



Lanark County

Municipal Tools to Support Affordable Housing

Public Consultation Sessions

January 20, 2022 - 10 am – 12 pm

January 25, 2022 - 10 am – 12 pm, 4 pm – 6 pm

Who is Listening Today

- Nadia De Santi, MCIP, RPP – WSP / Consultant Senior Planner
- Jill MacDonald – WSP / Consultant Planner



Intro | Project Scope

This project builds on the Lanark County Housing and Homelessness Plan and focuses on:

Examining the need for market housing which is affordable to households with low and moderate incomes.



Image Source: CMHC, 2019

Today's Agenda

1. **Background (20 mins.)**
 - Welcome and Project Team Introductions
 - Purpose of Today's Session
 - Study Overview and Presentation of Key Findings

2. **Workshop Session (60 mins.)**

3. **Wrap-up and Next Steps (20 mins.)**
 - Q & A with Project Team

Project Team Introductions



Key Role

- Project oversight and coordination of Consultant team
- Review of project deliverables
- Organization of public engagement activities

County Staff

Emily Hollington – Director of Social Services

Julie Stewart – County Planner



Key Role

- Project management
- Housing data analysis and research
- Delivery of stakeholder engagement activities

Consultant Team

Ed Starr, MCIP, RPP – Partner

Johanna Hashim – Senior Consultant

Dalton Wudrich – Senior Consultant

Matt Pipe – Research and Policy Analyst



Key Role

- Policy review and research
- Delivery of public engagement activities

Consultant Team

Nadia De Santi, MCIP, RPP – Senior Planner

Jill MacDonald – Planner

How did you hear about today's session?

- A. County Website
- B. County Social Media
- C. Newspaper Ad
- D. Project Email List Notification
- E. Word of Mouth
- F. Other

Which community are you from?

- A. Smiths Falls
- B. Perth
- C. Carleton Place
- D. Mississippi Mills
- E. Lanark East (Beckwith, Montague)
- F. Lanark West (Lanark Highlands, Tay Valley, Drummond / North Elmsley)
- G. Outside of Lanark County

Purpose of Today's Session



Introduce the Study and approach



Present and validate our key findings



Present and receive feedback on the Draft Housing Vision, Goals, and Actions for Lanark County



