



**Summary Report:**

**Increasing Housing Supply Consultation Sessions**

**Held in Dufferin County in December 2018 and January 2019**

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## **Executive Summary**

### **Background**

In recent years, a strong demand for housing and a lack of supply has resulted in rising housing costs in Ontario. Housing has become one of the largest cost burdens for households in the province, which affects both urban and rural communities. The Ministry of Municipal Affairs and Housing (MMAH) has initiated a public consultation process to seek comments and feedback in regards to ways to increase housing supply. Furthermore, they are developing a Housing Supply Action Plan to address the barriers of new homeownership and rental housing in Ontario.

The Ministry has identified five major themes, which are speed (development projects take too long to get approved), mix (too many restrictions on the types of housing that can be built where it is needed), cost (high costs of developments), rent (it is difficult to be a landlord in Ontario and further protection for tenants) and innovation (other creative ideas and innovative solutions to increase housing supply). In an effort to provide comprehensive feedback in the context of Dufferin County, we broadly consulted key stakeholders and people in our community to understand the issue from diverse perspectives.

### **Consultation Process**

Three consultation meetings were held in Grand Valley, Orangeville and Shelburne from late December of 2018 to early January of 2019 to better understand the issues with respect to housing supply in the context of Dufferin County. A total of 79 people participated in the consultation meetings. The groups consisted of municipal staff and local councillors, agencies, homebuilders and developers, realtors, local school boards, representatives from economic development organizations, citizens and community groups/partners and local residents, landlords and tenants.

Each session was two hours long with two rounds of breakout sessions and an interactive group activity at the end. The small groups were sorted according to the four themes: speed, mix range of housing, cost and rent. Each table with the preassigned theme had one county staff as the facilitator and another as the notetaker. Participants were able to join the table/theme that they wish to participate in and had the opportunity to choose two different themes. After two rounds of discussions each table reported back to the whole group. The last group activity allowed participants to brainstorm innovative ideas to help increase the supply of housing in the County.

An online survey was also created using Survey Monkey on Dec 7<sup>th</sup>, 2018 and the survey was open for comment and feedback until Jan 7<sup>th</sup>, 2019. A total of 79 people responded to the survey during the consultation time period. The survey consisted of 10 questions that corresponded to the five major topic area/theme identified by the MMAH.

### Key Issues We Heard

In terms of **Speed** the following are identified as key issues:

- There are too many rounds of submission due to multiple agencies commenting on the application and duplications
- Growing layers of bureaucracy and change of policies and regulations at the provincial level
- Process at the Local Planning Appeal Tribunal is taking too long
- Infrastructure is a limiting factor to the speed of development
- Not enough staff (local municipalities, LPAT and NEC)

In terms of **Mix** the following are identified as key issues:

- People identified in the survey the top two types of housing that is missing in Dufferin County are rental apartments and small low-rise multi-residential
- Housing tailored for young families (can't afford low rises) and the senior population (ability to age in place and the issue of affordability and accessibility) are also missing
- Make creating secondary suites easier and consider alternative housing options
- Building Code, Zoning, regulations and Land restrictions related to the type of unit that can be developed
- Very expensive to build high rise buildings
- The planning/banking processes are set up to build lower density
- There are increasing trends of intergenerational living
- There are no incentives and support for developers to build affordable housing

In terms of **Cost** the following are identified as key issues:

- Cost and speed are interrelated (time is money): decrease risk and increase speed will result in lower cost
- Cost of development related to infrastructure, servicing, land prices, and availability
- Planning rules are too complex to create rental units and apartments and there is too many restrictions for the creation of secondary dwelling/units
- Development charges should be reviewed more frequently
- Mandatory lot sizes and minimum square footage is an issue

In terms of **Rent** the following are identified as key issues:

- No financial incentives to support landlords (i.e. damages excessive to units)
- Not enough supply and high costs of land development-landlords cannot make money with only one property

- Incentive to build secondary suites and garden suites-municipalities don't make it attractive for large homeowners to create in situ (secondary) units
- The process at the Landlord Tenant Board takes too long to evict 'bad' tenants
- More support for tenants-reintroduce rent control guidelines

Also, People have identified in the survey the mix range of housing ranks as the number one barrier to new housing supply in Dufferin County follow by speed, cost and rent.

### *Moving Forward/Comments*

From a planning perspective in response to the issues above it is important for us to address concerns related to housing development early on in the process through pre-consultation and provide a more comprehensive review during the first round to eliminate duplication and layout expectations. We also need to collaborate and communicate with the provincial government and other agencies to look at funding opportunities for infrastructure and streamlining the development approval processes to reduce complexity. As part of the Official Plan review process consider people's needs, trends and demographic change and variety of housing options and initiatives such as secondary suites, basement apartments, tiny homes and Airbnb etc.

## Introduction/Overview

Three consultations were held in Grand Valley, Orangeville and Shelburne to better understand the issues with respect to housing supply in the context of Dufferin County. A total of 19 people attended the first session in Grand Valley, which included residents, municipal staff, developers and members of a local cultural round table. The second session in Orangeville had a total of 32 people in attendance. The group included residents, Community Living Dufferin, Dufferin Board of Trade, Choices Youth Shelter, municipal staff and councillors, Upper Grand District School Board, Family Transition Place, BT Internet, Headwaters Tourism, Cultural Round Table, developers, ShipShey (Services and Housing In the Province), Dufferin County Age-friendly Committee members and social workers. The third session was held in Shelburne with a total of 28 participants. This group consisted of residents, a realtor, developers, municipal staff, local councillors, Choices Youth Shelter, Not So Hollow Farm, and Poverty Reduction.

Each session was two hours long with two rounds of breakout sessions and an interactive group activity. The small groups were sorted according to the four themes: speed, mix range of housing, cost and rent. Participants were able to join the table/theme that they wish to participate in and had the opportunity to choose two different themes. After two rounds of discussions, each table reported back to the whole group. The last group activity allowed participants to brainstorm innovative ideas to help increase the supply of housing in the County. Sticky notes were provided at the first session in Grand Valley for people to write down their ideas and then post them on a central board at the front. Facilitators (County Staff) then arranged the sticky notes and sorted them into common themes. Each participant received three dots and had the opportunity to come up to the front and vote on their favorite ideas. A greater number of people attended the sessions in Orangeville and Shelburne, and so the format of the group activity was modified. Participants at each table were asked to come up with a total of three ideas and facilitators wrote them down on a pad at the front. Similarly, three dots were provided to each participant and individuals then came to the front to vote on their favorite ideas.

### **Theme: Speed**

**Issues:** It takes too long for development projects to get approved. There are various regulatory requirements and multiple layers of approvals required to get new housing projects approved (i.e. municipal comments, approvals from various departments, Conservation Authorities, Niagara Escarpment, the Province, Public Health, Utilities and Public School Boards). The issues include duplication, lack of coordination and delays that increase costs for builders and homebuyers as well as further delay due to potential appeal (Local Planning Appeals Tribunal)

**Facilitation questions for discussion:** How can we streamline development approval processes to ensure projects are approved within a reasonable time frame? From your perspective/experience what considers to be within a reasonable time frame?

What are some ways we can do to speed up the process? (I.e. create a one-stop shop, process applications through an online platform, standardize application process)

How can we balance diverse interests with respect to planning and development?

Are there questions or concerns you have regarding the development application approval process? What can we do to help everyone better understand this process?

***Facilitator and Notetaker for sessions #1 and #2: Jenny Li, Planning Coordinator and Julie Vanderwerf, Senior Policy Analyst***

***Facilitator and Notetaker for session #3: Darrell Keenie, Director of Planning, Economic Development & Culture and Jenny Li, Planning Coordinator***

### **Theme: Mix**

***Issue:*** The mix of housing types being built does not fully reflect what people are looking for, and certain types of housing are not being built where demand is greatest. A lack of “missing middle” housing typically includes low-to-midrise apartment buildings as well as row/townhouses and semi-detached homes, located close to the services and amenities required for daily living (e.g., workplaces, schools and transit).

#### ***Facilitation questions for discussion:***

The government has heard that not enough housing appropriate for families and seniors wishing to downsize is being built in areas convenient to transit, schools, workplaces and amenities. Do you agree that this is an issue in Dufferin?

How can we make the planning and development system more effective to build the kind of housing people want, and , can afford in the right places with the right supports (e.g. Schools, transit and other amenities)?

How can we bring new types of housing to existing neighborhoods while maintaining the qualities that make these communities desirable places to live?

***Facilitator and Notetaker for all three sessions: Karisa Downey, Economic Development Officer and Joanne Johnston, Housing Supervisor***

### **Theme: Cost**

***Issues:*** New housing development requires access to serviced land (land that has critical infrastructure like water and sewer lines). It has been noted that land prices are driven up by a lack of serviced land. Government-imposed fees and charges can also make it more expensive to develop new housing. Many of the investments in public infrastructure needed to support housing development are funded by these fees and charges.

#### ***Facilitation questions for discussion:***

How can we lower the cost of developing new housing while ensuring that funds are available for growth-related infrastructure (e.g., water and sewer systems, fire and police services, schools, roads and transit)?

How can we make sure that serviced land is available in the right places for housing?

What is your biggest cost challenge in Dufferin County?

Are there any specific cost challenges related to building the “missing middle” housing?

***Facilitator and Notetaker for sessions #1 and #2: Sonya Pritchard, Chief Administrative Officer and Greg MacNaughton, Chief Building Official***

***Facilitator and Notetaker for session #3: Sonya Pritchard, Chief Administrative Officer***

## **Theme: Rent**

***Issue:*** It is too hard to be a landlord in Ontario, and tenants need to be protected. It is difficult for Ontarians to find rental housing that is affordable and at the same time meet their needs. Landlords and tenants have different perspectives on rental housing that is regulated by the Residential Tenancies Act, 2006.

### ***Facilitation questions for discussion:***

What could make the creation of rental housing more appealing? What could be done to get more landlords to create and then continue to offer rental housing?

How could we make the current system work better to encourage more to become landlords? What do you believe could help? For example, would you consider: funding/financial incentives, less red tape/more efficient application process, shorter processing timelines to get assistance, more flexibility for criteria/timelines to get assistance and/or legislative changes?

