

**From:** Kyle Bentley  
Director, City Development & CBO

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**Subject:** Pickering Housing Strategy Study and Association of Municipalities of Ontario Report titled "Fixing the Housing Affordability Crisis, Municipal Recommendations for Housing in Ontario"  
File: D-1300-014

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**Recommendation:**

1. That City Development staff undertake a study to prepare a comprehensive housing strategy generally as outlined in Report PLN 05-20; and
  2. That the staff review and comments contained in Report PLN 05-20 on the Association of Municipalities of Ontario Report titled "Fixing the Housing Affordability Crisis, Municipal Recommendations for Housing in Ontario", be received.
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**Executive Summary:** This report responds to Council's direction to staff to undertake a study for the purpose of creating a comprehensive housing strategy. The proposed study outlines a three-phased project that includes research and gap analysis, a draft and recommended housing strategy and action plan, and a robust community engagement element. Staff is proposing to use professional facilitators for a portion of the community engagement piece at a cost not to exceed \$10,000.00.

This report also responds to Council's direction to staff to report on the recommendations contained in the Association of Municipalities of Ontario Report titled "Fixing the Housing Affordability Crisis, Municipal Recommendations for Housing in Ontario", as they pertain to the City of Pickering.

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**Financial Implications:** The cost of a professional facilitator can be accommodated within the Consulting & Professional line item of the 2020 Budget.

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**1. Discussion**

**1.1 Purpose**

The purpose of this report is:

- (a) to present Council with a proposed study outline for a comprehensive housing strategy study in accordance with Resolution #140/19 (see Attachment #1) and the City of Pickering Age Friendly Community Plan, Action Item 1.1 requirement; and

- (b) to report back to Council on the recommendations contained in the Association of Municipalities of Ontario Report titled “Fixing the Housing Affordability Crisis, Municipal Recommendations for Housing in Ontario” as they pertain to the City of Pickering, in accordance with Resolution #124/19 (see Attachment #2).

## **2. Background**

### **2.1 Age Friendly Affordable Housing Strategy (Resolution #140/19)**

On September 23, 2019, Council passed Resolution #140/19 (see Attachment #1) directing staff to, among other things, report back to Planning & Development Committee outlining a process to develop an age friendly affordable housing strategy. This resolution was adopted in recognition that the City of Pickering is projected to be a driving force for residential and economic growth in Durham Region and the Greater Toronto Area over the next two decades, and in support of the request by Dorsay (Pickering) Limited (Dorsay) to the Regional Municipality of Durham (the Region), to include the lands in northeast Pickering within the Urban Boundary through the Region’s municipal comprehensive review.

It is an appropriate time to develop an age friendly housing strategy based on: existing and proposed amendments to Provincial policy regarding urban area boundary expansion and intensification targets; the Region’s current municipal comprehensive review which includes a review of the Region’s settlement areas and a land needs assessment; and the acknowledged lack of affordable housing options in the City of Pickering.

### **2.2 Pickering Age Friendly Community Plan**

On October 21, 2019 Council endorsed in principle the Pickering Age Friendly Community Plan (AFCP) dated September 12, 2019, prepared by Urbanmetrics Inc. (Urbanmetrics). Urbanmetrics is a consultant specializing in the creation of age friendly and older adult strategies. The AFCP study process included an extensive community consultation campaign that included two public open houses, online public survey, public workshops, community stakeholder consultation sessions (which invited government agencies, service agencies, seniors residences and seniors clubs), Council interviews and staff focus group sessions.

The Pickering Age Friendly Community Plan can be found here:

<https://www.pickering.ca/en/living/resources/Programs/55/City-of-Pickering-Age-Friendly-Community-Plan---FINAL.pdf>

The City of Pickering Age Friendly Community Plan is a five year plan that establishes a vision, and guiding principles to help ensure that local policies, community programs and services, and municipal infrastructure meet the existing and future needs of older adults in Pickering. There are 68 actions identified in the AFCP and each are categorized by a World Health Organization (WHO) theme. Housing is identified as the highest priority of the eight identified themes in the AFCP.

The following table (Table 1) defines the Housing theme and objective, and identifies Action Items related to a Housing Strategy (Action Item 1.1).

