



# NB Summit on Housing and its Relation to Community Planning

**Prepared For:** The City of Moncton

**Prepared By:** Stantec Consulting LTD.

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**Bill Budd**, Director of Planning and Development – City of Moncton

**Josh Davies**, Urban Planner – City of Moncton

**Andrew Smith**, President of New Brunswick Association of Planners

**Wilson Bell**, Chairperson of New Brunswick Planning Directors

**Paul Jordan**, Provincial Planning Director – Department of Environment and Local Government

**Nicola Johnson**, New Brunswick Housing

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# Introduction & Context

*Stantec was approached by the New Brunswick Planning Directors to develop and facilitate a two-day Housing Summit in the City of Moncton, New Brunswick. The focus of the event was to create discussion around the Federal Housing Accelerator Fund (HAF), which is a \$4 billion initiative that will provide funding for local governments to fast track the creation of 100,000 new homes across Canada. These discussions would ideally result in local governments developing innovative action plans, in line with the flexible criteria, to remove barriers to “Building more homes, faster”. Additional content was also created to discuss local and regional development solutions, to increase housing supply, and to address the growing affordability crisis*



The Summit was held on June 21 and 22, 2023, and was attended by a variety of government officials, non-profit groups, developers and real estate professionals and planning and development professionals. The Summit included programming such as: seminars on the Housing Accelerator Fund (HAF), an overview of the Canadian Housing Landscape, and a variety of workshops on related topics (i.e., Housing Density, the Importance of Design Standards, Combatting NIMBYism, etc.). The agenda for the event can be found in Appendix A. The event was graciously sponsored by the Canadian Mortgage and Housing Corporation and the Province of New Brunswick, and it was hosted by the City of Moncton.



Stantec was retained to facilitate the session, provide presentations, summarize the event, and document the initiative with the findings gathered during the event and the following jurisdictional policy scan. Stantec is also using this report to provide implementation actions and recommendations for the New Brunswick Planner Directors in partnership with the City of Moncton. These recommendations and actions will help guide municipalities and Regional Service Commissions (RSCs) in leveraging federal funding for key initiatives via the Housing Accelerator Fund and support the exploration of housing solutions that are tailored to each local/regional context.

# Jurisdictional Scan & Findings

*The Canadian Housing Crisis is a problem that affects all peoples, in all provinces across Canada. As such, all levels of government and ruling authorities have a responsibility to help reduce the impact of the housing crisis on Canadians, and to implement policies and programming that will increase the supply of affordable attainable housing nation-wide.*

The Canadian Housing Crisis is a problem that affects all peoples, in all provinces across Canada. As such, all levels of government and ruling authorities have a responsibility to help reduce the impact of the housing crisis on Canadians, and to implement policies and programming that will increase the supply of affordable attainable housing nation-wide.

In September 2023, Canada Mortgage and Housing Corporation (CMHC) released a new report, Housing shortages in Canada – Updating how much housing we need by 2030. The report updated its 2022 analysis that predicted Canada needed 3.5 million additional housing units by 2030. They include two new population and economic growth scenarios and now report that there is a housing unit gap of between 3.1 (lower economic growth scenario) and 4 million units (high population growth scenario). This housing gap can be seen in a housing report released in 2023, “New Brunswick’s Housing Crunch: Scoping out the Challenge and the Stakes”.

This report indicates that New Brunswick’s population rates have climbed from 750,000 to just under 825,000 in the last decade. Meanwhile, there are only approximately

7500 housing construction starts in New Brunswick on an annual basis. This report shows that New Brunswick’s demand of housing units is currently outpacing its supply of readily available housing. This gap is only exacerbated by the fact that other provinces in Canada are experiencing similar housing demand issues which may create a spillover of housing demand in the adjacent Atlantic provinces, such as New Brunswick.

Stantec’s project team has completed a jurisdictional policy scan of different Canadian provinces to better understand what different governing authorities are doing to help solve the housing crisis. The Stantec compiled municipal case studies from three provinces: Goderich, Ontario, Edmonton, Alberta, and Nanaimo, British Columbia. These different provincial and municipal government policies were chosen to gain an in-depth understanding of the diverse and varied communities that exist across Canada. Researching a wider range of communities, policies, and programs will better support the overall goal of this report; to provide specific implementation actions and recommendations that will support municipalities in developing region/context specific housing solutions.

# Federal Level Policies & Programs

## Housing Accelerator Fund

The Housing Accelerator Fund aims to provide funding to local governments to support initiatives that increase housing supply. The fund's application process is split into two streams: one for small, rural, or indigenous communities, and one for communities with a population that exceeds 10,000 residents. Interested municipalities must complete an Action Plan Application that commits the Municipality to increasing housing growth rate by a minimum 10% and must include at least 5 initiatives to be undertaken by the Municipality to support housing supply growth. Municipalities may use funding for 4 different types of prescribe uses:

- ***Investments in Housing Accelerator Fund Action Plans***

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- ***Investments in Affordable Housing***

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- ***Investments in Housing Related Infrastructure***

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- ***Investments in Community-Related Infrastructure that Supports Housing***

Applications will be assessed based on the proposed Action Plan's commitment to increasing housing supply, the relevance of the initiatives to the objectives of the Housing Accelerator Fund, the effectiveness of the proposed initiatives, and on current housing needs assessments provided by the Municipality alongside the Housing Accelerator Fund Application.

## Rental Construction Financing Initiative

The Rental Construction Financing Initiative provides development funding to eligible applicants to support commonly volatile phases of rental apartment development. Applicants can work with CMHC Specialists to complete an online pre-screening and application. Successful applicants will receive a letter of intent. Once the applicant returns a signed copy of this letter, a minimum loan of \$1,000,000 will be issued in support of rental apartment development.

## Federal Lands Initiative

The Federal Lands Initiative (FLI) is a Fund that aims to support the transfer of surplus federal lands to eligible proponents. Properties that have been deemed suitable for Affordable housing redevelopment by the FLI team are posted to the Canadian Mortgage and Housing Corporation website. Proponents may then submit a proposal to acquire property for affordable housing project. Proposals will then be graded based on community need, affordability, accessibility, and environmental efficiency. The preferred proponent will then be sold the property at a discounted-no cost price which is determined based on the project's social outcome, the proponent's prior experience, and the details of the proposed housing project.

We note that this is a rapidly changing landscape. While we were completing this report, the federal government announced it would be exempting affordable rental housing projects from the HST, and there may be further initiatives announced in the near future.

# Provincial Level Policies – Ontario

## More Homes for Everyone Act

In 2022, the Province of Ontario enacted the “More Homes for Everyone” Act. This piece of legislation aims to:

- **Create “Less Red Tape, More Homes”**
- **Make it Easier to Build Community Housing**
- **Protect Home Buyers, Homeowners, and Renters**

### Supporting Timely Municipal Decision-Making

The Province has invested up to \$350 Million to develop the “Streamline Development Approval Fund”, the “Audit and Accountability Fund”, and the “Municipal Modernization Program”. All these programs are a part of the Province’s role in helping Ontario municipalities make their planning and approval processes more efficient, identify potential savings, accelerate the creation of new housing, and modernize municipal services.

### Creating a Streamlined, Faster Process to Enable Innovation

The Province is making changes to Building Code that will:

- *allow 12-storey mass timber buildings.*
- *streamline modular multi-unit residential building approvals.*
- *facilitate more infill and low-rise multi-unit housing by exploring opportunities to allow for single means of egress in four to six storey residential buildings, while continuing to protect public health and safety.*
- *explore safe ways to allow residents and commercial tenants of the lower floors of super-tall buildings under construction to move into their units earlier, so they can find a home and open the doors of their business sooner.*



# Municipal Level Policies - Ontario

## Town Of Goderich, Ontario

### Financial Incentives for Developers

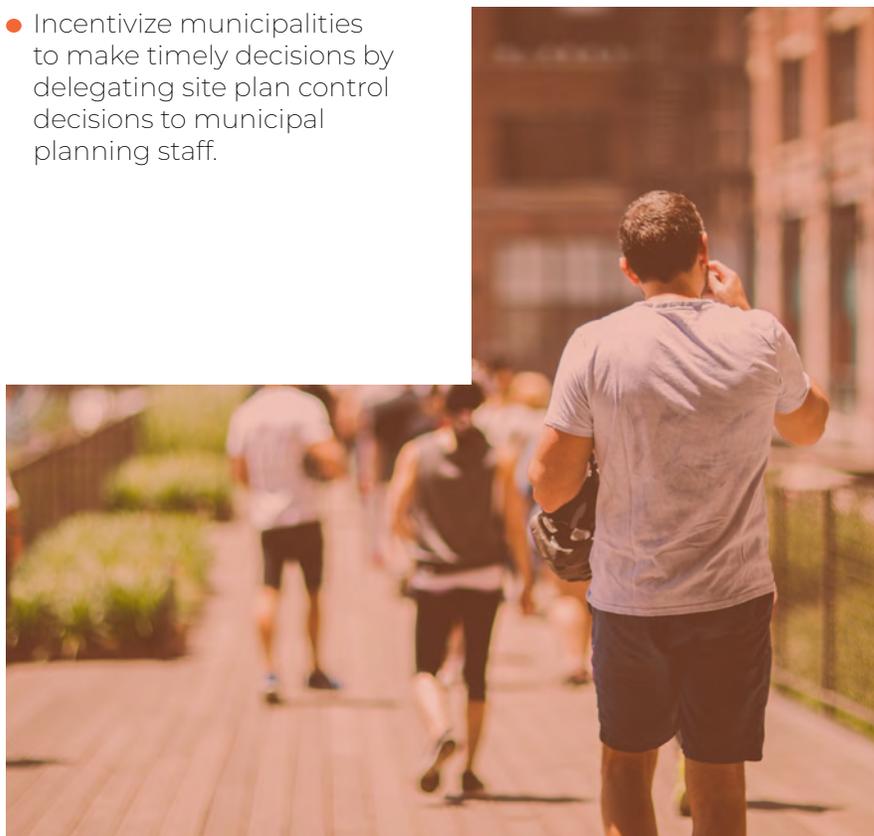
- Adoption of Tax Increment Equivalency Grant (TIEG) program which provides a grant equivalent to a portion of the increase in the municipal portion of property taxes resulting from development for large scale attainable housing options within the Town and County.
- Implementation of the Design & Study Grant aims to support the pre-development process of projects and the creation of professional studies/ reports related to retrofitting, redeveloping, or developing attainable housing.
  - Grant covers up to 50% of eligible costs with a maximum of \$10,000 per project.
- Adoption of Development Charge Forgiveness Program wherein up to 100% of DC fees are waived proportional to the number of attainable units in a proposed development.

### Collaborative Efforts

- Explore options for funding from the federal and provincial governments, other agencies, or the private sector, including public/ private partnerships.
- At a minimum of once a year, the Municipality could review available information concerning Federal and Provincial grants, loans, and other funding opportunities.
- Incentivize municipalities to make timely decisions by delegating site plan control decisions to municipal planning staff.

### Tools

- Creation of a “Surplus Land Grant Program” to identify lands that are determined to be surplus to the needs of the Town or the County and that will subsequently be offered through a Request for Proposal (“RFP”) process for development purposes.



# Provincial Level Policies – Alberta

## Stronger Foundations Affordable Housing Strategy

The Province of Alberta has recently developed a new affordable housing strategy that plans for the next 10 years of housing development improvements in the province. This plan was developed using recommendations provided by an Affordable Housing Review Panel and provides several goals that the Province should be meeting over the next decade. These goals are as follows:

- **Support Albertans in Most Need**
- **Improve Access to Housing**
- **Increase Planning and Governance**
- **Enhance Sustainability and Efficiency**
- **Enable Growth and Investment**

The affordable housing strategy also contains a timeline and a list of specific actions that the Province should be making to meet these goals.

### Development of the “Affordable Housing Partnership Program”

The Province has implemented a new “Affordable Housing Partnership Program” where new construction, renovation, or development projects may be eligible to receive funding for up to 1/3 of the total project cost. Eligibility is based upon a set of qualifications such as:

- Number of affordable housing units proposed.

- funding is requested for costs that meet the list of eligible costs.

### Amending Policy and Zoning By-laws to Better Meet Attainable Housing Needs

The Province is changing policy process to use real estate asset transfer and redevelopment opportunities to move from the prescriptive regulatory format to focus on outcomes and move to operating agreements that allow for innovative housing models such as mixed-income developments.

### Development of Government-Owned Assets

The Province is developing a five-year maintenance and redevelopment plan for all government-owned assets and improve capital maintenance and renewal processes which will help create a surplus of affordable/attainable units.

### Reducing Permit/Renewal Turnaround Time

In 2022, the Province passed the “Alberta Housing Amendment Act” which provides the authority to change provincial housing policy to improve the governance and capacity of housing management bodies and to simplify administration processes.

# Municipal Level Policies – Alberta

## City Of Edmonton, Alberta

The “Affordable Housing Strategy”, created by the city of Edmonton in 2016 outlines the tools and policies being implemented by the city to provide “safe, adequate, and affordable housing” to its residents. The main four (4) goals of this policy are:

- ***Increase the supply of affordable housing in all areas of the city***
- ***Maintain the supply of affordable and market rental housing***
- ***Enable stable residential tenancies and transition people out of homelessness***
- ***Anticipate, recognize, and coordinate action to respond to housing and homeless needs***

The strategy document then goes on to discuss specific actions that are being taken to help meet these goals.



## Funding

- Focus on developing city-owned land to mitigate the costs of development.
- Leverage the existing City-owned housing portfolio to increase supply.

## Tools

- Provide capital grants and surplus City-owned land to external organizations to increase the supply of affordable housing, including supportive and supported housing.
- Provide financial incentives to facilitate the renovation of inadequate market units.
- Implement effective regulations and internal processes to encourage affordable housing development.

## Collaborative Efforts

- Coordinate with transportation and land use planning initiatives to encourage new affordable housing development in the planning process for new and existing LRT stations and transit centres.
- Advocate to other orders of government for additional funding and tools.
- Bring housing sector partners, including both the private and public sectors, together to coordinate action and identify shared objectives.
- Provide support to external organizations to guide action, build organizational capacity and foster leadership development.



## Zoning By-Law Renewal Initiative

The City of Edmonton is currently in the process of reviewing and revising its current Zoning By-Law to make accommodations that would support the creation of adequate, affordable housing. For instance, one proposed change is to decrease standard settlement areas and increase the number of mixed-use zones. In addition, the zoning by-law proposes that all city lots become available for infill development. These changes would allow for a more diverse variety of housing that fits the needs of different groups and would also allow for higher density housing developments in areas that were traditionally reserved for single-family homes.

## Further Policy Changes

In addition to these changes, the City of Edmonton has also made other seemingly unrelated changes to local policy that remove housing development barriers for developers. For example, in 2020 the City of Edmonton removed city parking minimums and left parking space availability decisions up to developers. This decision has had cascading effects that ultimately affect the amount of housing units supplied as developers suddenly had the ability to build more housing units in space that would otherwise be set aside for parking spaces.

# Provincial level Policies – British Columbia

## Homes for People Action Plan

As part of its “Stronger BC” initiative the Province of British Columbia has launched the “Homes for People” Action Plan that aims to “deliver more homes for people, faster”. The main goals of this action plan are to address housing needs by:

- ***Unlocking more homes, faster***

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- ***Creating better, more affordable homes***

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- ***Supporting those with the greatest housing need***

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- ***Anticipate, recognize, and coordinate action to respond to housing and homeless needs***

The Action Plan document goes on to further explain how these goals might be met and provides examples of specific actions and policies that the province will be implementing to meet these goals. Below are some examples of these actions and policies.



### Implementation of a “Flipping Tax”

The province is committing to introducing a tax on the proceeds of home sales based on how soon they happen after the initial purchase. This is to combat house “flipping” which can cause increases in house prices and out-bidding families looking to buy a home to live in.

### Turn More Empty Units into Homes by Expanding the Speculation & Vacancy Tax to Additional Areas

In 2022, the Province successfully implemented the “Speculation and Vacancy Tax” which was then expanded to a further six municipalities. Going forward the Province will be considering expanding to more areas and increase auditing and compliance efforts.

### More Small-Scale, Multi-Unit Townhomes, Duplexes & Triplexes

The Province will be introducing legislation that will apply to many areas of the province and will allow up to 4 units on a traditional single-family detached lot (or 3 depending on the size/type of lot) with additional density permitted in areas well-served by transit.

### Speed Up Permitting & Approvals to Get Homes Built Faster

The province is creating a “single window” application process that will become a “one-stop” permitting model for all housing related permits. These efforts will help remove obstacles, reduce costs, red-tape, and backlogs, and speed up approvals so more homes can be built.