From the tenant perspective, what additional protections do you believe could or should be provided to address the tenant side? For example, would you consider, legislative change, financial assistance for tenant rent, financial assistance for tenant utilities, support to foster good tenant/landlord relationships and possible protection from rent increases above the rent control guideline?

***Facilitator and Notetaker for all three sessions: Anna McGregor, Director of Community Services and Carol Barber, Housing Program Manager***

## Notes from Housing Consultation Session 1 Dec 19<sup>th</sup> Grand Valley

### **Theme: Speed**

#### **Group #1**

*Streamlining Development Process/What is a reasonable timeframe? Where are the hold backs?*

- Typical subdivision development, zoning, OP, site plan they may be all be a part of the application however not all applications can go concurrently
- The circulation review process-bad shopping list for various agencies
  - too many rounds of comments/items
  - Early on process to go over the details
  - system changes as you go
- Solution: More comprehensive review during the first review

*Time frame and what is considered a reasonable time frame?*

- Already exist and lose a lot of time shuffling applications
- The bureaucracy keeps growing: a development used to take one year, now takes 5 to 7 years.
- Too many people making comments and layers - timing is money!
- Too much design by committee
- The key is to reduce the number of committees and reduce who can make comments. Government is too big - they are just talking
- 25% to 30% quicker than what it is now. Look at the inefficiencies (lower-tier has 20 agencies)
- The Province has hang ups too and they have a bigger role for cost effective planning. It is not just lower-tier and/or upper-tier municipalities who cause the delay
- 13 years from land acquisition to building permit
- It is not always the planning framework that is holding the process.. this could be the culture that is holding up
- In larger municipalities it is an automatic no and they are not open for business
- Due to planners workload, it is common to get “no”
- It benefits the local municipality to drag out the process. Because if you are swamped there will be resistance
- There is a fear to say yes, knee-jerk reaction to say “No”

#### **Group #2**

*Streamlining Development Approval Process/Timeline*

- Plan of subdivision is rarely completed within the 180 day timeframe



- Issue of staffing
- Two-way street for us to process as quickly as possible but development needs to get back in a reasonable time with what we need
- Depending on council-mindset
- Bring back OMB-need more board members to hear things
- LPAT process-how to speed up this process and make it faster
- Would a development status online portal help? East Garafraxa mentioned that does not really speed up the process
- Issue of duplications
- Lots of people/agencies are reviewing the material
- Municipalities are overwhelmed and they need more staff as there are lots of materials for one person to go through (capacity is an issue)
- Other agencies have too many applications
- There are too many constraints to development
- Municipalities want development, but it is difficult
- Policies and regulations at the Provincial level are keep changing and the Ministry of Housing is also slow
- Ways to speed up the OP review process (East Garafraxa mentioned the Ministry came back with 52 modifications to their OP)
- Can all municipalities work together and fight back?
- Usually there are good results from the agencies, but just not as quick as people like

#### *Balancing diverse interests*

- Don't go to public meeting too soon in the process
- Maybe there should be more communication, but that might not increase speed
- Not using technology as much as we should
- Infrastructure is a limiting factor especially in rural communities. Process of MOE are very long and major factor
- Provincial government need to provide more funding for improving rural waste water treatment is needed
- Development is just sitting there that can't go through
- Provincial government should provide funding routes for infrastructure, so development can be expedited
- Maybe some of our area should not be developed

## **Theme: Mix**

### **Group #1:**

Question #1: The government has heard that not enough housing appropriate for families and seniors wishing to downsize is being built in areas convenient to transit, schools, workplaces and amenities

Do you agree that this is an issue in Dufferin?

- Yes agreed transit. Older population. No choice i.e. Rental type housing. Not enough to meet demand.
- Still a demand for the larger home.
- People want to stay in their community
- Widow's Allowance, now called "Surplus Farm Dwelling Severance" - very restrictive in acreage rules to sever.
- 2010 sewage capacity increased to allow development
- Land restrictions related to type of unit that would be developed
- Tax breaks needed re: capital gains if you have property to rent (when you go to sell)
- Community age i.e. Would not warrant building a 20 story condo
- Less density lowers mix
- Challenges in snow removal due to area – have to have land to put it – has therefore increased the size of lots in GV
- Servicing – roads, sewers – are the expensive items
- Costs for building 1200 – 1500 sq. ft. homes are not that significant of a difference to 2500 sq. ft. homes – because of the fixed costs. For \$40 K you can have almost double the house
- Money doesn't trickle down to smaller communities

Question #2: How can we make the planning and development system more effective to build the kind of housing people want, and , can afford in the right places with the right supports (e.g. Schools, transit and other amenities)?

- Social stigma to co-ops and NPs
- Province has too much regulation – same with conservation authorities
- 30 day review for conservation authorities (school boards, etc.) sometimes takes much longer. Or after 30 days, no comment – waste of time
- Development charges are high
- Tax incentives for the home owner
- CIP – how do you create a CIP that would blanket the entire community?
- Brownfield sites receive incentives
- Convert single homes to triplex run into backlash from neighbors

- Secondary units to help generate income – challenges to this include landlord and tenant issues
- Large homes with multiple family occupants

Question #3 – How can we bring new types of housing to existing neighborhoods while maintaining the qualities that make these communities desirable places to live?

- Using design elements you can put in a basement apartment and no one knows it's there
- Secondary units have to meet building code. Also run into parking issues
- Need cars in Dufferin – generally have two cars per family and need parking spaces to accommodate
- Rural hamlets that could benefit from development i.e. Shared septic systems etc.

**Group #2:**

Question #1: The government has heard that not enough housing appropriate for families and seniors wishing to downsize is being built in areas convenient to transit, schools, workplaces and amenities

- Issue in Ontario
- Expectation of low rise housing
- Young people raising children in high-rises is not desirable
- Ground orientated is desirable
- Desire to see forward the same growing up experience as past generations ie. Having a single home with land
- Young folks / this generation can't afford low rise
- Older generations aren't leaving their single detached homes and downsizing to create re-supply on market
- Planning/ banking processes are set up to build lower density
- Legislation dominates everything
- If building a high rise in areas like Guelph, sometimes the approval is expedited
- Municipalities have growth plans they have to meet (not necessarily Grand Valley) – speaking in general terms
- Very expensive per square foot to build high rise buildings i.e. Pump concrete up several floors, pumps for water up to upper units, pools, underground parking etc. A lot to consider and make money back on when building and selling condos or high rise units
- Builders are building based on demand – large homes are very desirable by today's standard
- Increased trends towards intergenerational living
- Land, development charges, HST, cost same amount for services whether 1, 000 square foot home or 2,000 square foot home

- More interest today in “tiny homes”- assessment of these homes is not high which does not help off balance the costs of services: plowing, sewers, etc.
- Commuters are a larger number of residents

Question #2: How can we make the planning and development system more effective to build the kind of housing people want, and , can afford in the right places with the right supports (e.g. Schools, transit and other amenities)?

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- More interest today in “tiny homes”- assessment of these homes is not high which does not help off balance the costs of services: plowing, sewers, etc.
- Commuters are a larger number of residents
- open up more places to build
- Rethink designs to restrict designs that could be creating basement units, this creates new challenges – but perhaps this should be revisited now
- The greater the regulation, the more restriction on innovation

Question #3 – How can we bring new types of housing to existing neighborhoods while maintaining the qualities that make these communities desirable places to live?

- Re-zoning areas for future development
- Redevelopment
- Building code is good as it is
- Traffic studies are needed in conjunction with development
- Seniors missing in the mix of this area – what type of housing for seniors?
- Bungaloft – new style of house where seniors live on main level, but opportunity to sell to different generation down the line

- Would like to see intergenerational i.e. Off to side building like granny suites – could be rented out later if not occupied by family
- Cultural mix of Ontario is changing – resulting in design changes. Finished basements, rooms over garages, side by side suites (niche market for resale)

## **Theme: Cost**

### **Groups #1 and #2**

- Development should pay for costs of infrastructure related to growth
- Cost and speed are related
- Risk increases and cost with slow development process
- Decrease risk and increase speed will result in lower cost
- Local Planning Appeal Tribunal (LAPT) seems slower and more costly
- Wastewater management
- Advances in technology could reduce infrastructure costs
- More provincial responsibility for infrastructure
- Speed=cost
- Need updates to regulations that reflect technology advances (lower cost)
- Identify intensification sites and consult early on
- Cost of development related infrastructure
- Use tertiary servicing to build small pockets of “missing middle housing” in hamlets
- More infill in hamlets

## **Theme: Rent**

### **Group #1**

#### Landlords

- Make things better as there are no financial incentive to support landlords (i.e. damages excessive to units)
- Revisit the Residential Tenancy Act (RTA) which layout the rights and responsibilities as tenants
- Protects the tenant, no rights as landlords
- No money in rental housing-units damaged (trashed)
- Issue of supply and demand (if more vacancies-landlords would be better)
- Length of time it takes for evictions and cost (for damages and behavior) as this process takes too long-this legislation is controlled by the provincial government
- Rent control guidelines-corporate welfare as the guideline set out how much rent will be increased and it happens in the fall which the rent can only increase once a year (the Provincial government control this)
- Gov’t stay out of my way, let me do what I need to do

- Is there a business case to build units? Will I reap a return on my investment?
- Don't want to be told what I can charge for rent

#### Tenants

- Government uniform rental agreement (standardize lease)
- Want nice accommodations-water, heat
- Big houses empty because landlords don't want to invest in the house
- The value is in the land, not the house
- Standardized rents based on unit size
- \* developers for every # of houses built, so many rental units built that include affordable rental units
- Make it profitable for landlords to build rental units (i.e. incentives, waive development fee or provide some form of support)
- Today's solution are tomorrow's problem due to the change in population and demographics-what we think it will work today might not work for the future (we need to think in the long term)

#### Group #2

##### Landlords

- Tax breaks for the revenue generated by landlords
- Offer incentives to meet building code
- Incentives to build secondary suites and garden suites
- Pool to help landlords to rehab "trashed" units
- Tenants know how to work the system (Residential Tenancy Act and Landlord Tenant Board), took too long to evict 'bad' tenants
- Very expensive
- Don't want capital gain when selling rental units
- Owner should benefit from this community contribution (rental unit)
- Not fiscally viable to rent a house, must have 4/5 plex in order to make money. Need to have more property and increase # of units in order to make money
- Renters have a responsibility to take care of unit

