



March 6, 2023

The Honourable Steve Clark  
Minister of Municipal Affairs and Housing  
17<sup>th</sup> Floor, 777 Bay Street  
Toronto, ON M5G 2E5

Sent via email: [minister.mah@ontario.ca](mailto:minister.mah@ontario.ca)

Will Bouma, MPP  
96 Nelson Street  
Suite 101  
Brantford, ON N3T 2X1

Sent via email: [will.bouma@pc.ola.org](mailto:will.bouma@pc.ola.org)

To whom it may concern:

Please be advised that Brantford City Council at its meeting held February 28, 2023 adopted the following:

**12.3.2 Brantford Municipal Housing Pledge [Financial Impact: None], 2023-103**

- A. THAT the Brantford Municipal Housing Pledge, attached in draft format as Appendix B to Report 2023-103, BE ENDORSED; and
- B. THAT the Mayor BE AUTHORIZED to sign the Municipal Housing Pledge; and
- C. THAT the City Clerk BE DIRECTED to forward a copy of Report 2023-103 and a finalized Brantford Municipal Housing Pledge, as endorsed by City Council and signed by the Mayor, to the Honourable Steve Clark, Minister of Municipal Affairs and Housing, and Will Bouma, MPP Brantford-Brant, prior to March 1, 2023; and
- D. THAT Planning and Development Services Staff BE DIRECTED to provide City Council with a semi-annual status update regarding progress toward achieving Brantford's assigned housing target.

I trust this information is of assistance.

Yours truly,

A handwritten signature in blue ink, appearing to be "Will Bouma".

Chris Gauthier  
Acting Clerk, [cgauthier@brantford.ca](mailto:cgauthier@brantford.ca)

cc Nicole Wilmot, Chief Planner/Director of Planning



Alternative formats and communication supports available upon request. Please contact [accessibility@brantford.ca](mailto:accessibility@brantford.ca) or 519-759-4150 for assistance.

**Date** February 13, 2023 **Report No.** 2023-103

**To** Chair and Members  
Committee of the Whole – Operations & Planning and Administration

**From** Nicole Wilmot, MCIP, RPP  
Chief Planner and Director of Planning and Development Services  
People, Legislated Services and Planning

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### 1.0 Type of Report

Consent Item   
Item For Consideration

### 2.0 Topic **Brantford Municipal Housing Pledge [Financial Impact: None]**

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### 3.0 Recommendation

- A. THAT the Brantford Municipal Housing Pledge, attached in draft format as Appendix B to Report 2023-103, BE ENDORSED; and
- B. THAT the Mayor BE AUTHORIZED to sign the Municipal Housing Pledge; and
- C. THAT the City Clerk BE DIRECTED to forward a copy of Report 2023-103 and a finalized Brantford Municipal Housing Pledge, as endorsed by City Council and signed by the Mayor, to the Honourable Steve Clark, Minister of Municipal Affairs and Housing, and Will Bouma, MPP Brantford-Brant, prior to March 1, 2023; and
- D. THAT Planning and Development Services Staff BE DIRECTED to provide City Council with a semi-annual status update regarding progress toward achieving Brantford's assigned housing target.

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## 4.0 Executive Summary

The City of Brantford has been assigned by the Province of Ontario a housing target of 10,000 housing units by the year 2031 and is to prepare a Municipal Housing Pledge that demonstrates the City's commitment to accelerating housing supply and achieving the housing target. The housing target set by the Province requires an average of 1,000 new housing units per year in Brantford to support the Province's broader goal of adding 1.5 million homes in Ontario over ten years, as expressed in *More Homes, Built Faster: Ontario's Housing Supply Action Plan 2022–2023*. Upon consideration of the City's growth forecast and recent development activity trends, Planning and Development Staff have concluded that the housing target assigned to Brantford is reasonable and attainable.

