



THE REGIONAL MUNICIPALITY OF PEEL
STRATEGIC HOUSING AND HOMELESSNESS COMMITTEE
MINUTES

SHHC - 3/2019

The Region of Peel Strategic Housing and Homelessness Committee met on June 20, 2019 at 11:05 a.m., in the Regional Council Chambers, 5th Floor, Regional Administrative Headquarters, 10 Peel Centre Drive, Suite A, Brampton, ON.

Members Present: G.S. Dhillon*; A. Groves; N. Iannicca*; P. Vicente

Members Absent: G. Carlson, due to other municipal business; M. Medeiros, due to other municipal business; C. Parrish, due to other municipal business

Also Present: D. Szwarc, Chief Administrative Officer and J. Sheehy, Commissioner of Human Services; S. VanOfwegen, Commissioner of Finance and Chief Financial Officer; P. O'Connor, Regional Solicitor; D. Labrecque, General Manager, Peel Housing Corporation; A. Baird, Director, Housing Services; K. Lockyer, Regional Clerk and Director of Legal Services; H. West, Legislative Specialist; S. MacGregor, Legislative Assistant

Chaired by Councillor A. Groves.

1. DECLARATIONS OF CONFLICTS OF INTEREST - Nil

2. APPROVAL OF AGENDA

RECOMMENDATION SHHC-8-2019

That the agenda for the June 20, 2019 Strategic Housing and Homelessness Committee meeting, be approved.

3. DELEGATIONS - Nil

4. REPORTS

* See text for arrivals

◆ See text for departures

4.1. Region of Peel's Housing Master Plan

Presentation by Aileen Baird, Director, Housing Services and Sue Ritchie Raymond, Manager, Housing Supply

This item was dealt with later in the meeting.

Item 6.1 was dealt with.

6. IN CAMERA MATTERS

At 11:07 a.m., in accordance with section 239(2) of the *Municipal Act, 2001*, as amended, a motion was placed, and was carried, to move into closed session to consider the following subject matter:

- Proposed Local Planning Appeal Tribunal Settlement Offer - City of Mississauga, Ward 1 (A proposed or pending acquisition or disposition of land by the municipality or local board)

Committee moved out of In Camera at 11:24 a.m.

6.1. Proposed Local Planning Appeal Tribunal Settlement Offer - City of Mississauga, Ward 1

RECOMMENDATION SHHC-9-2019

That the "In Camera" direction given to the Commissioner of Human Services and the Acting Commissioner of Public Works as set out in the In Camera report titled "Proposed Local Planning Appeal Tribunal Settlement Offer – City of Mississauga, Ward 1" be approved and voted upon in accordance with section 239(6)(b) of the *Municipal Act, 2001*, as amended.

4.1. Region of Peel's Housing Master Plan

Presentation by Aileen Baird, Director, Housing Services and Sue Ritchie Raymond, Manager, Housing Supply

Received

RECOMMENDATION SHHC-10-2019

That the Region of Peel's Housing Master Plan as outlined in Appendix II of the report from the Commissioner of Human Services, titled "Region of Peel's Housing Master Plan" be approved;

And further, as Phase One funding has already been approved, that the \$153.6 million expenditure to fund the projects and activities in Phases Two and Three of the Housing Master Plan as defined in the subject report, be approved;

And further, that a capital envelope of \$288.6 million that consolidates Phases One, Two, and Three of the Housing Master Plan be approved, funded by \$38 million in external funding, \$30.5 million in development charges, \$164.3 million from Region of Peel reserves and \$55.8 in debt financing;

And further, that the Chief Financial Officer and the Commissioner of Human Services be authorized to sign all funding and all other applicable agreements, and ancillary documents, including but not limited to any federal and provincial agreements required to obtain and fund the construction and administration of housing projects in Phases One, Two, and Three, all on business terms satisfactory to the Chief Financial Officer and Commissioner of Human Services and on legal terms satisfactory to the Regional Solicitor;

And further, that Regional staff, in collaboration with the Peel Housing Corporation Board, be authorized to seek Ministerial consent for redevelopment of appropriate PHC sites, where required, as outlined in the plan.

Aileen Baird, Director, Housing Services, stated that the Peel Housing and Homelessness Plan is the road map to addressing the challenges of affordable housing and that the Housing Master Plan is one of the priorities that optimizes Region of Peel lands to develop affordable housing units. She added that staff will be reporting to the Strategic Housing and Homelessness Committee (Committee) in the fall on other priorities including a review of rent subsidies, the Incentives Program pilot and the Private Stock strategy. Aileen Baird indicated that staff are building a data driven model to help make evidence informed recommendations about the optimal financial allocations for investments for affordable housing. When finalizing financing strategies, staff will consider the relative investment in each option and will make recommendations which could alter the recommendations made today in the Housing Master Plan.

Sue Ritchie Raymond, Manager, Housing Supply, provided an overview of the Housing Master Plan stating that it is the Region of Peel's first long-term capital/infrastructure plan for affordable housing development. She highlighted the benefits of the Housing Master Plan noting that it will support advocacy to all levels of government for partnerships, funding commitments and planning. Sue Ritchie Raymond stated that a review of the Peel Housing Corporation portfolio aligned with the state of good repair plans, and surplus lands for the Region have identified sites that are in the Housing Master Plan for development opportunities. She provided a summary of the 30 potential sites for development highlighting the Peel Family Shelter, Port Credit West Village and the Chelsea Gardens. Sue Ritchie Raymond stated that a significant investment is required from senior levels of government. Staff are currently negotiating for additional long term funding commitments from the senior levels of government and an update on the negotiations will be brought forward to the Committee in September, 2019.

In response to a question from Councillor Groves, Aileen Baird stated that there currently is no vehicle to receive 'land trust' donations however, this component is currently being reviewed and it could be addressed in the next year.

Councillor Groves asked what type of incentives could be provided to promote development and how Bill 108: *More Homes, More Choice Act*, will affect incentives. Steve Jacques, Chief Planner and Director, Regional Planning and Growth Management, responded that review of

the incentive work relating to Bill 108 is underway and that staff will bring a report to Regional Council in the fall. Steve VanOfwegen, Commissioner of Finance and CFO, stated that external legal opinions suggest that the mandatory exemption for secondary suites could put \$157 million of potential development charges revenue at risk and that staff are consulting with the Province to design the regulations to mitigate the risk impact.

5. COMMUNICATIONS - Nil

6. IN CAMERA MATTERS

6.1. Proposed Local Planning Appeal Tribunal Settlement Offer - City of Mississauga, Ward 1 (A proposed or pending acquisition or disposition of land by the municipality or local board)

This item was dealt with earlier in the meeting.

7. OTHER BUSINESS - Nil

8. NEXT MEETING

The next meeting of the Strategic Housing and Homelessness Committee is scheduled for Thursday, September 19, 2019 at 9:30 a.m., Regional Administrative Headquarters, Council Chamber, 5th floor, 10 Peel Centre Drive, Suite A, Brampton, ON.

Please forward regrets to Helena West, Committee Clerk, (905) 791-7800, extension 4697 or at Helena.west@peelregion.ca.

9. ADJOURNMENT

The meeting adjourned at 11:51 a.m.

SHHC-3/2019
Thursday, June 20, 2019