

# Government Relations Matters

Committee of Council  
October 25, 2023



### **Regional Council**

Thursday, October 26, 2023 @ 9:30 AM | Meeting agenda is available [here](#).

*Staff reviewed the Regional Council agenda and reached out to departments for comments as appropriate.*

### **8.1 Progress on Infrastructure Planning to Support Bill 23 Housing Targets (For Information)**

#### Summary:

- The report provides an update on infrastructure planning since the February and March 2023 staff presentations that committed to three tactics to support Bill 23 Housing Targets including aligning growth to available infrastructure, updating population growth allocations, and completing Master Servicing Plan and reviewing advancement options.

#### Staff Comments (Planning):

- The 2024 Peel draft capital budget has been developed, taking into account input received from local municipalities on priority growth areas and specific development applications.
- The regional staff also observed that the 2024 draft capital budget includes substantial enhancements to local servicing in Mississauga, Brampton, and Caledon to support growth priority areas.
- While the report does not speak to specifics of individual projects or areas where capital spending will occur, it speaks to Queen Street as a Brampton example of a high-growth area where key infrastructure projects will be advanced by the Region.
- Bill 112 has introduced risk to the Region's borrowing program due to significant uncertainty post-dissolution, regional staff are exploring alternative financing options to support the Region's needs during the transition period.

#### Staff Recommendation:

- Receive the report.

## 8.2 Enhancing Housing Subsidy and Supports (Recommendation)

### Summary:

- This report from the Region recommends 5 changes and investments in subsidy administration and support to further increase reach and impact, and help more residents secure permanent housing while also preventing homelessness.

### Staff Comments (Planning):

- The Region identifies that the affordable housing system is overburdened and underfunded. Peel is only meeting 19% of the needs of households in core housing needs, and Brampton is in the top 5 highest rental rates nationally.
- The 5 proposed changes are:
  1. Increase affordability levels to 150% of Average Market Rent (based on the 2022 CMHC levels for Peel) for housing subsidy calculations. Average Market Rent does not reflect the current market rent for new units/leases, and therefore underestimates current market prices. It is anticipated that the increase will capture 21% more rental units.
  2. Include subsidies in all future Peel owned or Peel funded new builds and redevelopments. Affordable housing projects owned and/or funded by Peel (not including Peel Housing Corporation) do not currently include housing subsidies. Rents are set based at 100% AMR and 80% AMR, however, this is still not affordable for residents in the lowest income brackets.
  3. Implement a non-profit community agency subsidy program to administer subsidies faster. The program will provide non-profit community agencies with housing subsidies for their clients. An initial \$1M will be reallocated to the program from the existing subsidy funding.

## 8.2 Enhancing Housing Subsidy and Supports (Recommendation)

*Continued...*

### Staff Comments (Planning):

4. Increasing investment in portable subsidies, which are attached to an individual and move with the household. An additional \$1.5M will be reallocated to portable subsidies from the existing subsidy funding.
  5. Partner with community agencies to provide support directly to clients with no (or limited) waiting times.
- City staff support Regional staff's proposed changes for additional investment in subsidies and the provision of direct links to services for clients. City staff also supports an approach that ensures monitoring and reallocation of subsidy allocations and expenditures as required to optimize funding and respond to evolving community needs.
  - In addition, the City and Region continue to advocate for significantly more funding from federal and provincial governments.

### Staff Recommendation:

- Support the recommendation.

### 8.3 Rapid Response Temporary Modular Housing (Recommendation)

#### Summary:

- In response to the increasing homelessness crisis in Peel, Regional Council directed staff to assess the feasibility of temporary modular housing, as a rapid solution to supporting people experiencing homelessness.

#### Staff Comments (Planning):

- Temporary modular housing can provide a healthier, safer temporary housing option for the homeless living outdoors. However, due to the limited availability of affordable, permanent and supportive housing in Peel, these temporary accommodations are at high risk of becoming permanent, creating unsuitable permanent living conditions, without the protections of the *Residential Tenancies Act*.
- Based on the results of the feasibility analysis, Regional staff recommend not proceeding with cabin-like temporary modular housing in Peel at this time. Instead, staff recommend exploring higher quality modular units as an extension of Peel's emergency shelter system, while in the short-term, securing an alternate site outside of Peel's emergency shelter system to support asylum claimants, establishing more homelessness respite / drop-in programs throughout the community, and investing more resources in portable subsidies and supports.