While most of the new housing units will be built by the private sector construction industry, municipalities have a key role to play in the supply of housing through enabling land use policies, a clear and efficient development approvals process, and the provision of infrastructure required to service growth. The City has been setting the stage for future growth and supporting the development of new housing through several initiatives including the new Official Plan approved by the Province in August 2021. The Official Plan enables a broad range of housing types throughout the City including residential intensification within built-up areas and new greenfield development in an expanded Settlement Area. The ongoing New Zoning By-law Project, anticipated to be completed by the end of 2023, will bring the City's zoning regulations into conformity with the new Official Plan. The Planning and Development Services Department is also implementing the 37 recommendations of the Development Approvals Process Review to improve the application process, making use of \$1.7 million provided through the Province's Streamline Development Approval Fund to fund. For example, an online application submission, workflow and permitting portal will be launched in 2023. In addition, the City's Transportation Master Plan and Master Servicing Plan, updated in 2021 to align with the new Official Plan, identify key infrastructure requirements and capital projects, such as a new water tower in the north end of the City that will facilitate growth.

The City contributes to housing supply in a more direct way through the efforts of the Housing and Homelessness Services Department. The Brantford-Brant Housing Stability Plan (2014-2024) and the Brantford-Brant Municipal Housing Master Plan Initiative (2020-2030) have identified the necessity to build over 500 municipally owned, affordable rental housing units by 2030, and target an additional 337 affordable rental units to be developed, owned and operated by

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non-profit or co-operative housing providers. The Housing and Homelessness Services Department is establishing a long term housing development plan that can maximize the use of land and assets to increase the supply of municipally owned and operated affordable housing.

City Council has also directed Staff to create a list of vacant municipally-owned lands that are larger than one acre (excluding Parks and Open Space and Employment Areas) and provide options for marketing the lands to other housing developers. The City also provides financial incentives for new housing development through its Community Improvement Plans, including enhanced grants for projects that provide affordable housing units.

The draft Brantford Municipal Housing Pledge, attached as **Appendix B** to this Report, commits to achieving the assigned housing target of 10,000 housing units by the year 2031 and outlines what the City of Brantford will do to help reach that goal, recognizing that it will be achieved in cooperation with other key stakeholders including the development community and the Province. Planning and Development Staff will provide a semi-annual update to Council on progress toward the target that can be shared with the stakeholders and the public.

## 5.0 Purpose and Overview

This Report assesses the City's ability to commit to an assigned housing target of 10,000 units by the year 2031 and provides for Council's consideration a draft Brantford Municipal Housing Pledge. The Minister of Municipal Affairs and Housing has requested that a Municipal Housing Pledge be submitted by March 1, 2023, identifying tools and strategies the City intends to use to achieve its housing target.

## 6.0 Background

On October 25, 2022, the Province of Ontario issued More Homes, Built Faster: Ontario's Housing Supply Action Plan 2022–2023, and posted a bulletin (Environmental Registry of Ontario posting [019-6171](#)) advising that housing targets have been assigned to 29 selected lower- and single-tier municipalities in Southern Ontario, including the City of Brantford. These targets are to contribute to the broader goal of adding 1.5 million homes in Ontario over ten years, as recommended by the Report of the Ontario Housing Affordability Task Force, issued on February 8, 2022, and the updated Action Plan (More Homes, Built Faster: Ontario's Housing Supply Action Plan 2022–2023) which builds upon More Homes, More Choice: Ontario's Housing Supply Action Plan first

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issued by the Province in May 2019 to address housing supply and affordability concerns.

Also on October 25, 2022, the Province introduced amendments to the *Planning Act*, *Development Charges Act* and other legislation and regulations through Bill 23, the *More Homes, Built Faster Act*, and issued a guideline which governs how and where the “community infrastructure and housing accelerator” tool may be used. City staff provided Council with an initial overview of Bill 23 via Report 2022-712 ([Item 7.2](#) at the November 29, 2022 City Council meeting).

More specific to Brantford, the Minister of Municipal Affairs and Housing provided a letter to the City Clerk on October 25, 2022, appended as **Appendix A** to this Report, requesting the City prepare and provide to him by March 1, 2023, a Municipal Housing Pledge that demonstrates the City’s commitment to accelerating housing supply and achieving the housing target of 10,000 units in Brantford by the year 2031.

## 7.0 Corporate Policy Context

Several of the desired outcomes and priorities expressed in the 2021-2022 Council Priorities document will contribute to the future achievement of Brantford’s housing target. They include successfully accommodating growth through the completion of the new City of Brantford Official Plan, Transportation Master Plan and Master Servicing Plan, the ongoing development of innovative options for financing new infrastructure in collaboration with the private sector, implementing the recommendations of the Development Approvals Process (DAP) Review, and completing one or more additional municipal housing developments funded through proceeds from the disposition of municipal assets. The contribution of these initiatives is described in more detail in Section 9 of this Report.