### The Development of More Transit-Oriented Communities

The Province has set aside \$394 million as an initial investment to help deliver up to 10,000 units at or near transit over the next 10-15 years. This initiative will focus on accessing land that is suitable to be acquired near transit hubs and transforming this land into thriving communities.

### Launch “BC Builds” – A New Program Dedicated To Delivering More Middle-income Homes

This initiative aims to bring together public lands, low-cost financing, faster local and provincial land approvals, and innovative tools to help facilitate action to build more homes for middle-income households across British Columbia.

# Municipal Level Policies – British Columbia

## CITY OF NANAIMO, BRITISH COLUMBIA

### Tools

- Use of incentives to encourage development of affordable/accessible housing (i.e., providing additional density, payment of legal fees, parking relaxations, etc...).
- Allow affordable and supportive housing in all designations that permit residential use and mixed-use. Consider permitting supportive housing in all light industrial designations where appropriate.
- Secure a proportion of housing units as affordable through the rezoning process.

### Collaborative Efforts

- Work with the Province, Federal Government, First Nations, and other public / private / not-for-profit community partners to maintain and increase non-market housing options that serve a diversity of health and housing needs.
- Explore partnerships with other levels of government and not-for-profit housing providers to facilitate development of new housing as part of City administration buildings, community centres, fire halls, or other City facilities.

### Funding

- Creation of a “Housing Legacy Reserve” through cash-in-lieu contributions negotiated with developers through rezoning.
- Use tax revenues from short term rental accommodation to support increased access to low-income housing.
- Develop a land acquisition and funding strategy to acquire sites for affordable and supportive housing.



# Municipal Level Policies – British Columbia

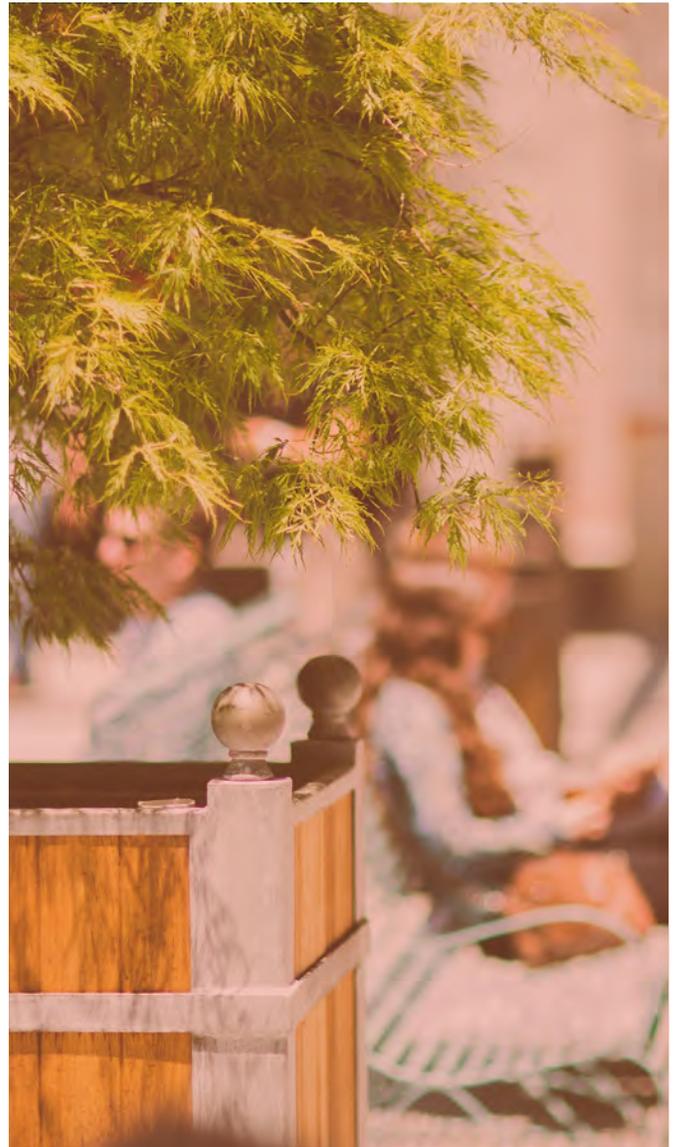
## CITY OF VICTORIA, BRITISH COLUMBIA

### Victoria Housing Strategy (2016-2025)

The City of Victoria, British Columbia is at the forefront of many progressive housing policies and during phase 1 on the plan focused on increasing supply and diversity of housing throughout Victoria that would meet the needs of its residents. However, during phase 2 of the plan, the City has more closely focused their local housing strategy around the following tenets:

- ***Prioritize renters and renter household***
- ***Increase the supply of housing for low to moderate income households in Victoria***
- ***Increase housing choice for all Victorians***
- ***Optimize existing policies and processes***
- ***Try new and bold approaches***

These 5 themes aim to provide strategic direction and the below policies and initiatives all adhere to these themes.



## Encouraging Housing Diversity

- Provide cash or on-site amenities to developers that achieve higher housing density goals.
- Zoning reform to allow for new housing forms, secondary, and garden suites.
- Undertake city-wide planning exercise to identify suitable locations for townhouses and houseplexes.
- Implementation of “Missing Middle Housing Project” that aims to remove citywide barriers that make building high-density housing difficult

## Tools

- Implementation of Development Charge and Tax exemptions to developers who meet affordable housing development goals.
- Setting new housing targets for negotiation.
- Additional delegated authority to municipal planning staff.
- Implementation of “rental only” zoning designation.
- Explore creation of municipal “Victoria Housing Corporation”.

## Increasing Housing Supply

- Funding provided for a Housing Reserve.
- Reducing minimum unit sizes and parking requirements.
- Reviewing city property as opportunities for affordable housing.
- Identify opportunities for affordable housing in ALL neighbourhood plans.
- Implement Rental Suite Grant Program to support creation of rental housing units.



# Provincial Level Policies – New Brunswick

## NB Housing Strategy: Housing for All

In 2023, the province of New Brunswick implemented the “Housing For All Housing Strategy” in order to meet its citizens housing demands. The Housing Strategy aims to address the changes to the province’s housing market such as lack of supply, increased costs and labour shortages, changing housing preferences, and an unprecedented increase in population growth over the last several years. The four strategic pillars of this plan are:

- ***A Healthy & Competitive Housing Market***

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- ***Affordable Homes for Low-to-Mid-Income Earners***

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- ***A Safe Home for Vulnerable New Brunswickers***

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- ***A Strong Foundation for Our Housing System***

### Incentivize NB Public Universities Student Housing

Post-Secondary Students in New Brunswick are experiencing housing difficulties when looking for housing that is geared to their needs. To address this the province has implemented the NB Public Universities Student Housing On-Campus Fund. This fund aims to create up to 3,300 new “beds” in four public universities that are in New Brunswick. This strategy’s benefits are two-fold as it provides housing for students, but

also frees up market housing that would be otherwise used by students.

### Make Government Surplus Property Available for Affordable Housing Development

The Province has committed to collaborating with local governments to undertake a review of existing surplus or unused government-owned property. Upon identification, these properties would then be transferred to the New Brunswick Housing Corporation who will then determine if each property will be developed by the province, the relevant local municipality, or transferred to a non-profit for affordable housing development.

### Small Community Housing Infrastructure Funding

The province has identified that lack of serviced properties and servicing infrastructure (water, wastewater, roads, etc...) often stalls proposed housing developments. To address this the province has established a “Small Community housing Infrastructure Fund”; a fund that provides \$20 million dollars each year to allow small communities to leverage funding that will allow creation of new servicing infrastructure or enhance existing infrastructure. Applications are assessed based on provincial priorities, project outcomes, and viability.

## Working Capital for Affordable Housing Development

Working capital has been identified as a major barrier for creating affordable housing developments, especially in small New Brunswick communities. To combat this, the province has established a Housing Working Capital Fund that can be leveraged by local municipalities and non-profits. This fund will invest \$2.5 million dollars in working capital each year. Funds will be granted based on application priorities (affordable housing, accessible housing, senior housing, student housing, etc...).

## Build, Repair, and Support

An important aspect of the housing market is support and maintenance of properties that have already been built to ensure that they remain safe places to live. The province plans to invest \$192 million dollars through the New Brunswick Housing Corporation that will focus on creating subsidized housing units, repairing provincially owned housing, and supporting the repair of non-profit and co-operative housing.

## Increase Supply of Skilled Trades Professionals

The province of New Brunswick has stated that housing developers are often struggling to find skilled trade workers. A lack of skilled workers often creates avoidable delays in development projects, especially in rural New Brunswick. The Province has committed to a three-year Residential Construction and Manufacturing Action Plan which will implement many policies and programs to increase the supply of skilled workers by continuing to support college construction and carpentry programs, introducing new trade programs open to international students and by removing apprenticeship barriers that prevent participation.



# Housing Summit Recap

*As noted above, Stantec planned and facilitated a two-day Housing Summit event on June 21 and 22, 2023. The event was sponsored by the Canadian Mortgage and Housing Corporation and the Province of New Brunswick and hosted by the City of Moncton. The event was attended by approximately 75 participants, which consisted of government officials, non-profit groups, developers and real estate professionals and planning and development professionals. The agenda for the event can be found in Appendix I. The context for the event was provided in a series of presentations delivered on June 21. All the presentations can be found in Appendix II.*

The event included three break-out sessions, which focused on specific themes and questions that were intended to flesh out ideas and inform the recommendations of this report. Attendees formed groups of approximately 10 people to discuss the

questions and then report back to the larger audience at the end of a 30-minute session. Participants were asked to capture their discussions on the poster boards provided. In summary, the themes and feedback shared for each session were as follows:

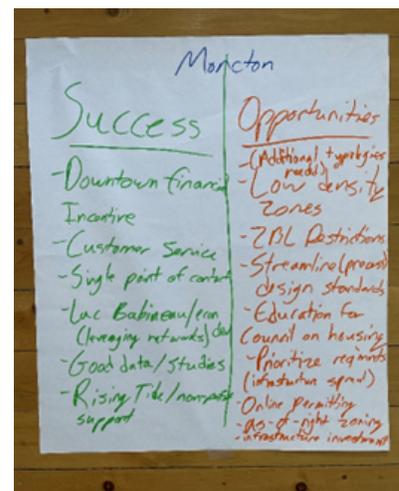
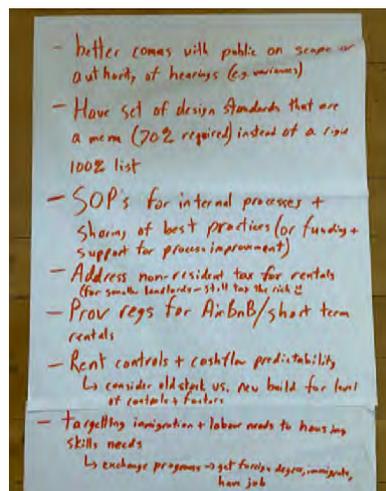
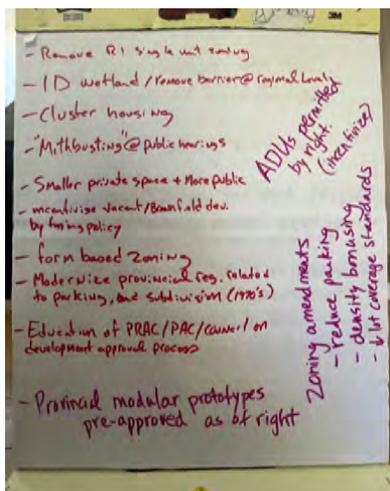
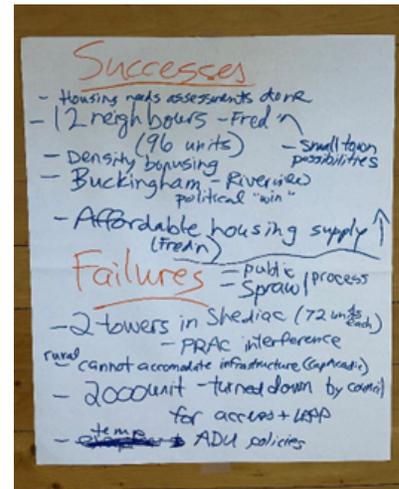
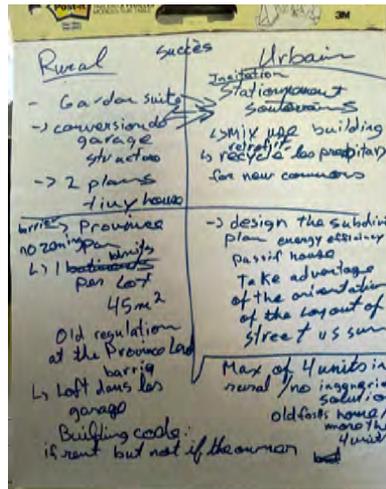
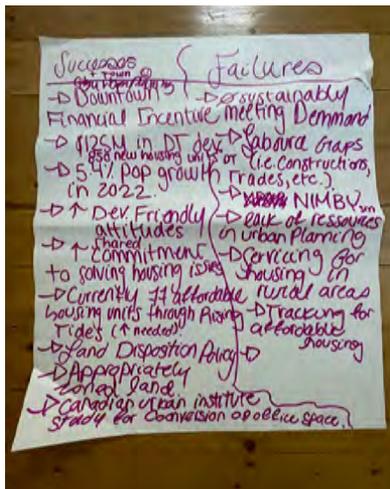


*The images are pictures of the participants present at the Housing Summit Event*

## Break-out Session 1: Urban and Rural Successes and Constraints.

Participants were asked to note successful initiatives that they have deployed in their communities, or have been made aware of, directly or indirectly, as part of their

employment/volunteer duties. The images below capture some of the comments made by participants during the session.

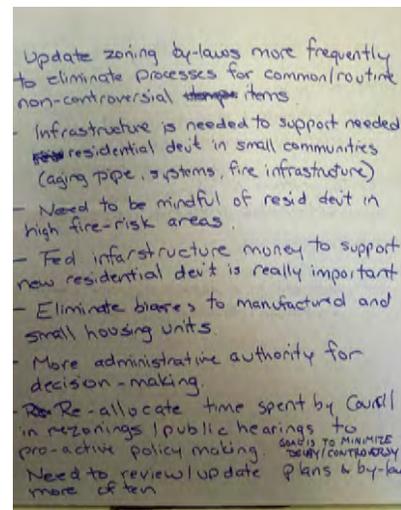
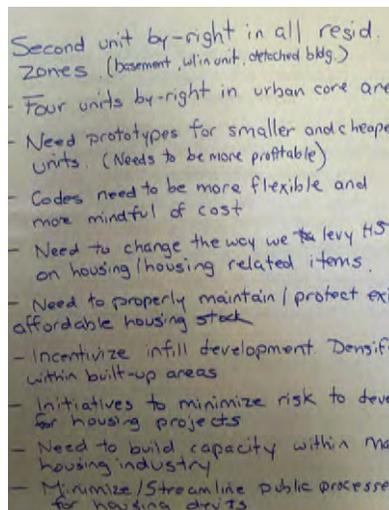
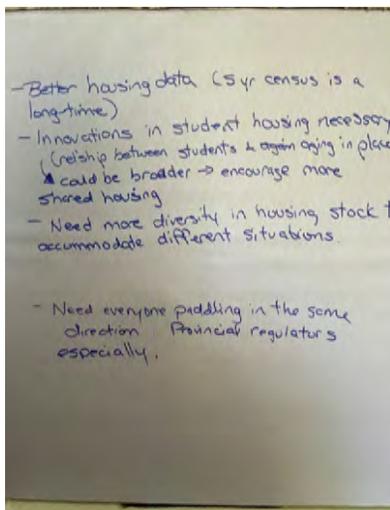
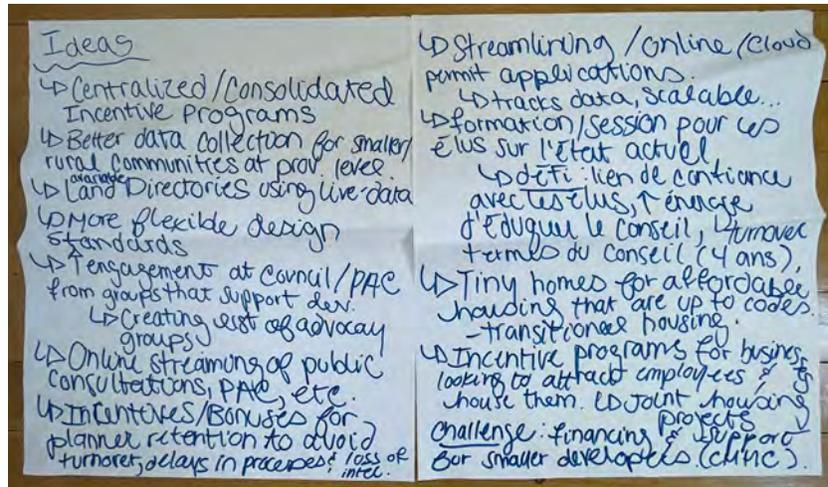
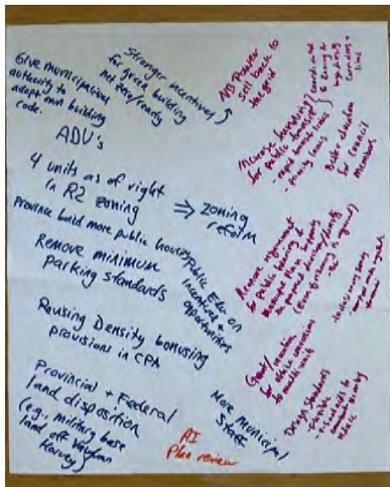


The images above capture some of the comments made by participants during Break-out session 1.

