



AGENDA

Special Meeting of Council

January 12, 2021

9:00 am

Video Conference

Click the following link:

<https://www.youtube.com/channel/UCzuUpFqxcEI8OG-dOYKteFQ>

Pages

1. **CALL TO ORDER**
2. **DECLARATION OF PECUNIARY INTEREST**
3. **AMENDMENTS AND APPROVAL OF AGENDA**

RECOMMENDATION

THAT the January 12, 2021 special meeting of Council agenda be accepted as presented.

4. **ROUNDTABLE DISCUSSION RE: HOUSING**

- 4.1. **DEV 01-2020 Developer Roundtable re: Housing**

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RECOMMENDATION

THAT DEV 01-2020 Developer Roundtable re: Housing be received; and

THAT staff summarize the key themes brought forward by the development community for further analysis and recommendations for adjustments to the Town's attainable housing strategy.

5. BY-LAWS

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RECOMMENDATION

THAT By-Law 01-2021, being a by-law to confirm the proceedings of the January 12, 2021 special meeting of Council, be read a first, second and third time; and be finally passed by Council, and signed and sealed by the Mayor and the Clerk.

6. ADJOURNMENT

RECOMMENDATION

THAT this special meeting of Council adjourns at _____ am.



FORMAL REPORT

To:	Mayor Stratthdee and Members of Council
Prepared by:	Grant Brouwer, Director of Building and Development
Date of Meeting:	12 January 2021
Subject:	DEV 01-2020 Developer Roundtable re: Housing

PURPOSE

To give Council the point of view from the developers and builders with regards to developing, building and selling residential stock in St Marys, and see what information that we can gain to make the Town's process smoother, and more efficient. And further to that, what the Town can do to help attract and support attainable housing in St Marys.

RECOMMENDATION

THAT DEV 01-2020 Developer Roundtable re: Housing be received; and

THAT staff summarize the key themes brought forward by the development community for further analysis and recommendations for adjustments to the Town's attainable housing strategy.

BACKGROUND

This past year has been a very busy for development, building and sales of residential dwellings in St Marys. Two main themes arose during the planning process with most of the applications that Council heard. The themes were based around affordability of dwelling units and parking.

In addition, Council has made it clear that they would like to see measurable progress on the Town's attainable housing strategy. The roundtable discussion with developers is an important step in the data collection process before new tactics and initiatives are developed regarding attainable housing. There are a number of factors that drive the cost of development, and staff want to give developers and builders a chance to provide Council with a deep dive on the influencing factors on what these are, and what impacts the final purchase price of a dwelling unit.

It is staff's intent to summarize the information that is collected on January 12 into main themes and barriers in the development process that make developing attainable housing difficult. After that, staff plan to research tactics and initiatives that will help to address these barriers so that Council can consider additional strategies to encourage the development of attainable housing in St. Marys.

REPORT

Staff has invited 9 developers and builders with expertise in various aspects of development and three realtors to the roundtable discussion. The invitees have been divided into five different rounds with each round lasting approximately 20 minutes. During each round staff will ask the group a number of predetermined questions and Council will have a chance to ask questions anytime during the discussion as well.

The general order will be as follows:

- 10 Min- intro
- Round 1 (20 min): Rob Taylor and Larry Otten
- Round 2 (20min): Gerry Lang, John Bolton and Randy Warkentin
- Round 3 (20 min): Craig Linton and Brett Bickel
- Round 4 (20 min): Melanie Murphy and Geoff Loucks
- Round 5 (20 min): Reid Dundas and Cathy Szmon

The questions being asked were developed by staff from common themes during planning applications, general conversations between staff and Council, or general conversations between staff and developers or builders.