## 8.0 Input From Other Sources

Planning and Development Services Staff prepared this Report with input from the Housing and Homelessness Services and Finance departments.

## 9.0 Analysis

This section of the Report assesses the City’s ability to achieve the assigned housing target of 10,000 units by the year 2031, and identifies tools and strategies the City is using that can be translated into the Municipal Housing Pledge appended in draft format as **Appendix B** to this Report.

## 9.1 Forecast for Housing Growth

The City has been preparing for future growth since the municipal boundary between Brantford and the County of Brant was adjusted in 2017 by 2,720 hectares to accommodate a growing City. Through the new City of Brantford Official Plan approved by the Province in August 2021, the City's Settlement Area was expanded by over 900 hectares, including 500 hectares for more residential development and community uses and 400 hectares for additional employment areas. The Settlement Area expansion was required to accommodate a future population of 165,000 residents and 80,000 jobs by the year 2051, in accordance with the Growth Plan for the Greater Golden Horseshoe forecast. The Municipal Comprehensive Review study completed to support the new Official Plan projected that 27,700 new housing units would be required to house new residents between 2021 and 2051, which requires an average of 923 units to be built each year. As shown in Table 1 below, these units are divided between designated greenfield areas and the built-up area in order to achieve the City's intensification rate targeted in the Official Plan.

**Table 1, Projected Housing Unit Growth in Brantford**

Timeframe	New Housing Units in Designated Greenfield Areas	New Housing Units in the Built-Up Area	Total New Housing Units	Average Units per year	Targeted Intensification Rate in the Official Plan
2021 to 2031	5,000	4,080	9,080	908	45%
2031 to 2041	4,985	4,930	9,915	992	50%
2041 to 2051	4,375	4,330	8,705	870	50%
Total 2021 to 2051	14,360	13,340	27,700	923	

The City is poised to achieve the necessary average of 1,000 units per year that will contribute to the newly assigned housing target of 10,000 units over ten years to the year 2031. As indicated in Table 2, the pace of residential development in Brantford has been accelerating as anticipated by the forecast. Over 1,000 housing units were issued building permits in 2021 and 1,482 housing units were issued building permits in 2022.

**Table 2, Building Permits Issued for New Housing Units in Brantford**

Year	New Housing Units in Designated Greenfield Areas	New Housing Units in the Built-Up Area	Total New Housing Units
2011	176	160	336
2012	146	173	319
2013	169	146	315
2014	201	104	305
2015	205	403	608
2016	163	69	232
2017	229	197	426
2018	306	134	440
2019	256	260	516
2020	549	233	782
2021	443	580	1,023
2022	870	612	1,482

In addition, there are 1,962 units in registered and draft approved plans of subdivision and site plans that have not yet been issued a building permit and are waiting to be built. Another 2,916 housing units have received Council approval for enabling Official Plan and/or Zoning By-law amendments since 2021 but have not advanced to registration or site plan approval at this time. Looking further ahead, development interest in Brantford is reflected in 2,776 housing units proposed in development applications that are under review (i.e. Official Plan Amendments, Rezoning's, and Site Plan Applications without approval from Council or City Staff, not including pre-consultation files).

City Staff will use the statistics noted above to monitor progress toward achieving the housing target of 10,000 housing units by 2031. Staff propose to provide City Council with a semi-annual status update, in the form of a housing scorecard card, every January and July that can also be shared with the Province and the public. The first January 2023 edition of the tracking scorecard is included as **Appendix C** to this Report to provide the full year statistics for 2022.

## 9.2 Plans and Supports for Housing Growth



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The land use policy framework set out in the new Official Plan enables a broad range of housing types throughout the City, increasing opportunity for a variety of housing choices for Brantford residents, from single-detached homes to mid- and high-rise apartments, in strategic growth areas and through more gentle density in established areas. Planning and Development Services Staff have noted the more flexible policies in new Official Plan have eliminated the need for an Official Plan Amendment (OPA) to facilitate some developments where an OPA would otherwise have been required under the former Official Plan documents. It is anticipated that the ongoing New Zoning By-law Project, which will update and modernize Brantford's zoning regulations in conformity with the new Official Plan by the end of 2023, will achieve a similar streamlining effect. Planning and Development Staff will review the recently released guideline for the use of the new "community infrastructure and housing accelerator" tool to determine what amendments to the Official Plan are required to implement the tool and report back to Council with options.