##### Tenant

- Program to support/educate tenants and landlords
- Prequalify renters such as the Rent Smart Program
- Tenants need to learn how to be good tenants
- Housing needs to be considered a basic human right
- Money was not the big issue

## Grand Valley Group Dots Activity Results

Ideas	Number of Votes
Allow local flexibility to planning vs. Provincial planning	8
Change NEC and CA process	8
Bring more land into urban boundary	8
Provincial infrastructure funding	8
Incentives to build secondary suites	7
Allow developers to sell 'basement apartment" packages with new homes	6
Reduce the 30m setback for wetlands to 5m-10m	5
Ensure water sewer capacity exists in municipalities	5
Developers to build X numbers of rental units for X numbers of homes built	4
Coop Housing	3
We need home not houses	3
OBC to permit Tiny Homes	2
Can incentives exist for developers to downsize larger single family homes?	2
Change the regulation to focus a % of affordable housing within each municipality based upon demand	1
Speed up approval process for new homes	1
Eliminate large 30m environmental buffers where not applicable	0
See Simcoe County basement apartment program (25,000 per unit)	0
Granny flat style buildings allow on lots	0
Bring back damage deposits on rentals as a teaching opportunity	0
No capital gains on the sale of rental units when units sold	0
Can the County help municipalities get around the responsibility agreements	0
Stronger communications with all level of government	0
The positive reason for progress for change not as many negative reason	0

## Notes from Housing Consultation #2 Jan 7<sup>th</sup> Orangeville

### Theme: Speed

#### Group #1

##### Streamlining development approval process/timeframe

- The legislation at the provincial level it all starts here
- Streamlining is stopped by Provincial legislation province, there are a lot of duplication and the province can help reduce the duplication that occurs here
- Planning Act gives us prescribed timelines and involves a lot of circulation to other groups, public meetings, appeals mechanism. Delays aren't caused by application-at the end of the process through appeals
- LPAT has not expedited as streamlined appeals
- Town of Orangeville: average time it takes for minor applications to get approved is 2 months without appeals, for something more major can take several years. In the Town of Orangeville it takes 10 to 12 months, which is quicker than most municipalities
- Developers budget 9 to 15 months, 2 years the time a developer budgets (it's a problem). Things has been good in Orangeville, however there are only two staffs in Orangeville to talk to. It makes things more difficult. Less people is better? Less redundancy? But staffing resources are too limited and you need a balance
- From a consumers perspective the developer he is dealing with seems to be okay with taking their time. The developer only push if they want to push
- On the condo side, there are more red tape and more approvals are required
- Private sector motivation to delay. You are a player in the market and if you can wait out recessions you are going to do it
- Different capacity to do a pre-consultation, to find there is this completeness cycle that applicant has to go through which creates a delay and creates frustration. If pre-consultation was truly followed, there would be more efficient processes
- If agencies are not thoroughly consulted before the application comes in, then there will be delays. The applicant could fix things (notion to start early on in the process)
- We shouldn't expedite for the sake of expediting. There is meaning in having concern for the environment
- Are there things in the process that don't need to be there?
- In the last 40 years, responsibility has been handed to the municipality and with it more redundancy. There is redundancy that has built up as plague
- LPAT has taken the franchise away from the local councils, back into council hands
- Once an approval has been granted having a very clear set of guidelines for developers to follow. A clear contemporary document could have provided a faster process. Reduce second guessing



- The more transparent ever can be instead of “everything if you tell us what you want, we’ll tell you what we want” We need clarity to speed up processes
- The layers of bureaucracy over the years are slowing things down
- Are efficiencies lost to have 8 lower tiers? Any time lost?
- There is a turf over here in terms of responsibilities. They don’t want to hand over to the County
- It’s left to the municipality to figure it out
- We lose time when municipalities bring in third party/contractor/peer-review. We’ve been told we can’t communicate directly with these bodies that creates delay as well. But some municipalities don’t have those services in house

## **Group #2**

### Streamlining Development Approval Process

- Provincial component of the bylaws should be reviewed, development charges are set for 5 years, things are moving quickly in this world and they need to be reviewed more often
- Communication and prioritization, information should be provided once and shared
- There should be a method to prioritize certain development over others. If you know what your end goal is as a town, you should prioritize what speaks to that end goal
- One tier government, everyone working in 8 silos, everyone wants to look after their own skin, each municipality has their own interest
- Speed is great, but don’t want to lose the good things we’ve built up, speed for speed sake is not the right thing
- There is inefficiencies all over the place
- We’re still talking about the same situation a year later at council, let’s just get things done
- CAs it just drags on and there are 5 of them in Dufferin County
- Priority: what should have priority-the issue that huge numbers of seniors will leave their home, many of them would like to stay, but that won’t be to as the #grow, if the developments don’t grow
- We don’t need a rubber stamp from each body. Everyone has their own local context. But what the needs of the communities are
- The needs of the community change every few years

### Is the planning application process clear to people?

- No, if we haven’t seen through it. It would be great to see step 1, 2, and 3 for each because we have 8 local municipalities to deal with
- We don’t even have medium range of housing

- Orangeville has not played nice with its neighbors. The CA doesn't know what the town needs and the town doesn't know what the CA needs and then the process is so confusing you don't even want to do it
- The timeline needs to mean the same thing. Repercussions for timelines not being met? The longer it takes, you are going to lose your people, your developers etc.

## **Theme: Mix**

### **Group #1:**

#### **Background of group members:**

- Concerns about opening up rules to developers
- Skilled labor needed to keep businesses.
- Seniors require affordable homes
- Nothing has happened with affordable housing in several years
- No relaxation of greenbelt for housing
- Lots of the population commute outside of Dufferin

Question #1: The government has heard that not enough housing appropriate for families and seniors wishing to downsize is being built in areas convenient to transit, schools, workplaces and amenities

- Collective yes to the question
- Hard for developers to make money building small houses
- What are the regulations required to make the build
- Land expensive, can't sell for what was paid out to try to build
- Lot of resistance to build anything aside from single detached homes - not in my back yard
- Need intergenerational building, stacked with elevators, family and kids
- Development seems to change – initially set a density then before it gets built it changes to a different density i.e. From apt to own home
- Not enough development land in Orangeville
- Strong focus on seniors in general
- No incentive to developers to develop affordable / attainable

Question #2: How can we make the planning and development system more effective to build the kind of housing people want, and , can afford in the right places with the right supports (eg. Schools, transit and other amenities)?

- Change architecture – change behavior and mindset.
- Once single family home may now be a multi-family home

- Employees in Dufferin County, especially Orangeville, are travelling further south for the money, because the local industry doesn't pay well in comparison
- Interferes with social aspect of families' health, etc.
- Small homes result in less work required to maintain the home
- Need people in Dufferin with expertise to build these types of homes, but also need the guidelines and by-laws to do it
- Can development processes be fast tracked to allow different types of developments
- Create units that allow aging in place and support intergenerational families
- Mulmur is now allowing second dwellings

Question #3 – How can we bring new types of housing to existing neighborhoods while maintaining the qualities that make these communities desirable places to live?

- Strong council, good leaders
- Removing barriers i.e. Illegal units (now allowing these)
- Cut red tape
- Development charges looked at every 5 years – should they be visited more frequently?
- Development charges are necessary but are they accurate? Should they be cut?
- Homeshare (Toronto), is this something to look at?
- Dollhome model of years ago (zero lot lines) in Toronto

## Group #2

Question #1: The government has heard that not enough housing appropriate for families and seniors wishing to downsize is being built in areas convenient to transit, schools, workplaces and amenities

- Yes (shaking of heads)
- Trend is changing – large scale construction- now renewed focus for senior's housing. Penny up demand for it for several years
- Dufferin is in an unusual spot re: commuters. People are selling houses in southern areas to move here. Serious case of "Not in my backyard"
- Seniors housing being promoted is on the verge of not being affordable due to influx of moving into the community
- Prices on the rise and this demand is making it more complex
- Little housing affordable/ market hog demand
- Strong focus on seniors
- Any housing can be good housing if it is affordable
- Second suites/ granny suites are permitted now in Orangeville- laneway housing policies being developed (somewhere down the road) in Orangeville, will allow 2

dwelling on one lot. (Simcoe has these, looking to their example). May help to alleviate the strain on a micro scale

- Tourism – no rental for the person who wants to work here – impacting the tourism workforce
- Less rent availability

Question #2: How can we make the planning and development system more effective to build the kind of housing people want, and , can afford in the right places with the right supports (e.g. Schools, transit and other amenities)?

- Provide incentives to developers and homeowners – would help the hospitality businesses so staff have somewhere to stay short term
- Who puts up the incentive money to make it happen?
- Development land costs of raw land increased significantly
- Have to change density to counteract the land costs – depends on the mentality of the purchaser
- Mentality is starting to change because people can no longer afford an expensive house
- Land needs assessment in Orangeville indicated that there is enough land for residential growth over the planning horizon (20 years out)
- Town has to define how land is best used vs. taxation revenue mill rates dictate the taxation portion
- Long term sustainability of municipal finance must be taken into consideration
- Restrictions on heights
- Evolution now toward midrise; 4-5 stories
- It goes in cycles
- Thresholds on affordable housing can be done but hasn't dictated yet – relaxing the height restrictions would perhaps allow this for builders and make it more palatable
- Overt stigmatization on rentals in Orangeville by citizens

Question #3 – How can we bring new types of housing to existing neighborhoods while maintaining the qualities that make these communities desirable places to live?

- Architectural issues need to be addressed by municipalities
- Need to work together to end stigma on rental units
- Mix is necessary for the future and tradeoffs. We need to accept that there will be higher densities in the future. Developers need to step up. More requirements i.e. Architectural control e.g. Vinyl siding vs. brick – also affects costs
- Attractiveness brings more money from buyers
- Allow single second dwelling on agricultural land

## **Theme: Cost**

### **Group #1**

What is the biggest barrier to increasing housing?

- Cost challenges
- Investment properties
- Cost challenges – land prices, land availability
- Complete communities to allow people to live and work in one community
- High-speed

What can be done to increase housing?

