



Ministry of Municipal Affairs and Housing

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Increasing Housing Supply in Ontario

Online Survey: Increasing Housing Supply in Ontario

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Please share your ideas. You can answer some or all of our consultation questions or you can upload your submission (PDF, .doc or .docx formats).

Closing date: January 25, 2019

[Preview](#)

APPENDIX "A"

Speaking from your own perspective, select your top criteria when looking for a home to buy or rent.

- Price or rent**
- Size of unit / number of bedrooms**
- Access to outdoor space**
- Type of structure (for example, single-detached, townhouse, condo/rental apartment, etc.)**
- Proximity to transit, schools, employment and other amenities**
- Ability to 'age in place' (in other words, to stay within the same neighbourhood after retirement or when children move out)**

Is there another criteria/priority not listed above that you'd like to note?

Questions relating to the five themes in the consultation document

1. Speed: It takes too long for development projects to get approved.

- How can we streamline development approval processes, while balancing competing interests and the broader public interest?**

2. Mix: There are too many restrictions on what can be built to get the right mix of housing where it is needed.

- **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, etc.)?**
- **How can we bring new types of housing to existing neighbourhoods while maintaining the qualities that make these communities desirable places to live?**
- **How can we balance the need for more housing with the need for employment and industrial lands?**

3. Cost: Developments costs are too high because of high land prices and government-imposed fees and charges.

- **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?**

4. Rent: It is too hard to be a landlord in Ontario, and tenants need to be protected.

- **How can we make the current system work better for landlords?**
- **What additional protections should be provided for tenants?**

- How do we encourage homeowners to create legal second units and new rental supply?

5. Other: Other opportunities and innovations to increase housing supply.

- How do we encourage innovation in the building industry while maintaining high standards of safety and efficiency?
- Are there any innovative forms of homeownership (for example, shared ownership or rent-to-own models) that you feel could help make housing more attainable?
- Do you have any creative ideas to make better use of existing homes, buildings and neighbourhoods to increase the supply of housing?
- What other creative solutions could help increase the supply of housing?
- What type of protections would help new home buyers?

Provide any additional comments you may have

Before you go, tell us about yourself

1. Please indicate which group you belong to; select all that may apply:

- Homeowner
- Renter
- Landlord
- Other

If Other, please specify

Stakeholder group/ municipality/
Indigenous partner
If you are writing on behalf of a
stakeholder group/organization or a
municipality, please provide name and a
brief description of your organization.

2. What are the first 3 characters of your
postal code?

-or-

- Not applicable
- Not living in Ontario

3. Please indicate which age group you
fall in

- 19 and younger
- 20-29
- 30-39
- 40-49
- 50-59
- 60-69
- 70 and older
- I prefer not to answer
- Not applicable (stakeholder
group/municipality)

4. Including yourself, how many persons
usually live in your household? Please
indicate the number based on age.

- I prefer not to answer
- Not applicable (stakeholder
group/municipality)

19 and under

20-39

30-39



40-49

50-59

60-69

70 and above

**You can upload your submission
(PDF, .doc or .docx formats)**

Browse...

Preview

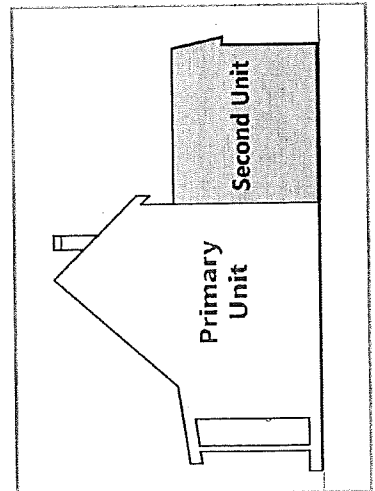
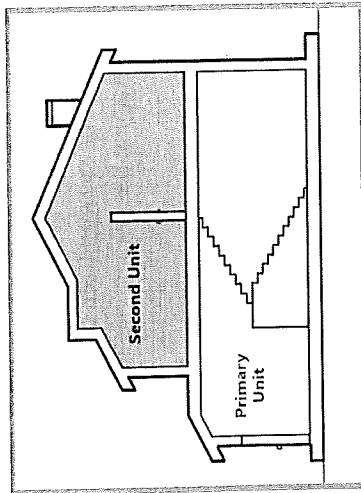
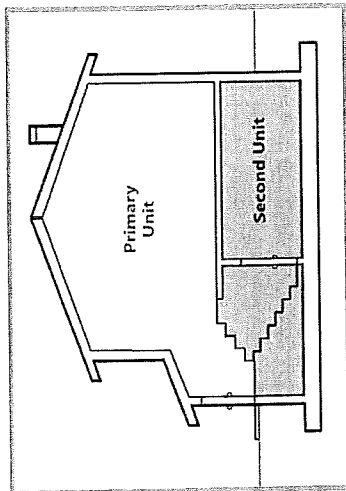