<b>Housing:</b>	
This age friendly theme refers to the availability of appropriate, affordable housing for older adults that incorporates flexibility through adaptive features and a variety of styles and locations.	
<b>Objective:</b> The City of Pickering will strive to implement local policies and act as an advocate for access to a variety of accessible and affordable housing options for older adults.	
<b>Action</b>	<b>Description</b>
1.1	The City should develop a comprehensive housing strategy that focuses on the need for delivering more lifecycle housing options, including affordable and accessible units to support changing demographic conditions.
1.2	Advocate for additional funding for supportive housing and long-term care facilities for older adults.
1.3	Evaluate and consider financial implications of implementing a “freeze” on property taxes for older adults with lower incomes.
1.9	Building on the recommendation of At Home in Durham: Durham Housing Plan 2014-2024, explore the feasibility of providing financial incentives for residential developers who deliver a specified percentage of affordable rental housing units for older adults with low and moderate incomes.

Table 1: Excerpt From the City of Pickering Age Friendly Community Plan: Housing Theme, Objective and Action Items Related to a Housing Strategy

### 2.3 Support for a Pickering Housing Strategy Study

Affordable housing means annual housing costs (rent or mortgage payments) that do not exceed 30 percent of gross household income. All levels of government generally acknowledge that there is a housing crisis. There is a lack of affordable housing options, both rental and ownership, to many people. This is also true in the City of Pickering.

The average price of a new single-detached home in Pickering was \$961,753 in 2019 and \$699,087 for a resale home for the same year.<sup>1</sup> For 2018 in the City of Pickering, a home would be considered affordable if it sold at or below \$450,902.<sup>2</sup>

Approximately 46 percent of renters, and 22 percent of owners in Pickering spent more than 30 percent of their income on shelter costs in 2016.<sup>3</sup>

<sup>1</sup>Toronto Real Estate Board, Market Watch December 2019. <http://www.trebhome.com/files/market-stats/market-watch/mw1912.pdf>

<sup>2</sup> Durham Region, Planning and Economic Development Department

<sup>3</sup> Statistics Canada Data, 2016 Census, <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CSD&Code1=3518001&Geo2=PR&Code2=35&SearchText=Pickering&SearchType=Begins&SearchPR=01&B1=Housing&TABID=1&type=0>

The median monthly, and average monthly, shelter costs for rented dwellings in Pickering is \$1,376 and \$1,359 respectively.<sup>4</sup> To put this into perspective, the hourly wage earned by a cashier of \$14.00 would mean an affordable rent of \$728; the hourly wage earned by a construction worker of \$20.31 would mean an affordable rent of \$1,056; and the hourly wage of a registered nurse of \$25.07 would mean an affordable rent of \$1,304.<sup>5</sup> None of the workers in these examples would be able to afford rental or ownership housing in the current market in the City of Pickering. Single non-seniors face the greatest challenge with respect to homelessness.

Older adults, 55 years of age or older, currently represent the fastest growing segment of the population in Pickering and are forecast to represent an increasing share of the population over the next decade. As of 2016, older adults represented approximately 30 percent of Pickering's total population, and by 2032 are forecast to account for approximately 43 percent of Pickering's total population.<sup>6</sup>

In terms of housing affordability, older adults are a particularly vulnerable segment of the population. As people age, their physical and mental abilities may change. Accessibility and home maintenance may also become a consideration. Some seniors may prefer to "age in place", while others may prefer retirement communities, multi-generational and shared-ownership homes. Some older adults find, when they wish to downsize, that they must leave their neighbourhood or the City to find acceptable, affordable housing.

### **3. Pickering's Proposed Housing Strategy Study**

#### **3.1 Study Purpose**

The purpose of the Pickering Housing Strategy Study is to establish the City's role and priorities with regard to facilitating opportunities for developing housing, affordable housing and age-friendly housing in Pickering over the next 10 years (2021 – 2031). This strategy will: assist Council with decision making; provide a framework for staff in implementing its responsibilities, including those that relate to the coordination of actions with other agencies, organizations and governments; assist in guiding residential growth within the City; aid in the education and creation of general public awareness of what the City is doing on this issue; and provide a mechanism to monitor progress as the City works to implement its plan.