## Break-out Session 2: Finding efficiencies in the development approval process and exploring zoning reforms to facilitate and accelerate housing in urban and rural communities.

Participants were asked to discuss the approval process and specifically, explore ways in which the current development approval process can be streamlined either via an existing process, or by editing the text of current development regulations. The main intent of this session was to take a critical

look at the current approval process and the time and resources needed to manage the housing applications, and identify roadblocks, suggest innovative ideas and partnerships and increased flexibility into the current approval process in order to accelerate housing developments.



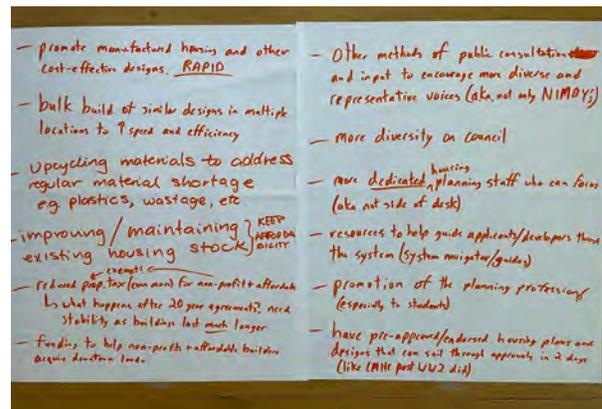
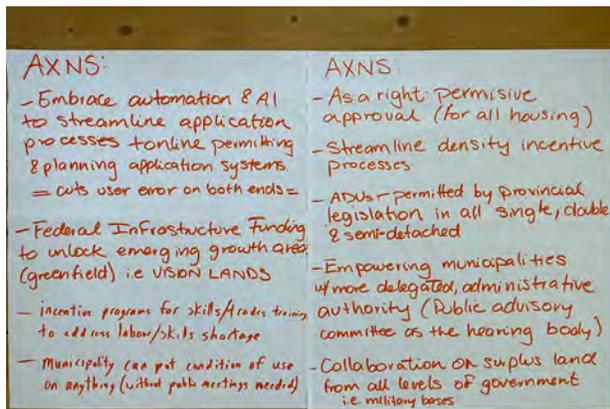
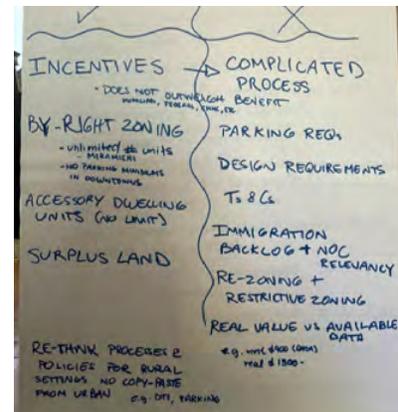
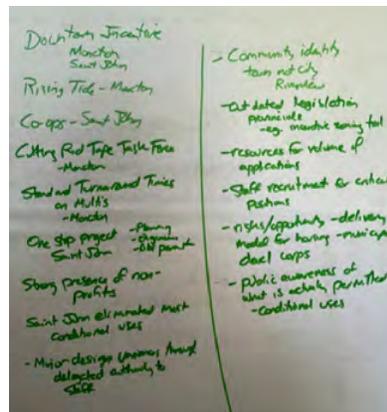
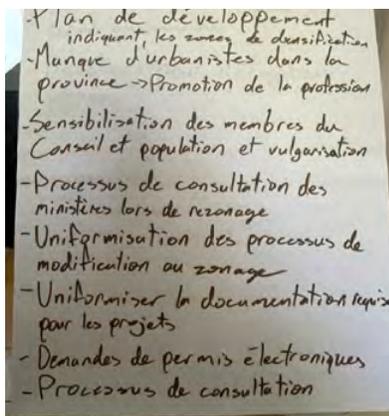
The images above capture some of the comments made by participants during the Break-out session 2.

## Break-out Session 3: Development Incentives – What can work and what doesn't work and Mitigating NIMBYism through Design Standards in Urban and Rural Communities.

Throughout the event, the need to increase development incentives, including financial incentives, was raised as a potential option to accelerate housing starts. Participants were asked to critically evaluate their experience with incentive packages and highlight the pros and cons of these programs.

At the same time, the public's appreciation and understanding of the current housing market was noted. Residents are often complacent, and do not want their neighbourhoods, streetscapes or communities to change. However, given

the need for additional housing units and the variety of different styles needed to provide housing options for everyone, educating residents, community leaders, including councillors, municipal staff, and other stakeholders in the planning process of the need for higher density housing will be essential. This session was aimed at identifying the role that good design may play in increasing public acceptance and awareness of higher density housing and how these buildings can contribute positively to a neighbourhood, streetscape, and community.



The images above capture some of the comments made by participants during the Break-out session 3.

# Common Themes and Feedback

Several common themes and feedback were apparent during the summit and particularly during the breakout sessions. These are summarized as common successes stories and opportunities/ideas.

## Common Success Stories

- 1

**Financial incentives**


- 2

**Density bonusing**


- 3

**Recent Council & Planning Advisory Committee decisions to recommend/approve higher density housing**


- 4

**Establishing Housing Authorities / Entities (e.g. Rising Tide)**


- 5

**Bringing stakeholder together to help find solutions**


- 6

**Land Availability**



## Opportunities and Ideas

- |   |  |
|---|--|
| 1 Demand has far outpaced supply  | 8 Workforce attraction/retention and securing additional resources for planning departments      |
| 2 Tracking affordable housing unit counts   | 9 Finding strategic and equitable ways to reduce development costs                               |
| 3 Re-evaluating existing planning documents to support densification and revise zoning documents to remove barriers | 10 Eliminating the stereotypes towards mobile and tiny homes                                     |
| 4 Streamline approval process for multiple unit buildings and affordable housing developments                       | 11 Public awareness on how communities are changing and the importance of higher density housing |
| 5 Better data collection and sharing  | 12 Student housing needs must be better understood   |
| 6 Re-evaluating local public engagement expectations and needs  | 13 Investing in energy efficient prototype plans to facilitate the missing middle                |
| 7 Growth management planning is crucial to local success  | 14 Integrating artificial intelligence into plan making and zoning                               |

*The captured themes noted above have formed the basis for the recommendations in this report.*

# Recommendations

We understand that developing a ‘one size fits all’ housing strategy is not realistic, however, as seen from several provinces across Canada, it is a time and resource intensive process. Housing strategies or action plans help outline how a local government will respond to its community’s unique housing requirements. It includes guidelines and addresses a range of housing options, affordable market housing policies, housing targets, housing partnerships amongst others. Housing strategies identify a vision for the community as well as a desired outcome to preserve and enhance a community’s stock of safe, affordable, and appropriate housing supply. These recommended implementation actions serve to meet four overall goals:

- ***Increasing Housing Supply***
- ***Increasing the Speed of Housing Development***
- ***Combatting Housing Speculation***
- ***Improving public acceptance of a more diverse range of housing forms***

A summary of potential local and regional solutions or recommendations is provided below. These have been discussed at the two-day Housing Summit held in June 2023. It is important to keep in mind that these solutions will not solve the housing crisis overnight as it is a complex issue that will take several years to improve. However, when targeted changes are implemented together, they can help to bridge the gap between housing supply and housing demand in Canada.

## Increasing Housing Supply

Increasing the amount of housing units available to Canadians is paramount to reducing the impacts of the housing crisis. However, new housing developments are costly endeavours that are not always feasible for smaller communities or high-density communities with little private sector interest in delivering housing projects, or available development-ready land. As the presentations at the Housing Summit illustrated, market conditions, development costs, public opposition and lack of awareness and lack of affordable housing providers are several of the key reasons why housing supply has been limited. Below are several actions that can be taken by local governments and Regional Service Commissions that can assist with increased housing projects .

### Recommended Actions:

*Municipalities and Regional Service Commissions should*

- (1) explore financial incentive programs to spur increased residential developments in key planned areas, such as downtowns and other areas with existing infrastructure and services;*
- (2) connect staff members with professional development opportunities in construction and land development economics to gain a better understanding and appreciation of the impact of various development regulations on the cost of housing.*

## Developer Incentives

Affordable housing developments are often not as profitable as traditional housing developments. As a result, it is often necessary to provide incentives for privately owned development companies to undertake affordable/attainable housing projects. These incentives can help encourage developers to undertake a project that they might not otherwise. Tax Increment Grants and Development Charge Subsidies are both examples of development incentives that might encourage private developers and municipal partners to undertake more housing projects, including affordable housing. The provincial legislation does not currently enable such subsidies, but economic development grants are permitted. While there is no one size fits all formula for each region, municipalities and commissions need to evaluate, with their respective legal professionals, how existing enabling legislation can be used to implement development incentives. The City of Moncton, Town of Riverview and former Town of Sackville have all successfully mobilized financial incentive programs via Community Improvement Plans. These programs are non-repayable development grants for commercial and mixed-use construction projects that meet projected assessments. It is important to keep in mind each municipality or commission must determine what works for their specific area and develop a grant program that is tailored to their needs.

During the Summit, there were many discussions about the growing costs associated with developments. Labour, materials, land values, interest rates, taxes, and a variety of other development related expenses have directly impacted the cost per unit constructed. On top of that, civic

interests in parks and trails, engineering related infrastructure such as easements and stormwater ponds, mandatory setback, lot coverage and parking requirements, all have an impact on the building envelope that a developer must work with.

While significant costs and risk are part of the land use development business, municipalities and Commissions must recognize how substantial and meaningful these outlays are to a successful project. Similarly, the time needed to move development projects through the planning process and the carrying costs associated with unnecessary delays, also have an impact on development finances. Given the importance of construction costs and the relation to municipal requirements and needs, it would be prudent for municipalities and commissions to become more familiar with real estate economics. Furthermore, planners, engineers and parks planning staff should work collaboratively to ensure that the building envelope available to developers is fully justified and reasonable in order to maximize the land available for construction.

### Recommended Actions:

*Explore opportunities for provincial legislative reform to enable local governments to employ other forms of financial incentive programs (e.g. Tax Increment Grants).*

## Reassessing Use of Government Owned Land

All levels of government can take inventory of the land and property that they own. These lands can be re-assessed for development of new housing, re-assessed for intensified development, or parcelled out to developers through an application process. Similarly, many municipalities have provincial and federal lands within their municipal boundaries. In these cases, it would be prudent for municipalities to meet with the appropriate provincial and federal agencies to determine if any surplus lands exist, or if portions can be made available. Municipalities seeking land for development should also consult the web page for the Federal Land Initiative on the Canadian Mortgage and Housing Corporation website to find nearby parcels of federal land that the Federal government will sell at a discount towards housing projects.

Similarly, many municipalities have surplus lands. In some cases, these lands may no longer be suitable for their intended purpose, including parkland. Developing an inventory of such land and prioritizing areas may be helpful for non-profit organizations and the private sector when evaluating future development opportunities.

Municipalities should develop an inventory of surplus land holdings and Regional Service Commissions should work with their municipal partners to help create surplus land inventories.

### Recommended Action:

*Local Authorities should assess municipal, provincial, and federal owned land within their boundaries and develop an inventory of available property that is suitable for disposal and appropriate for future housing.*

*Further, municipalities should review their current land disposition processes, procedures, or policies to ensure they are streamlined and accommodate disposition for affordable housing projects.*

## Introduce More Transit-Oriented Developments (TOD) & Walkable Communities

Nodes are central areas or connecting points in a neighbourhood that have a mix of residential, commercial, and institutional buildings, such as shopping areas, community centres, libraries and medium to high density housing. In rural communities, these locations are often centered on civic buildings, such as a post office, or gathering spaces for civic events and cultural activities.

Higher density nodes create a more compact, transit-oriented, walkable community that strive to become self-contained and add to the pleasures of urban/city living. Alternatively, it becomes more cost effective to provide common amenities. What is crucial is finding the right density and accompanying urban features for the place to prosper.

Urban and rural communities should evaluate their land use planning documents to ensure that these central locations are clearly identified and understood to be targeted growth areas for future residential density. In addition, identifying areas that have the potential to become new transit-oriented developments and how to expand upon existing infrastructure is also important. This may require a public awareness campaign and communications strategy in order to engage residents to help change the narrative about increased density and alternative housing options.

### Recommended Action:

*Local Authorities should identify “central areas” in their communities that could support the development Transit-Oriented Development (TOD) corridors, and deliberate infill and intensification to help ensure that these central areas are supported with planning policy to accommodate growth.*

## Allow Mid-Density in Strategic Locations

Medium density housing is often used for that type of residential development that is between the single detached dwelling and a large multi-dwelling apartment building. Typical examples include duplexes, triplexes, townhomes, walk-up apartments that are seen across many Canadian cities and towns.

These buildings are usually not taller than 4-storeys, shorter than high-rises and require smaller setbacks than lots found in suburban areas. They provide multiple housing and often use common infrastructure such as water mains, parking areas, and green space and tend to have a lower construction cost per unit. It is often observed that such units are rented easily in a location close to transit, walkable from locations of commercial or educational significance. Such housing is also referred to as the missing middle that is crucial to increasing supply of affordable housing.

Increasingly, municipalities are looking to use this form of housing on arterial or collector roads where frequent transit is also available. Well-planned mid-rise projects can be a good intermediate use between low-rise areas and busy corridors. They can also be introduced at the edges of retail mall sites, or even gradually replace a mall that is no longer economically viable.

Montreal offers a unique yet distinct architectural example. Due to the city's vast history, many neighbourhoods include low-rise duplexes, triplexes and apartments with exterior staircases, minimal front setbacks, and small backyards. Such housing dwellings have evolved over time and have created significant density without high-rises.

Municipalities and Regional Service Commissions should evaluate their planning documents to ensure that the regulatory environment is open to medium density housing in more locations. This can be supported by housing data and trends where the cost of single unit dwellings is now unattainable for many first-time home buyers, and therefore the need for medium density housing is expected to increase.

### Recommended Action:

*Municipalities and Regional Service Commissions should review their policy and zoning provisions to identify barriers and opportunities to increasing middle missing housing.*

## Allow More Ground Oriented Multi-Family Dwellings

Traditionally, many Canadian communities have been built with just low-rise/ground-oriented single-family dwellings on individual lots. This pattern was replicated quickly around the country particularly in the post-WW2 period. For many Canadians, it is the only type of housing they are really familiar with. But there are other forms of ground-oriented dwellings that can fit in amongst those single-family dwellings, that look and feel very similar to the existing housing stock, but they provide more housing per hectare than single family dwellings. For the most part, introducing these other versions of buildings creates more diversity in the housing unit types, and creates different price points for new housing. They can be part of the solution for more affordable or attainable housing.

As was emphasized in the workshops, these forms of housing are not necessarily new. For most of our larger communities in Canada, ground-oriented multi-family housing was a common form of housing in the late 1800s and early 1900s. It is not unusual to find them in our older parts of our city cores. Another feature of this form of housing that was lost over time was that it was not unusual for there to be a mix of residential and non-residential uses in these structures. Before the post-War automobile dominant era, our compact historic neighbourhoods had many buildings where people lived above, in behind or otherwise in the same structure as a store, an office or other use.

One of the best ways to build acceptance is encourage high quality design, while on the other hand, providing greater flexibility for a mix or retail, office, civic uses in multi-family housing.

They have a high potential to blend into the existing neighbourhoods, create more affordable housing options and help reach sustainable goals. They are a good example that allow families of different sizes, types, and incomes to access quality housing, providing a level of density that supports commercial and transit use in neighbourhoods.

Municipalities and Regional Service Commissions should evaluate their planning documents and ensure that they permit ground residential developments in multiple zones. It will take public education the avoid stigma of introducing these types of projects in typically low-rise areas, but this is a very gentle form of density and many jurisdictions in North America are making this form of housing as-of-right in all low-rise zones.