- Make planning rules easier so costs are reduced to create rental units
- Access to transportation
- Cost of housing wouldn't be as significant if other costs could be reduced
- Leverage what is available make bring a landlord easier
- Build apartments into houses when houses are built
- Look to examples in other areas i.e. California
- Make rules for apartments more consistent between municipalities
- Tiny homes
- Municipal OP's need to be updated – Mono
- Additional incentives for home ownership e.g. Basement apartments, financial incentives
- Capping of costs
- Senior's coop

### **Group #2**

- What are some of the cost challenges in Dufferin County?
- Minimum square footage requirement – number of rooms
- Maximums
- Making homes more accessible when they are built so people can remain in them longer

What can be done to increase housing?

- Home-share program for seniors
- Increase supply through rentals with secondary suites
- Creative ways of using existing supply
- Guides and incentives – offset the cost of development
- Total cost of building
- Development charges still need to pay for development.
- Housing first strategy

- Make creating secondary units easier – renew rules, expedite
- Guide to help create secondary units
- Shared living spaces initiative coordinated at county level – home matching
- Change building code and zoning to reduce minimum home sizes

## **Theme: Rent**

### **Groups #1 and #2: Landlords and Tenants**

How to make the current system better?

- Pricing of property too high, unable to provide affordable rents
- How to make cash flow work to provide affordable housing
- Can't afford to carry vacancies
- Incentive to encourage development of rental housing
- Residential development a lot of red tap-a lot more work in managing units
- Tenants take advantage of Residential Tenancy Act
- Municipalities don't make it attractive for large homeowners to create in situ (secondary) units
- Right/wrong perception that it is difficult to be a landlord-they should do their homework up front and early on so it won't become difficult later on
- Process to deal with difficult tenants
- Application process is too long (municipalities)-referring to the Landlord Tenant Board when a tenant become a problem and the landlord is applying for eviction
- Priority to develop secondary suites
- Municipal bureaucracy needs to be addressed
- Financial break to develop units to provide support to landlords and developers
- Incentives to create accessible units (these units are more expensive to build)
- Make the process to apply to resolve eviction easier as it can take several months
- No duty council to provide advice for landlords as they have to pay for legal consulting
- Support for tenants, not landlords

What about NIMBY?

- More information, education, consultation
- Relaxing some rules/laws concerning development i.e. # of stories

Tenants-what makes a successful tenancy?

- Tenants cycling through rentals/units as they went from place to place and continue to cause damages and nothing is changed
- Programming for landlords/tenants i.e. Rent Smart

- Comments about tenancy to other landlords
- Garden suites provide an opportunity for both landlords/tenants to comment i.e. similar to Air BNB
- Finances impacts both tenants/landlords
- Willing to accept small rent control guideline increases for longer tenancies
- Quality of rental stock? –accessibility stock is lacking

#### Way to facilitate relationships between landlords & tenants in private homes

- Seniors may consider renting their basement to someone if we could facilitate a relationship between the two
- Managed by a facilitator-screen tenants-rent-case management
- Enhanced property management services
- Rent smart program
- Ongoing support from the County and the Province to help landlord through the board process including financial support and providing the resources for them
- Evaluations for tenants and landlords
- Are there by-laws that prevent the development of garden suites
- Building code?-kitchens, fire walls
- Fast track process for creating garden suites
- Create incentives
- Tiny houses
- Attainability-due to cost

#### Tenants

- Re-introduction of Rent Control Guidelines
- Rent supplements
- Backstop for tenants who experience financial hardship
- Advocacy for increase to rent supplement programs
- How do you walk homeowners through the process of creating secondary suites

## Orangeville Group Dots Activity Results

Ideas	Number of Votes
Make creating secondary suites easier-review rules, expedited approvals, a guide, incentive	18
Change the By-Laws to encourage mix-use buildings & increase density	16
Tiny Homes	8
Partnership with surrounding/neighboring	7
Shared living spaces initiative-home matching coordinated at County level	7
Expand/Increase rent supplements	7
Incentives for homeowners to create secondary dwellings	6
Education program for landlords & tenants	6
Make housing a consideration in all long-term municipal decisions	5
By-laws to allow secondary homes on one parcel of land	4
Municipalities come up with solution/action on affordable housing	3
Standardizing and streamlining processes	2
change building code/zoning rules to reduce minimum sq ft.	2
Facilitate the creation of secondary suites (i.e. incentives, process)	2



## Notes from Housing consultation #3 Jan 7<sup>th</sup> Shelburne

### Theme: Speed

#### Group #1

Streamlining the processes

- Different levels of gov't and agencies including NEC, CAs it is a good idea to clear the steps
- Lots of duplication in the process-i.e. building permit
- NIMBY slows down the process the notion that don't ever built anything anywhere-smart development
- Too much requirements for studies
- Better implications for legislations
- Developers: time is money and the market change creates a bigger risk (it require redesign). Issue of market change in the time that an application has been in 2 processes
- Environmental standards and comprehensive studies, a new form to follow and streamline the process to speed up
- Allow local community to be involved to understand what they want and encourage communication
- Focus on what people want and built where people want to live in

#### Group #2

- Residents perspective: no duplication and allow certain amount of flexibility. CAs can be limiting
- Balancing residential and use of land keep it rural
- Commercial: stacked of studies required by NVCA and County roads etc. required and they are very costly and time consuming
- Housing being built now is more for young family
- Seniors also want home ownership in some sense
- The demographics does not fit how Shelburne is being developed (sprawl that occur)
- Different agencies working in silos and the crossover of various agencies allow a much better learning experience
- Staff-lack of workers and workforce issue in the County

### Theme: Mix

**Group #1:** Question #1: The government has heard that not enough housing appropriate for families and seniors wishing to downsize is being built in areas convenient to transit, schools, workplaces and amenities

Do you agree that this is an issue in Dufferin?

- Collective yes
- Rents are high. Stay in place is cheaper. High costs to running a household
- Opportunity to work from home – cost of living and working therefore cheaper
- Transportation for seniors, ok in summer to walk, troublesome in winter, cannot walk down paths in winter
- What are the options locally when leaving your home to downsize
- Need to be a variety of homes that are accessible

Question #2: How can we make the planning and development system more effective to build the kind of housing people want, and , can afford in the right places with the right supports (e.g. Schools, transit and other amenities)?

- Challenge to get land, zoning change might be needed, by-law changes i.e. Campgrounds in Dufferin may be prime location for seniors to live year-round should zoning and by-laws permit – more affordable option
- Campgrounds currently restricted to operating 6 months of the year and have land to develop but zoning needs to change
- Planning by-laws and zoning are restrictive
- Demography of Dufferin is interesting with three main centres, pockets within by culture (rural vs. town)
- Mennonites locally cannot drive – what can you build around them that doesn't affect their livelihood – something to take into consideration
- Roads/ intersections getting busier with greater populations
- Government working with other government needs to start happening
- Governments are complicating simple issues and improvements at intersections – they delay process
- Housing needs to consider size of units vs. mix i.e. Cultures that have larger families i.e. Children, housing does not accommodate for this
- Timelines of consultations with due dates is an indicator government is not serious in wanting feedback
- Processes need streamlined
- Openness and open minded new councils to make things happen is necessary
- market forces allow developers building larger homes, looking for financial incentives to build smaller units

Question #3 – How can we bring new types of housing to existing neighborhoods while maintaining the qualities that make these communities desirable places to live?

- Need to change mindset of builders to build more affordable units and not just focus on profit

- Allow towns / councils to be more strict in saying no to developers and making them come to the table to build more affordable housing

## **Group #2:**

Question #1: The government has heard that not enough housing appropriate for families and seniors wishing to downsize is being built in areas convenient to transit, schools, workplaces and amenities

- Collective yes
- More demand for condos added to this mix
- Second dwellings – (NEC states this is not allowed) e.g. Melancthon
- Mulmur is embracing second dwellings
- Changes to restrictive rules particularly impacted by NEW i.e. Can't put permanent homes on land
- Put in regulations for developers to force them to make a mix – put common good first – what is best for community address needs such as smaller housing
- Developer is not just business but they are making a mark in the landscape and are cornerstone of what happens in society
- Not in my back yard concerns every time something gets developed
- Need to educate more about types of building and impacts
- Allow homeowners to redevelop their homes to meet needs
- Building codes need to change to make legal secondary suites and basement apartments – current code is restrictive
- If resistance to change is exacerbating problem then how does new construction adapt to meet needs of middle mix
- Government has little to no understanding of the impacts of rules/ by-laws and how they are dictating growth restrictions
- Changes to building codes – currently are antiquated free up hands of building depts.
- Collingwood has made some nice developments with higher density
- Incentives for home sharing i.e. Non-related individuals could be intergenerational i.e. Senior and student etc. This is a new trend in Toronto i.e. Give a tax break
- Educate!! Came up several times. Developers -> less profit Citizens - > NIMBY

## **Theme: Cost**

### **Group #1**

What is your biggest challenge?

- Material costs have increased in price by 8-14%
- Development charges
- Land costs have increased as a result of lack of supply

- Commercial land costs have doubled in six years
- Increase in costs from multiple studies and organizations
- Mandated lot sizes and minimum square footage – leaves no option for tiny homes

What can be done to provide a solution to these challenges?

- Zoning to allow for more multiples
- Partner with others
- Work on educating people
- Address any costs to increase secondary suites
- Demographics and affordability need to be taken into account
- What will increase cost of money be? I.e. Rising interest rates
- Reduce requirements for water and sewer on communal systems in hamlets
- Intensification – infilling

## **Group #2**

What is your biggest challenge?

- Total cost of housing
- Zoning by-laws
- Regulations around community water and sewer
- Incentives for community programs
- Development charges
- Time is money

What can be done to provide a solution to these challenges?

