

COMMUNICATION 132054

Received From: Niki Dwyer, MCIP RPP Director of Development Services
Addressed To: Committee of the Whole
Date: April 27, 2021
Topic: Development Charges – Affordable Housing Policy

BACKGROUND

On March 9th, 2021 Council passed the new Development Charges Bylaw 41-2021 replacing the former Development Charge Bylaw with the updated policy in accordance with the Development Charges Act RSO 1990.

Within the discretionary powers of Council to establish certain exemptions, this Council elected to provide a specific exemption to qualifying projects which met a “local” definition of “affordable housing”. Council has acknowledged that more must be done by local municipalities to encourage the creation of affordable housing units and they have indicated that it is appropriate to waive development charges up to 100% for projects.

1. DEFINITIONS

(3) *“affordable housing units“ for the purposes of Subsections 6(4) and 6(5), means as determined in accordance with Council’s policy.*

6. EXEMPTIONS

(4) *Notwithstanding the provisions of this By-law, the person to whom the building permit was issued may upon completion of the initial sale or rental of an Affordable Housing Unit, shall apply to the Chief Building Official for a refund of the Development Charge payable and shall provide such documentary evidence as is satisfactory to the Chief Building Official that the building qualifies as an Affordable Housing Unit.*

(5) *Upon receiving an application for a refund of the Development Charge in accordance with Subsection 6(4), and upon being satisfied that the building qualifies as an Affordable Housing Unit, the Chief Building Official may refund to the person to whom the building permit was originally issued a sum equal to the Development Charge that originally paid upon the issuance of the building permit.*

COMMENT

On the advice of our Development Charges consultant (Watson and Associates), staff have drafted a “local” policy to define affordable housing modeled on a methodology developed by the Municipality of North Grenville. This policy is particularly helpful in defining affordable rental housing, as the CMHC reported statistics for market rent in Carleton Place are limited and unreliable.

CMHC affordable ownership statistics are more dependable and as a result the application of the Provincial Policy Statement definition is both appropriate and reasonable for our market.

All qualifying projects will be required to execute a Development Agreement to the satisfaction of the Town and register said agreement on title. The agreement will enure to all future perspective owners of the property for a period of 20 years.

STAFF RECOMMENDATION:

THAT Council approve a By-law to adopt the Development Charges Affordable Housing Policy as presented.