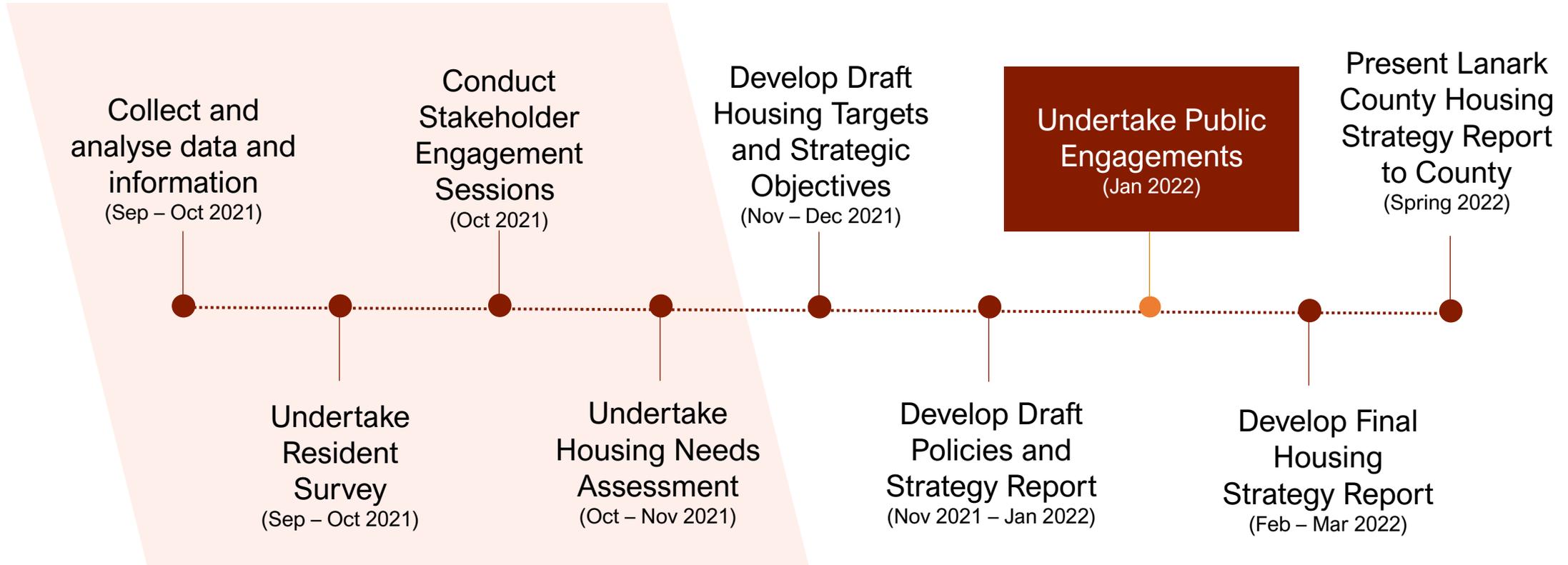
Background | **Study Overview**

Study Purpose

- The study builds on Lanark County's 10-Year Housing and Homelessness Plan (the Plan).
 - Findings are intended to build on strategic directions outlined in the Plan.
- Analyze housing affordability needs and identify the opportunities and barriers to meeting these needs.
- Provide a broad overview of key characteristics and trends impacting current and future housing affordability demands within Lanark County.
- Create a toolkit of municipal and planning tools to address housing needs and demands in the County.

Study Approach

Phase 2: Recommend Municipal Planning Tools



Phase 1: Identify Housing Needs and Demands

Study Resources

The following sources of information have been used to develop the Study:

- Statistics Canada Community / Census Profiles (2006, 2016)
- Canada Mortgage and Housing Corporation (CMHC) (2020)
- Lanark County
- Local municipal plans and documents from:

Town of Smiths Falls
Town of Perth
Town of Carleton Place
Municipality of Mississippi Mills
Beckwith Township

Montague Township
Township of Lanark Highlands
Tay Valley Township
Township of Drummond / North Elmsley



Background | **Resident Survey and
Stakeholder Sessions**

Resident Survey Overview

- A Resident Survey was conducted online from September 23 to October 11, 2021.
- The survey received 503 responses.

39.5%

Respondents
live and work in
Lanark County

40.3%

Respondents enjoy
the character of
Lanark
neighbourhoods.

62.9%

Respondents
approve of policy
changes to allow a
wider range of
housing options

Stakeholder Sessions

- Four (4) focused stakeholder sessions were held in October 2021.
- Representatives from local municipal staff, community agencies, non-profit housing developers, and private developers participated.



Image Source: Lanark County

Stakeholder Sessions

What We Heard

- There is a need and interest for localized definitions of affordable housing across the different municipalities in Lanark County.
- Some policies and provisions in the current municipal Official Plans and Zoning By-laws present barriers to the development of a more diverse housing supply.
- There is a demand for affordable housing, including rental and supportive housing options across Lanark County.
- There is a desire for different development standards for affordable units and/or alternative housing forms.
- Servicing constraints in rural villages and hamlets present challenges for developing a more diverse housing supply, including affordable developments.



Background | **Defining Affordable Housing**

What is “affordable” in Lanark County?

Affordable Housing Thresholds: Lanark County (MMAH, 2020)

Percentile of the Population and Income		
90 th	\$198,400	
80 th	\$149,100	
70 th	\$119,700	
60 th	\$98,500	Ownership Affordability Threshold \$318,998 (10% Less than Market Rate)
50 th	\$80,700	
40 th	\$65,000	
30 th	\$50,700	Rental Affordability Threshold \$915 (Based on Average Market Rents)
20 th	\$37,100	
10 th	\$22,800	

The Provincial Policy Statement, 2020 (PPS) defines “affordable housing” as:

Ownership Housing

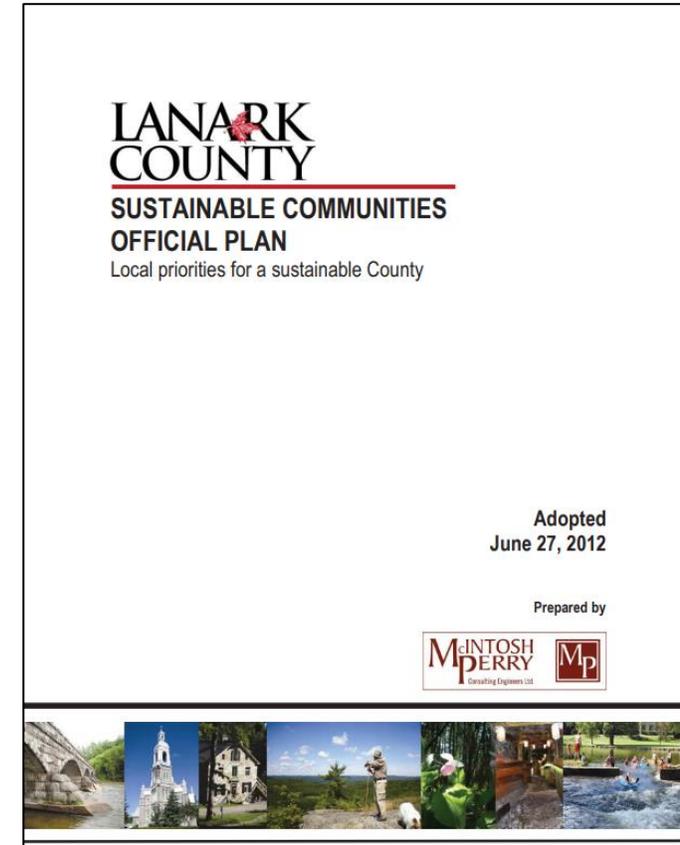
- Housing for which the **purchase price** in annual accommodation costs **does not exceed 30% of gross annual household income** for low- and moderate-income households; or
- Housing for which the purchase price is at least **10% below the average purchase price** of a comparable resale unit in Lanark County.

Rental Housing

- A unit for which the rent **does not exceed 30% of gross annual household income** for low- and moderate-income households; or
- A unit for which the **rent is at or below the average market rent** for a unit in Lanark County.

Defining Affordable Housing in Lanark County

- There is a need for both affordable rental and affordable rental ownership options in Lanark County.
- The study **recommends** that the Lanark County Sustainable Communities Official Plan (Adopted June 27, 2012) (SCOP) include a definition for “affordable housing”.
- This definition would form the basis for affordable housing priorities and policies in the SCOP.



Draft Definition: Affordable Housing

“For the purpose of this Official Plan, the definition of affordable housing will be based on the Provincial Policy Statement, 2020 (PPS) definition of affordable housing and will be updated on an annual basis as required.

Affordable housing as defined by the PPS, 2020, is the least expensive of:

1) In the case of ownership housing, the least expensive of:

- a) Housing for which the purchase price results in annual accommodation costs which do not exceed 30% of gross annual household income for low and moderate incomes households; or
- b) Housing for which the purchase price is at least 10% below the average purchase price of a resale unit in the regional market area.

2) In the case of rental housing, the least expensive of:

- a) A unit for which the rent does not exceed 30% of gross annual household income for low- and moderate-income households; or
- b) A unit for which the rent is at or below the average market rent of a unit in the regional market area.”

Draft Definition: Affordable Housing (cont'd)

“Low- and moderate-income households are defined in the Provincial Policy Statement, 2020 as:

- a) In the case of ownership housing, households with incomes in the lowest 60% of the income distribution for the regional market area; or
- b) In the case of rental housing, households with incomes in the lowest 60% of the income distribution for renter households for the regional market area.

The above definition of affordable housing does not preclude local municipalities from being more specific in their definitions of affordable housing so long as such definitions are consistent with the Provincial Policy Statement.”



Background | **Key Housing Gaps**

Key Housing Gaps | Gap #1

Gap 1: There is a need for a more diverse housing supply in Lanark County, including housing options for the aging population, and smaller households.

	Household Size – Lanark County		
	2006		2016
Small Households	61.9%	→	66.6%
Large Households	38.1%	→	33.4%

Key Housing Gaps | Gap #1

Gap 1: There is a need for a more diverse housing supply in Lanark County, including housing options for the aging population, and smaller households.

* Small Households are households that contain 1 or 2 persons. Large Households are households than contain 3 or more persons.