- Create a program where 5% of a development could be designated affordable and exempt development charges
- Rules for secondary dwellings/ units relaxed
- Apartment packages
- Allow secondary units
- Incentive for landlords – reduced costs
- Incentives
- Create flexibility for different types of housing – e.g. Year round campground
- Housing first strategy
- Make creating secondary units easier – renew rules, expedite
- Guide to help create secondary units
- Shared living spaces initiative coordinated at county level – home matching
- Change building code and zoning to reduce minimum home sizes

## **Theme: Rent**

### **Group #1 landlords and Tenants**

- Promotion of land lording to try to think outside of the box and promote that at all levels
- Streamline guidance-homeowners who want to become landlords
- Granny suites/garden suites
- Subsidy/rebates for renovation-legal units
- Rigid rules concerning conversions
- ¾ od basement must be above ground
- More Dollars to be made with Air bnb
- Landlord Tenant Board (LTB) process too long-tail wagging dog as tenants have more control and rights and the Board knows there are limited rental units so they try to give tenants more opportunity
- Change RTA-too hard to evict (even when property sold)
- Landlords needs rights
- Terrible tenants and landlords
- Create more standardized rules/by-laws among lower tiers
- Tiny homes-should be permitted
- Building code behind (lagging) current trends
- Building code for landlords-municipality to guide landlords
- Homeownership opening up guidelines (2<sup>nd</sup> home) to be used for affordable rental
- Landlord/tenant education-Rent Smart
- Air bnb evaluation
- Streamline credit check
- Lower rent = worse tenants

### **Group #2**

- Tenant score-hard to find good tenants (scoring process for tenants as well as landlords that should work in both ways)
- Mandated/voluntary education program
- Lower liability (risk) for landlords
- Rating system for landlords/tenants
- Landlord insurance-arrears/damages
- Incentive for renovation
- Prioritize the needs of those who are marginalized (addictions, mental health, poverty)
- Wrap around supports to assist in maintaining tenancy
- Co-housing seniors and youth
- Housing worker to facilitate tenancies

- Ramp of rent as tenant succeeds graduated rent
- Shared purchase homeownership

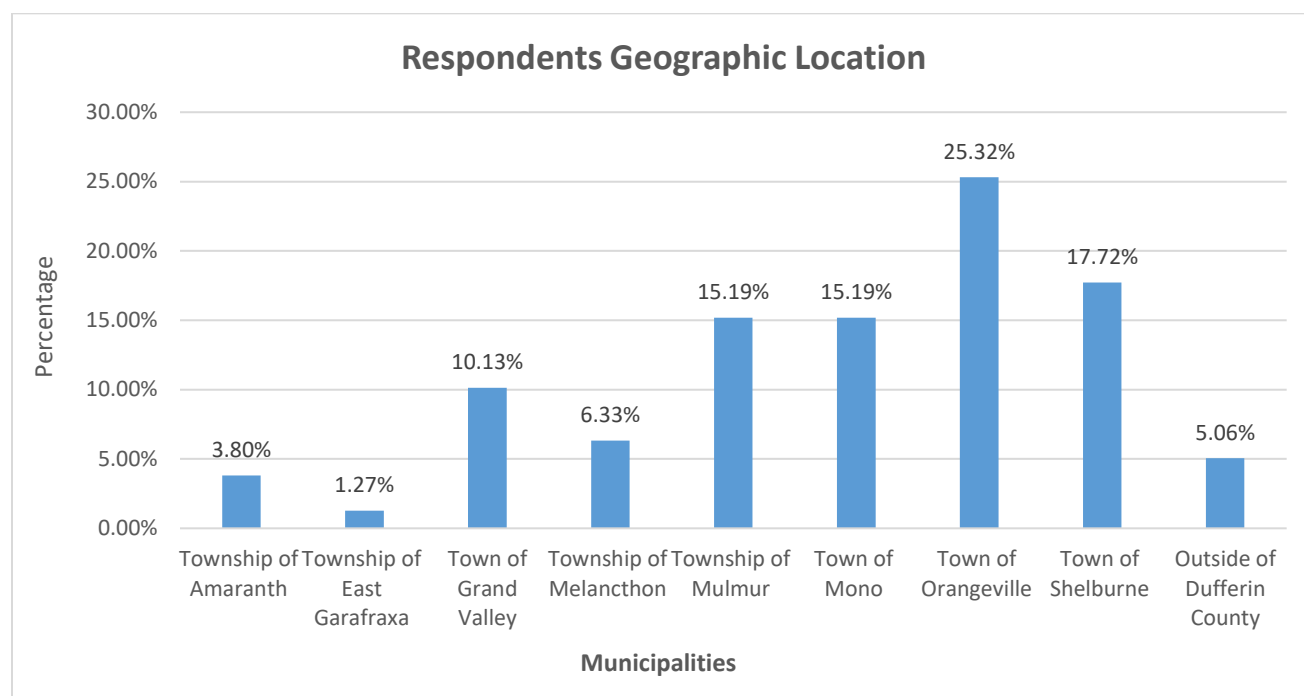
### Shelburne Group Dots Activity Results

Ideas	Number of Votes
Offering incentives for creative housing	14
Get rid of the Agricultural System Mapping mandated by the Province	11
Alternative housing options permitted (container homes, infill, backlanes)	10
Change rules/regulations to make adding secondary units/dwellings easier and cheaper	7
More local autonomy (scratch Provincial cookie-cutter policy)	5
Allow seasonal/recreational housing to become permanent (flexible with regulations, provide financial assistance for upgrades)	5
Change Building Code to take advantage of new and cheaper technology for water/septic building materials	4
Mitigate risk for landlords (education, rating system, liability insurance)	3
Not reinventing the wheels, learn successful stories from others	2
Income tax breaks for landlords	1
Collaboration amongst agencies to create units (New style landlords)	1
Graduated/transitional rents	1
sharing homeownership	0

## Summary of the Survey Results

An online survey was created using Survey Monkey on Dec 7<sup>th</sup>, 2018 and open for comments and feedback from stakeholder groups and the public until Jan 7<sup>th</sup>, 2019. A total of 79 people responded to the survey. The purpose of the survey is to collect local comments on the issue of a lack of housing supply in Dufferin County and ways to expand the housing supply in the County. The survey consists of 10 questions that speaks to the five major themes identified by the Ministry of Municipal Affairs and Housing (MMAH).

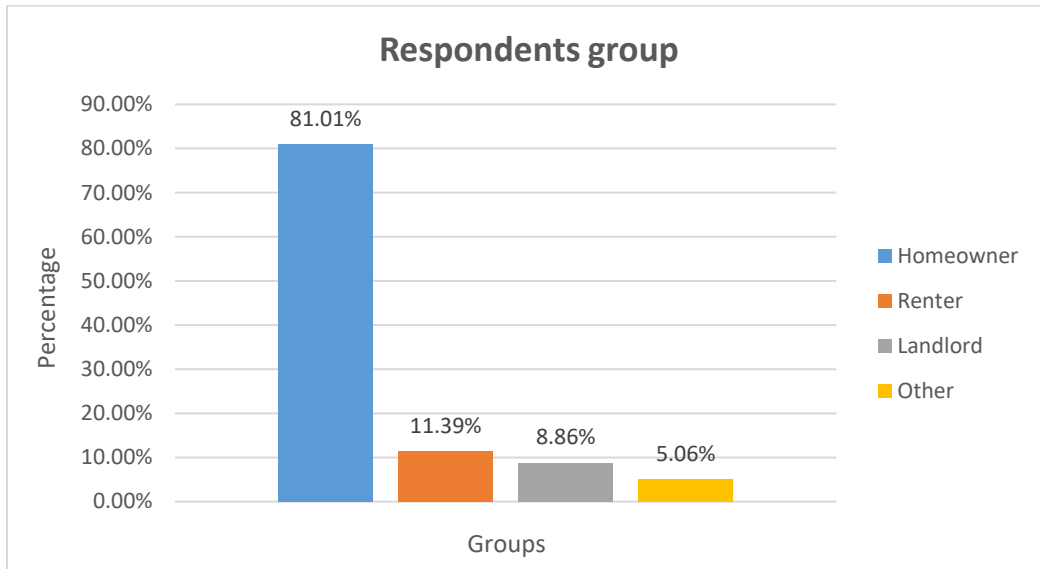
### Q1. Where do you live in Dufferin County?



Answer options	Response Count	Response Percentage %
Township of Amaranth	3	3.8%
Township of East Garafraxa	1	1.27%
Town of Grand Valley	8	10.13%
Township of Melancthon	6	6.33%
Township of Mulmur	12	15.19%
Town of Mono	12	15.19%
Town of Orangeville	20	25.32%
Town of Shelburne	14	17.72%
Outside of Dufferin County	4	5.06%

**(79 people responded to this question)**

## Q2. Please indicate which group you belong to?

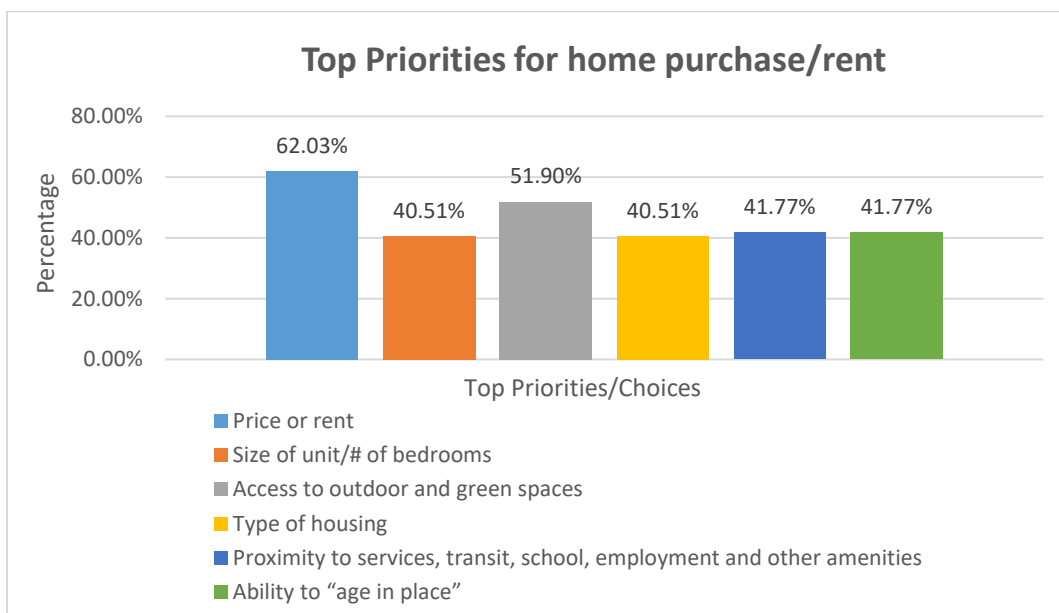


Answer Options	Response Count	Response Percentage %
Homeowner	64	81.01%
Renter	9	11.39%
Landlord	7	8.86%
Other	4	5.06%

(79 people responded to this questions)

Those who select others include planner, homebuilder, land developer and realtor.