Part of the Housing Strategy Study will identify the current and emerging housing needs in Pickering and who has the greatest housing need, and how these needs can be addressed.

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<sup>4</sup> Statistics Canada Data, 2016 Census, <https://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/details/page.cfm?Lang=E&Geo1=CSD&Code1=3518001&Geo2=PR&Code2=35&SearchText=Pickering&SearchType=Begins&SearchPR=01&B1=Housing&TABID=1&type=0>

<sup>5</sup> Envision Durham, Housing Policy Planning Discussion Paper, December 2019. <https://www.durham.ca/en/regional-government/resources/Documents/Council/Reports/2019-Committee-Reports/Planning-Economic-Development/2019-P-47.pdf>

<sup>6</sup> City of Pickering Age Friendly Community Plan, September 12, 2019

In particular, the outcome of the Housing Strategy Study will be to identify actions that the City may undertake to ensure an appropriate balance of housing types and tenure that meet the needs of a complete, prosperous community. Municipalities have several planning and financial tools at their disposal to incent affordable housing. These tools include, but are not limited to: providing City-owned land, Tax Increment Equivalent Grants, reducing parking requirements, inclusionary zoning, community improvement plans, and waiving or deferring development charges and/or application fees.

Preparation of a Pickering Housing Strategy responds to the Pickering Age Friendly Community Plan (AFCP) Action Item that recommends that the City develop a comprehensive housing strategy that focuses on the need for delivering more lifecycle housing options, including affordable and accessible units to support changing demographic conditions (AFCP Action Item 1.1), and Council's direction to staff to outline a process to develop an age-friendly housing strategy (see Attachment #1, Resolution #140/19).

### **3.2 Study Objectives**

The key objective of the Pickering Housing Strategy Study is to provide a framework so that the City can ensure that there is a supply of suitable (as it relates to the size of the household), adequate (as it relates to physical condition) and affordable (as it relates to household income) housing for all ages and abilities within its jurisdiction. This will help to ensure that the City meets the housing needs in support of a diverse workforce.

The Pickering Housing Strategy Study will:

1. Identify housing priorities, policy alternatives, including recommendations for official plan policies and zoning regulations, and allocation of City resources;
2. Develop a baseline database of the City's demographic profile, socio-economic characteristics of households and housing stock (cost, type, tenure and availability), including: total population statistics, number of households, owner occupied households, vacancy rates for rental housing, etc.;
3. Develop a protocol for regularly updating the database;
4. Identify expected population and employment growth over the next ten years that will influence future housing needs;
5. Analyze the data and trends to identify the City's housing needs and gaps;
6. Identify and examine the current policy and legislative context that influences the provision of housing, affordable housing and age friendly housing in the City;
7. Identify and examine the relationships between the City, the Regional Municipality of Durham and other levels of government, the private and not-for-profit sector, in terms of existing roles and responsibilities;

8. Recommend an Action Plan that identifies actions that the City may undertake to ensure an appropriate balance of housing types and tenure that meet the needs of a complete, prosperous community; and
9. Recommend a Monitoring Plan that will regularly update and review the baseline data set with the goal of identifying whether or not the goals and objectives of the Housing Strategy are being met, and if any modifications to the Action Plan are necessary to ensure that the goals and objectives of the Housing Strategy are met.

The deliverables of the Study will:

- Satisfy the requirement of the Pickering Age Friendly Community Plan, Action Item 1.1, to develop a comprehensive housing strategy; and
- Satisfy Council's direction to staff to outline a process to develop an age-friendly housing strategy (see Attachment #1, Resolution #140/19).

### **3.3 Engagement Strategy**

The successful completion of this study will rely on meaningful public and stakeholder engagement and consultation. The engagement process would be supported by a communications plan that would include activities such as: a launch event, media releases, social media messages, and project page on the City's website.

Consultation would include some, or all, of the following activities:

- Interdepartmental Staff Team to ensure representation from across the corporation including Finance, Community Services, Legal Services, and Corporate Communications;
- Community Steering Committee: this could be the Age Friendly sub-committee on housing;
- Key stakeholder focus groups and/or one-to-one meetings with stakeholders (such as Region of Durham Planning, Region of Durham Housing Services, Durham Region Non-Profit Housing Corporation, Durham Region Home Builders Association, Habitat for Humanity, John Howard Society, Real Estate Board, etc.);
- Community engagement sessions (Public Open House(s)/Workshop(s), etc.).