### Recommended Action:

*Local Authorities should collaborate with local development partners to support development of more “ground-oriented” and “mixed-use” multi-family dwellings.*

## Secondary Dwelling Units / Tiny Houses / Coach Houses

Secondary dwellings are a type of detached single-family home located on the same parcel as the principal dwellings. These are also referred to as coach houses or garden suites and are usually smaller than the primary dwelling. These have a range of benefits including: act as mortgage helpers for making home ownership affordable, providing rental income potential, and most importantly providing housing options in safe communities. Such type of housing adds more diversity of housing choices. These are very innovative choices for young families. People of different generations, backgrounds, income levels, family situations would be living side by side instead of segregated into their own neighbourhoods (Tiny Homes in Canada , 2021).

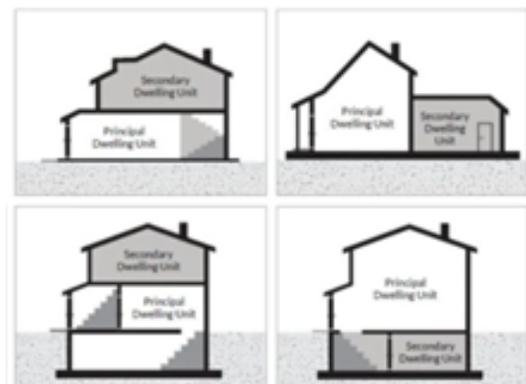
Secondary dwelling opportunities should be enabled throughout planning documents. This includes, where appropriate, within semi-detached dwellings. Furthermore, once enabled, municipalities and Regional Service Commissions should proactively communicate this housing option and the opportunities that exist within their communities. Planners should also collaborate with building officials to revisit the permitting process to ensure that it is streamlined.

### Recommended Action:

*Local Authorities should permit accessory dwelling units as-of-right throughout their planning areas and include permissive regulations to allow tiny houses.*



**Note: Due to site constraints, not all lots may be able to have an SDU.**



## Other Issues Related to Housing Supply

### Post Secondary Housing

The struggle for many post-secondary students to find suitable housing options is also a growing trend in many areas with higher education establishments, such as universities and community colleges. While on-campus housing is suitable for some students, others want the independence of living on their own, or with friends and colleagues. Also, often times on-campus housing is expensive, or even unavailable, meaning that some students are forced to find off-campus accommodations. This puts students in competition with others seeking housing options in university or college communities. Furthermore, university needs, including enrolment numbers, recruitment efforts and capital planning can also have implications on housing in the future. As such, there is a need for planners to better understand the post-secondary housing needs and future admissions forecasting to ensure that such numbers are included in municipal and Regional Service Commission demographic modelling.

### Recommended Action:

*Planning authorities should meet with post-secondary education institutions to better understand their housing needs, including those of international students, as well as current and future recruitment strategies.*

## Increasing Speed of Housing Development

According to a study performed by the Ontario Association of Architects, of the 35 countries that are a part of the Organization for Economic Co-operation and Development, Canada has the second longest permitting process. Provincial and Municipal governments should work together to better streamline and speed up building permitting processes for projects that will increase the supply of housing in their respective communities/provinces.

### Regulatory Review

Zoning By-laws have an essential role in regulating land use. While many standards work in the current development context, others may be outdated and need to be revisited given the housing crisis. Each municipality or rural area will need specific requirements to meet the needs of their community, but there are some general provisions that have been carried from other municipalities and other provinces during the by-law drafting process, without justification.

It would be prudent and timely for municipalities and Regional Service Commissions to revisit their planning documents with an immediate housing lens. While some authorities may be waiting for a scheduled plan review process, shifting priorities in order to speed up the housing review would be strategic.

Within this review, municipalities and Commissions should revisit items such as single unit dwelling zones to make sure

they permit other suitable types of land uses wherever possible, revisit parking requirements to confirm that they are needed in all locations and that ratios are justifiable, evaluate minimum lot size requirements and setbacks to make sure they meet current realities, and consider allowances for smaller homes rather than

prescribing minimum dwelling sizes.

Below is a list of specific recommended changes to planning and zoning policy that should be considered by provincial governments, local authorities, and RSCs in the interest of increasing the supply of housing.

<b>Planning Policy Review</b>	
<b>Removing Barriers in Zoning</b>	<b>Creating Opportunities for Maximizing Housing Potential</b>
<ul style="list-style-type: none"> <li>Review Design Standards to remove barriers that prevent developers from providing MORE housing (i.e. parking minimums, in-fill development specifications, etc....)</li> <li>Convert conditional uses to permitted uses and increase flexibility of Zoning and Accepted Land-Uses to reduce development time and build housing faster.</li> <li>Additional scrutiny of variance applications to maximize the use of development officer powers to consider variances that do not necessarily require Planning Advisory Committee approval to expediate approval times.</li> </ul>	<ul style="list-style-type: none"> <li>Consider/evaluate the up-zoning of certain areas or the creation of more “mixed-use” zones to allow residential uses where there previously was not</li> <li>Consider permitting up to 3-4 units on a single lot.</li> </ul>

**Recommended Action:**

*Local Authorities should re-assess/revise planning documents and zoning by-laws through a housing lens.*

**Recommended Action:**

*Explore opportunities for the development of a new Statement of Provincial Interest (SPI) on housing, which would implement the SPI on Settlement Patterns and set out more focused requirements for the provision of housing in plans and zoning.*

## Prototype Plan Investments

The growing need to provide housing options for the missing middle was discussed at the Summit. As noted in this report, the market is dominated by single unit dwellings and large, multi-unit buildings, with some semi-detached, duplex and townhouses/row houses gaining in popularity. Despite these modest gains in housing options, there is still a significant need for other options, including three, four and up to six-to-eight-unit buildings. While there is a need for alternative housing styles and sizes, the market has determined otherwise, and therefore, some type of incentive is required to encourage developers to build and incorporate some of these housing options into future development plans.

The Strawberry box houses, or bungalows, dominated the housing market during the mid-1940s of the WWII time era. A simple and affordable, but robust design was used to rollout a mass housing prototype in order to help meet the significant demand for new housing required to accommodate workers in the various factories supplying items for the war, and later for veterans. These dwellings were manufactured by Wartime Housing Limited and the number of units increased from 16,000 in 1943 to 38,000 by 1947.

While municipalities are not in the house-building business, there is a potential role for municipalities and Regional Service Commissions to learn from this wartime experience. For example, municipalities and Commissions could invest in missing middle

housing plans and expedite the approval process, in terms of turnaround times, as well as building and development permit fees, for developers looking to construct them. This investment and approval streamlining would serve as an incentive for smaller private sector developers and builders who may not want the risks that inherently come with larger real estate developments.

Considering new and innovative housing solutions also provides the opportunity for considering building plans that include sustainability in their design. An example of this is “Energy Net-Zero” buildings that are designed to be energy efficient through integrating energy efficient technologies and practices. In this instance, Local governments are presented with a unique opportunity to combat housing insecurity and climate change simultaneously. Considering sustainability and design questions from the inception of a development project is often far less costly than retrofitting and refurbishing housing developments after the fact.

### Recommended Action:

*Local governments are encouraged to support/ideate on innovative and experimental housing solutions, including investing in pre-approved prototype building plans that are routed in energy efficiency.*

## Artificial Intelligence Opportunities

Perhaps one of the most innovative approaches to find improvements in the land use planning system is artificial intelligence (AI). AI and machine learning (ML) technology is now being used in Municipal Plan and Zoning By-law review processes. For example, the City of Edmonton drafted their Zoning By-law so that it is machine readable. This will allow them to eventually utilize AI to interpret zoning compliance, and therefore shortening building code processes. Similarly, AI-driven algorithms can be used to optimize land use plans by analyzing the costs and benefits of different land use scenarios and identifying the most efficient and sustainable land use plan. An example of this is the housing permitting system that has been developed in a collaboration between Microsoft and the City of Kelowna, BC. This permitting system uses the city's zoning by-law, official community plan, and prior precedents to automate permit applications and answer any questions applicants may have. Using AI, to complete this kind of planning task not only frees up planning staff to complete tasks of higher importance, but also ensures consistency and quality treatment within the permitting process. In addition, AI can also be used to identify potential conflicts between land use plans and existing environmental regulations. With such innovation improving every day, it would be proactive and advantageous for municipalities to investigate how they can coordinate and integrate AI opportunities into their planning documents and approval processes.

## Recommended Action:

*Local Authorities are encouraged to investigate AI-driven algorithms that may speed-up development and planning processes in the interest of developing more housing faster.*

## Staff and Resourcing Levels

Many New Brunswick municipalities and Regional Service Commissions are struggling to hire and retain staff. The current level of growth in New Brunswick, particularly in urban areas, is compounding this issue. Moreover, the increased planning requirements introduced through the local government reform process has also created a need for more professional planners throughout New Brunswick. Knowing that rural areas often have additional limitations on attracting employees and given that some areas need bilingual professionals, also reduces the pool of candidates who may be interested in planning opportunities. The fact that New Brunswick does not have an accredited university professional land use planning program means that employers are left to recruit from planning schools located outside the province. This also hampers employment attraction efforts.

The resourcing issue in New Brunswick has captured the attention of the local planning association (New Brunswick Association of Planners (NBAP)). NBAP recently launched a Canadian Planning Employee Survey.

NBAP is currently developing a Labour Market Study and Employment Strategy to better understand the local, regional, and national employment landscape and to implement an action plan to attract and retain more planners in the province. This study is the first of its kind in the country and will help New Brunswick address its short- and long-term labour needs for professional planners.

As a result of these circumstances, many municipalities and commissions have been forced to do the best they can with the resources they have. However, as planning responsibilities continue to expand, and current growth rates continue, staff and resourcing levels will continue to be a problem. In rural areas, for example, planning staff are also trying to address enforcement issues in vast regions, which has taken away time from other development planning needs. In urban areas, the volume of development activity is so strong, that development planning pressures have prevented long-range planning policy initiatives from moving forward in a timely manner and in some cases, have required a shift of priorities. To address these issues and meet service delivery expectations by the public and development community, more resources are necessary. Resourcing and staffing levels are also closely tied with process efficiencies, particularly given the limited financial resources that are available.

Municipal leaders, including planning Directors, should focus future operational budgets on securing additional resources and staffing levels as much as possible. This should include a workforce recruitment and retention plan, in partnership with their Human Resources Department or an outside human resource professional. Municipalities and Commissions should also undertake aggressive succession

preparations for essential planning and planning related roles to ensure that potential gaps are clearly identified, and a strategy is in place to address employee turnovers and leaves.

### Recommended Action:

*Municipal Leaders and Planning Directors should invest funds in securing additional planning staff and resources.*

### Entry Point and Processing

The approval process can be cumbersome for many first-time builders, as well as experienced developers. It is essential that the process be thorough, but in some areas, the process may not have changed for several years. While resource issues are a legitimate reason for maintaining status quo operations, wherever possible, municipalities and commissions should pursue streamlined processes to make the application and approval process as simple and efficient as possible. This may include a single point of entry or one-stop-shop that integrates several key personnel or provides expedited services for applications that meet housing objectives and have a reputation for delivering results.

### Recommended Action:

*Local Authorities should evaluate current application intake processes and existing system software packages to simplify/streamline application processes to reduce development time.*

## Public Engagement and Stakeholder Consultation

The towns and cities that Canadians live in are complex, intertwining systems that require considerable planning, innovation, and collaboration to improve the current housing crisis. As such, planning development often requires review from municipal councils and committees before being enacted or implemented. With that said, the Ontario Professional Planners Institute (OPPI) has recommended, that in the interest of speeding up development processes, local municipalities more heavily delegate to local planning staff on certain matters. Draft Plan of Subdivisions, Lifting of Holding Provisions and Part Lot Control, Consents within the Built-Up Area, Validation Certificates, and Minor Variance approvals are examples of processes and technical approvals that the OPPI has recommended that municipalities defer to local planning staff recommendation.

In New Brunswick, municipalities and Regional Service Commissions should utilize development officer approvals wherever possible and reasonable, in order to expediate the review process. While we understand that there may be a reluctance for some staff to take the risk of public opposition to their decision, capacity needs to be increased to give staff the confidence and resources they need to take on this added responsibility.

Furthermore, during the Housing Summit Event, it became clear that municipalities and commissions are struggling with Not in My Back Yard opposition. Until planning documents are updated with planning policy that inherently supports housing developments in more locations, and zoning permits housing options as-of-right, public hearings and Planning Advisory Committee discussions will continue, and residents and other concerned citizens will have an opportunity to oppose housing projects. While public engagement is an essential component in the planning

process, to recognize and start to address the housing shortage, changes in our traditional development patterns must occur.

The minimum public engagement requirements in New Brunswick are set out in the Community Planning Act. These requirements are limited to Public Presentations for amendments to Municipal Plans and Rural Plans, and Public Hearings for amendments to Zoning documents. Therefore, it is up to municipalities to navigate this statutory process. If multiple unit dwellings, for example, are listed as a conditional land use in a Zoning By-law in what is considered a high-density zone, then the role of the Planning Advisory Committee is extremely limited and, in some ways, unnecessary given their powers under the legislation.

Wherever possible, municipalities and commissions should revisit their own public consultation programs and particularly, where engagement opportunities have been introduced to housing approval process and determine if the consultation program is beneficial or simply a way of doing business and creating false expectation for neighbouring landowners. A review of previous Planning Advisory Committee decisions would be one way to identify if the consultation program and additional review has been beneficial to the neighbourhood and resulted in a preferred form of development.

### Recommended Action:

*Local Authorities should evaluate and re-assess their own public engagement processes to streamline and remove redundancies.*

## Combatting Housing Speculation

One of the contributing factors that is exacerbating the Canadian Housing Crisis is the fact that many private groups and individuals have begun using property and real estate as an investment opportunity. Housing Speculation in the Canadian Housing Market can void a governing body's attempts to increase the supply of housing. Policies must be put in place to mitigate the counter-active effects that property speculation has on the Canadian Housing Market.

## Vacant Land Taxation

Implementation of a Land Vacancy Tax can help to increase the supply of housing by providing funding for governing bodies through taxation of vacant properties or by encouraging land holding firms/private owners to either fill properties with tenants or develop land. Land Vacancy Taxes have been successfully implemented in multiple cities across Canada including Ottawa, Toronto, and Vancouver. In 2021, the Canadian Federal Government also began consultations on a proposed "vacant home tax" specifically to target homes owned by Foreign Buyers.

### Recommended Action:

*Explore opportunities for legislative reform to empower municipalities to employ vacant land or building taxation frameworks.*

## Improving Public Acceptance of a More Diverse Housing Forms

### Communications and Marketing

During the Housing Summit, and particularly during the break-out sessions, it was repeatedly noted that public opposition towards higher density housing is an issue. Furthermore, it was also suggested that, generally, in many communities even low-density housing options, despite the price point, face significant criticism when proposed in close proximity to single unit dwellings. Often, Zoning By-laws contain zones and regulatory provisions that originated years ago when market conditions were fundamentally different. As a result, low-density areas, and traditionally single-unit dwelling neighborhoods, remain protected from higher-density housing developments, while surrounding vacant land is still zoned for very low density. As the market has changed, this zoning is no longer realistic, nor financially viable, for municipalities and developers. Revisiting lands use planning documents to catch-up with current trends is certainly needed, which this report suggests. However, the narrative or message from housing champions, such as municipalities and Regional Service Commissions, can be improved.

Admittedly, there is resistance in some communities to this type of housing. But that resistance needs to be addressed with education, and ensuring people understand the economic, social and environmental benefits of a diversity of housing types. It is essential that municipal governments combat prejudice against rental tenants in neighbourhoods to make this work. It is a human rights issue that governments

cannot use planning to discriminate between those who own versus those who rent. In addition, the very homeowners who may object to renters might ultimately become renters when they can no longer afford or have the physical capability to maintain their homes. In addition, it is always useful to point out to many existing homeowners that the only way their own family members may be able to afford to live in the same area will be if there are more affordable options available.

Municipalities and commissions regularly communicate with the public on land use planning issues. Furthermore, many entities have dedicated communication professionals, who have training and experience with key messaging. Planners should partner with internal or external communication professionals to craft strategic messaging and campaigns aimed at increased public awareness and education.