## Q3. Please select your top priorities when looking for a home to purchase or rent





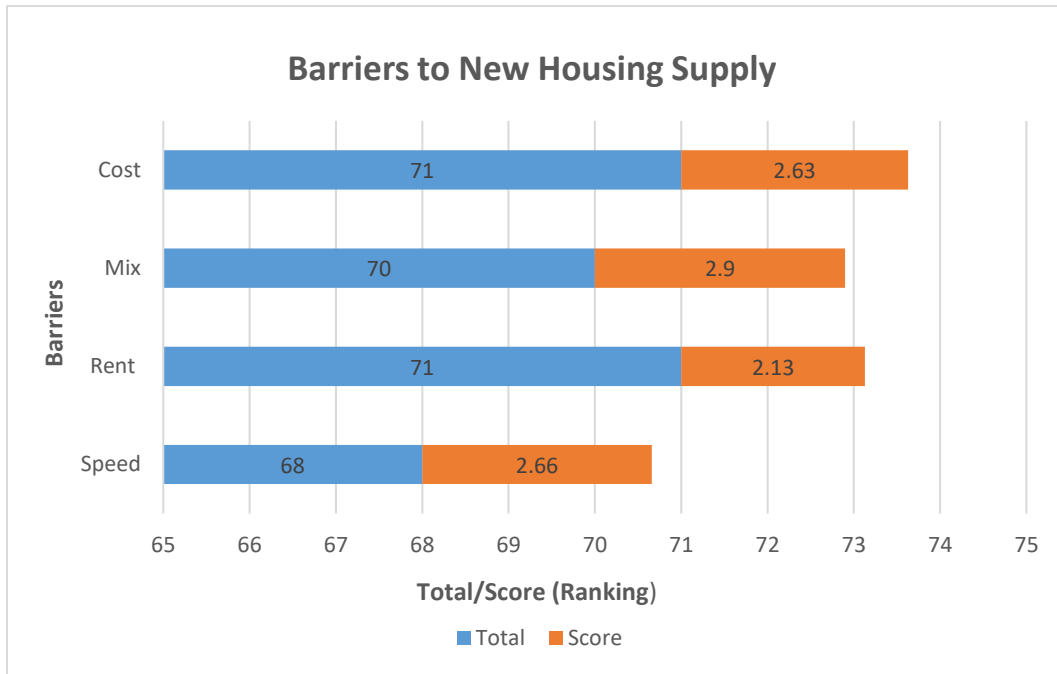
Answer Choices	Response Count	Response Percentage %
Price or rent	49	62.03%
Size of unit/# of bedrooms	32	40.51%
Access to outdoor and green spaces	41	51.90%
Type of housing	32	40.51%
Proximity to services, transit, school, employment and other amenities	33	41.77%
Ability to “age in place”	33	41.77%

**(79 people responded to this question)**

**Additional comments:**

- Taxes
- Culture, community activities, proximity to the GTA, rural influence, green spaces, small town friendliness land slower pace of living
- Rural homes and building lots that are within financial reach to average people. Stop catering to only the wealthy in Mulmur
- The taxes to live in Orangeville stops a lot of people from buying. Some of that problem stems from the poor running of the town in their inability to have a proper ratio of industry and residential tax base. Also the problems with companies that in the past wanted to come to Orangeville gave up with councils and the Planning Department because of the problems they ran into making it seem that Orangeville wasn't interested
- Property taxes
- Smaller for seniors
- Good roads
- More affordable housing for seniors
- Parking
- Lack of bungalow style housing which allows for limited stairs for seniors
- Landlord ability to understand and accept ODSP as income
- Lower housing density
- Pets allowed
- High-speed internet access-the lack of this in rural Dufferin decreased housing options! Also-not living in a crowded urban center is central to my family's happiness!
- Privacy-not having to look into someone's backyard or bedroom window
- Within boundaries to children's school
- Subsidized units
- Peace and quiet
- Safe neighborhood

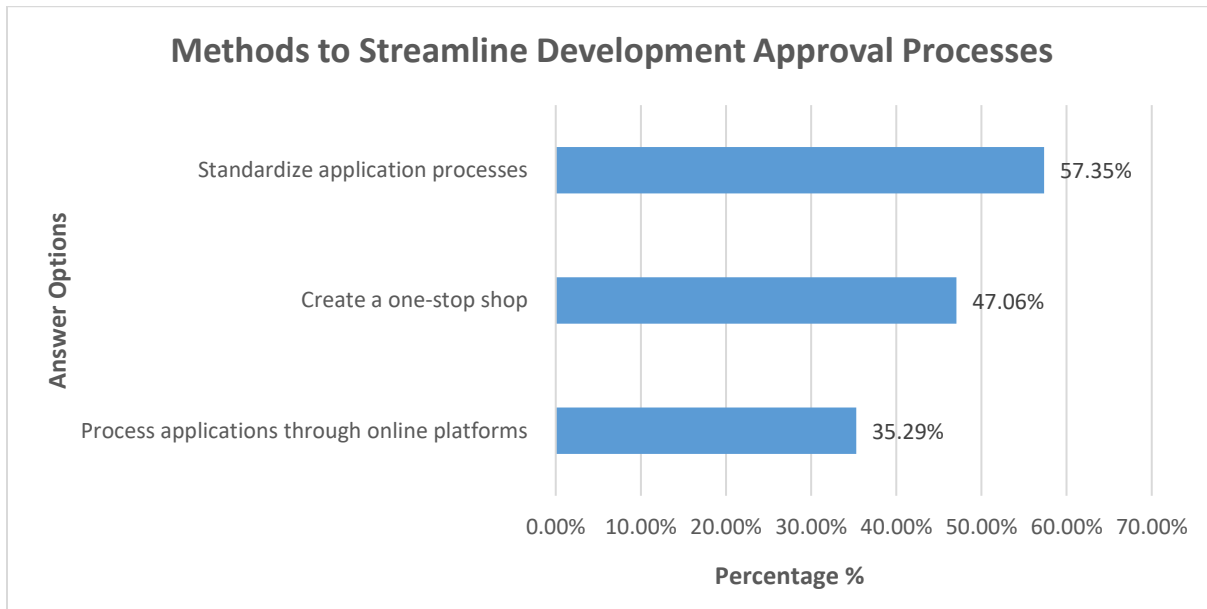
**Q4. Which of the barriers to new housing supply do you think impact Dufferin County’s ability to create more housing the most? (Please rank your answers)**



Answer Options	1	2	3	4	Total	Score
Speed	26.47%	27.94%	29.41%	16.18%	68	2.66
Rent	26.76%	9.86%	12.68%	50.70%	71	2.13
Mix	28.57%	42.86%	18.57%	10%	70	2.90
Cost	28.17%	22.54%	33.80%	15.49%	71	2.63

**(77 people responded to this question and 2 skipped)**

**Q5. How can we streamline development approval processes to ensure projects get approved in a reasonable timeframe?**



Answer Options	Response Count	Response Percentage %
Process applications through online platforms	24	35.29%
Create a one-stop shop	32	47.06%
Standardize application processes	39	57.35%

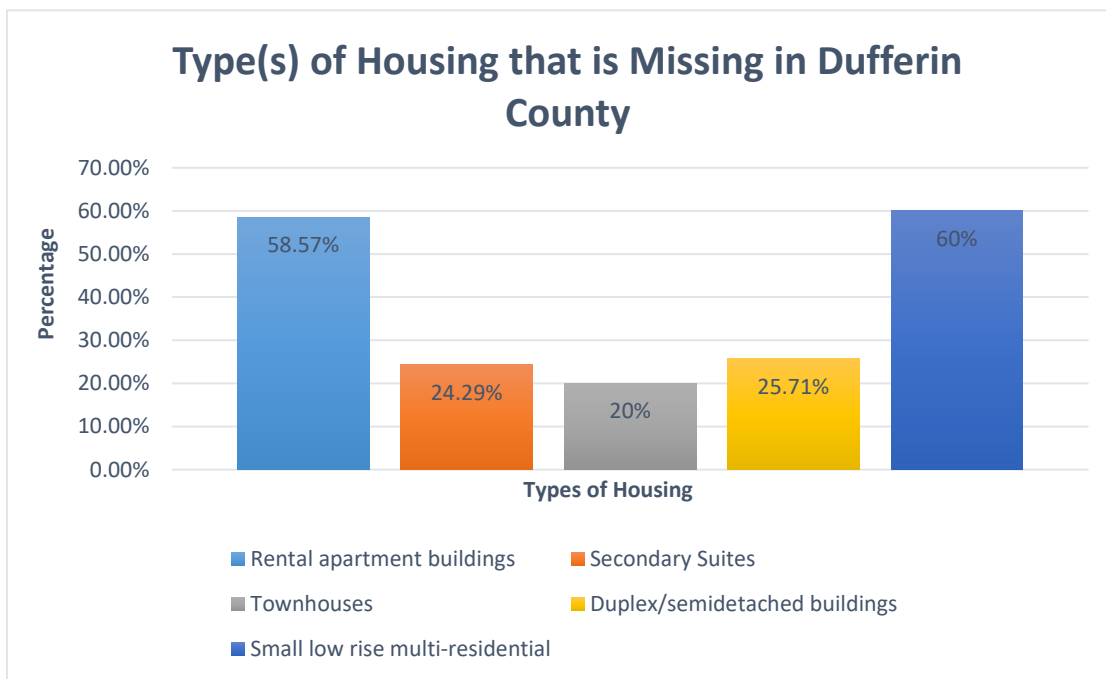
**(68 people responded to this question, 11 skipped)**