#### Staff Recommendation:

- Support the recommendation.

### 8.4 Homelessness Policy and Programs (Recommendation)

#### Summary:

- This staff report contains recommendations that will help reduce homelessness, while indicating that more resources are needed to effectively reduce and eliminate homelessness in Peel.

#### Staff Comments (Government Relations):

- Peel's emergency shelter system is experiencing a sharp increase in occupancy rate, currently at 270%, with overflow expenses projected at \$26.9 million for 2023, and projected to be approximately \$42 million in 2024.
- As asylum claimants and Peel residents in need of emergency shelter are being turned away due to a lack of space, the regional staff recommend implementing several existing and new actions simultaneously.
- Additional resources, well beyond the capacity of the Region or local government are required.
- City staff continue to support the Region of Peel and stakeholders on ongoing basis including advocacy with higher levels of government.

#### Staff Recommendation:

- Receive the report.

### **9.1 Servicing Capacity Allocation Process and Related Sunset Clause (For Information)**

#### Summary:

- The report provides a response to Council Resolution on the motion regarding Servicing Capacity Allocation Process and Related Sunset Clause from the May 11, 2023 Regional Council meeting.

#### Staff Comments (Planning):

- Regional staff completed a review of aligning infrastructure planning with growth forecasts and did not identify any areas in the Region with significant underutilized servicing capacity.
  - Bram West has limited excess capacity expected to be consumed by development in the coming years.
- The 2024 Capital Budget is being prepared by Regional staff to respond to local growth priorities and pressures. Brampton staff have provided comments and continue to work with Regional staff during this process.
- In Brampton, there are a limited number of development applications that have been approved or draft approved for two or more years that have not proceeded to building permits.
- City staff have worked with Regional staff to identify tools to require site plans and draft plans of subdivision to proceed expeditiously within a specified time frame.
- It is uncertain how Regional water and wastewater services will be delivered after the dissolution of Peel Region.

#### Staff Recommendation:

- Receive the report.

### **9.3 Update on Memoranda of Understanding (MOU) Related to the Conservation Authorities 2024 Budget (Recommendation)**

#### Summary:

- The report highlights the legislative changes related to services the conservation authorities are mandated to provide and hence can levy for (Category 1 services), and the non-core services a municipality may request via a memorandum of understanding (MOU) with a conservation authority (CA) (Category 2 services).

#### Staff Comments (Government Relations):

- The Region is the participating municipality for purposes of the Conservation Authorities Act and funds the CAs via levies.
- For the 2024 budget, the City of Brampton worked with Region of Peel staff to align our municipal priorities for Category 2 services to inform the Region's 2024 budget process, and this collaboration is captured in the schedules of services within the MOUs for *Toronto and Region Conservation Authority* and *Credit Valley Conservation* included with the report.
- It should be noted that following the dissolution of the Region of Peel, the City of Brampton will become a participating municipality and will be required to enter into MOUs with TRCA and CVC prior to January 1, 2025 for Category 2 services as determined by municipal needs and priorities.

#### Staff Recommendation:

- Support recommendation.

### **9.4 Update on the City of Brampton, Town of Caledon and City of Mississauga Official Plan Conformity Reviews & Phase Two of the Peel Municipal Comprehensive Review (For Information)**

#### Summary:

- Peel continues to be the approval authority for the local official plan conformity reviews, until provisions from Bill 23 regarding the removal of Peel's responsibilities as a planning authority are enacted and the report provides an update on the status of the local municipalities official plan (OP) conformity reviews, and Phase Two of the Peel Municipal Comprehensive Review (MCR).

#### Staff Comments (Planning):

- Once the City of Brampton adopts Brampton Plan, a statutory 120-day OP review timeline commences. As the approval authority, Peel can approve, approve with modifications, or refuse to approve or parts of the plan.
- This report outlines the status of each of local OP conformity reviews. For Brampton, it states that we are anticipating adoption of Brampton Plan by Nov 1, 2023, bringing Brampton's OP into conformity, pending the Region's review and approval during the 120-day review period.
- Phase 2 of the Peel OP and MCR is underway, reviewing four employment conversions submitted by Mississauga and Caledon. This has no impact on the City of Brampton.

#### Staff Recommendation:

- Receive the report.