### **3.4 Project Management**

It is anticipated that the Housing Strategy Study could be completed in 12 months through three phases:

- Phase 1: Research and Gap Analysis;
- Phase 2: Draft Housing Strategy and Action Plan; and
- Phase 3: Recommended Housing Strategy and Action Plan.

Reporting to Council will occur at three key milestones: to present the results of the research and gap analysis; to present a Draft Housing Strategy and Action Plan; and to present the Recommended Housing Strategy and Action Plan.

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### **3.5 Project Cost**

It is recommended that the community engagement sessions be facilitated by an external professional facilitator. The cost for professional facilitation services for this project will not exceed \$10,000.00 and can be accommodated within the Consulting & Professional line item of the 2020 Budget.

### **3.6 Proposed Pickering Housing Strategy Study: Recommendation**

It is recommended that City Development staff undertake a study to prepare a comprehensive housing strategy generally as outlined in Report PLN 05-20. It is anticipated that the study could take approximately 12 months and cost under \$10,000.00.

## **4. Association of Municipalities of Ontario Report: “Fixing the Housing Affordability Crisis, Municipal Recommendations for Housing in Ontario” (Resolution #124/19)**

### **4.1 Association of Municipalities of Ontario Report Summary**

On September 23, 2019, Council considered correspondence from the Association of Municipalities of Ontario (AMO), which included its report entitled “Fixing the Housing Affordability Crisis, Municipal Recommendations for Housing in Ontario”, dated August 14, 2019 (the AMO Report), and directed staff to review and report back to Council on the recommendations contained in the report (see Attachment #2, Resolution #124/19). The full AMO Report can be found here: <https://www.amo.on.ca/AMO-PDFs/Reports/2019/Fixing-Housing-Affordability-Crisis-2019-08-14-RPT.aspx>

The Association of Municipalities of Ontario is a non-partisan, non-profit organization representing almost all of Ontario’s 444 municipal governments.

According to AMO, “The lack of suitable affordable housing in Ontario is a significant problem that all orders of government must work together to address in partnership with the private, non-profit, and co-operative housing sectors.” In order to address what many, including AMO, are calling a “housing crisis”, AMO prepared the “Fixing the Housing Affordability Crisis, Municipal Recommendations for Housing in Ontario” report.

The AMO Report presents principles to guide what they refer to as an “all-of-government” response to the housing crisis. It discusses the roles and jurisdiction of the various levels of government and housing developers, and presents an Action Plan for an All-of-Government Approach (the Action Plan).

### **4.2 Association of Municipalities of Ontario Action Plan**

The Action Plan contains 63 recommendations for action by all levels of government, as well as housing developers, which would both preserve existing housing stock and expand the supply of affordable housing options. The recommendations also address homelessness. The recommendations are grouped according to the following five key municipal priorities for housing in local communities:

1. increasing the supply of affordable market housing for families;
2. creating a financially sustainable model for community housing (formerly referred to as social housing);
3. expanding affordable housing options;
4. ending homelessness; and
5. supporting people with their health care needs for successful tenancies.

### 4.3 Roles And Jurisdiction

In its discussion on roles and jurisdiction, the AMO Report explains the responsibilities that, both upper- and lower-tier municipalities have: stewarding complete communities that provide a wide range of housing options for residents; providing local planning; and implementing the Ontario Building Code. It also explains that certain municipal governments administer the community housing system, develop affordable housing stock and deliver homelessness prevention programs. In the case of the City of Pickering, it is the Regional Municipality of Durham (the Region), through its Housing Services Division, that manages, plans and administers community housing. In the Region's role of Service System Manager, the Region works in partnership with co-operative and non-profit community housing providers.

The *Housing Services Act, 2011* requires Service System Managers to develop ten-year housing and homelessness plans. The Region's At Home in Durham, Durham Region Housing Plan 2014-2024 (At Home in Durham), satisfies this requirement.