Small Households - Highlights from Lanark County



Areas with the highest proportion of small households in 2016

80.2%

Perth

73.2%

Smiths Falls

67.0%

Lanark West

Large Households - Highlights from Lanark County



Areas with the highest proportion of large households in 2016

42.8%

Lanark East

37.4%

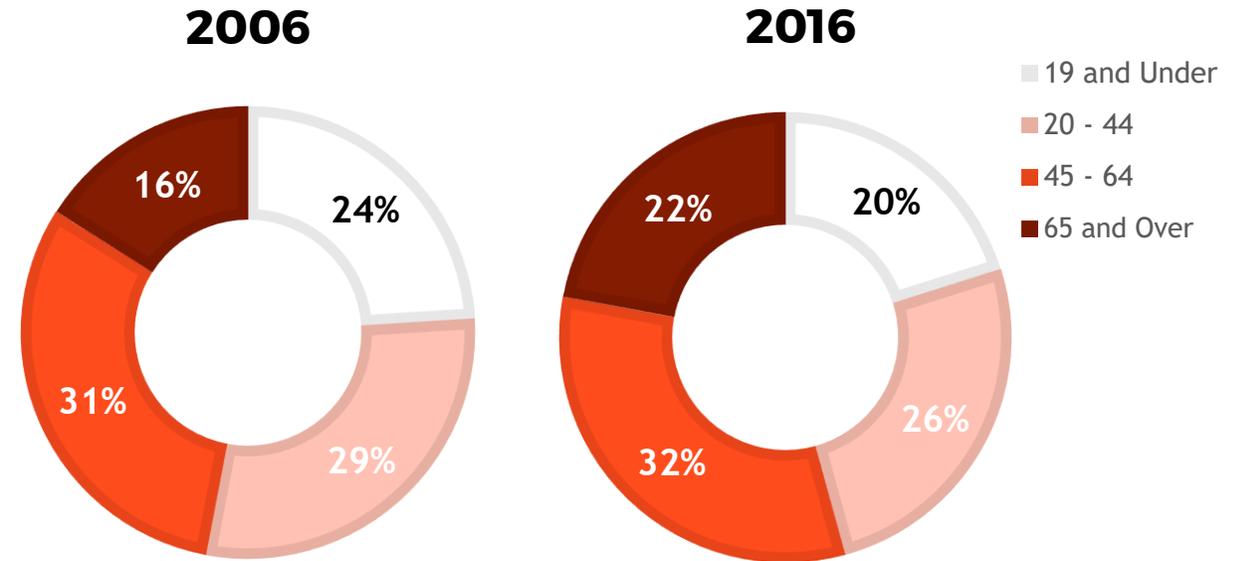
Carleton Place

35.9%

Mississippi Mills

Key Housing Gaps | Gap #1

Gap 1: There is a need for a more diverse housing supply in Lanark County, including housing options for the aging population, and smaller households.



Lanark County Age Distribution, 2006-2016

Key Housing Gaps | Gap #1

Gap 1: There is a need for a more diverse housing supply in Lanark County, including housing options for the aging population, and smaller households.

Household Age - Highlights from Lanark County



Municipalities with the highest proportion of senior households* in 2016.

31.5% Lanark County

42.5%
Perth

33.6%
Smiths Falls

32.9%
Lanark West

Key Housing Gaps | Gap #1

Gap 1: There is a need for a more diverse housing supply in Lanark County, including housing options for the aging population, and smaller households.

Proportion of Single Detached Dwellings, 2016



76.4%

Lanark
County

95.3%

Lanark East

94.9%

Lanark West

81.0%

Mississippi Mills

56.5%

Carleton Place

54.6%

Smiths Falls

52.0%

Perth

Key Housing Gaps | Gap #2

Gap 2: There is a need for rental housing options in a range of dwelling types and affordability levels.



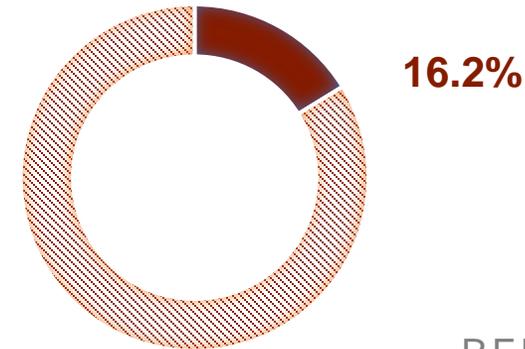
94.2% of survey respondents indicated that they believe there is not sufficient rental housing in their community.