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- LAST MODIFIED:FRIDAY, NOVEMBER 16, 2018

Examples of second units within a dwelling

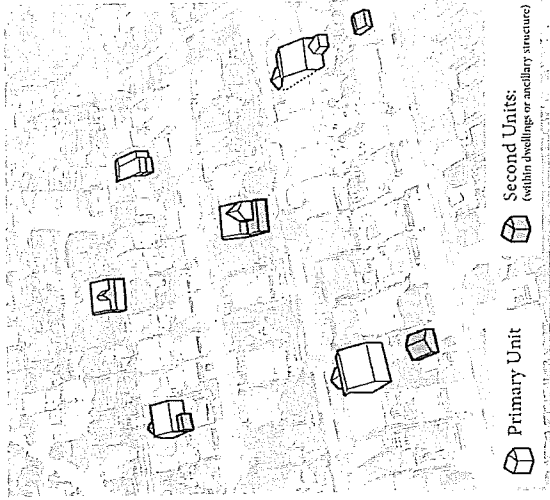


For general information phone:



For specific inquiries contact:

Planning & Building Services Department
 Planning Division
 2nd Floor, 350 City Hall Square West
 Windsor, Ontario, N9A 6S1
 Phone: (519) 255-6543
 Email: planningdept@citywindsor.ca



SECOND RESIDENTIAL UNITS
 [draft brochure]

Planning and Building Department

What are second residential units?

Second units (also known as accessory or basement apartments, secondary suites and in-law flats) are self-contained residential units with kitchen and bathroom facilities within dwellings or within accessory structures (i.e. such as above detached garage).

Where are second residential units permitted?

- Second units are permitted in residential areas within single detached, semi-detached, and townhome/rowhouse dwellings or within a building accessory to these dwelling types (but not within both buildings on the same property).
- Within floodplain areas—second units are not permitted within basements.
- Outside of floodplain areas—basement units may be permitted where downspouts have been disconnected, a sump pump has been installed, and (where possible) a backflow prevention valve has been installed.
- To confirm the location of floodplain areas please contact the Essex Region Conservation Authority (ERCA).

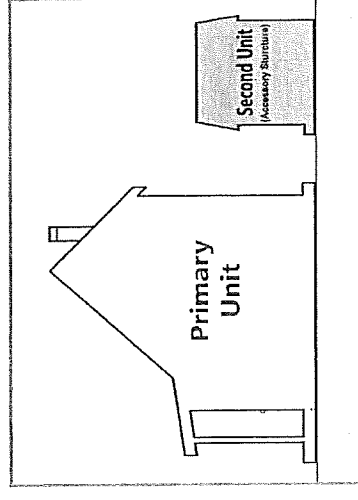
How to create a second residential unit

- A building permit is required for any second unit. Units created before November 20, 2018 will not be grandfathered.
- Second units must be smaller than the primary dwelling unit. Specifically, the maximum gross floor area (GFA) of a second unit can be no larger than 40% of the GFA of the entire single detached, semi-detached, or townhome/rowhouse dwelling (i.e. including the proposed second unit) up to an absolute maximum GFA of 100 square metres or 1,076 square feet.
- One additional parking space must be provided for a second residential unit except for properties located within older, core areas of the City that have smaller lots sizes and are well served by transit.
- Creation of a second unit should not alter any part of the exterior of a building that is visible from the street for properties on the Municipal Heritage Register or located within a heritage area.
- Creation of a second unit within an existing dwelling is exempt from paying development charges.
- Creation of a second unit within a new dwelling or existing/new accessory building must pay development charges.

Within an accessory building

Second residential units located within accessory buildings:

- must have access to a paved public street, municipal sanitary sewer, municipal storm water outlet, electrical, and water services;
- must have direct pedestrian access from the street or alley (i.e. tenants must not be required to access the second unit through the primary unit);
- must have a municipal address clearly visible from the street; and
- cannot be severed from the property containing the primary dwelling unit.



The maximum height of accessory buildings may be increased to 8 metres (26 feet) through minor variance to permit a second unit above a garage.