### Recommended Action:

*Local Authorities should develop and curate marketing/communication strategies that aim to combat “NIMBYism” and inform the public on the needs and benefits of a range of housing options, from rental to ownership, prefabricated and micro homes, missing middle to high-density housing.*

### Other Recommendations

While this report includes a jurisdictional scan and is meant to capture a summary of the housing summit event, the recommendations resulting from our research and experience at the housing summit are not all-encompassing on the tools or options available to municipalities and Regional Service Commissions to increase housing supply and create affordable housing options. There are other reports, including the “Local Government Levers for Housing Affordability” report created by the Canadian Mortgage and Housing Corporation and the “Recommendations for Housing Supply Action Plan 4.0” housing recommendations created by the Ontario Professional Planners Institute that may also be advantageous to municipalities and Regional Service Commission as they contemplate implementing some of the recommendations contained on our report. Links to both of these resources can be found below in our bibliography.

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# Conclusions

The Canadian Housing crisis is one of the foremost issues that our nation is currently confronted with. The Housing Summit that Stantec hosted, and the above jurisdictional policy scan provide examples of funds that can be accessed and strategies that can be implemented by different levels of government to better support the housing needs of their communities. All the above recommendations are strategies that Municipalities can fund through the Federal Housing Accelerator Fund provided that

an application is submitted for approval on the CMHC website. Stantec encourages the Resident Service Coordinators (RSC) and municipalities to implement the above policies and strategies in a way that fits the needs of its communities and local context. By implementing the following strategies and leveraging the support provided by the federal and provincial governments local authorities can help the people that live in their communities and reduce the impacts of the housing crisis on Canadian citizens.



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# Appendix I

## Summit Agenda

# NB SUMMIT ON HOUSING AND ITS RELATION TO COMMUNITY PLANNING HOSTED BY THE CITY OF MONCTON

Venue: Legends  
377 Killam Drive  
Moncton, NB, E1C 3T1

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## AGENDA

All presentations will include time for questions and group discussion.

### WEDNESDAY, JUNE 21, 2023

#### 8:30 - 9:00 am - Welcome and opening remarks

- › Mayor Dawn Arnold, City of Moncton (Intro by Bill Budd, Director of Planning and Development, City of Moncton)
- › Greeting from the New Brunswick Housing Corporation
- › Andrew Smith, President, New Brunswick Association of Planners

#### 9:00 - 10:00 am - The Canadian Housing Landscape: A summary of the housing trends and planning tools across the country

- › Stephen Willis, Discipline Lead for Urban Planning, Canada, Stantec

#### 10:30 - 11:00 am - Refreshment Break and Networking

#### 11:00 - noon - Regional Housing Programs, (30 minutes each)

- › Stéphane Melanson, P Eng, MBA, Senior Specialist, Government Relations, CMHC
- › NB Housing Corporation

#### Noon-1:00 pm - Lunch

#### 1:00-1:45 pm - Accelerating the Affordable Housing Puzzle

- › Dale Hicks, President, Rising Tides

#### 1:45 - 2:45 pm - Barriers in the Housing Business. Panel Discussion (Moderated By Stantec)

- › Richard Tower, Managing Partner, IQ Commercial
- › John Wishart, CEO, Chamber of Commerce of Greater Moncton
- › John Lafford, President, JN Lafford Realty

#### 2:45 - 3:00 pm - Refreshment Break and Networking



**3:00 - 4:15 pm** - Breakout Session 1 - Urban and rural successes and constraints (Facilitated by Stantec)

**4:15 - 4:30 pm** - Day 1 Wrap-up

**6:30 pm** - Idea Sharing and Networking, Happy Brewing Co.

## **THURSDAY, JUNE 22, 2023**

**9:00 - 9:15 am** - Rolling up our Sleeves to Find Planning Solutions, Steve Willis

**9:15 - 10:30 am** - Break out Session 2 (Facilitated by Stantec)

- › Finding efficiencies in the development approval process
- › Zoning reforms to facilitate and accelerate housing in urban and rural communities

**10:30 - 10:45 am** - Refreshment Break and Networking

**10:45 - noon** - Break out Session 3 (Facilitated by Stantec)

- › Development Incentives – What can work and what doesn't work
- › Mitigating NIMBYism through Design Standards in Urban and Rural Communities
- › Call to Action

**12:00 - 12:30 pm** - Wrap-up, Closing and Next Steps



# SOMMET SUR LE LOGEMENT ET SA RELATION AVEC LA PLANIFICATION COMMUNAUTAIRE ORGANISÉ PAR LA VILLE DE MONCTON

Lieu: Legends  
377 Killam Drive  
Moncton, NB, E1C 3T1

## ORDRE DU JOUR

Toutes les présentations seront accompagnées d'une période de questions et de discussion en groupe.

## MERCREDI 21 JUIN 2023

### 8h30 - 9h00 - Mot de bienvenue et remarques d'ouverture

- › Mairesse Dawn Arnold, Ville de Moncton (Introduction par Bill Budd, Directeur de la planification et du développement, Ville de Moncton)
- › Salutation de la Société d'habitation du Nouveau-Brunswick
- › Andrew Smith, président de l'Association des urbanistes du Nouveau-Brunswick

### 9h00 - 10h00 - Le paysage canadien du logement : Un résumé des tendances en matière de logement et des outils de planification à travers le pays

- › Stephen Willis, chef de discipline pour la planification urbaine, Canada, Stantec.

### 10h30 - 11h00 - Pause rafraîchissement et mise en réseau

### 11h00 - 12h00 - Programmes régionaux de logement (30 minutes chacun)

- › Stéphane Melanson, P Eng, MBA, spécialiste principal, Relations avec le Gouvernement
- › Société d'habitation du Nouveau-Brunswick

### 12h00 - 13h00 : Dîner

### 13h00 - 13h45 - Accélérer le puzzle du logement abordable

- › Dale Hicks, Président, Rising Tides

### 13h45 - 14h45 - Obstacles dans le secteur du logement. Discussion en panel (modérée par Stantec)

- › Richard Tower, associé directeur, IQ Commercial
- › John Wishart, chef de la direction, Chambre de commerce du Grand Moncton
- › John Lafford, président, JN Lafford Realty

**14h45 - 15h00** - Pause rafraîchissement et réseautage

**15h00 - 16h15** - Séance en petits groupes 1 - Réussites et contraintes en milieu urbain et rural (animée par Stantec)

**16h15 - 16h30** - Récapitulation de la première journée

**18h30** - Partage d'idées et réseautage, Happy Brewing Co.

## **JEUDI 22 JUIN 2023**

**9h00 - 9h15** - Se retrousser les manches pour trouver des solutions de planification, Steve Willis

**9h15 - 10h30** - Séance en petits groupes 2 (animée par Stantec)

- › Trouver des gains d'efficacité dans le processus d'approbation des projets de développement
- › Réformes du zonage pour faciliter et accélérer le logement dans les communautés urbaines et rurales

**10h30 - 10h45** - Pause rafraîchissement et réseautage

**10h45 - 12h00** - Séance en petits groupes 3 (animée par Stantec)

- › Incitations au développement - Ce qui peut fonctionner et ce qui ne fonctionne pas
- › Atténuer le NIMBYisme par des normes de conception dans les communautés urbaines et rurales
- › Appel à l'action

**12h00 - 12h30** - Récapitulation, clôture et prochaines étapes

# Appendix II

## Presentations



**NB SUMMIT ON HOUSING AND ITS RELATION TO  
COMMUNITY PLANNING / SOMMET SUR LE  
LOGEMENT ET SA RELATION AVEC LA  
PLANIFICATION COMMUNAUTAIRE**

Hosted by the City of Moncton/Organisé par la Ville De Moncton

June/Juin 21-22, 2023





- pjila'si - welcome – bienvenue -



SaferTogether™

# Safety Moment

Do you know where the closest Automated External Defibrillator (AED) is?





# Introduction to Stantec

*Brooklyn Village, NC, USA*



**1954**

STANTEC FOUNDED

**\$7.8 billion**

MARKET CAP (\$CAD)

**26,000**

EMPLOYEES GLOBALLY

**STN**

TRADED ON NYSE & TSX

**6**

CONTINENTS WE OPERATE IN

**400**

LOCATIONS WORLDWIDE







Buildings  
Energy &  
Resources  
Environmental  
Services  
**Infrastructure**  
Water

**Strong communities  
don't just happen  
—they're by design**

**Our sectors include:**

Airports  
Bridges  
Community Development  
Roadways  
Smart Mobility  
Transit & Rail

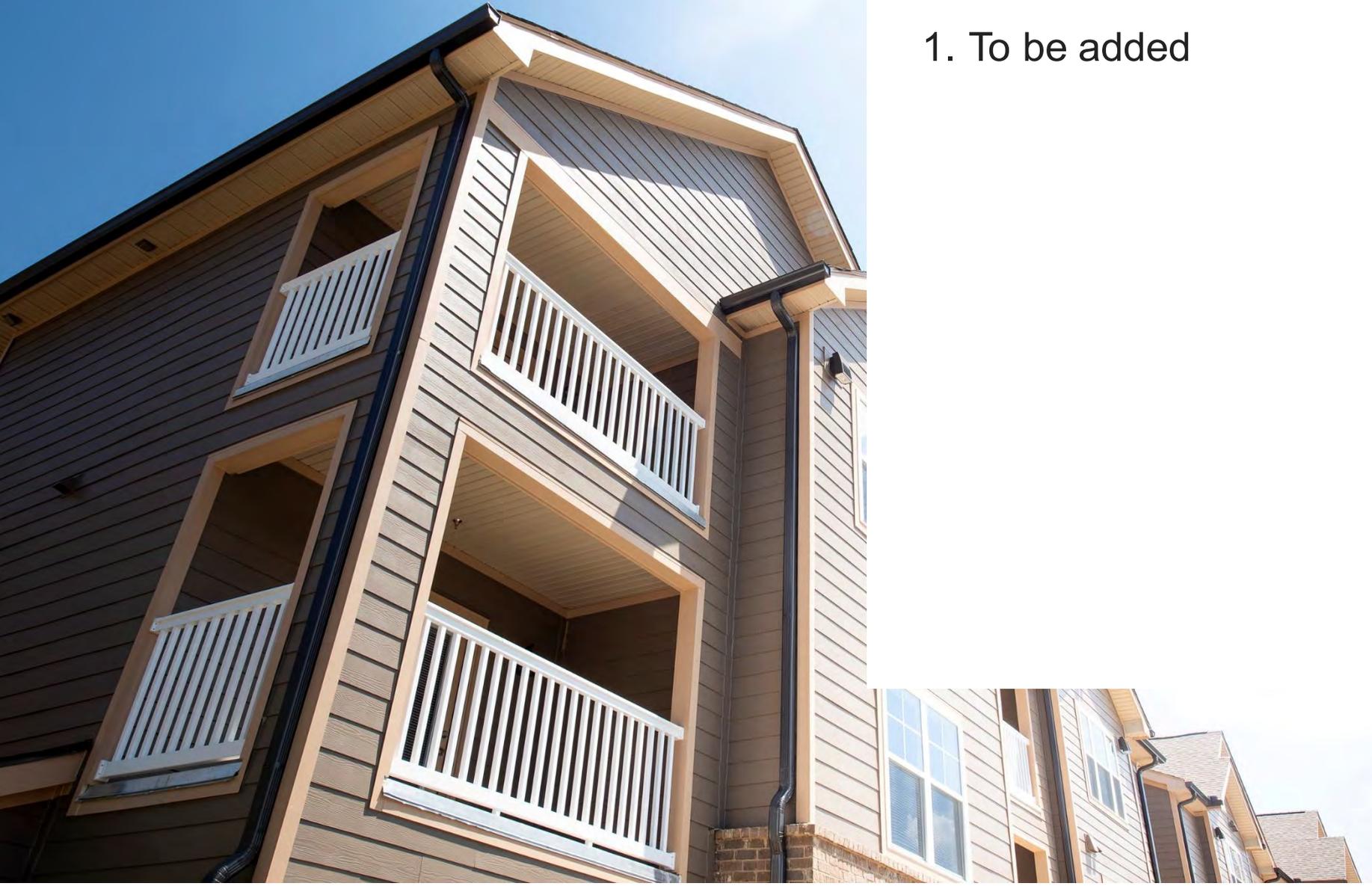


Canada's Housing  
Crisis and Planning  
Options for New  
Brunswick  
Municipalities



# Agenda

1. To be added



# The Housing Crisis



## THE HOUSING CONTINUUM



# Housing continuum

Image: City of Toronto

... March 8, 1999  
**...nier admits  
after vote**

COLUMBIA  
**Confronting the crisis**  
RENT REVIEW v. RENT CONT  
By DAPHNE B...  
March 22, 1999 1P  
DEPARTMENTS

THE FINANCIAL POST  
**Investors from Asia  
buy up Vancouver**

By Frank O'Brien  
For The Financial Post  
VANCOUVER — Real estate development in Vancouver is becoming dependent on Asian investment.  
Victor Seton, president of United Properties Ltd., one of the city's largest condominium developers, says:  
"If overseas investors stopped buying, high-rise residential construction in Vancouver would drop 30% and condo starts in general would fall 25%. It is pretty scary."  
Most Vancouver real estate analysts believe Asian investment will accelerate, however from Japan, Singapore and Taiwan are joining the ubiquitous Hong Kong buyers.

**FINANCIAL REAL ESTATE**

**'Housing crisis on way'**

By ASHLEY FORD  
Business Reporter  
A "housing affordability crisis" is heading westwards from Toronto, the newly elected president of the Urban Development Council of Canada (UDC) says.  
homebuyers and said both public and municipalities accept smaller homes.  
"More"





# The Housing Crisis

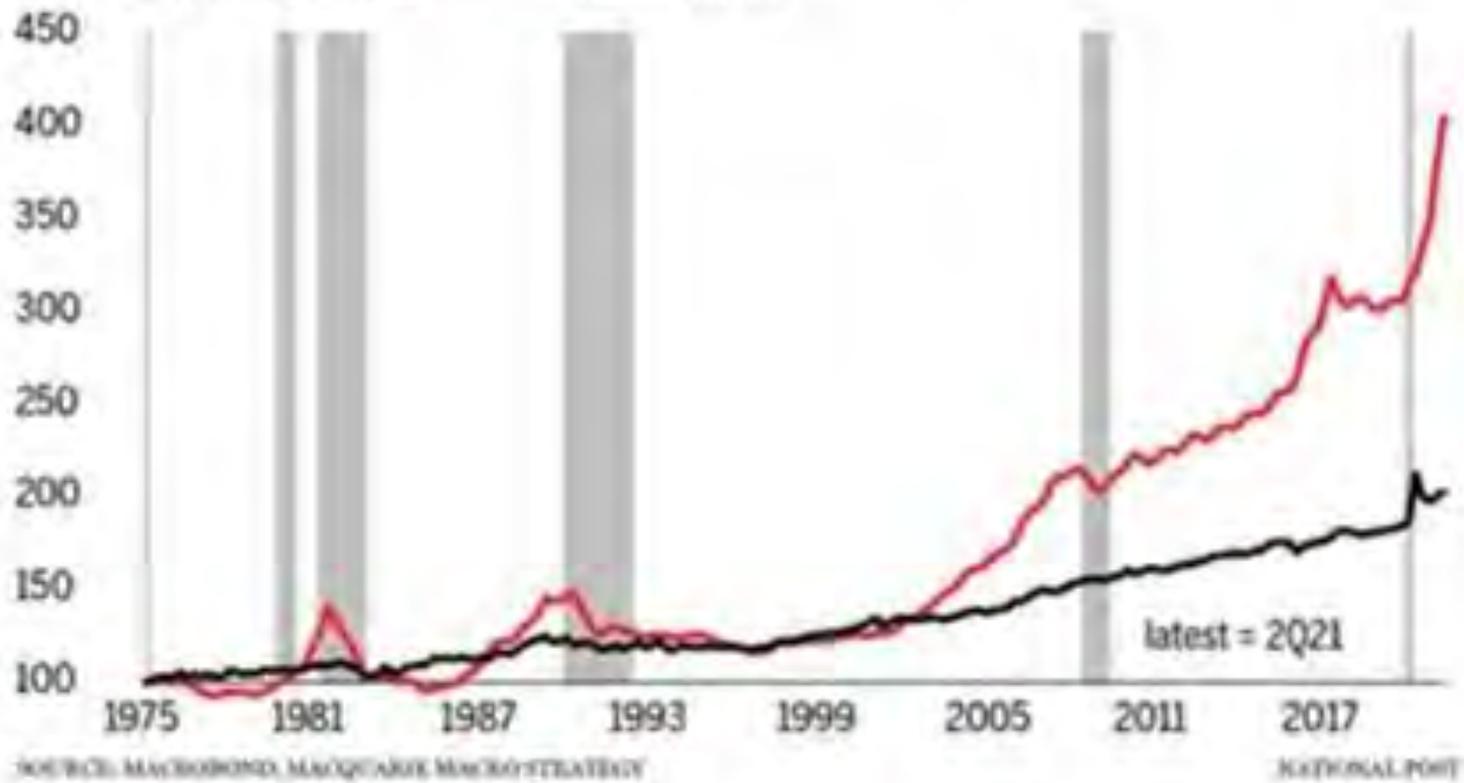
- Little consensus on what this means
- Different perspectives:
  - Attainable, Affordable and Deeply Affordable Housing
  - Market-based housing
  - Diversity of housing typologies