**Additional comments:**

- Most residents do not wish to have the landscape and culture of Dufferin changed. Just open a bit more development to offset high property taxes and create housing for seniors and young families that blend into the architectural and rural small town culture. We are interested in maintaining the status quo which makes our community so desirable.
- Approvals should be strict as mass sprawling development is taking over southern Ontario
- The County needs to direct and take over municipal run planning. Maniples old boy tactics need to be eliminated and let the county rule
- Commenting agencies should only provide comments related to their expertise not stray to matters outside of their jurisdiction

- Try to minimize the number of resubmissions needed, each round of commenting should not introduce new ideas or fundamental changes to the plan
- Invest in infrastructure hard services
- Don't know enough about this to comment on this at this time
- Easy access
- Don't care. I don't want more housing in my town
- Ensure that for each development that is approved, that there is at least 5-10 units of affordable (geared-to-income) homes provided
- I wish they'd stop speed building huge cookie cutter houses with a lack of outdoor space
- Infrastructure cannot cope with more houses

**Q6. What type(s) of housing is missing in Dufferin County?**



Answer options	Response Count	Response Percentage %
Rental apartment buildings	41	58.57%
Secondary Suites	17	24.29%
Townhouses	14	20%
Duplex/semidetached buildings	18	25.71%
Small low rise multi-residential	42	60%

(70 people responded to this questions, 9 skipped)

**Additional Comments:**

- Condos-reasonably priced with low maintenance fees

- Seniors housing communities for those who wish to downsize and reasonable property taxes!
- Smaller farms allowed will not put any demands on infrastructure
- Territories
- More rural property
- Single detached
- Affordable
- We moved to Shelburne because it was a small community and we strongly are against growing more than we have
- Rent to own, geared to income
- Senior housing in Grand Valley
- None of these specific dwelling types fit Orangeville and Dufferin County image
- Pet friendly
- Orangeville/Alliston/Shelburne need more rental and townhouses because of the proximity to services. However, in smaller towns like Grand Valley townhouses and apartments destroy our small town feel, which is the entire reason most of us live here!
- How about some well built houses that have lawns and aren't identical to all the houses on the street
- Subsidized units
- Also high rises

**Q7. How can we bring new types of housing to existing neighborhoods and at the same time ensure these places are desirable places to live? (60 people responded to this question, 19 skipped)**

- Coach houses. More affordable and developers can put more homes in a smaller development area
- There are not enough apartments for rent. There are not enough apartments for rent. All rental apartments are old buildings with no central air, outdoor and expensive parking fees, and some with no elevators. I've always thought that the town should tear down the beer store/Dollar Tree plaza and build some lovely rental apartment buildings (maybe 8 stories). They would be on the bus route and would make that area look much better. Every empty property in town seems to be the place to build 3 storey townhouses instead of affordable rental apartments. Perhaps tear down some of the old low rise and rebuild up to date apartments? Something on a bus route would be a bonus for the aging population. I have no idea if the town has a long term plan?
- Do not create ghettos of affordable housing in high risk areas such as behind shopping malls. Seniors dwellings are very appropriate and good sense in easy to access shopping and facilities. Blend affordable housing and keep it low rise. Keep the traditional country style architectural features. Bolton is an example of what we do not want to look like! We are not urban! Do not mix urban with traditional quaint small town! Honor our traditional rural heritage and countryside appeal!

- Make sure there are amenities within biking or walking distance. Transit helps a lot too. Make homes green energy
- Open up zoning to allow for development of housing on town lanes. Allow secondary units on larger properties, i.e. an apartment over a garage
- Allow farm severances while ensuring farm use is priority
- There are too many complaints from people that do not want the area to expand. I think that you need to build the infrastructure first. Shelburne stinks...literally stinks. The water treatment plant is not sufficient. Alliston stinks. Same issue. I think you need to fix the roads, the lack of local employment, rural internet, and infrastructure for the existing homes before you add new homes. I also think that building communities where there are very few homes would be better - Primrose, Rosemont, Stanton. They are close to amenities. Leave room for retail
- Increase the parking requirement (driveway size) for town houses. It is hard to drive down a street with high density town houses. Everyone parks on the road. It blocks vision and makes it dangerous
- Work with developers, investors and landlords to make it a viable option to develop projects in Dufferin County. Reduce red tape and road blocks
- A person could write a novel on this question. This is the elephant in the room
- Make parks mandatory for any new development
- New housing development should be attractive with all eminent features of modern lifestyle
- Re allow farmers to sever more lots from their land, more housing and money for them to improve their homes and property
- Ask the people who live here what we need. I would love to buy a house but I can't afford to on my own even with a good paying full time job and part time job. Not everyone wants to be sandwiched between each other in a townhouse plus too many stairs for seniors to walk up and down
- Been on more things to do
- Build proper infrastructure first
- Keep the existing character of the communities
- Lower property taxes for properties that are rented out. Landlords can't make enough money in Orangeville when they have to give \$5-7,000 to the town. I'd have several rental properties if the profit margin was more attractive. I'm not busting my ass running a rental property business and dealing with scum bag tenants just to give thousands and thousands of dollars to Orangeville. Doesn't help that landlords are totally unprotected in this province
- Only with proper building management as that will make a difference. Low rise apartment buildings have less impact in existing neighborhoods
- Mixed residential projects
- Allow and encourage the existing people living there to build more
- Affordable housing

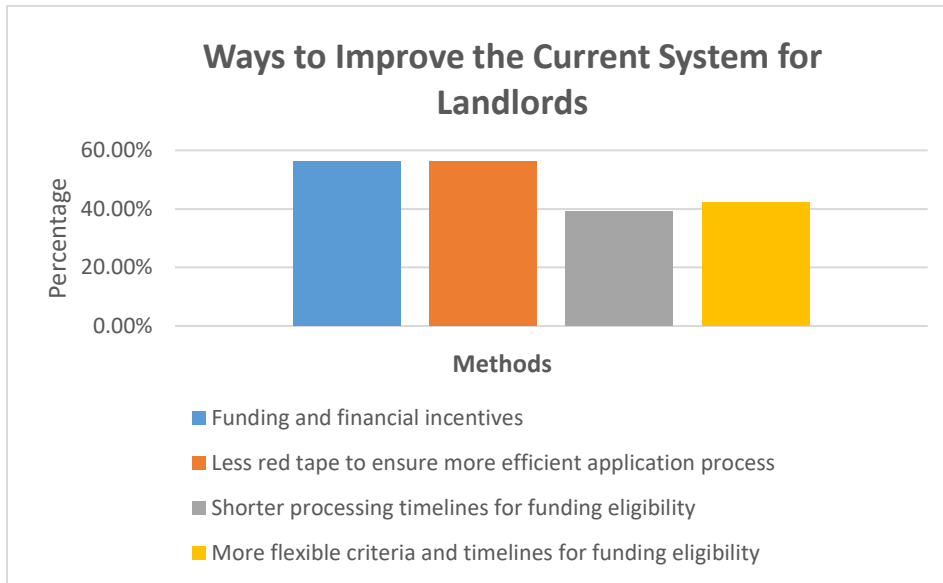
- Housing is cheaper in Barrie than it is in Shelburne. Barrie is far more developed than Shelburne. Not sure what the disconnect is, but it's becoming ridiculous. The prices are not far off than that of Brampton, yet, we are 45 min away from the edge of Brampton
- By implementing 'long-term' strategies when neighborhoods are built in the first place- i.e. make sure it is a mixed neighborhood with affordability for different levels of income
- Our household is strongly against growing Shelburne. We moved here because it was a small town. Many elected official ran on and we elected on anti-growth, so this survey proves what many said, they want the growth and heck with the citizens opinions
- Pre-zone areas that are suitable for infill so that the neighborhood is aware of the redevelopment potential in order to reduce NIMBYism
- Big farm land can be used for low cost housing projects
- Pre zoning for a specific need
- Through planned development of said houses. There are however other challenges that come with too many low income housing
- Create a survey via mail. Drop most of it in the mailbox where most areas are renters live
- Allow more rental and supportive housing in private residences to avoid the ghetto effect
- Create neighborhood with dedicated commercial spaces to offer residents with sufficient services so everyone can benefit
- Smaller infill development
- Granny flats-but must be inspected to ensure suites are adequate
- More affordable housing for single people. We have more for seniors but not enough for single person income to afford
- Adding more accessibility for affordable housing options. Are there federal/provincial Grant's available for buildings with more supported living situations? Are there creative ways to match roommates or housemates...? We need to seriously think about WHO needs housing: low income, physically/developmentally/mentally disabled. Creative plans are available...task force for looking at models and options available
- Develop standards. Offer subsidies to renters their desired locations
- Pay attention to surveys like this and consider the ageing population not just the influx of a younger population
- We need housing which is affordable to seniors and on one level. This could be either rental/or apartment buildings
- Take a look at reuse alternatives for older existing properties or push for rental vs. condo when approving existing applications
- Do not bring new housing to existing neighborhoods? Causes too much strain on existing infrastructure and traffic. ONLY add new housing to New neighborhoods
- Downtown areas could be intensified within the municipality by a town purchasing lots and grouping these properties together to initially provide additional parking until a newly designed i.e. Stacked condo development could be designed as an attractive re-development proposal that would include public and private parking needed within the

downtown to encourage and support a more vibrant retail and cultural hub and provide a more balanced lifestyle for these new residents