The City has been committed to streamlining its current processes and modernizing the associated technology for municipal services provided under the *Planning Act*, the *Municipal Act*, and the *Building Code Act*. In 2021, City Council approved the final report of the Development Approval Process Review and City Staff have been working to implement 37 recommendations, including but not limited to site plan control and site alteration processes, an online application submissions, workflow and permitting portal, and a Development Application Fees review which includes undertaking a full cost of service fee review for Planning, Building and Development Engineering applications. This work is supported by \$1.7 million from the Province's Streamline Development Approvals Fund.

In addition to facilitating the supply of housing through enabling land use policies and a clear and efficient development approvals process, the City has a key role in the provision of infrastructure required to service growth. The City's Transportation Master Plan and Master Servicing Plan were both updated in 2021 to align with the new Official Plan and identify key infrastructure requirements and capital projects. City Council recently approved Brantford's 2023 capital budget which includes over \$38 million dedicated to improving the City's capacity to provide water and wastewater services including: implementation of a city-wide Advanced Water Metering Infrastructure project; upgrades to the Empey St. wastewater pumping station; recommissioning of the P5P6 drinking water supply pumping station; design of the trunk watermain to connect the Tutela Heights water distribution system to the City's system; and implementation of a new elevated water storage facility to service the northern

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part of the city. Significant infrastructure extensions and services are required to achieve Brantford's housing target, particularly in the expansion lands. The City also engaged a consultant to provide guidance and a strategy for expediting development related infrastructure, including the use of developer front-end funding arrangements and developer cost-sharing agreements.

### **9.3 Direct City Contribution to Housing Growth**

While most of the future housing units will be built by the private sector, the City of Brantford is playing its part through the efforts of the Housing and Homelessness Services Department. The Brantford-Brant Municipal Housing Master Plan (2020-2030) guides the financially sustainable development of municipal housing with a strategic approach that responds to established targets based on population growth, as well as current and future housing needs, over a ten year period. It is intended to establish a long term housing infrastructure plan that can guide the City of Brantford in maximizing the use of land and assets to increase the supply of municipally owned and operated affordable housing.

The most recent update to the Brantford-Brant Housing Stability Plan (2014-2024) establishes the following affordable housing development targets:

- An increase of 506 units of municipally owned and operated rental housing by 2030 with the goal of developing 319 units between 2020 and 2026 and 187 units to be developed between 2027 and 2030; and
- An increase of 337 rental units to be developed, owned and operated by non-profit or co-operative housing providers with 213 units to be developed between 2020 and 2026 and 124 units to be developed between 2027 and 2030.

Since 2020, and notwithstanding units created by the non-profit and private sectors, 229 new units that meet the definition of affordable housing (as defined in the City of Brantford's Municipal Housing Facilities By-law) are either underway or already completed by the City as a housing service provider. These projects are listed in Table 3.

**Table 3, Completed or underway municipal development**

<b>Project Location</b>	<b>Units</b>	<b>Status</b>
5 Marlene Ave	30 studio units	COMPLETED
18 Stirton Ave	4 studio units	COMPLETED
177 Colborne St W	26 studio units	Anticipated completion March 2023
Lucy Marco Place	Minimum of 50 units <sup>1</sup>	Anticipated completion Dec 2023
170 Trillium Way, Paris	49 units 1 & 2 bedroom	Anticipated completion Dec 2023
346 Shellard Lane	70 units <sup>2</sup>	Anticipated completion Dec 2024
<b>Total</b>	<b>229 units</b>	

With the removal of Housing as an eligible service for the collection of Development Charges following the passage of Bill 23, additional municipal contributions will be needed to construct all of the municipal units in the timeframe originally planned.

In addition to the 506 municipal units, the goal of Housing is to have 337 new units built by non-profit and co-op developers by 2030.

**Table 4, Completed or underway non-profit and co-op development**

<b>Project</b>		<b>Units</b>	<b>Status</b>
<b>Address</b>	<b>Developer</b>		
67 Eighth St.	Brantford Native Housing	1	Anticipated completion Dec 2022
32 Bridge St.	Jaycee's Non-Profit Homes	24	Anticipated completion 2023

To incentivize the non-profit and private sectors to build affordable units, the City provides enhanced grants under its Community Improvement Plans for projects that contain affordable housing, through a Municipal Housing Facilities Agreement with the City of Brantford to ensure the units continue to be maintained as affordable for a minimum of 20 years.