Housing Advisory Committee
**2018 Chairperson's Report to the Social Development, Health and Culture
Standing Committee**

1. Background

The mandate of the Housing Advisory Committee is to serve as an advisory body to City Council on issues relating to the supply, demand and need for additional affordable housing units; act as a medium for informational exchange with sector representatives on housing and homelessness program initiatives and community issues; act as resource and advocate on behalf of all stakeholders to educate and advance the awareness of Council representatives on matters pertaining to housing and homelessness in Windsor and Essex County; responsible for championing the implementation of the 10 year Housing and Homelessness Plan and for evaluating and monitoring progress towards meeting the goals and strategies of the Plan. A copy of the Committee representation is attached as Appendix 1.

2018 Committee Work

The 2018 Committee work included a monitoring role in the delivery of housing and homelessness programs and on-going discussions in the following areas:

- The Windsor Essex 10 Year Housing and Homelessness Plan including Windsor Essex Housing Connections, the Housing First Program;
- The Investment in Affordable Housing Program Extension components;
- The Social Infrastructure Fund components;
- The Social Housing Improvement Program;
- The Social Housing Apartment Retrofit Program;
- The Survivors of Domestic Violence Portable Housing Benefit Program – Pilot;
- The Social Housing Apartment Improvement Program (SHAIP) ;
- The GreenON Social Housing Program;
- The Innovation, Evidence, and Capacity Building Funding;
- The Anti-Human Trafficking Community Supports Fund;
- Secondary Suites Initiative;
- The impact of the Expiration of Federal Operating Agreements for Windsor Essex Housing social housing developments;
- Homeless Enumeration Initiative / Point in Time Count;
- Ontario's Long-Term Affordable Housing Strategy; and
- Current Topics raised by Members

1.1 Program Delivery and Outcomes

The City as Service Manager has tremendous flexibility in allocating funds in combination of five identified program components under the Investment in Affordable Housing Extension and

the Social Infrastructure Fund programs including capital funding for affordable residential rental housing, homeownership down payment assistance, rehabilitation and repair work, housing allowances and rent supplement funding. The program development and design flexibility enhanced the City's ability to continue to implement strategies to address local housing needs.

The Committee continues to monitor the take-up results of the Investment in Affordable Housing Extension (IAHE) and the Social Infrastructure Fund (SIF) programs and provides feedback to Housing Services regarding program design, delivery and take-up results. The 2018 program allocations are provided in the attached Appendix 2.

1.2 Secondary Suites – Housing Services Act

The Housing Services Act required municipalities to develop a bylaw to govern secondary suites. HAC has continued to retain the secondary suites issue as an active Agenda item. A scan of the Windsor Essex municipalities showed that Lakeshore and Windsor were the two remaining municipalities that did not currently have a secondary suites bylaw. The Province of Ontario released a Second Units Info Sheet in the spring of 2017 which stated that “Second units increase the supply and range of affordable rental accommodation by making a more efficient use of existing infrastructure, help create mixed-income communities which support local business and labour markets and assist municipalities in meeting their goals regarding affordable housing and intensification.”

HAC continued to meet with city planners throughout 2017 to review other existing municipalities by-laws with the intent to bring to fruition both the by-law and Zoning amendments for the city of Windsor in 2018. Throughout 2018, HAC has monitored the Central Housing Registry Waitlist which now consists of over 5,000 applicants, of which fifty eight percent are seeking one bedroom units (as at October 30, 2018). This identified affordable housing need reinforced the belief of HAC members that a Secondary Suite By-Law was crucial for 2018.

HAC received a report from the planning department at its May 8, 2018 meeting which outlined the creation of a by-law and zoning amendments for Secondary Suites. After discussion and a few amendments, HAC gave unanimous support for the report and asked that it be forwarded to the relevant Standing committee and then to council for final approval. The chair of HAC along with other partners such as, “My Home, My Choice” and Windsor Brokerage for Personal Supports attended and made presentations at the Planning and Heritage Standing Committee on July 9, 2018 where the report was passed unanimously. The same group including a family presented at city council on September 17, 2018 where the final report from the planning department was approved. HAC has one last meeting for 2018 and at that meeting, the planning department will bring forward information brochures that will be made available for anyone interested in applying for a Secondary Suite.

This has been the single largest accomplishment of HAC during this past four-year term and we look forward to seeing many homeowners, builders and families with aging parents and/or adult children with disabilities take advantage of this Secondary Suite Initiative and further support Secondary Suites as an additional affordable housing option in our community.

