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Date December 6, 2023 **Report No.** 2023-719

To Chair and Members
Social Services Committee

From Brian Hutchings, Chief Administrative Officer
Acting Commissioner, Community Services and Social Development

1.0 Type of Report

Consent Item	<input checked="" type="checkbox"/>
Item For Consideration	<input type="checkbox"/>

2.0 Topic Housing Development Mapping [Financial Impact: None]

3.0 Recommendation

- A. THAT Report 2023-719, Housing Development Mapping BE RECEIVED; and
- B. THAT the City Clerk BE DIRECTED to forward a copy of the final resolution and staff report to the County of Brant.

4.0 Executive Summary

This report responds to the September 2023 Resolution: *Housing Development Location*, providing an update on the progress of the Brantford-Brant Housing Stability Plan (BBHSP) 2014-2024 and an updated mapping inventory showing a fulsome overview of the locations of community and affordable housing within the City of Brantford and the County of Brant.

The *Housing Services Act*, 2011 (HSA) designates the City of Brantford as the Consolidated Municipal Service Manager (Service Manager) responsible for the

administration and delivery of housing and homelessness services and programs in the City of Brantford and the County of Brant.

Under the *Housing Services Act*, 2011, each Service Manager is required to develop and implement a Council-approved, 10-year housing and homelessness plan and provide annual updates to the Ministry of Municipal Affairs and Housing (MMAH) by June 30 of each year. The 2022 annual update to the Brantford-Brant Housing Stability Plan (BBHSP) 2014-2024 was provided to the MMAH on June 30, 2023. Of the 42 actions/strategies identified within the 10-year BBHSP, thirty-seven (37) are complete or in progress.

As part of the Mayors' Housing Partnerships Task Force, Affordable Housing Action Plan, a mapping inventory was completed in 2020 showing existing affordable housing locations in the City of Brantford and the County of Brant at that time.

Since the original 2020 mapping inventory, 71 additional housing units have been added in the City of Brantford at 18 Stirton Ave (4), 177 Colborne St. W. (26), and Lucy Marco Place (41), and 49 housing units are currently under development in the County of Brant at 174 Trillium Way, Paris.

5.0 Purpose and Overview

This report responds to the September 2023 Resolutions: *Housing Development Location*, providing an update on the progress of the Brantford-Brant Housing Stability Plan (2014-2024) and an updated mapping inventory showing a fulsome overview of the locations of community and affordable housing within the City of Brantford and the County of Brant.

6.0 Background

The *Housing Services Act*, 2011 (HSA) designates the City of Brantford as the Consolidated Municipal Service Manager (Service Manager) responsible for the administration and delivery of housing and homelessness services and programs in the City of Brantford and the County of Brant.

Under the *Housing Services Act*, 2011, each Service Manager is required to develop and implement a Council-approved 10-year housing and homelessness plan and provide annual updates to the Ministry of Municipal Affairs and Housing (MMAH) by June 30 of each year.

In October 2013, by way of report PHSSS 2013-65 *10 Year Brantford – Brant Housing Stability Plan and 5 Year Implementation Plan*, Council approved the [Brantford-Brant Housing Stability Plan](#) (BBHSP) 2014-2024. The BBHSP set priorities and strategies to promote housing stability along the continuum of housing and homelessness services. In 2016 the Province issued a Policy Statement as a guide to Service Managers with key objectives for the five year review.

The five-year review of the Brantford-Brant Housing Stability Plan (BBHSP) was approved by Council by way of report [2019-575 Provincially Legislated Five Year Review of the Brantford-Brant 10 Year Housing Stability Plan 2014-2024](#).

One goal of the BBHSP is to increase and preserve affordable housing options and establishing the Brantford-Brant Municipal Housing Master Plan (BBMHMP) 2020-2030 was identified as a key outcome in the BBHSP. In October 2019, by way of [Report 2019-584 Brantford-Brant Municipal Housing Master Plan Initiative](#), Council approved the development of a 10-year master plan.

The Brantford-Brant Municipal Housing Master Plan (BBMHMP) establishes housing development targets of 506 municipally-developed units by 2030 and 337 additional units developed by non-profit housing providers.

