accessory Dwelling Units	180	\$1,100,000
3	Town Surplus Land (including Public Works Site)	400	\$390,000
4	Hard and Soft Infrastructure Planning – Bronte GO MTSA	0	\$1,200,000
5	Complete Midtown Oakville Urban Growth Centre	0	\$2,700,000
6	Zoning Updates for as-of-right Intensification Permissions	0	\$624,000
7	Application Processing - Digital Enhancements	351	\$202,000
	<b>TOTALS</b>	<b>1,074</b>	<b>\$6,561,000</b>
	<b>Investments in HAF Action Plan Items</b>	Year 1 Year 2 Year 3	\$2,865,600 \$2,721,600 \$975,600
	<b>Investments in Community Related Infrastructure that Supports Housing</b>		\$29,437,200
	<b>TOTAL</b>		<b>\$36,000,000</b> (not including requested new initiatives)



# Staff Recommendations

1. That Council consider updates to the town's Housing Accelerator Fund application in response to the Minister of Housing, Infrastructure and Communities' letter of January 11, 2024, as identified in the report from the Planning Services Department entitled the Housing Accelerator Fund Application Update, dated January 16, 2024.
2. That the Mayor respond to the Minister of Housing, Infrastructure and Communities' office with any update to the Housing Accelerator Fund application including the appropriate resolutions of Council by January 24, 2024.