- Thoughtfully-plan it, ensure there is enough parking that water flow will be ok (no flooding), and that you are not taking away green space that is being used
- Approve a mix of residential and commercial in an area so that people can live and work in their communities
- Keep enough green space in the surrounding neighborhood. I.E. Run off /storm water ponds with green space and path ways for walking/cycling. Keep the exterior elevation packages similar to the neighboring communities. Don't over crowd communities and build homes onto of each other. Have enough for appropriate growth and so our infrastructure can support it
- Understand that young and old do not want huge homes as much anymore. Look at all options to increase developmental land
- Ensure responsible tenants and landlords
- Make sure that green space is included and that the prices of houses is within reach for local residents. My children are trying to get into the housing market but it may not be achievable
- Space the detached houses further apart so they don't feel like detached town houses! We NEED more green space! That's the only way you don't ruin the small town feel and access to the environment. Force builders to establish open green spaces, not just jungle gyms. We want space to walk around with our dogs, for our children to run around and play. We do not wish to live in a concrete jungle that blocks the sun and creates traffic. Most importantly, do NOT build new developments right up against our older houses—you absolutely annihilate the charm of our properties just so you can accommodate condensed, hideous, sun-blocking developments!
- Secondary suites
- Develop with close green spaces
- Can't afford huge houses, not to mention their heating costs.....Neighborhoods are no longer homes with people to interact, they're just houses put up as quickly as possible where people sleep
- Smaller houses-not horrid skyscrapers which deter from the town sense-Orangeville is not a City and it appears that builders squash as many chicken coops together to maximize profit-people would pay more if housing is kept to townhouses and attractive rather than barracks
- Condos leave more green spaces around but don't necessarily need to be high rises
- Speak to the people on the waiting lists and see what their suggestions are-there is strength in people-advocate-put articles in the paper-bring the topic to the public
- Ensure that new housing is consistent architecturally with existing neighborhoods. This helps new and old residents feel accepted
- Financial incentives for multi-unit dwellings. Impose a 10% of all units must be 'affordable' rentals on developers creating multi-unit rental properties



**Q8. How can we make the current system work better for landlords?**



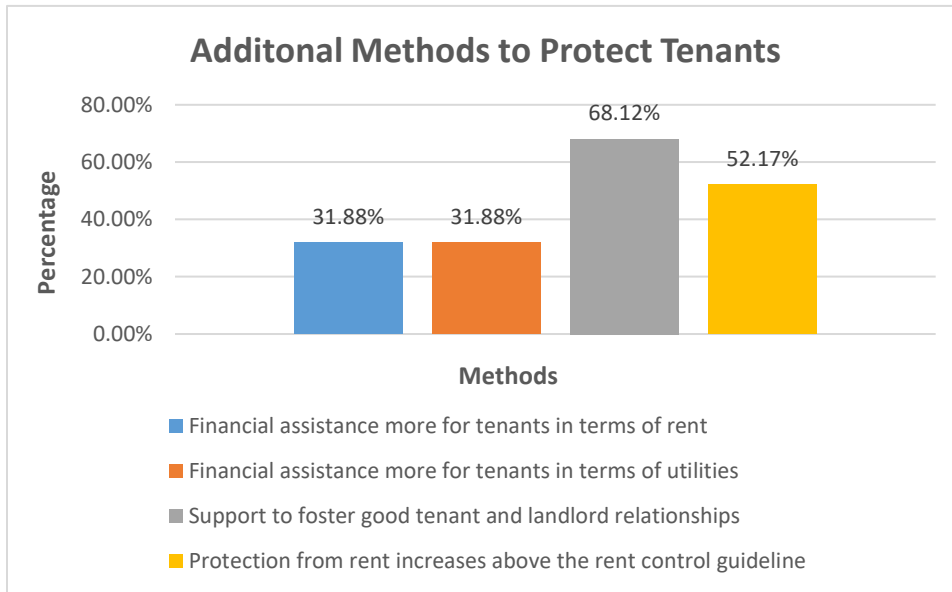
Answer Options	Response Count	Response Percentage %
<b>Funding and financial incentives</b>	36	56.25%
<b>Less red tape to ensure more efficient application process</b>	36	56.25%
<b>Shorter processing timelines for funding eligibility</b>	25	39.06%
<b>More flexible criteria and timelines for funding eligibility</b>	27	42.19%

**(64 people responded to this question, 15 skipped)**

**Additional Comments:**

- The problem is that the landlord has all the responsibility and liability with little control over the tenants. This is a provincial problem. Being a landlord is not a good investment and that’s why we haven’t seen any new apartments for the last 40 years built in Orangeville
- All are necessary to make it work more efficiently
- Landlord and tenant act weighted too much to tenant
- None of the above
- Responsible tenants-ensure they take care of property
- Perhaps landlords for apartment building rentals is in need, but landlords of private dwelling, single family units do not require any incentives

### Q9. What additional protections should be provided to tenants?



Answer Choices	Response Count	Response Percentage %
Financial assistance more for tenants in terms of rent	22	31.88%
Financial assistance more for tenants in terms of utilities	22	31.88%
Support to foster good tenant and landlord relationships	47	68.12%
Protection from rent increases above the rent control guideline	36	52.17%

(69 people responded to this question, 10 skipped)

#### Additional Comments:

- Tenants are very well protected. Landlords need the help. They make huge investments and have little control over tenants
- They don't need more protection, they need to understand they're renting someone else's house and there are rules. If you don't like following someone else's rules then buy your own house!
- This will enable the segment of population who cannot afford the 'affordable homes' in our communities-there has to be some effort on government's part to help those who are not able to meet basic housing costs
- Living conditions mold mildew infestations
- Rent geared to income subsidies; youth rent assistance tied to school or employment

- Sounds proofing between units mandatory
- Teach to support landlords in accepting ODSP as guaranteed rent vs. what's happening right now-tenants are denied based on being on ODSP
- None of the above
- I think tenants have enough protections
- Subsidized units
- Build better spaces that are cost efficient, well maintained and cared for

**Q10. Are there other opportunities and innovative ideas you have to increase housing supply in Dufferin County?**

**(48 people responded to this question, 31 skipped)**

**Comments:**

- Coach houses
- Rental apartments are too expensive because there is very little competition. I can rent an apartment in Guelph or Brampton for less than Orangeville. Innovation would have to entice building here-why has Fergus got a lovely new rental apartment building and we don't?
- We should concentrate on developing our commercial areas to draw more business and offset property taxes and create more jobs as opposed to concentrating on developing more housing. Property taxes are too high for all income levels, renters and owners! We have all that we want and need but pay a very high price! There may be limited housing for low income and homeless people. We need to develop a plan to integrate them and give them incentives to become productive individuals who can also contribute to the community for good mental, emotional wellbeing and self-worth. Perhaps a point system where they volunteering the community and are given credits towards housing or food or other essentials. Orangeville seems to attract a lot of people from GTA who are on disability or homeless. We are a very caring sharing community who outreach willingly and generously. People need to feel they are part of the community. Give them a chance to contribute and blend them with dignity and purpose. Develop housing for these people who can earn points towards succession facilities and housing with the goal to become more independent and contributing g to the community. I see many low income, folks on disability wandering the streets and sitting in coffee shops hopeless and without purpose. They eat at the Lighthouse and contribute very little. Let's give them a chance and give back towards their housing!
- Can't we leave some green area that is larger than a park without concrete everywhere and tons of traffic? Noise comes with more housing, as does pollution (cars, litter, and brake dust). Dufferin already has problems with traffic especially in the summer with speeders and city folks on noisy motorcycles and speed up cars
- Developers are not inclined to build 'affordable' housing since it is not in their best financial interests. Housing for poor people falls to the gov't either to provide housing or to increase wages so they can afford housing. Habitat for Humanity is a wonderful organization that gov't should partner with

- Allow more private homes to rent out and farms to sever and or build rental units mobile home use would encourage retirement within their lifetime community
- More local businesses-encourage businesses to move to Dufferin. Alliston was successful with Honda. More jobs, less commuters. I'm exhausted from driving to Toronto every day. Don't make people have to do that
- We need more parks. Bring the go train in Orangeville
- Expand zoning and territories
- Re allow farmers to sever more lots
- Actual good decent apartments to rent not always condos
- High end trailer park
- Condos
- None.....we do not have enough roads or waste capacity
- Affordable housing-not innovative but there isn't enough
- Allow landowners to develop their land and build rental homes
- Shelburne has many opportunities to thrive right now; we should allow developers to build without allowing the input of a small few old school mentalities from stopping progress
- Call on the community at large to participate in more 'Habitat ' housing to help those who cannot help themselves and all the building suppliers/contractors be given more tax breaks when they assist in this. We have a wealth of supplies and talent in Dufferin County -in helping others -they are getting back themselves in this scenario
- We need to stop the growth. If the town continues to grow at the rate it is, my house will be for sale and the money many long term homeowners have spent will be gone
- Ensure adequate services are available including water and wastewater, i.e. that adequate capacity exists within current systems to support housing growth and if not, support local municipalities that require/desire expansions to these systems
- Cost effective planning and infrastructure design
- Growing population of immigrants
- Development of a toolkit for homeowners considering creating a rental space in their home
- Allow more single apartments to be created in existing housing
- Both the federal and provincial levels of government need to invest in housing. The municipal level of government cannot do it alone!
- More apartments/condos. More grants to help homeowners afford a place. Community boards to help renters and landlords for rental advice and connections
- Subsidies provided to all households who are below the poverty line
- As stated previously build some bungalows not just high density townhouses and build some affordable condominiums
- Increase the percentage of rentals in Dufferin being listed as RGI/subsidized housing through the County as part of their housing program (i.e. higher percentage within multi-units) vs. the current low number of units
- Instead of trying to add housing within boundaries, expand the boundaries

- Same answer as given in question 3, but more of it ...and more intensification in small clusters within new subdivisions by including greater # of condo town units in clusters instead of rows of townhouses and also bungalow towns not available currently in Dufferin County. This type of new development has been successfully done in surrounding Calgary suburbs very successfully
- Putting in place guidelines with what sort of housing gets approved (i.e. higher density with single family detached)
- Make sure infrastructure is in place before allowing builders to move in and start digging. Roads to support traffic growth. Water main and sewer pipe to support the demand etc. There is no rush
- Look at the small homes projects available and reduce zoning complexity to make it happen
- Turning old houses and buildings into rental units
- Plain and simple more rental apartments are needed in towns that exceed 15,000 population. In smaller towns perhaps a maximum 3 story apartment/condo buildings could be developed—so long as they do not detract from the small town charm. First and foremost, our small town feel ought not to be destroyed just to meet some housing quota assigned by provincial governments. This wolf us that currently live in older houses should not have our taxes increased to accommodate these massive eye-sore developments! It's entirely unfair, especially since we live here to avoid the visually depressing urbanization
- Don't increase it. The more houses that go up, the less some of want to live here. Kept it a small town
- Please consider the landscape Orangeville is a town we do not need barracks that look like chicken coops people would pay more for nice townhouses which are compact but nice to look at and live in
- Have ground floor businesses with condos on top
- What about using a percentage of the Development funds from the County to apply to housing initiatives
- Build a go train line and the housing issue will solve itself