At its meeting on November 19, 2019, Brantford City Council approved the creation of the Mayors' Housing Partnerships Task Force with the goal to create more housing options and enhance Brantford-Brant's response in increasing rental capacity including affordable rentals and promote the goals of the BBHMP.

As part of the Mayors' Housing Partnerships Task Force, Affordable Housing Action Plan, a mapping inventory was completed in 2020 showing existing affordable housing locations in the City of Brantford and the County of Brant at that time.

Resolution – Housing Development Location (September 2023)

WHEREAS citizens residing in the City of Brantford are experiencing a shortage of affordable rental housing options; and

WHEREAS there is currently a waiting lists of 975 households applying to reside in community housing; and

WHEREAS various Community and Affordable Housing types are essential components in the housing continuum; and

WHEREAS these housing types provide affordable housing options for middle and lower income households; and

WHEREAS the Brantford-Brant Housing Stability Plan (2014-2024) identifies increasing affordable housing options as one of its six goals; and

WHEREAS on October 22, 2019, Council directed staff to complete a 10-year Municipal Housing Master Plan (2020-2030) that establishes a plan for increasing the development of municipally-owned housing by 506 units over the next 10 years; and

WHEREAS the Housing Master Plan specifically satisfies a key action attached to achieving this goal: “Develop and implement a 10-year Housing Regeneration Master Plan for municipally owned housing with funding/financing recommendations that support ongoing financial sustainability”; and

WHEREAS it is important for municipally-developed, mixed income housing developments to be integrated into the community, in close proximity to services and supports; and

WHEREAS it is important to ensure a city-wide balanced approach to location of future housing projects;

NOW THEREFORE BE IT RESOLVED:

A. THAT Staff BE DIRECTED to provide an update on the status of the Brantford-Brant Housing Stability Plan including key initiatives in Q4 2023; and

B. THAT Staff BE DIRECTED to provide, in the above Plan, an overview of the current housing units by Ward Boundary locations (City and County) and the currently planned housing development units by Ward Boundary and report back to Council by Q4 2023.

7.0 Corporate Policy Context

[Brantford-Brant Housing Stability Plan](#)

[Brantford-Brant Municipal Housing Master Plan](#)

[Mayors’ Housing Partnerships Task Force Affordable Housing Action Plan](#)

City Council’s 2023-2026 Strategic Theme 4: Create a vision and strategy for managing development and affordable housing.

County of Brant's 2019-2023 Strategic Priorities: "Healthy, safe, and engaged citizens".

8.0 Input From Other Sources

Ministry of Municipal Affairs and Housing (MMAH)

9.0 Analysis

The original Brantford-Brant Housing Stability Plan (BBHSP) identified five key goals and 53 recommendations. Following consultation and upon review of provincial plans, new policies, and priorities, the updated plan replaced or revised the original five goals and recommendations and established six new broad goals supported by clear, measurable outcomes with forty-two (42) specific actions/strategies. The original goals and recommendations are encompassed in the revised plan.

The Six Goals of the revised Brantford-Brant Housing Stability Plan are:

1. Increasing and preserving affordable housing options;
2. Providing holistic prevention and support services;
3. Strengthening collaboration and coordination;
4. Strengthen partnerships and collaboration with Indigenous Service Providers;
5. Improving systems, planning and measurement; and
6. Reducing chronic homelessness.

Of the 42 actions/strategies identified within the 10-year BBHSP,

- Thirty-seven (37) are **Complete or In Progress**;
- Two (2) are deferred for **Future Action**;
- Two (2) are **Not Yet Started**; and
- One (1) is no longer applicable.

Attached as Appendix A is the 2022 annual update for the Brantford-Brant Housing Stability Plan 2014-2024 (BBHSP) as reported to the Ministry of Municipal Affairs and Housing (MMAH) in June 2023 and published for public reporting on the City of Brantford website.¹

¹ The [Housing Services Act, 2011, Sections 6-10](#) prescribes the requirements for each Service Manager's housing and homelessness plan which includes public reporting. The Brantford-Brant Housing Stability

As part of the Mayors' Housing Partnerships Task Force, Affordable Housing Action Plan, a mapping inventory was completed in 2020 showing existing affordable housing locations in the City of Brantford and the County of Brant.