AMO asserts that all municipal governments, regardless of whether or not they are designated Service System Managers, play a critical role in facilitating affordable housing. To do so, municipalities have several planning and financial tools at their disposal. For example, they can implement community improvement plans and waive or defer development charges to provide financial assistance. AMO explains that it works best where there is close collaboration between Service System Managers and other municipalities to achieve mutual goals.

### 4.4 AMO Action Plan Recommendations and Staff Comments

Table 2, provided as Attachment #3 to Report PLN 05-20, lists the AMO Action Plan recommendations that apply to lower-tier municipalities like the City of Pickering. These recommendations are shown according to the key municipal priority as identified in the AMO Report. Table 2 also provides staff comments on what the City is already doing with respect to each of these recommendations. It appears that there are no recommendations that would apply to the City of Pickering in the categories of: Creating a Financially Sustainable Model For Community Housing, Expanding Affordable Housing Options, and Supporting People with Their Health Care Needs For Successful Tenancies.

There are a number of recommendations presented in the AMO Report that are directed to municipalities in terms of facilitating affordable housing. Many of these recommendations relate to increasing the supply of affordable market housing for families, and may be considered by the City through a housing strategy study.



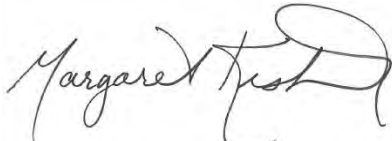
**4.5 Association of Municipalities of Ontario Report titled “Fixing the Housing Affordability Crisis, Municipal Recommendations for Housing in Ontario”:  
Recommendation**

It is recommended that the staff review and comments contained in Report PLN 05-20 on the Association of Municipalities of Ontario Report titled “Fixing the Housing Affordability Crisis, Municipal Recommendations for Housing in Ontario”, be received.

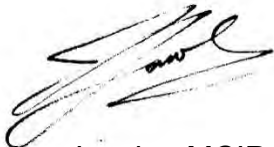
**Attachments:**

1. Resolution #140/19 – An Age Friendly Affordable Housing Strategy
2. Resolution #124/19 – Association of Municipalities of Ontario, Fixing the Housing Affordability Crisis, Municipal Recommendations for Housing in Ontario
3. Table 2: Staff Comments on the Association of Municipalities of Ontario Recommendations for Municipalities by Key Priority

**Prepared By:**



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Director, City Development & CBO

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Recommended for the consideration  
of Pickering City Council



Tony Prevedel, P.Eng.  
Chief Administrative Officer

Legislative Services Division  
Clerk's Office

**Directive Memorandum**

September 30, 2019

To: Kyle Bentley  
Director, City Development & CB)

From: Susan Cassel  
City Clerk

Subject: Direction as per Minutes of the Meeting of City Council held on  
September 23, 2019

Age Friendly Nomination  
An Age Friendly Affordable Housing Strategy

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**Council Decision**

**Resolution #140/19**

WHEREAS, the City of Pickering is projected to be a driving force for residential and economic growth in Durham Region and the GTA over the next 2 decades;

And Whereas, by the year 2031 the estimated population of Pickering will grow to 190,000;

And Whereas, the lack of affordable and sustainable housing options have reached a crisis in parts of Canada, and in particular the Greater Toronto area;

And Whereas, the City of Pickering recognizes that there is an urgent need to create an age friendly housing strategy that includes reviewing and redefining its urban/living boundaries consistent with current and future growth within the GTA, Durham, and City of Pickering beyond 2031;

And Whereas, the City of Pickering considers all serviceable lands with access to water and sewer within its current and potential urban/living boundaries be considered as a living area;

And Whereas, the Province of Ontario has recognized the need for more housing choices and more affordability;

And Whereas, the Ministry of Municipal Affairs and Housing has produced its "More Homes, More Choice: Ontario's Housing Supply Action Plan", and has given royal assent to Bill 108 (*More Homes, More Choice Act, 2019*) to address housing supply, housing variety and affordability;

And Whereas, the City of Pickering has commenced a Strategic Plan Review that includes redefining its urban/living boundaries;

And Whereas, the Provincial Government amended the Growth Plan to permit some additional options for urban area boundary expansions, and to allow upper and single-tier municipalities to request alternative intensification targets to address, among other matters, greater housing supply, and affordability;