# HOUSING AFFORDABILITY IN CANADA

*House prices to disposable income have soared*

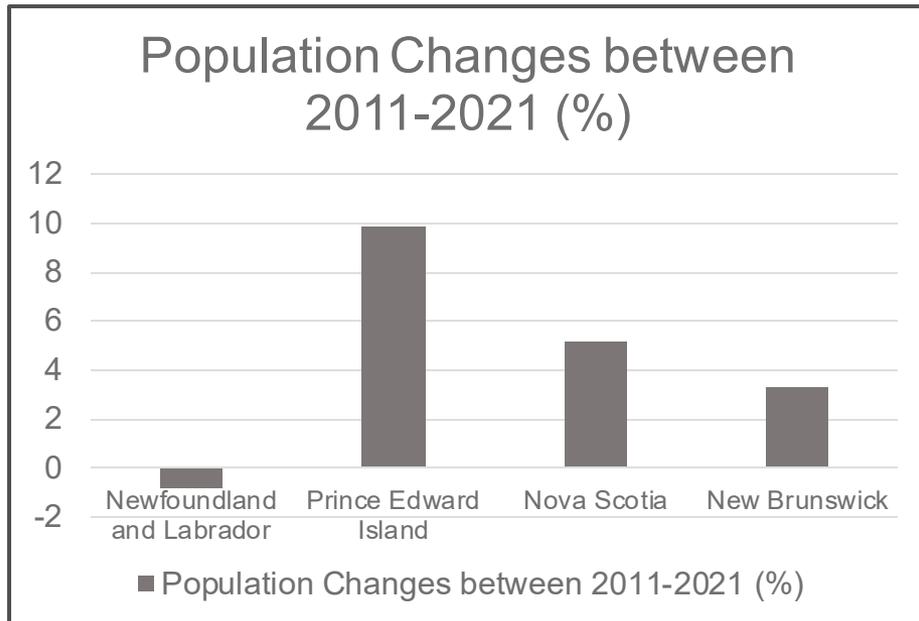
## REAL HOUSE PRICE VS. REAL DISPOSABLE INCOME (Q1 '75 = 100)

— Disposable income — House prices



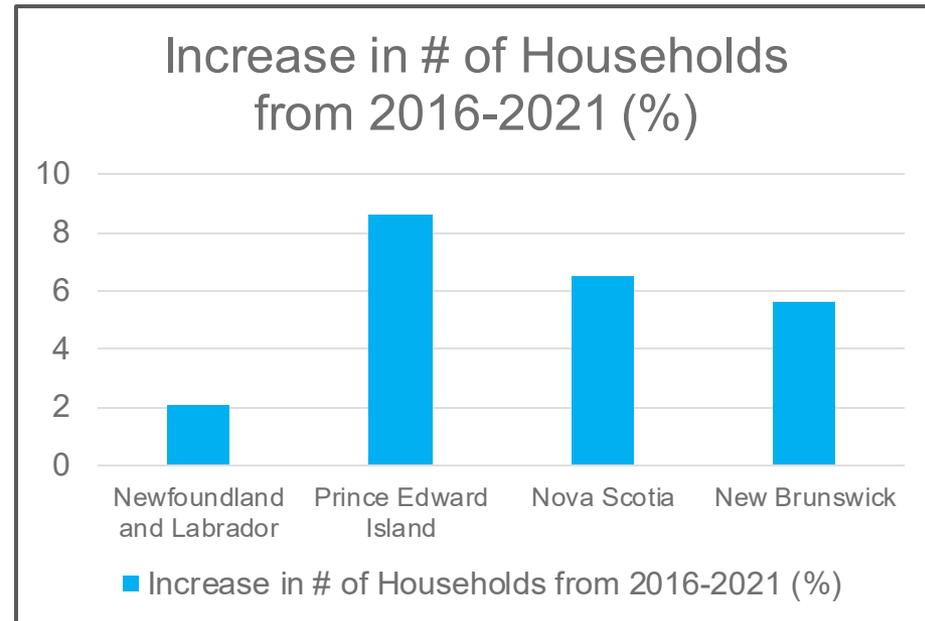
# The Canadian Housing Landscape

## Population Growth in Atlantic Canada



Census data indicates that the population of the Atlantic Provinces have been steadily increasing since 2011.

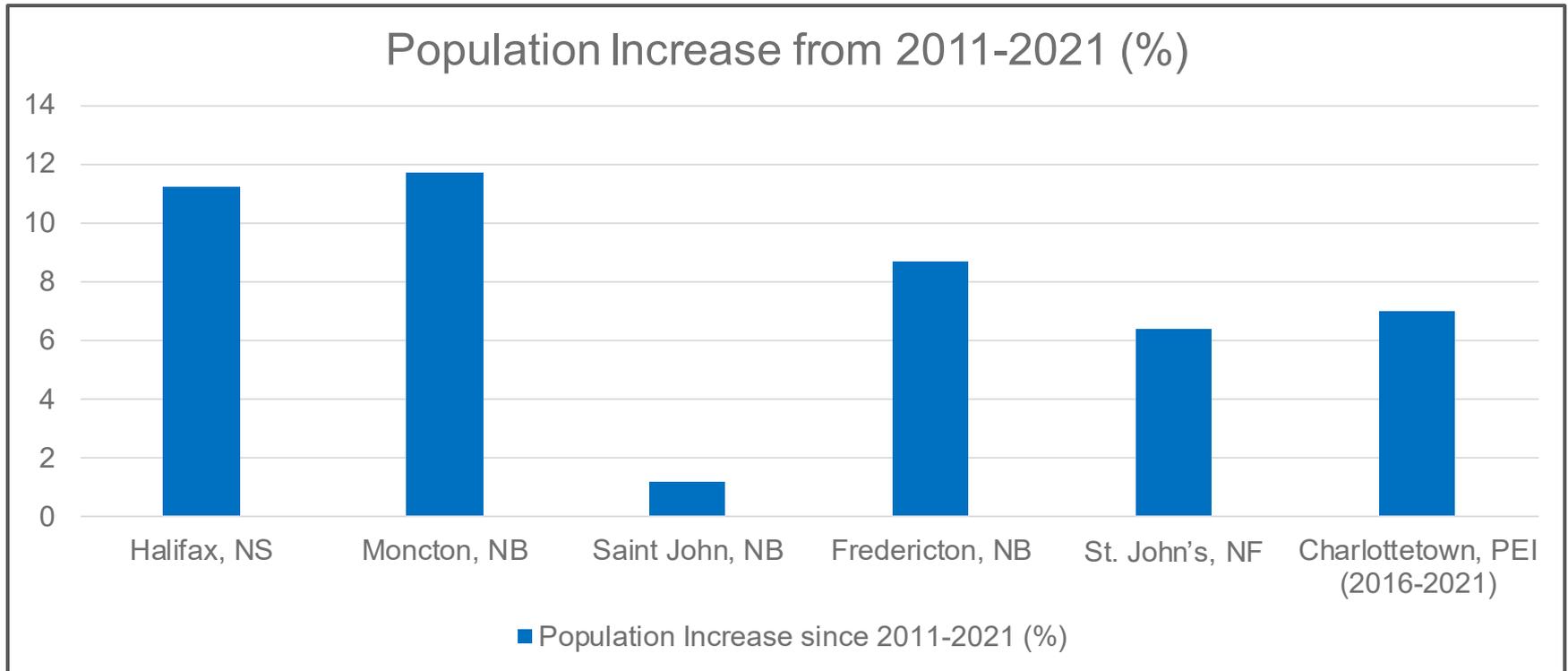
Census Data indicates that most Atlantic Provinces have exceeded the national average population increase of 5.2%



Census data also indicates that the number of private households in the Atlantic Provinces have been increasing.

# The Canadian Housing Landscape

## Population Growth in Large Atlantic Cities



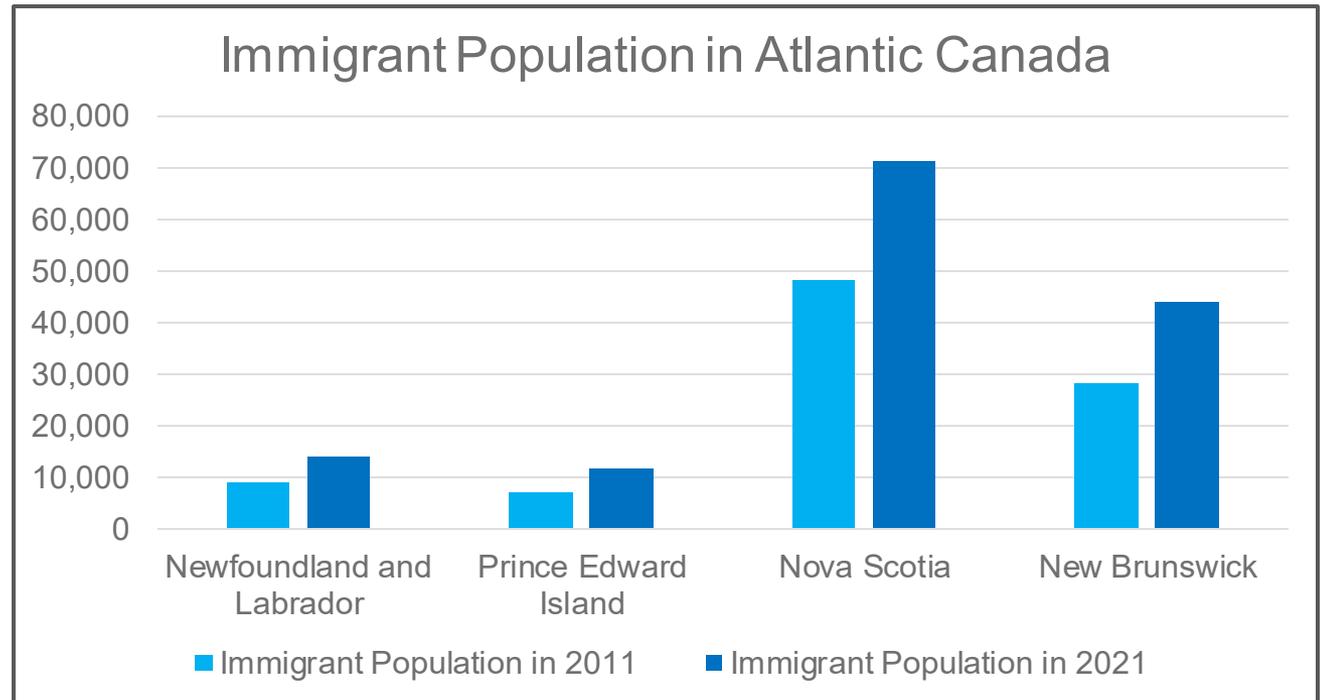
Census Data indicates steady increase in population in these large Atlantic Canada cities.

# The Canadian Housing Landscape

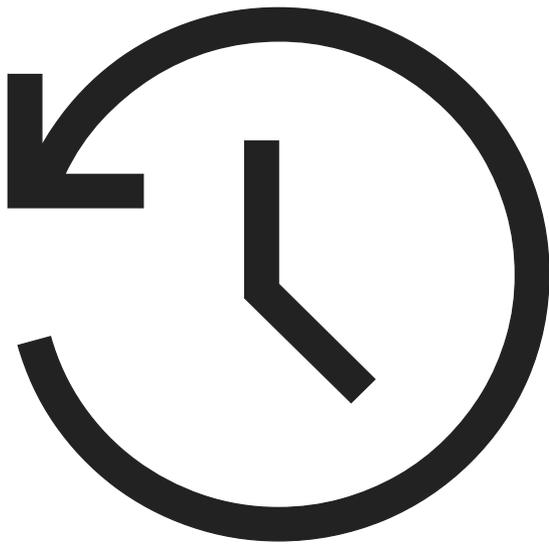
## Immigration in the Atlantic Provinces

### Top 3 Immigration Countries:

1. United Kingdom
2. Philippines
3. Unites States of America



Immigrants within the age profile of 25-64yrs. represented at least 50% of the immigrant population for all Atlantic provinces.



Is Growth  
Management a  
Thing of the Past?



HOLD  
THE  
LINE



SOCIAL MEDIA WEBSITE DEDICATED TO CANADA'S CURRENT AFFAIRS

# Five Reasons To Hold The Line On The Urban Boundary



Posted on April 22, 2020 | [Unpublished Admin](#) |

40 36

Written on April 22, 2020

Tags: [Urban Boundary](#) [City of Ottawa](#) [COVID19](#) [Housing](#) [Homelessness](#) [Ottcity](#) [climate change](#)

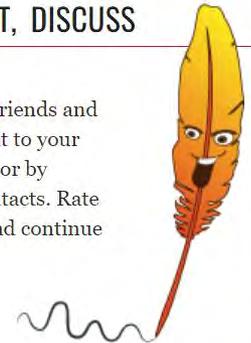
**Letter type:** *Op-Ed* **Publisher:** *Ottawa Climate Solutions*

## Author's Note:

*Daniel Buckles is an Adjunct Professor in the Department of Sociology and Anthropology at Carleton University. This Op-Ed has contributions from Robin Goldstein and Paul Johanis.*

## SHARE, COMMENT, DISCUSS

Share this letter with friends and colleagues by posting it to your social media accounts or by emailing it to your contacts. Rate the letter, comment and continue the discussion.



The choice is yours!

## ABOUT THE AUTHOR

UNPUBLISHED ADMIN



Edmonton's Population



The expected population of the Edmonton metropolitan region by 2044



**2,022**

Infill homes or new houses that replace older bungalows



2.8% 2017 to 2021, average GDP in Edmonton



2.5 average number of people living in a home



37.7 That's the average



What's Changed?

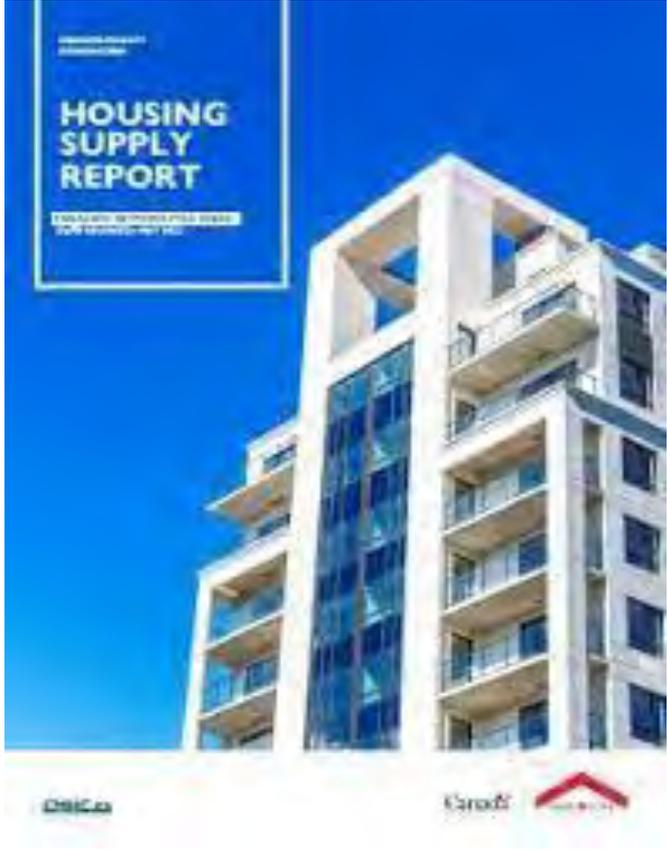


## ONTARIO'S NEED FOR 1.5 MILLION MORE HOMES

AUGUST 2022



Smart Prosperity  
Institute



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## Reversing the U.S. Housing Shortage

The U.S. housing affordability crisis has both sharpened and spread significantly in the last decade: once largely confined to the coasts and the Southwest, it now extends to nearly every state. The number of metropolitan areas that underproduced housing rose from 100 to 169 between 2012 to 2019; nationally, underproduction nearly doubled in the same time period, from 1.65 to 3.79 million units

[READ MORE](#)