These questions posed for developers and builders to consider include:

1. Please walk Council through the development process, and the costs that are incurred:
 - a. Before a development application is submitted to the Town;
 - b. During design; and
 - c. During construction
2. In the past 2 to 5 years, where are you seeing your costs of development increase (or decrease)?
3. What do you see as barriers to producing low cost developments, and why do costs continue to increase?
 - a. To what extent are increasing housing prices the result of increased costs of materials etc. versus the development industry increasing purchase prices based on ever increasing selling prices in the market?
4. What recommendations would you give Council to reduce red tape and/or reduce costs in the Town development process, in an effort to produce more attainable housing?
5. What is the successful formula to bring about attainable housing prices within in St. Marys?
6. When considering development applications, Council is very much interested in hearing what the proposed sale price and/or rental rates of units in the development is going to be. Why is it difficult to make a cost commitment this early in the process?
7. Council has undertaken a parking review and is considering amending its parking requirements for multi-residential developments. What your thoughts on this proposal?
8. What demographic are you selling your new builds and existing stock to? Where are they coming from? What demographic is looking for rentals, and what form of rental?
9. Are you incorporating accessory apartments into your new builds, why or why not?

The questions posed for realtors to consider include:

1. What recommendations would you give Council to reduce red tape and/or reduce costs in the Town development process, in an effort to produce more attainable housing?
2. What is the successful formula to bring about attainable housing prices within in St. Marys?
3. When considering development applications, Council is very much interested in hearing what the proposed sale price and/or rental rates of units in the development is going to be. Why is it difficult to make a cost commitment this early in the process?
4. Council has undertaken a parking review and is considering amending its parking requirements for multi-residential developments. What your thoughts on this proposal?
5. What demographic are you selling your new builds and existing stock to? Where are they coming from? What demographic is looking for rentals, and what form of rental?

6. Are you encouraging prospective homebuyers to introduce accessory apartments? What do you see as current shortfalls in our current accessory apartment policies?
7. What is pushing up the market rents and sales of existing stock? Why are we seeing bidding wars?

FINANCIAL IMPLICATIONS

None anticipated at this time.

SUMMARY

The goal of this roundtable discussion is to bring a spotlight to the development process and some of the hurdles that the development community face when bringing building stock online. As a follow up, staff will start to drill down on the items raised during this meeting and report back to Council for further analysis and recommendations.

STRATEGIC PLAN

- ☒ This initiative is supported by the following priorities, outcomes, and tactics in the Plan.
 - Pillar #6 Housing:
 - Outcome: Attainable & mixed-use housing
 - Tactic: Review municipal policies to allow for non-traditional and alternative housing models, including accessible homes
 - Pillar #6 Housing:
 - Outcome: Seek public-private partnership models
 - Tactic: Investigate and develop a range of possible approaches to launch a renewed housing strategy, designed to meet the current affordability and demographic challenges.

OTHERS CONSULTED

Brent Kittmer, CAO

ATTACHMENTS

Nil

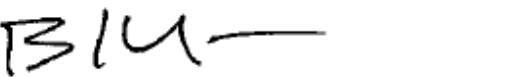
REVIEWED BY

Recommended by the Department



Grant Brouwer
Director of Building and Development

Recommended by the CAO



Brent Kittmer
Chief Administrative Officer

BY-LAW 01-2021

THE CORPORATION OF THE TOWN OF ST. MARYS

Being a By-law to confirm all actions and proceedings of the Council of The Corporation of the Town of St. Marys at its special meeting held on January 12, 2021.

WHEREAS: The *Municipal Act, 2001*, S.O. 2001, c.25, as amended, Section 5(3), provides that the jurisdiction of every council is confined to the municipality that it represents, and its powers shall be exercised by by-law;

AND WHEREAS: The Council of the Corporation of the Town of St. Marys deems it expedient to confirm its actions and proceedings;

NOW THEREFORE: The Council of The Corporation of the Town of St. Marys hereby enacts as follows:

- 1.** That all actions and proceedings of the Council of the Corporation of the Town of St. Marys taken at its special meeting held on the 12th day of January, 2021 except those taken by by-law and those required by by-law to be done by resolution are hereby sanctioned, ratified and confirmed as though set out within and forming part of this by-law.
- 2.** This by-law comes into force on the final passing thereof.

Read a first, second and third time and finally passed this 12th day of January 2021.

Mayor Al Stratthdee

Jenna McCartney, Clerk