Private developers play an important role in affordable housing development as well. While affordable housing units created by private development do not

<sup>1</sup> This is the minimum number of units that will be created at Lucy Marco Place. Anticipating 50+ units.

<sup>2</sup> Estimated

count towards the target of 337 units by 2030, the private sector plays a significant role in increasing the supply of rental units. Facilitating growth and expansion of the private market rental stock helps provide more options for households and in turn alleviates pressure on housing stock that is intended to provide deeper affordability.

**Table 5, Completed or underway private development**

<b>Project Location</b>	<b>Units</b>	<b>Status</b>
248 Grand River Ave.	132	COMPLETED 2021
354 West St	19	Anticipated completion 2024

The property tax increment-based grant programs provided under the Downtown and Greyfields Community Improvement Plans support the creation of new housing units of all tenures in their respective Project Areas.

City Council has also directed City Real Estate Staff to create a list of vacant municipally-owned lands that are larger than one acre (excluding Parks and Open Space and Employment Areas) and provide options for marketing the lands to other housing developers. As noted previously, the housing target will be achieved through cooperation with other key stakeholders including the development community and the Province.

## **10.0 Financial Implications**

There are no immediate financial implications resulting from submitting a Municipal Housing Pledge to the Province; however, as previously noted in this report, the City's ability to achieve its assigned housing target is dependent on the design and construction of new and/or upgraded municipal infrastructure that is needed to serve the new housing units.

The funding strategy for the Housing Stability Plan has been hampered by the approval of Bill 23 by the Province, which removed Housing as an eligible service for which development charges can be collected. Development charges were forecasted to be a significant funding source towards the City's investment in its own affordable housing. Staff intend to present an updated funding strategy for this program to the Social Services Committee later in 2023.

City Staff remain concerned that recent amendments to the *Planning Act* and *Development Charges Act* under the Bill 23, *the More Homes Built Faster Act*, will create infrastructure funding deficits, deplete municipal reserves and impact funding for municipal affordable housing projects, and would recommend

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continued advocacy to the Province to make the City whole by providing grants and other funding to cover any loss in revenue resulting from these legislative changes.

## 11.0 Climate and Environmental Implications

Achieving Brantford's housing target requires the construction of new housing units within the City as envisioned by the Official Plan, through a combination of residential intensification within built-up areas and new development in designated greenfield areas. The plan identifies strategic growth areas where higher density, mixed-use development will support an efficient and integrated transit system and make better use of existing and planned infrastructure. This form of development can reduce the number and length of private vehicle trips and associated greenhouse gas emissions.

## 12.0 Conclusion

City Staff recommend that City Council approve the Municipal Housing Pledge to demonstrate Brantford's commitment to accelerating housing supply and achieving the housing target of 10,000 housing units by the year 2031. While most of the new housing units will be built by the private sector construction industry, the City will support the supply of housing through enabling land use policies, a clear and efficient development approvals process, and the provision of infrastructure required to service growth. It will also contribute directly to increasing housing supply through building over 500 new municipally owned affordable rental housing units by 2030 in accordance with the Brantford-Brant housing plans, and pursue opportunities to maximize the use of City-owned land and assets to increase the supply of municipally owned and operated affordable housing.



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Nicole Wilmot, MCIP, RPP  
Chief Planner and Director of Planning and Development Services  
People, Legislated Services and Planning

Prepared By:

Alan Waterfield, MCIP, RPP  
Manager of Long Range Planning

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Attachments:

Appendix A: Correspondence from the Minister of Municipal Affairs and Housing

Appendix B: Brantford Municipal Housing Pledge (Draft)

Appendix C: Brantford Housing Unit Scorecard, January 2023

In adopting this report, is a by-law or agreement required? If so, it should be referenced in the recommendation section.

