

Administration

Office of the Regional Clerk

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November 20, 2023

CL 15-2023, November 16, 2023
PEDC 11-2023, November 8, 2023
PDS 37-2023, November 8, 2023

LOCAL AREA MUNICIPALITIES

NIAGARA HOME BUILDERS ASSOCIATION

SENT ELECTRONICALLY

Niagara Region Unbuilt Housing Supply Update
PDS 37-2023

Regional Council, at its meeting held on November 16, 2023, passed the following recommendation of its Planning and Economic Development Committee:

That Report PDS 37-2023, dated November 8, 2023, Niagara Region Unbuilt Housing Supply Update, **BE RECEIVED** and **BE CIRCULATED** to Local Area Municipalities and the Niagara Home Builders Association.

A copy of PDS 37-2023 is enclosed for your reference.

Yours truly,



Ann-Marie Norio
Regional Clerk

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CLK-C 2023-129

cc: J. Federici, Senior Planner
M. Sergi, Commissioner, Growth, Strategy and Economic Development
N. Oakes, Executive Assistant to the Commissioner, Growth, Strategy and Economic Development

Subject: Niagara Region Unbuilt Housing Supply Update

Confidential Report to: Planning and Economic Development Committee

Report date: Wednesday, November 8, 2023

Recommendations

1. That Report PDS 37-2023 **BE RECEIVED** for information; and
2. That a copy of Report PDS 37-2023 **BE CIRCULATED** to the Local Area Municipalities and the Niagara Home Builders Association.

Key Facts

- In March 2023, the Regional Planning Commissioners of Ontario (RPCO) issued an inventory of Ontario's unbuilt housing supply in response to the Province of Ontario's target of creating 1.5 million homes by the year 2031.
- The unbuilt housing supply is defined as the number of housing units in the development application approvals process, specifically within plans of subdivision, plans of condominium and site plan applications that have not yet obtained a building permit.
- Niagara Region submitted data to RPCO in support of the unbuilt housing supply inventory issued in March 2023, which included all unbuilt units in plans of subdivision and condominium as of year end 2022.
- Since that time, staff have undertaken a more detailed review of the housing supply, to include site plan applications. This report provides an update to Niagara Region's housing supply as of June 30, 2023.
- Overall, there are 39,283 unbuilt units in the housing supply across the region in site plans, plans of condominium and plans of subdivision in various stages of the development approval process. This equates to an 10 to 11 year of supply of housing units across the region.

Financial Considerations

There are no financial considerations associated with this report.

Background

In 2022, the Province of Ontario announced a target of creating 1.5 million new homes across the Province by the year 2031.

In response to this target, Regional staff collaborated with members of RPCO which includes regional and single tier municipalities to form a methodology and assemble an unbuilt housing unit inventory. The purpose of this inventory was to identify the number, type and status of housing units in the development pipeline which would support the Province's goal of building 1.5 million new homes. In March 2023, RPCO issued an unbuilt housing supply inventory, which constituted 85% of the 2031 Provincial goal.

The unbuilt housing supply inventory that the Region had undertaken in support of the RPCO work only included unbuilt units in plans of condominium and subdivision as of year end 2022. Since that time, staff have completed a more detailed review and have updated the unbuilt housing supply to June 30, 2023. Through this detailed review, staff added all active site plan applications into the analysis.

This report provides an overview of the unbuilt housing supply in Niagara Region within the development approval process, specifically within plans of condominium, plans of subdivision, and site plans.

Analysis

To establish the unbuilt housing supply inventory, staff exported all plans of condominium, plans of subdivision and site plans within the Region's development application system into a Geographic Information System to allow for spatial analysis.

Building permits issued were then overlayed with development applications to identify units to be removed from the supply. Air photos were also examined on a site-by-site basis to remove built units from the supply.

The unbuilt housing supply inventory is divided into four categories, as defined below:

- Registered and Draft Approved Unbuilt Units (Development Ready):
 - Registered plans of subdivision and approved plans of condominium.
 - Draft approved plans of condominium or subdivision.

- Site Plan Applications:
 - Proposed and approved site plan applications.
- Applications Under Review:
 - Proposed plans of subdivision or condominium.
- Ministerial Zoning Orders:
 - Ministerial zoning orders approved by the Minister of Municipal Affairs and Housing.

Table 1 provides a summary of the unbuilt housing supply by unit type and stage within the development approvals process for plans of condominium, plans of subdivision, and site plans.

Table 1: Unbuilt Housing Units within the Development Review Process in Niagara Region (as of June 30, 2023)

Application Status/Type	Unit Type Single-detached	Unit Type Semi-detached	Unit Type Townhouse	Unit Type Apartment	Unit Type Total
Registered Unbuilt	1,406	40	655	96	2,197
Draft Approved	2,121	103	4,599	3,735	10,558
Under Application / Proposed	2,267	411	3,815	6,391	12,884
Site Plan Application	2	8	1,399	10,535	11,944
Ministerial Zoning Order*	0	0	0	1,700	1,700
Total	5,796	562	10,468	22,457	39,283

*Ontario Regulation 592/22 Zoning Order does not specify housing unit types and is located in a Protected Major Transit Station Area in Niagara Falls. Housing units associated with this MZO have been inputted into the apartment category for the purpose of this analysis.

Overall, 39,283 units were identified in the unbuilt housing unit supply, with the highest proportion of units in the apartment category. This equates to a 10 to 11 year supply of unbuilt housing units in the Region. It is important to note that this unbuilt housing unit supply does not include zoning amendments or units that may be built as of right based changes made by Bill 23.

Future Reporting

It is anticipated that staff will report on the unbuilt housing supply on a semi-annual basis going forward. Tracking the unbuilt housing supply will allow the Region to establish whether it has a healthy supply of housing units in the development pipeline and to demonstrate whether the targets set out by the Province are being met.

Development Tracking System Update

The Province of Ontario introduced the Streamline Development Approval Fund (SDAF) in January 2022. Through the SDAF, Niagara Region received \$500,000 to update the Region's development tracking system.

The new development tracking system will improve application approval times by automating and streamlining the application intake and review process. The system is currently in the testing phase and will improve monitoring and reporting on the unbuilt housing supply allowing for more frequent updates on development trends to be provided to Regional Council and the Province.

Alternatives Reviewed

This report is for information purposes only. No alternatives were reviewed.

Relationship to Council Strategic Priorities

This report supports the following Council Strategic Priorities 2023-2026:

- Equitable Region.
- Prosperous Region.

Tracking the unbuilt housing supply across the region supports growth management and infrastructure planning efforts and allows the Region to determine whether there is a sufficient housing supply in the development pipeline.

Other Pertinent Reports

[PDS 8-2023](#) Regional Planning Commissioners of Ontario (RPCO) Inventory of Unbuilt Housing Supply

(<https://pub-niagararegion.escribemeetings.com/filestream.ashx?DocumentId=30805>)

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Recommended by:

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Submitted by:

Ron Tripp, P.Eng.
Chief Administrative Officer

This report was prepared in consultation with and reviewed by John Docker, Planning Lead, Development Application Portal, and was reviewed by Erik Acs, MCIP, RPP, Manager of Community Planning, and Angela Stea, MCIP, RPP, Director of Community and Long-Range Planning.