And Whereas, proposed amendments to the Provincial Policy Statement will allow consideration of market demands and needs in determining housing options, as a strategy to provide a more diverse range of grade related homes;

And Whereas, the Region of Durham is currently undertaking a municipal comprehensive review of its settlement areas, including a land needs assessment as required by the Growth Plan for the Greater Golden Horseshoe;

And Whereas, on February 27, 2019, Durham Regional Council commented on Amendment 1 to the Growth Plan for the Greater Golden Horseshoe 2017 in support of a minimum density of 50 persons and jobs per gross hectare for new greenfield developments, and a region-wide intensification target of a minimum 45% within the existing built boundary;

And Whereas, the City of Pickering supports the Region's comments on Amendment 1 to the Growth Plan;

Now therefore be it resolved that the Council of the Corporation for the City of Pickering request that the Region of Durham in their review include:

1. All lands within the City of Pickering meet the following criteria:
  - Lands not restricted by availability of servicing
  - Lands that do not comprise a Specialty Crop Area
  - Lands that are not within a Natural Heritage System
  - Lands not located in the Moraine Natural Core and Linkage Areas
  - Lands experiencing growth pressures and or with locations in the white belt that are appropriate for growth and can achieve a healthy, connected, thriving and complete community
  - Lands that have existing or planned infrastructure to support and accommodate growth
2. That the Region of Durham be requested to seek approval of the Minister of Municipal Affairs and Housing to an alternate intensification rate of 45% for Durham Region that will enable greater flexibility to provide a more diverse range of grade related housing mix;
3. That City staff be directed to report back to Planning & Development Committee in the first quarter of 2020 outlining a process to develop an age friendly housing strategy, including changes to Pickering's Official Plan and any required secondary plan reviews of those lands in Pickering that meet the stated criteria of recommendation #1; and,

4. That a copy of this resolution be forwarded to the Premier of Ontario, Durham Region MPPs, all Durham Regional Municipalities, and the Region of Durham.

Please take any action deemed necessary. For your information, the Clerk's Office has sent out the correspondence as noted in Item 4 of the resolution above.

Susan Cassel

Copy: Chief Administrative Officer

Legislative Services Division  
Clerk's Office

**Directive Memorandum**

September 30, 2019

To: Kyle Bentley  
Director, City Development

From: Susan Cassel  
City Clerk

Subject: Direction as per Minutes of the Meeting of City Council held on  
September 23, 2019

Corr. 23-19

Association of Municipalities of Ontario (AMO)

Re: Fixing the Housing Affordability Crisis, Municipal Recommendations  
for Housing in Ontario

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**Council Decision**

**Resolution #124/19**

1. That Corr. 23-19, dated August 14, 2019, AMO Report titled 'Fixing the Housing Affordability Crisis, Municipal Recommendations for Housing in Ontario', be received; and,
2. That staff be directed, through the CAO, to review and report back to Council on the recommendations contained in the report as they pertain to the City of Pickering.

Please take any action deemed necessary.

Susan Cassel

Copy: Chief Administrative Officer

**Table 2: Staff Comments on AMO Recommendations for Municipalities by Key Priority**

Recommendation Number	Recommendation Description	Staff Comments
<b>Increasing the Supply of Affordable Market Housing For Families</b>		
1.	That municipal governments continue to work to ensure that zoning by laws are up to date with official plans.	<p>On June 24, 2019 Council endorsed the Work Program for a multi-year Comprehensive Zoning By-law Review (CZBR) to be undertaken with the assistance of external consultants (Resolution #109/19).</p> <p>The primary purpose of the CZBR is to update and consolidate the City's six current zoning by-laws into one zoning by-law that conforms with and implements the City's Official Plan.</p> <p>The new by-law will implement recent official plan policy changes regarding intensification, built-form, environmental matters and mapping changes.</p>
2.	That municipal governments pursue and move towards e-permitting if they have the resources.	The City of Pickering is working towards a comprehensive e-permitting solution. Funds set aside in the approved 2020 Budget for this purpose have been deferred to 2021 as a result of accommodating expenses for the City's response to the COVID-19 Emergency.
3.	That municipal governments consider the benefit of third-party coordinating engineers as a potential option.	The City of Pickering, from time-to-time, has engaged third party engineering consultants on a case-by-case basis when needed for complex and/or time sensitive permit reviews.
4.	That municipal governments explore the benefits of offering one-window 'concierge services' to fast track priority proposals.	The City of Pickering has a Development Liaison staff position that, among other things, fills the role of 'concierge'. This position facilitates coordination and communication between internal departments and business owners and/or project proponents. This role endeavours to influence the proponent experience with the City to be seamless and efficient for all parties involved. In many cases this has led to improved results and timelines. In addition, the City has fast-tracked priority projects.