1.3 Windsor Essex 10 Year Housing and Homelessness Plan

HAC's role under the Windsor Essex 10 Year Housing and Homelessness Plan is identified in the Plan and states:

“**Strategy 7.1** The Housing Advisory Committee, a Committee of City of Windsor Council, will be responsible for championing the implementation of the Plan and for evaluating and monitoring progress towards meeting the goals and strategies of the Plan.”

The Plan targeted completion of 38 of 63 strategies by December 31, 2018. As of October 31, 2018, Housing Services is pleased to confirm that implementation of the strategies continues to be ahead of schedule and 43 strategies have been implemented, improved or are in process.

The Plan, among other strategies, adopts a Housing First approach that requires the collaboration of the housing sector and related stakeholders. The Windsor Essex Housing First program offers service coordination to help maintain housing stability, long term clinical and housing supports and rent subsidy programs. It is anticipated that in 2018, the Windsor Essex Housing Connections, Housing First initiative will assist upwards of 1200 households.

HAC has continued to evaluate and monitor the implementation of the Plan in 2018.

1.4 End of Federal Operating Agreements for Windsor Essex Housing

The expiry of Federal Operating Agreements for Federal social housing providers downloaded to the City will result in a corresponding reduction in federal block funding provided to the City. This matter was the subject of a report to City Council from City Administration in November 2013. Each year HAC reviews, discusses and monitors the impact of the expiring agreements on the affordable housing supply. At the end of October 2018, 15 Federal Agreements have expired representing approximately 2755 units. It is noted however that approximately 1992 of the 2755 expired units have been retained within the affordable housing portfolio through rent supplement programs and through the Public Housing Program. The Operating Agreements for seven locations will expire in 2019 representing 557 units. It is anticipated that all of the 557 units will be retained in the affordable housing stock.

1.5 National Housing Strategy

On National Housing Day November 22, 2017, the Government of Canada released its first National Housing Strategy named “A Place to Call Home.” Canada’s vision for housing is that “Canadians have housing that meets their needs and they can afford. Affordable housing is a cornerstone of sustainable, inclusive communities and a Canadian economy where we can prosper and thrive.” The Canada Housing Benefit will be co-developed with the federal government and delivered by the provinces and territories, and coordinated with municipalities and other partners. This benefit will be a “new tool to fight the challenge of housing affordability. Launching in 2020, the Canada Housing Benefit will provide affordability support directly to families and individuals in housing need, including potentially those living in social housing, those on a social housing wait-list, or those housed in the private market but struggling to make ends meet.” Over the next 10 years, the strategy will invest \$40 billion dollars, cut

chronic homelessness in half, remove 530,000 families from housing need and invest in the construction of up to 100,000 new affordable homes.

CMHC is now accepting applications for Seed Funding and Co-Investment Fund - New Construction Stream funding to provide financial assistance to support activities that help to facilitate the creation of new affordable housing units and further provide capital funding for the construction of affordable housing units.

The National Housing Co-Investment Fund – New Construction Stream is open to community housing providers, municipalities, provinces or territories, Indigenous government organizations and the private sector. Projects that will be considered for approval are community and affordable housing, urban indigenous community housing, mixed-use market/affordable rentals, new construction and/or conversion from non-residential to multi-residential, shelters and transitional and supportive housing.

Throughout 2019, HAC will make it a priority to follow the progress, future announcements and implementation of additional programs resulting from the National Housing Strategy including but not limited to Reaching Home: Canada's Homelessness Strategy.

1.6 Current Topics raised by Members

Every HAC agenda includes a "Member Update" section. HAC members share information with the Committee regarding any news or issues in their respective sectors. This assists all HAC members to remain informed regarding housing issues in the community and provides a forum for members to have their respective news and/or issues discussed. Trends, concerns and observations in 2018 that appear will remain relevant in 2019 include increasing market rents, decreasing vacancy rates, growing wait list for social housing, immigration initiatives, lack of one bedroom and four + bedroom units in the social housing stock, increase in street homelessness and an aging housing stock.