October 19, 2023

### Ontario to Release Annual Fall Economic Statement

- The Ontario government will be releasing its annual fall economic statement on November 2, 2023.
- Following the release of the Fall Economic Statement, the government will kick off its pre-budget consultation process starting on November 6, 2023.
- The 2024 Budget consultations will close on January 31, 2024.

**ONTARIO'S 2023 FALL  
ECONOMIC STATEMENT**

**COMING NOVEMBER 2**



October 23, 2023

### Ontario Winding Back Changes to Official Plans



- The Minister of Municipal Affairs and Housing announced plans for legislation to be tabled soon that would reverse the official plan decisions for Barrie, Belleville, Guelph, Hamilton, Ottawa, Peterborough, and the regions of Halton, Niagara, **Peel** and Wellington County.
- Plans to change the urban boundaries of multiple municipalities were announced after finding the decisions were not made “in a manner that maintains and reinforces public trust.”
- This legislation would wind back provincial changes to official plans and official plan amendments, except in circumstances where construction has begun or where doing so would contravene existing provincial legislation and regulation. This includes winding back changes to urban boundaries.
- To ensure that the proposed changes don not impact the shared goal of building more homes the impacted municipalities may submit changes and updates to those plans to ministry staff within 45 days, including information on projects that are already underway.

October 20, 2023

### **Brampton receives \$114 million through the Housing Accelerator Fund**

- On October 20, the Federal government announced its agreement with the City of Brampton to fast-track over 3,150 new housing units over the next three years.
  - This work will also help spur the construction of more than 24,000 homes over the next decade and help meet the demand in Brampton.
- Under the Housing Accelerator Fund, this agreement will provide over \$114 million to eliminate barriers to building housing.



October 18, 2023

## AMO Calls on Province to Conduct A Social & Economic Prosperity Review

- AMO has called on Premier Ford to propose an update on the partnership between provincial and municipal governments to build sustainable communities, a solid foundation for economic growth and quality of life.
- AMO stated that a social and economic prosperity review would help to create a sustainable, accountable provincial-municipal relationship where both orders of government can meet their responsibilities, grounded in the following:
  - Affordability and fiscal sustainability for both orders of government.
  - Fairness for taxpayers and affordability for residents.
  - Coordinated and timely infrastructure investment resilient to climate realities.
  - Increased housing supply and affordability.
  - Robust health and social services supporting increased economic participation.
  - Long-term economic development and prosperity for Ontario and its communities.
  - Modern, effective, and streamlined service delivery.



October 20, 2023

## Ontario Big City Mayors Meeting



- Ontario Big City Mayors met to discuss key priorities and how they can work together to advocate for Ontario's biggest cities including housing priorities, community safety and to set a strategic path forward.
- The Mayors voted to support two motions:
  - A motion asking the province to discuss eligibility requirements of the *Building Faster Fund* with municipalities.
  - A motion calling on the federal government to provide funding and implement an anti-auto theft program.

October 20, 2023



**Upholding dignity and human rights:  
the Federal Housing Advocate's  
review of homeless encampments**

Interim report

## Big City Mayor's Caucus Meeting with Federal Housing Advocate

- On October 20, BCMC held a virtual meeting with the Federal Housing Advocate, Marie-Josée Houle.
- The Housing Advocate provided an overview of her Interim Report, focusing on possible solutions as it relates to housing and encampments.

October 23, 2023

## Municipal Trailblazers

- Municipal Trailblazers is FCM’s biweekly spotlight on exceptional leaders, professionals and individuals who are making outstanding contributions to Canadian communities.
- Municipal Trailblazers for October 2023: Women’s History Month:
  - **Councillor Rowena Santos** – recently honored as Municipal World’s Women of Influence in Local Government. Councillor Santos has served on FCM’s anti-racism and equity committee since its inception.
  - **Jessika Corkum-Gorrill** – in her role as Acting Manager of Environment & Sustainability at the city of Charlottetown PEI, Jessia Corkum-Gorrill has been at the heart of that city’s response to post-tropical storm Fiona.



October 24, 2023

## Big City Mayor's Caucus Meeting

- On October 24, BCMC held their Fall 2023 meeting with Mayors from across the country.
- The Minister of Housing, Infrastructure and Communities and Minister of Immigration, Refugees and Citizenship were present.
- Key topics of discussion included housing and the municipal growth framework.



THANK YOU!

