



Minutes

Housing Affordability Task Force

May 20, 2021
Electronic Meeting

Members: W. Emmerson, M. Bevilacqua, G. Chan, J. DiPaola, R. Grossi,
V. Hackson, D. Hamilton, I. Lovatt, T. Mrakas, S. Pellegrini,
M. Quirk, F. Scarpitti, J. Taylor

Staff: D. Basso, A.M. Carroll, P. Casey, K. Chislett, C. Clark,
P. Freeman, C. Goodeve, D. Kuzmyk, B. Macgregor, S. Malcic,
L. Mirabella, C. Raynor, M.F. Turner

A. Call to Order

The Housing Affordability Task Force was called to order at 12 p.m. with Regional Chair Emmerson presiding.

B. Disclosures of Interest

None

C. Presentations

C.1 York Region Housing Information

The Task Force received the presentation by Paul Freeman, Chief Planner.

D. Deputations

None

E. Communications

None

F. Reports

None

G. Other Business

G.1 Roundtable Discussion

After detailed discussion, the Task Force identified housing affordability as its mandate.

The Task Force confirmed its requirement to identify solutions to the housing affordability problem by considering some of the following:

- Invite stakeholders, such as local planners, Conservation Authorities and members of BILD and CMHC to deputate at future Task Force meetings
- Identify how to overcome existing challenges using best practices and available tools
- Identify appropriate rental housing locations within York Region; work together for a regional solution
- Consider whether getting housing supply more quickly addresses the housing affordability issue
- Consider whether the Task Force's focus should be on increasing rental supply
- Planning approval process including federal and provincial
- Review opportunities to provide incentives
- Special division to fast track applications
- Advocacy and action around rental accommodation as the Region urbanizes

The following tools were identified for consideration and review:

- Builders to include finished rental units in new housing builds
- Building triplexes and fourplexes - incentive for home owners to provide rentals
- Section 37 bonusing
- Land Trust where organizations rent to their own clients
- Laneway housing, granny suites, second suites, etc.
- Planning reforms
- An investment arm of York Region to buy/sell land and ensure development is purpose built
- Regulating housing where home owner cannot sell for more than a prescribed percentage of purchase price

G.2 Next Steps

The Task Force requested staff provide the following information:

- Amount of rental housing required for the next 5, 10, 15 and 20 years
- Age of draft approved lots in York Region

Regional Chair Emmerson suggested the next meeting take place in Fall 2021, with details to follow.

H. Adjournment

The Task Force meeting adjourned at 1:37 p.m.