**Table 2: Staff Comments on AMO Recommendations for Municipalities by Key Priority**

Recommendation Number	Recommendation Description	Staff Comments
5.	That municipal governments consider whether adopting a Community Planning Permit System would meet the needs of their local communities.	<p>The Community Planning Permit System (CPPS) (previously known as the Development Permit System), is an optional tool that municipalities can use to streamline and facilitate development and promote economic growth.</p> <p>The CPPS provides a land use approval system that combines the zoning, site plan and minor variance processes into one application and approval. Enabling official plan policies and a community planning permit by-law are required to implement the CPPS.</p> <p>After a community planning permit by-law is passed, privately-initiated applications to amend the community planning permit by-law are not permitted for five years, unless the municipality passes a resolution to allow these applications to proceed.</p> <p>The City of Pickering does not have a CPPS in place.</p>
6.	That municipal governments consider succession management strategies to ensure that they can continue to employ well-qualified building inspectors.	The City of Pickering continuously reviews its staffing and succession planning to ensure that it can continue to employ well-qualified building inspectors.
16.	That municipal governments revisit zoning to explore zero-lot-line housing, tiny homes, laneway housing, flex housing, shared housing, and other types of housing that reduce land costs and increase density.	The City may consider these matters through a Housing Strategy Study.

**Table 2: Staff Comments on AMO Recommendations for Municipalities by Key Priority**

Recommendation Number	Recommendation Description	Staff Comments
19.	That the provincial government work in partnership with municipal governments to change public attitudes opposed to intensification by making the public more aware of the negative impact of sprawl on the environment, traffic congestion, and on the costs of municipal services.	The City is currently exploring various community engagement methods to assist in educating residents about planning and development within the City.
24.	Municipal governments should continue to exercise the ability to voluntarily provide financial incentives when they are able, and at their sole discretion, to facilitate the targeted development of new affordable housing in line with local municipal objectives.	The City may consider these matters through a Housing Strategy Study.
27.	That municipal governments continue to work with developers to encourage innovative housing while still conforming to the standards of the Ontario Building Code.	The City has actively worked with developers to encourage innovative housing that conforms to the Ontario Building Code (OBC).
39.	Municipal governments should exercise their ability under the <i>Planning Act</i> to facilitate the creation of legal second suites and new rentals in a manner that meets the needs of communities, conforms appropriately to municipal by-laws, and advances public safety.	(a) Legal second units:  In 2017 Council adopted <a href="#">By-law 7579/17</a> which provides for <a href="#">legal second units</a> within detached, semi-detached, or street townhouses subject to certain conditions including the requirement for three parking spaces on the property. Some municipalities have completely eliminated any parking requirement for legal second units.



**Table 2: Staff Comments on AMO Recommendations for Municipalities by Key Priority**

Recommendation Number	Recommendation Description	Staff Comments
		<p>The City may reconsider the appropriateness of certain conditions, such as parking, through a Housing Strategy Study.</p> <p>(b) New rental housing:</p> <p style="padding-left: 40px;">The Pickering Official Plan has some policies that support the provision of rental housing and no policies that address the protection of existing rental housing stock.</p> <p>The City may consider rental housing protection policies, among others, through a Housing Strategy Study.</p>
<b>Ending Homelessness</b>		
56.	That the provincial, federal, and municipal governments use an all-of-government approach to break down silos between ministries, departments, divisions and agencies, and make commitments beyond current programs (e.g. health, income security) to address the affordable housing and homelessness crisis.	The City may consider how it can participate in the goal to end homelessness through a Housing Strategy Study.