Key Housing Gaps | Gap #2

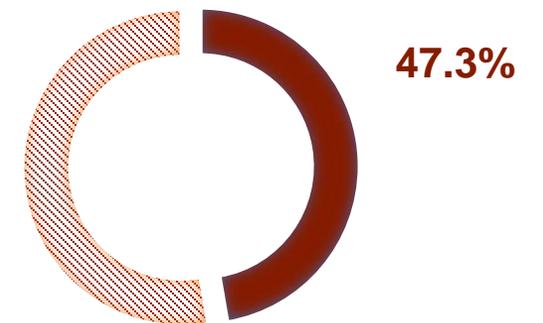
Gap 2: There is a need for rental housing options in a range of dwelling types and affordability levels.

Proportion of Households Spending over 30% of Household Income on Shelter Costs

OWNER HOUSEHOLDS



RENTER HOUSEHOLDS



Key Housing Gaps | Gap #2

Gap 2: There is a need for rental housing options in a range of dwelling types and affordability levels.

	Ownership Housing
Ownership Affordability Threshold	\$318,998
Average House Price*	\$354,442
Income Required for Average House Price	\$97,552
Average Household Income	\$91,810

Key Housing Gaps | Gap #3

Gap 3: An adequate supply of affordable housing supports economic growth and community wellbeing.

From Resident Survey:

If you could change or improve anything related to housing in Lanark County, what would it be?

87.2% - Availability of housing options affordable to low- and middle-income households.

39.2% - Access to housing and supports for youth.

End of Presentation

Do these key findings resonate with you?

Do you have any questions or comments?

Have we missed anything?



Workshop Session | **Housing Intro**

Housing Intro | Terminology

Housing can exist in many forms:

- **Low Density** (singles, semis, duplexes)
- **Medium Density** (triplexes, quadruplexes, row townhouses, apartment buildings)
- **High Density** (stacked townhouses, apartment buildings)

Images source: www.realtor.ca



Single-detached



Semi-detached



Link-detached



Duplex



Triplex



Row townhouses



Stacked townhouses



Low-rise apartment
(up to 4 storeys)