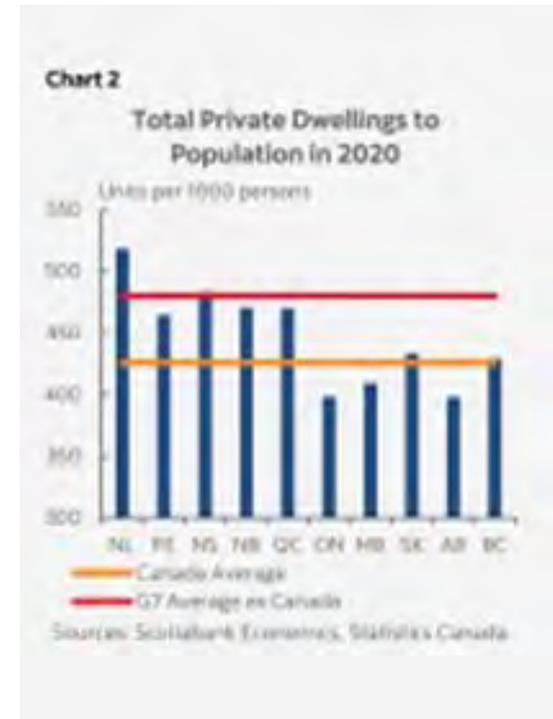
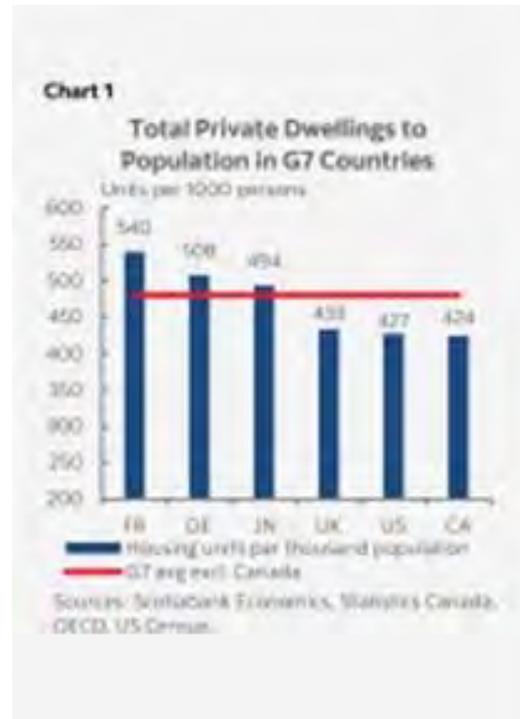
Report of the  
**Ontario Housing  
Affordability Task Force**

February 8, 2022

# The Crisis in Numbers

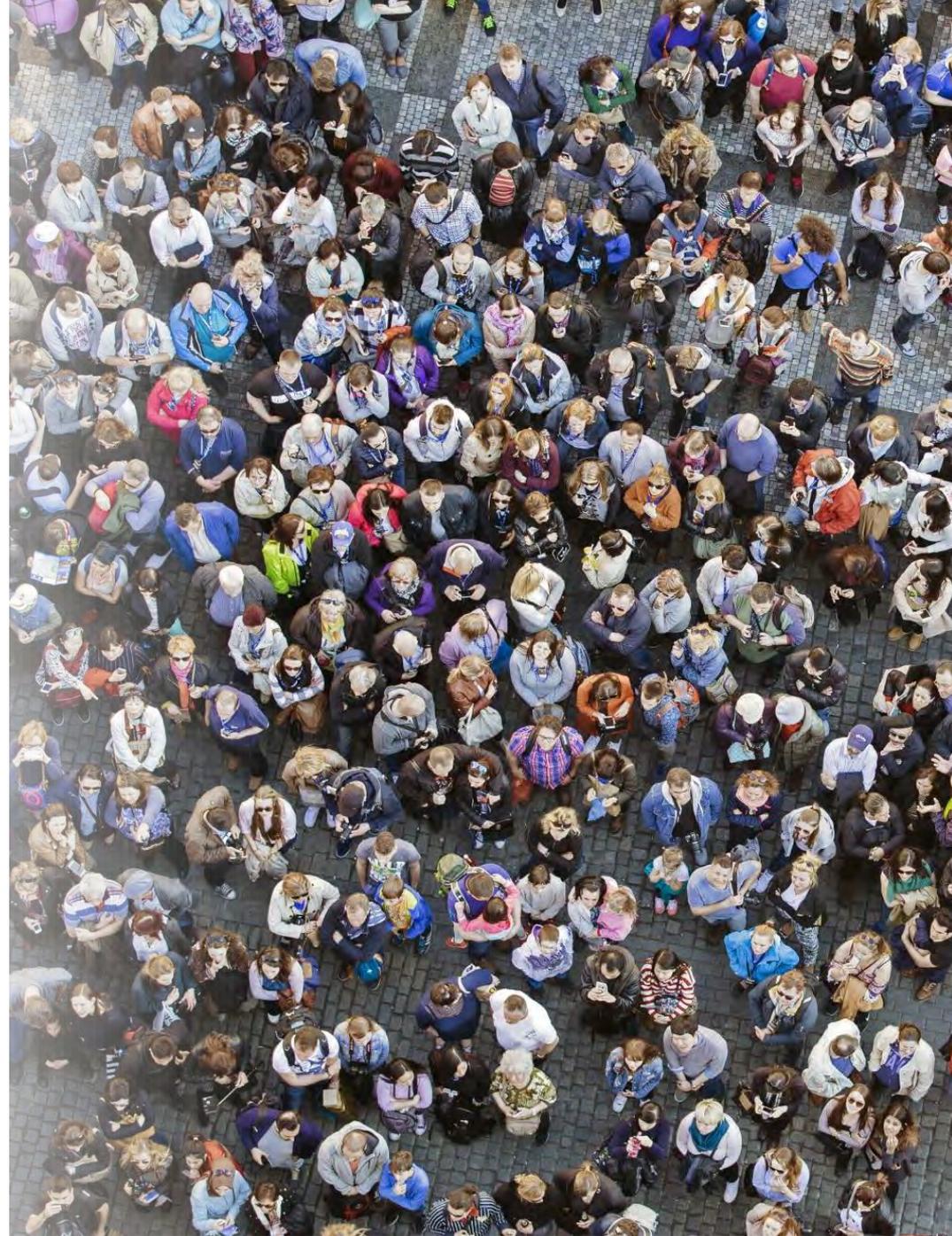
- In Ontario, house prices have gone up 180% in 10 years while incomes have only grown 38% (Province of Ontario)
- Canada's per capita housing supply has been dropping (Scotiabank) – not keeping up with population growth
- Housing starts in most CMAs in the 2010s and 2020s remain below those of the early 2000s.
- Canada has the lowest housing per population of any G7 country (Scotiabank), with the biggest gaps in ON, AB and MB
- Very little new construction is going into rental units although it has grown slightly in the last few years, it remains tenuous
- The rental stock in general is aging. For example, less than 15% of Toronto's rental housing stock is less than 40 years old

# Scotiabank analysis



# Drivers

- Predicted population trends
  - Smaller household sizes
  - Double cohort of boomers and millennials
  - Sluggish housing transition between generations
  - Drive till you qualify behaviour
- Unexpected trends
  - Higher immigration
  - Intra-provincial
  - Suppressed household formation/backlog
- Financial factors
  - Interest rates
  - Investment by non-owners





Is this a short-term demographic phenomenon?

New Brunswick

## N.B. sees record population growth, adding 25,000 people in past year



Statistics Canada figures show province growing faster than national average



Shane Magee | CBC News | Posted: Dec 28, 2022 5:00 AM EST | Last Updated: December 28, 2022

New Brunswick

## New Brunswick larger and younger after historic surge in population



The province's median age falls for the first time in 61 years as young families flock east to put down roots



Robert Jones - CBC News | Posted: Sep 29, 2022 7:00 AM EDT | Last Updated: September 29, 2022



Major growth  
in immigration  
is just starting

The screenshot shows a web browser window displaying a New York Times article. The browser's address bar shows the URL: <https://www.nytimes.com/2022/11/01/world/canada/canada-immigrants.html>. The page features the New York Times logo and a 'SUBSCRIBE FOR \$' button. The article title is 'Canada Aims to Add 1.45 Million Immigrants by 2025'. The lead paragraph states: 'The policy would increase immigration one week after the country's census agency announced that Canada had set a new milestone in immigration.' Below the text are icons for 'Give this article', sharing, and bookmarking. A photograph of a diverse crowd of people sitting in stadium seats is shown. At the bottom, a 'Special offer' banner reads: 'Special offer: Subscribe for \$5 \$0.50 (Cdn) a week for the first year.' The Windows taskbar is visible at the very bottom of the screenshot.



## Trends

- Out migration from the largest cities
- Positive migration patterns to secondary cities and rural areas
- Fastest growing CMA's from the 2021 Census: Kelowna (2.6%, Oshawa, 2.3% and Halifax 2%)



What about high interest rates and the risk of a recession?

---

## Developer's perspective

- “Everyone expects the market to be stale until the interest rates plateau or start to fall. After that, we expect house sales to take off like a grass fire.
- “The demand is still there – people are just sitting on the sidelines”

# What we are seeing



- Money into affordable housing programs (e.g., Rapid Housing Initiative)
- Interest rate changes to cool the market and fight inflation
- Bill 109, Bill 23 and Strong Mayors Rules in Ontario - Erratic municipal response – other Provinces are watching
- Adding Land to Municipal Boundaries
- Pushback from Environmental Groups and Affordable Housing Advocates
- Developers and now Provinces are challenging traditional municipal population forecasting (usually cohort survival method) as being inadequate to meet demand

# Initial Responses across Canada



Quicker moves to update zoning



Investment in on-line development and building approvals



More studies to introduce new housing typologies



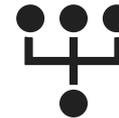
Adding more lands to urban boundaries requiring planning, environmental and master servicing studies



Standoffs between some municipalities and the Provinces



Provinces establish planning population targets and densities projections

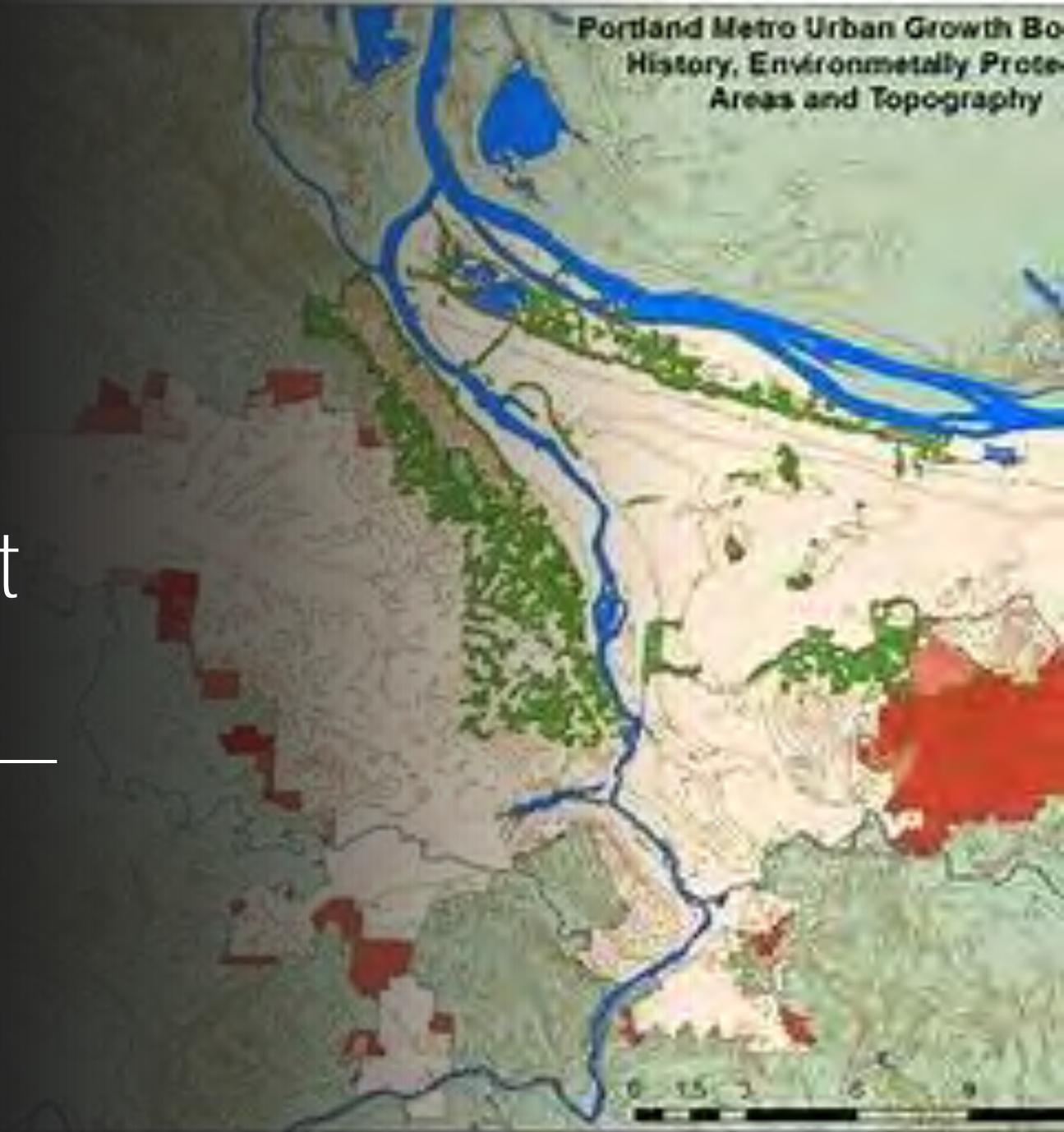


New municipal processes for development approvals with a spin-off effect of harsher yes/no decisions

# Potential Solutions

Add land  
to  
settlement  
areas

---



# Introduce more higher density nodes



Image: Stadium Yards Edmonton



Allow mid-density  
in strategic  
locations

Allow more ground oriented multi-family everywhere as of right

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Coach Houses

# Secondary Dwelling Units

Note: Due to site constraints, not all lots may be able to have an SDU.

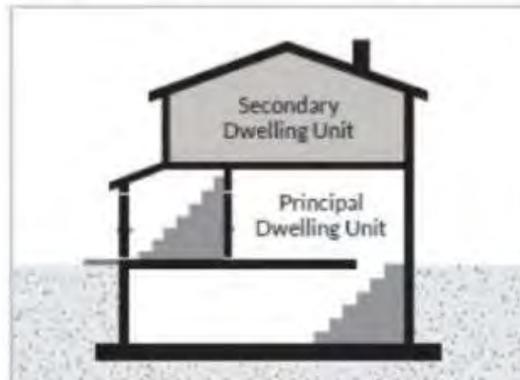
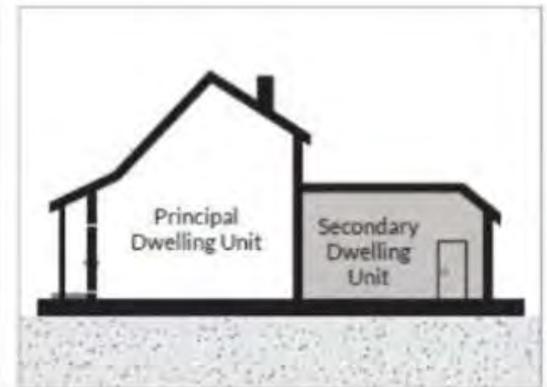
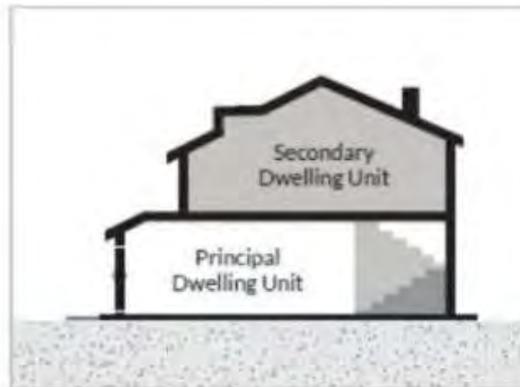


Image: City of Ottawa



Tiny Houses

Image: EkoBuilt

# Municipal Planning Process Review



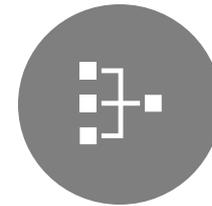
RESOURCES  
(STAFFING)



FEES



TYPOLOGY OF  
PUBLIC  
CONSULTATION



INTER-  
DEPARTMENTAL  
WORK FLOW



RISK-BASED REVIEW



TRACKING AND  
RESOLVING  
BOTTLENECKS



EXEMPTING LOW-  
RISK APPLICATIONS  
FROM CERTAIN  
PROCESS STEPS



REDUCING THE  
NUMBER OF  
REQUIRED STUDIES



# Discussion



# Housing Accelerator Fund – Key elements



# The Housing Accelerator Fund (HAF)

Encourages local governments to implement initiatives that will speed up housing development and increase supply.