By-law required  yes  no

Agreement(s) or other documents to be signed by Mayor and/or City Clerk  yes  no

Is the necessary by-law or agreement being sent concurrently to Council?  yes  no

# Appendix A to Report 2023-103

**Ministry of  
Municipal Affairs  
and Housing**

Office of the Minister

777 Bay Street, 17<sup>th</sup> Floor  
Toronto ON M7A 2J3  
Tel.: 416 585-7000

**Ministère des  
Affaires municipales  
et du Logement**

Bureau du ministre

777, rue Bay, 17<sup>e</sup> étage  
Toronto ON M7A 2J3  
Tél. : 416 585-7000



234-2022-4625

October 25, 2022

**Clerk  
City of Brantford  
P.O. Box 818  
100 Wellington Square  
Brantford Ontario N3T 2M2**

**Subject: Municipal Housing Targets and Municipal Housing Pledges  
City of Brantford: 10,000**

Dear Tanya Daniels,

Our government is taking bold and transformative action to get 1.5 million homes built over the next 10 years.

To help fulfill this commitment, we have announced and are implementing More Homes Built Faster: Ontario's Housing Supply Action Plan 2022-23. This plan includes a suite of legislative and non-legislative changes across government that will help unlock more housing, streamline development approvals, remove barriers, accelerate planning, and further protect homebuyers and owners.

To support the new action plan, we have introduced the **More Homes Built Faster Act, 2022**, which, if passed, would ensure that cities, towns, and rural communities grow with a mix of ownership and rental housing types that meet the needs of all Ontarians.

To achieve the goal of building 1.5 million homes, large and fast-growing municipalities, including yours, are being assigned a **Municipal Housing Target**. While municipalities have taken significant steps in increasing their housing supply, Ontario needs an unprecedented amount of housing to meet current demand and that of generations to come. Our government requires a commitment from our municipal partners to do their part in providing housing for future population growth.

To implement the 1.5 million homes target I am asking the City of Brantford to demonstrate its commitment to accelerating housing supply by developing a **Municipal Housing Pledge** and take the necessary steps to facilitate the construction of 10,000 new homes in your community by 2031. I ask that you bring this letter to the attention of your Head of Council so that your municipality is positioned to deliver its pledge to me, the Minister of Municipal Affairs and Housing, by the March 1, 2023, deadline. See the

info sheet attached to this letter for information and considerations in developing a Municipal Housing Pledge.

Pledges will provide important information that showcase the strategies and actions that municipalities choose to adopt in order to prioritize and accelerate housing. Our government intends to use your pledges to monitor and track progress so we can continue to play a role in supporting municipalities and removing barriers to housing development.

Our government recognizes the key role that municipalities will play in implementing Municipal Housing Targets through their Municipal Housing Pledges and know that you share the desire to bring more housing to the people of Ontario. We are committed to addressing the policy and implementation barriers you may encounter as you develop your pledges and I encourage you to reach out to Wendy Ren, Executive Lead, Municipal Policy/Program Collaboration, at [Wendy.Ren@ontario.ca](mailto:Wendy.Ren@ontario.ca) or 437-995-7094, if you have any questions, comments, or suggestions.

I look forward to working together to increase housing supply for all Ontarians.

Sincerely,



Steve Clark  
Minister

Encl.

c: The Honourable Michael Parsa, Associate Minister of Housing  
Kate Manson-Smith, Deputy Minister  
Ryan Amato, Chief of Staff, Minister's Office  
Joshua Paul, Assistant Deputy Minister, Housing Division



## **Info Sheet: Considerations in Developing Municipal Housing Pledge**

The pledge is not intended to be a land-use planning document, and its development should not require external technical expertise. The format and language used in the pledge should be accessible to the general public. The pledge is intended to be approved by municipal councils and should help codify Council's commitment to meeting their municipal housing target.

Municipalities can leverage new and existing policy tools as they develop housing pledges and work towards their housing targets.

Below is a non-exhaustive list of potential strategies and actions that municipalities may include in developing their housing pledges. There may be additional opportunities based on local circumstances and the Province is interested in hearing about those ideas and creative solutions.