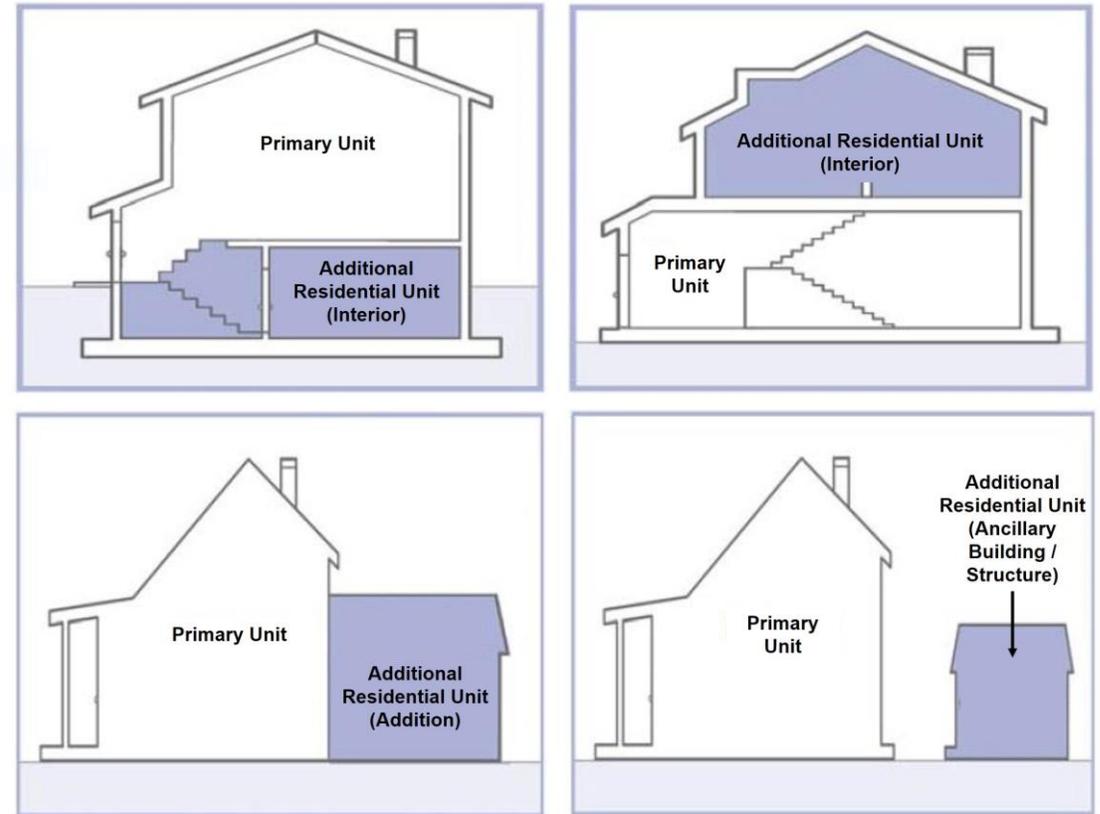


Mid-rise apartment
(more than 4 storeys)

Housing Intro | Terminology

Housing can exist in many forms:

- **Alternative Forms** (additional residential units, mobile homes, tiny homes)



Housing Intro | Terminology



Accessibility

Accessibility refers to the design of products, devices, services, or environments for people who experience disabilities. Ontario has laws to improve accessibility for people with disabilities, including the Accessibility for Ontarians with Disabilities Act (AODA), the Ontario Human Rights Code, and the Ontario Building Code.



Aging in Place

The concept of “aging in place” refers to the changes in housing needs of residents over time.

“Aging in place” includes encouraging young people to stay in the community, and continue to live independently as adults and seniors for as long as possible.



Workshop Session | **Draft Housing Vision**

Draft Housing Vision for Lanark County

What is a vision and why is it important?

- A vision is an aspirational statement that identifies what is important to the community, now and in the future.
- Basis for establishing the goals and objectives that will help establish housing policies.
- Assists the Project Team in understanding the “focus” for the entire County.
- The Housing Vision will be further developed by input and key messages provided by you at this session.





Draft Housing Vision for Lanark County

Lanark County is a safe, attractive, and inclusive community where current and future residents have access to safe, appropriate, and affordable homes.

Draft Housing Vision for Lanark County

The Draft Housing Vision is based on the Vision Statement in the Lanark County 10-Year Housing and Homelessness Plan.

What are 1 to 2 words to describe how you envision Lanark County and its communities in the future with respect to housing?

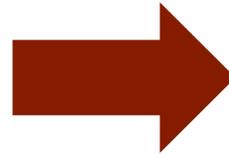


Workshop Session | **Draft Housing Goals**

Draft Housing Goals | Goal #1 Housing Diversity

Goal #1

To encourage a broad range of housing options which meet the needs of current and future Lanark County residents.



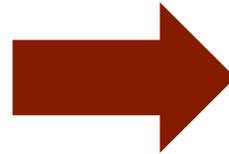
Outcomes

- Increased diversification of the housing stock in Lanark County
- Increased opportunities for the creation of smaller housing types and units for smaller households, aging populations
- Ensuring there are adequate barrier-free housing options

Draft Housing Goals | Goal #2 Rental Housing Supply

Goal #2

To increase the supply of market rate and affordable housing across all communities in Lanark County.



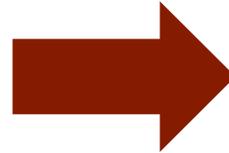
Outcomes

- An increase in the number of purpose-built rental units in local municipalities
- Increased diversity in rental housing forms (i.e. multi-unit buildings, additional residential units, mixed-use buildings)
- Increased number of purpose-built affordable rental units

Draft Housing Goals | Goal #3 Affordable Housing

Goal #3

To support economic growth and community wellbeing through an adequate supply of housing which is affordable to households with moderate incomes.