The HAF is incentivizing local governments to do what they can to get more housing built. This means more homes can be built faster and, over the longer run, make housing more affordable to everyone living in Canada.



# Le Fonds pour accélérer la construction de logements (FACL)

C'est un programme qui incite les **administrations locales à mettre en œuvre des initiatives qui accéléreront l'aménagement de logements** et **accroîtront l'offre**.

Le Fonds incite les autorités locales à faire tout ce qui est en leur pouvoir pour augmenter le nombre de logements construits. Cela signifie que **davantage de logements peuvent être construits plus rapidement** et, à long terme, rendra le logement plus abordable pour tous les habitants du Canada.



# Objectives and supported priorities



Implementation of initiatives to get more homes built faster



Speed up approvals and building processes



Development of complete communities



Development of affordable, inclusive, equitable and diverse communities



Development of low-carbon and climate-resilient communities.

# Objectifs et domaines prioritaires



**Mettre en œuvre des**  
initiatives visant à  
accélérer la  
construction de  
plus de logements



Accélérer les  
processus  
**d'approbation et**  
de construction



Développement de  
collectivités  
complètes



Développement de  
collectivités  
abordables,  
inclusives,  
équitables et  
diversifiées



Développement de  
collectivités à faibles  
émissions de  
carbone et  
résilientes face aux  
changements  
climatiques.

\$4 billion

until 2026-2027

---

100,000

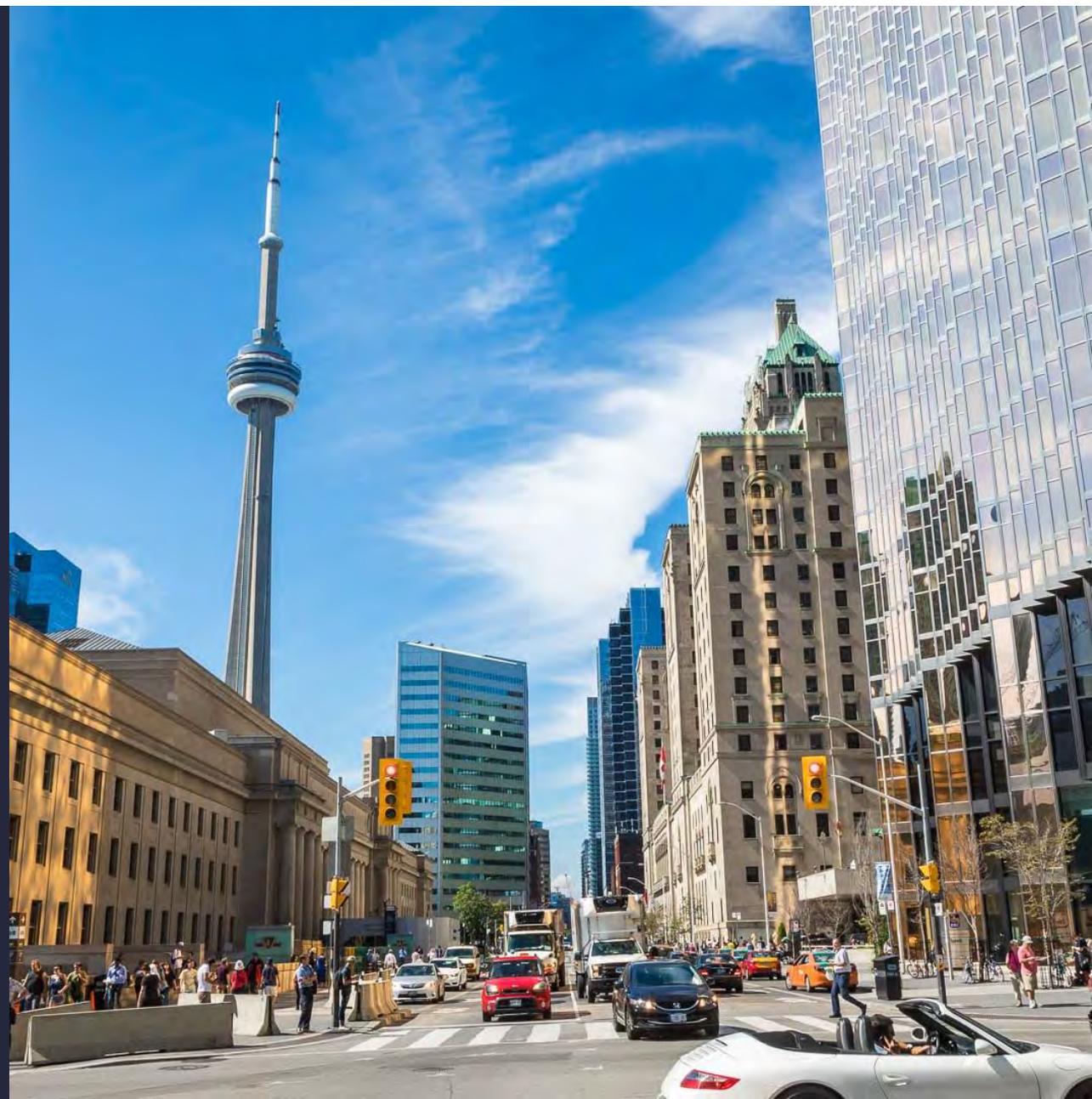
Net new permitted  
housing units



4 milliards  
de dollars  
jusqu'en 2026-2027

---

Délivrance de permis pour  
**100 000**  
unités résidentielles de plus



# Who can Apply to HAF?

Local governments who have delegated authority over land use planning and development approvals



# Qui peut présenter une demande au FACL?

Toute administration locale ayant  
des pouvoirs délégués sur  
l'aménagement du territoire et les  
approbations d'aménagement



# Application Streams



## Large/Urban

Located in a Canadian province and  
**Population\* of  $\geq 10,000$**



## Small/Rural/North/Indigenous

Located in a territory or  
Is an Indigenous community or  
Located in a Canadian province and  
**Population\* of  $< 10,000$**

\*Population based on 2021 census data from Statistic Canada

# Volets des demandes



## Grandes villes et collectivités urbaines

Est située dans une province canadienne et  
**Sa population de  $\geq 10\ 000$  habitants \***



## Petites collectivités et collectivités rurales, nordiques et autochtones

Est située dans un territoire - ou  
est une communauté autochtone - ou  
Est située dans une province canadienne et  
**Sa population  $< 10\ 000$  habitants\***

\* Données démographiques fondées sur les données du Recensement de 2021

# Minimum Requirements

Applicants must:

- Develop an action plan
- Commit to a housing growth target
- Complete/ update housing needs assessment
- Submit periodic reports



# Exigences minimales

Le demandeur doit :

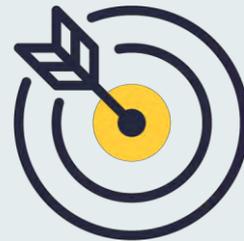
- élaborer un plan d'action
- s'engager à atteindre une cible de croissance de l'offre de logements
- évaluer les besoins en matière de logement
- produire des rapports périodiques



# Action Plan – Key Elements



Housing supply  
growth target



Additional targets

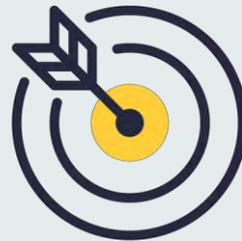


Action plan  
initiatives

# Plan d'action – éléments principaux



Cible de croissance de  
l'offre de logements



Cibles supplémentaires



Initiatives du plan d'action

# Additional Targets



## Multi-unit housing

- In close proximity to rapid transit
- Missing middle
- Other



## Affordable housing

- For households whose needs are not met by the marketplace.
- Local definition of affordable housing to be used

# Cibles supplémentaires



## Immeubles collectifs

- à proximité du transport en commun rapide
- chaînon manquant
- autres



## Logements abordables

- destinés aux ménages dont les besoins ne sont pas satisfaits par le marché
- définition locale sera utilisée



# Action Plan Initiatives



5 initiatives or more Small/ Rural/ North/  
Indigenous

7 initiatives or more Large/ Urban



## Initiatives du plan d'action



Au moins cinq initiatives : Petites collectivités et collectivités rurales, nordiques et autochtones

Au moins sept initiatives : grandes villes et collectivités urbaines

# Examples of Initiatives



Revised parking requirements

Implement high-density as-of-right zoning

Encouraging accessory dwelling units

Inclusionary zoning or density bonusing

Implement a new e-permitting system



# Exemples d'initiatives



Révision des exigences en matière de stationnement

Mettre en place un zonage de haute densité de plein droit

Encourager les logements accessoires

Zonage inclusive ou primes de densité

Nouveau système numérique de permis de construction





# Permitted Uses of HAF Incentive Funding



# Utilisations autorisées du financement incitatif du FACL

# 4 Categories

HAF Action Plans

Affordable Housing

Housing-Related  
Infrastructure

Community-Related  
Infrastructure



# Quatre catégories

## Plans d'action du FACL

Logements abordables

Infrastructures liées au logement

Infrastructures communautaires



# Funding Framework

## 3 Components



### Base funding

- To incent all types of housing supply
- Estimated to be \$20K\* per unit



### Top-up funding

- To incent certain types of housing supply
- Referred as the Additional Targets in the action plans
- Estimated to be between \$7K\* and \$12K\* per unit



### Affordable housing bonus

- To reward increased affordable housing units
- Estimated to be \$19K\* per unit

\* Approximate amounts

# Cadre de financement

Trois composantes



## Financement de base

- Pour inciter tous genres de logements
- Environ 20,000\$\* par unité



## Financement Complémentaire

- Pour inciter certain types de logements
- Indiqué comme cibles supplémentaires dans le plan **d'action**
- Entre 7,000\$\* et 12,000\$\* par unité



## Prime pour le logement abordable

- Pour augmenter le montant **d'unités** abordables
- Environ 19,000\$\* par unité

\* Montants estimatifs

# How are applications prioritized?



The commitment to increase the housing supply



The relevance of the initiative outcome(s) to one or more of the objectives.



The effectiveness of the initiative in increasing the supply of housing



The need for an increased housing supply

# Comment les demandes sont-elles classées en ordre de priorité?



L'engagement à accroître **l'offre** de logements



La pertinence des résultats de **l'initiative** pour au moins **l'un des objectifs**

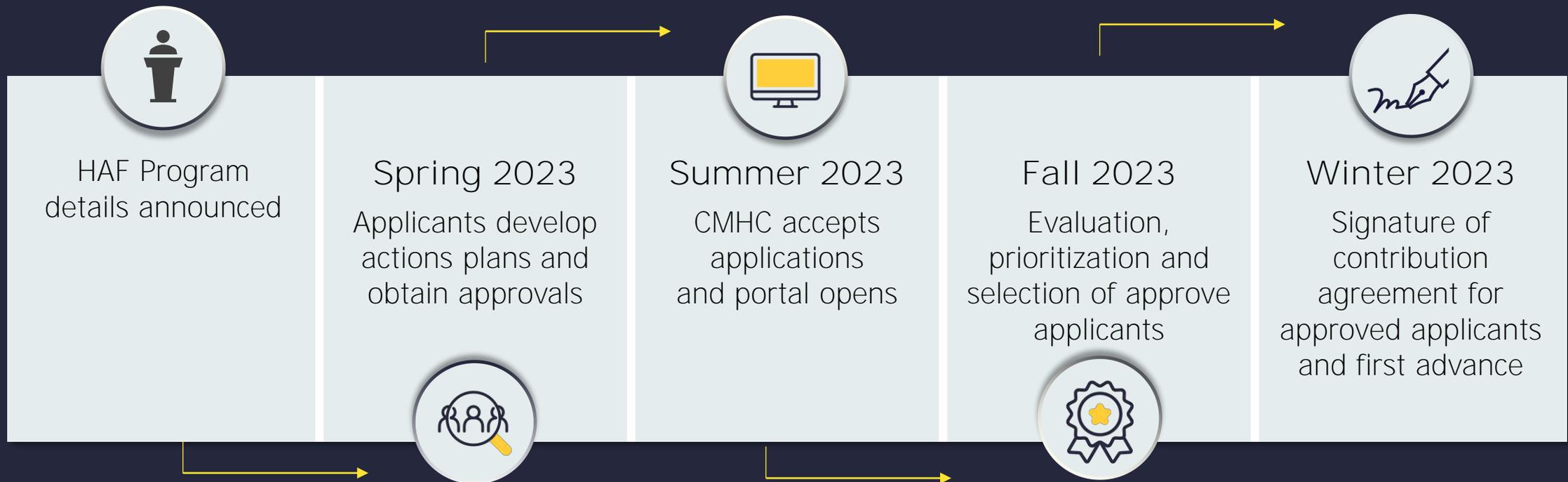


L'efficacité de **l'initiative** pour accroître l'offre de logements



Le **besoin d'accroître** l'offre de logements

# HAF Key Dates



# FACL – Dates importantes



# Questions





Thank you / Merci



**PRESENTATION TO MUNICIPAL PLANNERS SUMMIT  
JUNE 21-22, 2023**

# PLAN VERSUS REALITY

- **ORIGINAL PLAN – Purchase and Renovate Derelict Properties To Lift Up Neighborhood Properties (estimated in 2019 to be \$65k per door)**
- **REALITY – COVID / Zoning / Nimbyism / Realty Boom / Higher Renovation Costs / Code Upgrades / Higher cost per unit**
- **NEW PLAN – Move From Acquisition of Derelict Properties To New Construction**
- **REALITY – Land Acquisition / Securing Contractors / Supply Chain / Increased Costs / Zoning / Higher cost per unit**

# CAPITAL FUNDING RECEIVED & COMMITTED

## Government Funding Capital Ending 2022:

• RHI Federal Government	3,828,491
• Province of NB	3,558,443
• City of Moncton	<u>4,000,000</u>
	<b>\$11,386,934</b>

## Government Funding Capital 2023:

• RHI Federal Funding	4,220,000
• Province of NB	1,841,557
• City of Moncton	<u>2,000,000</u>
	<b>\$8,061,557</b>

# PHASE 1 – 2022-2023

- Completed 52/125 units in the City of Moncton by the end of 2022 at a cost of \$4,475,702 or an average per door cost of \$124,325.
- In addition, a further project completed in 2022 in the City of Dieppe as part of Federal funding via the RHI added 28 units outside of the original 125; bringing the projected overall number of units to 153.
- Key lessons learned – COVID (availability of target properties), cost increases (properties and construction), optimal number of units for effective management.

# PHASE 2 – 2023/24

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## THE FINAL 73

- 1) **Renovate existing building to create minimum 7 rooming house units and 10 one-bedroom units (69/125) (Estimated at \$1.6M)**
- 2) **Build seven 8-Unit motel style one-bedroom units at estimated cost to build of \$1.5M per building for 56 units. Total combined cost would be \$10.5M (125/125) or \$187,000 per door.**
- 3) **Average cost per unit = \$140,415**



# Beyond the 153

## Gaps in the Housing Continuum

- Need housing that allows individuals to transition between shelters and Rising Tide housing units.
- Our experience to date is that some of the individuals coming from the street or shelters are not housing-ready and consume a lot of resources – both human and material.
- Also need non-supportive affordable housing for current tenants that are ready to move along the continuum, NB Housing waitlist clients, and/or people being renovicted out of their current housing due to price increases.

# Beyond the 153

## Transitional Housing: Pallet Housing Community



Pallet housing (recent FCM conference) being explored as an option for this type of housing. This type of housing is not typical for those working in the planning world.



RISING TIDE COMMUNITY INITIATIVES COMMUNAUTAIRES  
MARÉE MONTANTE INC.

# Beyond the 153 Affordable Housing

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- Purdy project – 3 levels of government, intergenerational (senior women and single parents) mix.
- Land donation from City, capital funding from province and CMHC (pending).
- Community partnership with YWCA.





# Beyond the 153 – Vacant land – Prov/City

Opportunities for land acquisition preference to non-profit housing providers.

Perhaps provincial and municipal officials should form a working group to consider allowing non-profit housing entities the first right of refusal on these properties.

How can we force owners of derelict properties to sell or claim if certain conditions not meet.

Inclusionary Zoning – Give developers an option

# Examples of cooperation – City of Moncton

New enhanced policy to allow for surplus city lands to be made available for non-profit projects.

Designated contact person in the planning department to truly work with non-profits.

Planning department prioritizes non-profit projects to accelerate the development process.

Refund of development-related fees to NFPs.

# Benefits of Non-profits

Provincial property tax exemptions for subsidized units.

Full access to ARHP funding – capital and rent supps.

Built-in rent controls through the government subsidies program.

50% HST rebate on construction costs.

With charitable status, ability to provide tax receipts for donations of land and property

Long-term affordability of units – what does it mean?

Reinvestment of profits into more affordable housing.