Since the original 2020 mapping inventory, 71 additional housing units have been added in the City of Brantford at 18 Stirton Ave (4), 177 Colborne St. W. (26), and Lucy Marco Place (41), and 49 housing units are currently under development in the County of Brant at 174 Trillium Way, Paris.

Appendix B provides a fulsome list by Ward for both the City and the County of all Community and Affordable Housing units owned and/or operated by the municipality, non-profit, and private owners.

Housing distribution by Ward in the City is as follows²:

Table 1 - Housing Distribution by Ward in the City of Brantford

Brantford	Number of Units	Percentage of Total
Ward 1	645	24%
Ward 2	415	15%
Ward 3	288	11%
Ward 4	397	15%
Ward 5	959	35%
Totals:	2704	100

Plan (2014-2024) can be viewed online here: <https://www.brantford.ca/en/living-here/housing-stability-plan.aspx>.

² These figures include all Community and Affordable Housing units (municipal, non-profit, and private) as well as Rent Supplement units.

Housing distribution by Ward in the County is as follows:

Table 2 -Housing Distribution by Ward in the County of Brant

County of Brant	Number of Units	Percentage of Total
Ward 1	5	2%
Ward 2	106	52%
Ward 3	81	40%
Ward 4	12	6%
Ward 5	0	0%
Totals:	204	100%

Development progress on the Affordable Housing Action Plan:

Table 3 - Development Progress

Development Site	Units	Status
5 Marlene Ave	30	Completed 2020
18 Stirton Ave	4	Completed 2021
177 Colborne St. W.	26	Completed 2023
174 Trillium Way, Paris	49	In Progress
Lucy Marco Place	41	In Progress
346 Shellard Lane	70 ³	To commence in 2024
	220	Units Completed or In Progress (43%)
Final Site TBD - County	50	To commence in 2025
Powerline Rd., Brantford	50	To commence in 2026
Final Site TBD - County	50	To commence in 2027
Final Site TBD - City	50	To commence in 2028
Final Site TBD - County	50	To commence in 2029
Final Site TBD - City	36	To commence in 2030
	286	Units Required (57%)
	506	Total Units

Attached as Appendix C is an updated mapping inventory showing the locations of community and affordable housing within the City of Brantford and the County

³ Estimated

of Brant provided by the municipality, non-profit and cooperative housing providers, and private landlords.

Maps illustrating potential sites for future housing development are attached as Appendix D and include:

Table 4 - Potential Development Locations

Development Site	Comments
Powerline Rd., Brantford	
10 Marlene Ave., Brantford	
19-22 Sydenham St., Brantford	
67 Woodslee Ave, Paris	Lands beside the water tower
Curtis Ave, Paris	Surplus lands by Community Services office
Green Lane, Paris	No address; adjacent to 183 Green Lane, Paris
15-17 Ewart Ave, Cainsville	Adjoining the new Fire Hall and Community Centre
12-14 Garnet Road, Cainsville	Old Cainsville Community Centre and Fire Hall
26 Park Ave, St. George	Lands behind the County's Administration Centre

Any future development on available land would be subject to a future report to Council.

10.0 Financial Implications

There are no direct financial implications with this report.

11.0 Climate and Environmental Implications

There are no direct climate and environmental implications as a result of this report.

12.0 Conclusion

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identified within the 10-year BBHSP, thirty-seven (37) are complete or in progress.

Since the original 2020 mapping inventory, 71 additional housing units have been added in the City of Brantford and 49 are currently under development in the County of Brant. This brings the housing development progress to-date to 43% of the target established by the Mayors' Affordable Housing Task Force with 220 of 506 municipally-developed housing units completed or in progress.



Brian Hutchings
Chief Administrative Officer

Prepared By:

Mary Musson, CD, BA Hons, Dipl MM
Director, Housing and Homelessness Services

Attachments:

Appendix A – BBHSP - Progress Report - 2022 Annual Update

Appendix B – Charts of Housing Locations by City and County Wards

Appendix C – Maps of Housing Locations by City and County Wards

Appendix D – Maps Showing Potential Development Sites

Copy to: NA

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