Outcomes

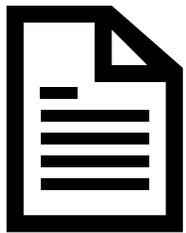
- An increase in rental and ownership housing options which are affordable to households with moderate incomes in a range of dwelling types
- An increase in proportion of households who live and work in Lanark County



Workshop Session | **Draft Housing Action Plan**

Recommended Actions

The recommended housing actions for Lanark County are categorized as follows:



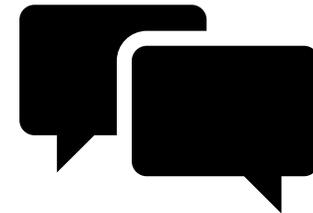
Policy and
Regulations



Funding



Partnerships



Awareness
and Advocacy

Recommended Actions | Policy and Regulations



Establish policies in the Lanark County Sustainable Communities Official Plan (SCOP) to:

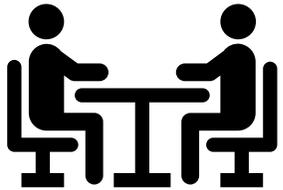
- Adopt a definition for affordable housing based on the PPS.
- Adopt and implement annual housing targets for a diverse housing supply, including rental housing and affordable housing.
- Develop alternative development and design standards for affordable and supportive housing.
- Implement a rental retention policy.
- Provide appropriate surplus land/buildings for affordable and/or supportive housing at below market value.
- Permit two (2) additional residential units on a property, to be consistent with provincial legislation.

Recommended Actions | Funding



- Establish an Affordable Housing Fund to finance incentives and other initiatives related to affordable housing.
- Provide incentives to encourage the development of affordable and supportive housing.

Recommended Actions | Partnerships



- Facilitate partnerships among non-profit and for-profit residential developers, community agencies, private owners, faith groups, and member municipalities to renovate, redevelop, or convert vacant or underutilized land or buildings to increase the supply of affordable and supportive housing.
- Consider developing a County-wide rental housing database in partnership with Smiths Falls, member municipalities and community agencies.
- Encourage community agencies to develop a home sharing pilot program among seniors and persons with low and moderate incomes who are looking for affordable rental housing.

Recommended Actions | Awareness and Advocacy



- Convene a Yes In My Backyard (YIMBY) Team to lead awareness and advocacy initiatives.
- Develop and share an annual housing report card to report on progress toward the housing targets.

Recommended Actions

Which of the following should the County focus on: Please rank the following from 1 (High Priority) to 6 (Low Priority).

1. Encourage a greater mix of housing types, including townhouses, additional residential units (second suites and garden suites), mid-rise buildings.
2. Encourage more affordable and market-rate rental housing.
3. Provide government-owned surplus land and/or buildings for affordable housing.
4. Allow alternative development and design standards for affordable housing as long as they still meet health and safety standards.
5. Permit shared housing.
6. Allow for infill and adaptive reuse (e.g., reusing an existing structure).

Recommended Actions

Should the County be providing incentives, including financial incentives, to support the development of affordable and supportive housing?

Yes / No

Recommended Actions

Please rank the following recommended actions that the County should focus on with respect to partnerships and advocacy: Please rank the following from 1 (High Priority) to 3 (Low Priority).

- A. Pursuing partnerships with private and non-profit organizations.
- B. Partnering with senior levels of government.
- C. Advocating to senior levels of government for increased funding.

Conclusion

This project builds on the Lanark County Housing and Homelessness Plan and focuses on:

Examining the need for market housing which is affordable to households with low and moderate incomes.



Image Source: CMHC, 2019

Q & A Period

Do you have any questions about the Affordable Housing Study?

Are there other municipal opportunities or planning policies/initiatives not discussed today that you would like to be considered by the County for this Study?

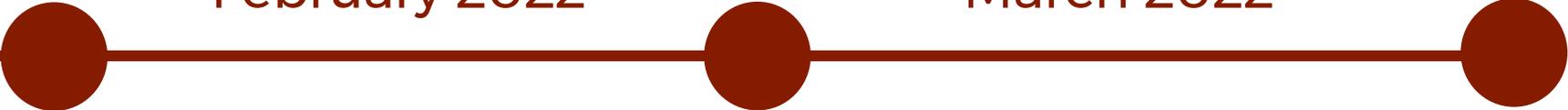
Other questions or comments?





Next Steps

Next Steps



February 2022

Incorporate information from the public consultation sessions into the Lanark County Affordable Housing Strategy Report.

March 2022

Finalize the Lanark County Affordable Housing Strategy Report in coordination with County staff.

Present the Final Strategy Report to the Lanark County Community Services Committee, Lanark County Planners, local municipal staff, and the community in Spring 2022.

Thank you for your participation today!

Please let us know if you have any questions or comments.

Contact Information

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