



COUNTY OF WELLINGTON

COMMITTEE REPORT

To: Chair and Members of the Economic Development Committee
From: Jana Burns, Wellington Place Administrator
Date: Tuesday, June 15, 2021
Subject: **Attainable Housing Update Report**

Background

The Attainable Housing Strategy Report prepared by Weston Consulting, was presented to County Council in November 2019. The Economic Development division undertook this project to seek out recommendations that would encourage attainable housing options in Wellington County. The strategy provided a well-informed framework for staff to work with County Planning and the member municipalities to implement appropriate recommendations. Next steps for the project involved establishing a senior working group to review the recommendations and a plan for implementation. While the pandemic delayed the initial meeting, over the past year, the County has updated the Official Plan regarding Additional Residential Units (ARU). All member municipalities except Mapleton have passed amendments to allow for one ARU, where Minto and Wellington North have completed amendments to permit a second ARU.

Project Status

The County Attainable Housing Taskforce consists of: Warden Kelly Linton, Councillor Jeff Duncan, Councillor Andy Lennox, Aldo Salis Director of Planning and Development, Susan Aram Deputy Treasurer, Jana Burns Wellington Place Administrator, Mark Poste Director of Housing and Crystal Ellis Director of Economic Development.

The Taskforce has been engaged and has met twice since May. Staff also participated in the June Healthy Growth Advisory Committee in Centre Wellington. This meeting involved four local building industry representatives who spoke to their experiences building rental units in our communities and provided recommendations for growing the housing stock in Wellington County. The County Taskforce meetings included an update on the current housing realities in Wellington County, a review of the strategy recommendations and a discussion on immediate priorities.

The key discussion points in meetings thus far identified the need for:

1. A greater supply of attainable housing options in Wellington County.
2. A public awareness campaign, imparting the need for different housing options.
3. Consideration of the identification and pre-zoning of appropriate properties.
4. A policy review for new and non-traditional lifestyles options ie: tiny homes, modular homes, co-living, communal built form, etc.
5. Streamlining the planning approval process.

6. Developing attainable housing guidelines and incentives for builders/developers.
7. County - member municipal collaboration.
8. Keeping Councils aware of the need to support attainable housing proposals.

The group is scheduled to next meet at the end of the month.

Project Next Steps

The County Attainable Housing Taskforce is committed to improving the attainable housing stock across the County. The following are activities the Taskforce will begin this year:

- A public awareness campaign. A reality-driven narrative that expresses the need in the community and describes what attainable housing looks like.
- Establishing attainable housing guidelines.
- Exploring options to streamline the approval process.
- Establishing CIP housing incentives.
- Working with the member municipalities to identify and pre-zone sites for development including adaptive re-use of properties.

This subject is a priority project this year for Economic Development and there is great interest from the member municipalities in learning about possible opportunities. The Taskforce will continue to consider other recommendations to ensure the success of this initiative.

Recommendation:

That the Wellington Place Update be received for information and forwarded to County Council.

Respectfully submitted,



Jana Burns
Wellington Place Administrator