- Strategies to encourage and promote gentle intensification to enable and expedite additional residential units in existing residential areas
- Outline ways in which funding under provincial programs, such as the Streamline Development Approval Fund (SDAF) or Municipal Modernization Program (MMP), has been used to streamline existing municipal development approval processes
- Information on municipal development approval timelines and whether municipalities are being appealed for non-decisions
- Identify potential measures where current lack of infrastructure capacity (e.g., water/wastewater servicing) may limit future housing development
- Strategies to use municipal surplus lands
- Commitment to plan for, fund, and approve (where applicable) specific critical municipal infrastructure to support growth and new housing (e.g., water, wastewater, transit etc.), which may include expanded capacity as well as fully new facilities/assets
- Priorities for strategic and site-specific planning decisions to expedite housing in priority areas (e.g., around transit stations and in transit-serviced areas)
- Update zoning by-laws to permit a greater range of housing to be built without the need for costly and lengthy rezoning applications
- Municipalities may also consider existing tools such as the Community Infrastructure and Housing Accelerator, [Community Planning Permit System](#), Major Transit Station Areas, and Protected Major Transit Station Areas.

Below are some of the potential components of a municipal housing pledge. Municipalities are free to choose, alter, or add any new components that seem reasonable. Pledges can be represented in the form of plain text, tables, charts, maps, or a combination of them.

- Municipal Housing Target

- Planned and proposed Municipal Initiatives
- Initiative Owner and Additional Stakeholders
- Context and Description of How Initiative Accelerates Housing
- Number of units per initiative and housing type
- Considerations (Barriers, Implementation, Risks, etc.)
- Potential Mitigation Strategies and Proposal to Accelerate Housing
- Potential Reporting and Monitoring Measures

The deadline for municipalities to submit housing pledges to the Minister of Municipal Affairs and Housing is March 1, 2023.

Municipal housing pledges are intended to be public documents and it's anticipated that municipalities will post them online.

Municipalities can contact Ministry staff with any questions and for clarification.

# City of Brantford

## Housing Unit Growth Score Card



**Housing Target:  
10,000 Housing Units  
by 2031**

**Cumulative Total:  
1,482 Units**

<b>2031</b>	
<b>2030</b>	
<b>2029</b>	
<b>2028</b>	
<b>2027</b>	
<b>2026</b>	
<b>2025</b>	
<b>2024</b>	
<b>2023</b>	
<b>2022</b>	<b>1,482</b>

**Housing Units Issued a  
Residential Building Permit**



**1,962**

**Housing Units  
Approved and  
Unbuilt**

(Housing Units in Registered Plans, Draft Plans & Approved Site Plans that have not been issued a Residential Building Permit)



**2,916**

**Housing Units in  
the Development  
Pipeline**

(Units in approved Planning Applications – Official Plan Amendments and Rezoning's since 2021 which have not advanced through the Registration or Site Plan Approval Process where required)



**2,776**

**Active  
Development  
Proposals**

(Development Applications requiring an Approval from Council and/or Staff (Official Plan Amendments, Rezoning's, or Final Site Plan Applications))



## The Corporation of the City of Brantford

### Municipal Housing Pledge

#### The Housing Target

The Province of Ontario's More Homes, Built Faster: Ontario's Housing Supply Action Plan 2022–2023 includes the goal of adding 1.5 million homes in Ontario over ten years. To support this goal, housing targets have been assigned to 29 selected lower- and single-tier municipalities in Southern Ontario.

The City of Brantford has been assigned a housing target of 10,000 housing units to be achieved by the year 2031.

#### Brantford's Pledge

The City of Brantford welcomes new development, population and employment growth while also supporting the needs of existing residents and businesses.

City Council and Staff are committed to accelerating housing supply and achieving the housing target of 10,000 housing units in Brantford by the year 2031.

While most of the new housing units will be built by the private sector construction industry, municipalities have a key role to play in the supply of housing through enabling land use policies, a clear and efficient development approvals process, and the provision of infrastructure required to service growth.

Brantford also supports and invests in the development of municipally owned, affordable rental housing units through implementation of the Brantford-Brant Housing Stability Plan (2014-2024) and the Brantford-Brant Municipal Housing Master Plan Initiative (2020-2030).

The following initiatives will help the City of Brantford achieve the housing target:

#### Setting the stage for future growth in land use policy and process initiatives

1. Boundary Adjustment and Municipal Comprehensive Review: The City has been preparing for future growth since the municipal boundary between Brantford and the County of Brant was adjusted in 2017 by 2,720 hectares to accommodate a growing City. A Municipal Comprehensive Review was undertaken to provide the justification for a Settlement Area expansion of approximately 900 hectares, including 500 hectares for more residential development and community uses and 400 hectares for additional

employment areas, to accommodate a future population of 165,000 residents and 80,000 jobs by the year 2051, in accordance with the Growth Plan for the Greater Golden Horseshoe forecast.