2. 2019 Committee Work

The Committee's work in the coming year will be to continue to review, monitor, provide input and make recommendations where required on the following initiatives:

1. The delivery of the Investment in Affordable Housing Program Extension. The delivery of the Social Housing Apartment Improvement Program;
2. Will monitor the implementation of the Secondary Suite Bylaw and request from the planning department a six-month review of the number of take-ups under this program;
3. The Windsor Essex 10-year Housing and Homelessness Plan and evaluation criteria;
4. Informing the legislated 5-year Review of the Windsor Essex 10-year Housing and Homelessness Plan;
5. Windsor Essex Housing Connections, the regions Housing First Initiative;
6. Continuation and completion of the Innovation, Evidence and Capacity Building Fund Initiative;
7. Monitoring of the progress of the Windsor Essex By-Names Prioritized List;

8. Expiration of Federal Operating Agreements for Windsor Essex Housing social housing developments;
9. New housing program funding initiatives expected from the Provincial and Federal governments;
10. The implementation of the National Housing Strategy; and
11. Current Topics raised by Members.

3. Closing Remarks

Once again it has been my privilege to be the Chair of HAC for 2018. Since our term will be completed following the municipal election, we anticipate that there will be changes to the make-up of HAC. Therefore, I personally want to thank all our members for their attendance and due diligence especially regarding our persistence in working through the Secondary Suite By-Law. To our Resource staff—Debbie Cercone, Tina Moore, Kelly Goz, Bill King and our long-time staff member, Rob Oleynik who retired in late 2017, sincere thanks for your constant diligence which allowed Windsor Essex to get its fair share of both provincial and federal grants for both housing needs and support services. Lastly, to Michael Cooke and Greg Atkinson from the Planning Department for their exemplary work on the Secondary Suite By-Law and Zoning amendment.

Marina Clemens
Chair, HAC

Appendix 1

2014 Membership List – Housing Advisory Committee

Voting Status

Sector Representation	Seat	Name
City Council	1	Councillor John Elliot – City of Windsor
County Council	1	Mayor Gary McNamara -Tecumseh
Housing Providers	2	Jim Steele, Windsor Essex Community Housing Corporation Cheryl Porter, Glengarry Non-Profit Housing Corporation
Central Housing Registry	1	Marina Clemens, Chair
Labour Community	1	Anna Angelidis, Labour Sponsored Community Development Group
Consumer and Tenant Representative	1	Linda Coltman
Community Groups	5	Fahimuddin Bai, Multicultural Council (*resigned April 2018) Eric Hill, Aboriginal Community * Jessica Kipping, Windsor Essex County Health Unit Fiona Coughlin, Executive Director, Habitat for Humanity Steve Govette, CMHA Manager Housing, Facilities Employment
Emergency Housing	1	Angela Yakonich, Homeless Coalition
Windsor Essex Real Estate Board	1	Paul Renaud, Bob Pedler Real Estate
Lodging/Rest Home	1	Leigh Vachon, Victoria Manor Assisted Living

Resource to HAC Non-Voting Status

Council Services	Karen Kadour, Committee Coordinator
Housing Services 10 YR HHP	Kelly Goz
CMHC	Judith Binder, Manager Southwest Region
Policy Planning	Chris Aspila, Planner II Land Information
County of Essex Planning Services	Bill King, Manager Planning Services
Executive Director of Housing and Children Services	Debbie Cercone
Housing Services Programs	Tina Moore
Manager, Homelessness & Housing Support	Jennifer Tanner
Windsor Essex County Real Estate Board	Krista Delgatto/Sandra Bistany

Appendix 2

Housing Services Report to the Housing Advisory Committee November 2018

Windsor Essex Federal Provincial 2018 Housing Program Allocations November 1, 2018

Program Component	IAHE Investment in Affordable Housing Program Extension	SIF Social Infrastructure Fund	SHAIP Social Housing Apartment Improvement Program	SHIP Social Housing Improvement Program	SHARP –Pilot Social Housing Apartment Retrofit Program	SDV-PHB Survivors of Domestic Violence Portable Housing Allowance
	2018 Allocation	2018 Allocation	2018 Allocation	2018 Allocation	2018 Allocation	2018 Allocation
Rental Housing	\$2.1M	\$1.9M				
Rent Sup/Housing Allowance	\$1.4M					\$0.00
Homeownership Down payment Assistance	\$200K					
Ontario Renovates Homeowner	\$100K					
Energy Efficiency Existing Social Housing Stock			\$4.7M	\$0.00	\$0.00	

Notes

1. Program years run from April 1st to March 31st each year.
2. Figures are rounded; net of program administration fee and are subject to re-allocation between program components.
3. Program delivery for SHIP and SHARP programs continued in 2018; funding for programs was allocated in 2016
4. SDV-PHB: SDV-PHB recipients have transitioned to the PHB-SPP program.