



## **Minutes of Affordable Housing Task Force**

**October 10, 2024, 5:30 p.m.**

**Electronic and In-Person Participation - Affordable Housing Task Force  
The Corporation of the Town of Orangeville  
(Chair and Secretary at Town Hall - 87 Broadway)  
Orangeville, Ontario**

Members Present: Councillor J. Andrews, Chair  
Councillor T. Prendergast, Vice-Chair  
K. Atkinson  
C. De Castro  
R. Mair

Staff Present: G. Brennan, Legislative Assistant, Corporate Services  
J. Lavecchia-Smith, Deputy Clerk, Corporate Services  
L. Russell, Senior Planner, Planning, Infrastructure Services

### **1. Call to Order**

The meeting was called to order 5:31 p.m.

### **2. Disclosures of (Direct or Indirect) Pecuniary Interest**

None.

### **3. Land Acknowledgment**

Councillor J. Andrews, Chair, acknowledged the treaty lands and territory of the Williams Treaty Nations and the Mississaugas of the Credit First Nation. He also recognized that Dufferin County is the traditional territory of the Wendat and the Haudenosaunee, and is home to many Indigenous people today.

### **4. Adoption of Minutes of Previous Meeting**

**2024-004**

**Moved By C. De Castro**

That the minutes of the following meeting are approved:

**4.1 2024-09-12 - Affordable Housing Task Force - Minutes**

**Carried**

**5. Presentations**

**5.1 Jordyn Lavecchia-Smith, Deputy Clerk, Corporate Services - Committee Governance**

Jordyn Lavecchia-Smith, Deputy Clerk, Corporate Services, provided the Task Force with a Governance Refresher presentation. Mrs. Lavecchia-Smith discussed the various Boards, Committees, and Task Forces that advise Council on important matters. She shared details on the roles and responsibilities for Task Force Members, the Chair, the Staff Liaison, and the Committee Secretary. She advised the Task Force on the effectiveness of having an agenda, and how that contributes to the efficiency of a meeting. Mrs. Lavecchia-Smith clarified the decision-making process for when a motion is up for consideration, and the various outcomes when a motion is being voted on. Mrs. Lavecchia-Smith advised the Task Force on next steps and plans for 2025.

**5.2 Sarah Barber, Barber Design Studio**

Sarah Barber, Barber Design Studio, and Patrick Carew, BioMulate Inc, introduced themselves to the Task Force and shared details of their experience in real estate, architecture, design, land acquisition, smart communities, and tech sales. Ms. Barber highlighted the need to further her knowledge of housing concerns in the Town of Orangeville in order to provide tailor made solutions that delivers affordable and inclusive development for the Town.

The Task Force asked questions and discussed concerns such as the rising age of first-time buyers and the cost-prohibited nature of affordable purchasing and rental options for those with fixed incomes. The Task Force highlighted the need to streamline the development process. The Task Force discussed challenges associated with future development in Orangeville, including the limited land that is available and legislative barriers. The Task Force discussed various alternative housing options

such as modular homes or tiny homes, and the challenges and risks associated with these options.

## **6. Items for Discussion and Reports**

### **6.1 Brandon Ward, Manager, Planning, Infrastructure Services - Additional Dwelling Unit Permissions and Inclusionary Zoning Memo**

Larysa Russel, Senior Planner, Infrastructure Services, on behalf of Brandon, discussed the legislative changes to the Planning Act, requiring municipalities to permit Additional Residential Units (ARUs). She highlighted the difference between attached and detached ARUs, parking requirements, and provided an overview of the fees associated with applying for an ARU within the Town of Orangeville.

Ms. Russel shared that Town staff are in the process of updating the Town's Official Plan and Zoning By-law. The Official Plan Amendment (OPA 133) will provide high level policy direction and criteria on ARUs including:

- Connection to municipal services (shared with the primary residential unit);
- Maintaining the character of the surrounding neighbourhood;
- Protecting public health and safety;
- Providing appropriate amenity space;
- Not negatively impacting abutting properties; and
- Clarity that mobile homes and recreational vehicles are not considered to be an ARU.

Ms. Russel announced that staff anticipate bringing forward the Official Plan Amendment and Zoning By-law Amendment to Council for approval in Q4 2024 or Q1 2025.

The Task Force asked questions and discussed the following:

- Challenges with water allocation and access,
- Creating a home and property registry,
- Creating a communication plan to highlight the options available to homeowners, and

- Creating specific zoning and building plans, not a universal blanket strategy for an entire community.

**7. Correspondence**

None.

**8. Announcements**

None.

**9. Date of Next Meeting**

The next meeting is scheduled for Thursday, November 14 at 5:30 p.m.

**10. Adjournment**

**2024-005**

**Moved By C. De Castro**

That the meeting be adjourned at 7:02 p.m.

**Carried**