2. Official Plan: The City of Brantford Official Plan, approved by the Province in August 2021, enables a broad range of housing types throughout the City including residential intensification within built-up areas and new greenfield development in the expanded Settlement Area. This land base and updated policy framework increases opportunity for a variety of housing choices for Brantford residents, from single-detached homes to mid- and high-rise apartments, in strategic growth areas and through more gentle density in established areas.

3. New Zoning By-law Project: Work is underway to bring the City's Zoning By-laws into conformity with the new Official Plan by the end of 2023. This Project will update and modernize Brantford's zoning regulations and facilitate streamlining the development approvals process.

4. Streamlining the Development Approvals Process: The City has been committed to streamlining its current processes and modernizing the associated technology for municipal services provided under the *Planning Act*, the *Municipal Act*, and the *Building Code Act*. In 2021, City Council approved the final report of the Development Approval Process Review and City Staff have been working to implement 37 recommendations, including but not limited to site plan control and site alteration processes, an online application submission, workflow and permitting portal, and a full cost of service fee review for Planning, Building and Development Engineering applications. This work is supported by \$1.7 million from the Province's Streamline Development Approvals Fund.

5. Community Infrastructure and Housing Accelerator Tool: Planning and Development Staff will review the recently released guideline for the use of the new "community infrastructure and housing accelerator" tool to determine what amendments to the Official Plan are required to implement the tool and report back to Council with options.

#### Servicing future growth and additional housing units

6. Infrastructure Master Plans: The City-wide Transportation Master Plan and Master Servicing Plan were both updated in 2021 to align with the new Official Plan and 2051 growth forecast and identify key infrastructure requirements and capital projects.

7. Capital Investments: The City reviews and updates the Capital Plan on an annual basis to ensure infrastructure investment can support new development subject to adequate funding. For example, City Council recently approved Brantford's 2023 capital budget which includes over \$38 million dedicated to improving the City's capacity to provide water and wastewater services.

8. Exploring Options for Financing New Infrastructure: The provision of new infrastructure required to service growth requires collaboration with the private sector. The City engaged a consultant to provide guidance and a strategy for expediting development related infrastructure, including the use of developer front-end funding arrangements and developer cost-sharing agreements where development pressure is most anticipated in the expansion lands.

#### Delivering municipally owned, affordable rental housing units and supporting and incentivizing other affordable housing providers

9. Investing in Municipal Housing Builds: The Brantford-Brant Housing Stability Plan (2014-2024) and the Brantford-Brant Municipal Housing Master Plan Initiative (2020-2030) have identified the necessity to build over 500 municipally owned, affordable rental housing units by 2030, and target an additional 337 affordable rental units to be developed, owned and operated by non-profit or co-operative housing providers. Since 2020, 229 new units that meet the definition of affordable housing (as defined in the City of Brantford's Municipal Housing Facilities By-law) are either underway or already completed by the City as a housing service provider.

10. Assessing and Maximizing City Assets for Housing Units: The Housing and Homelessness Services Department is establishing a long term housing development plan that can maximize the use of land and assets to increase the supply of municipally owned and operated affordable housing. City Council also directed Staff to identify vacant municipally-owned lands that are larger than one acre (excluding Parks and Open Space and Employment Areas) and provide options for marketing the lands to other housing developers.

11. Financial Incentive Programs in Community Improvement Plans: The City of Brantford provides financial incentives for the creation of housing units of all tenures through property tax increment-based grant programs provided under the Downtown and Greyfields Community Improvement Plans. To further incentivize the non-profit and private sectors to build affordable units, the City provides enhanced grants to projects that contain affordable housing, through a Municipal Housing Facilities Agreement with the City of Brantford to ensure the units continue to be maintained as affordable for a minimum of 20 years.

#### Monitoring progress and reporting results

12. The City of Brantford will monitor progress and report results to the Province. Planning and Development Staff will publish a semi-annual update, in the form of a housing scorecard card every January and July, which can also be shared with the Province and the public. In 2022, 1,482 new housing units were created in Brantford based on issued building permits issued during the calendar year.

Signed by:



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Mayor Kevin Davis

City of Brantford

March 3, 2023