

Township of Southgate

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Staff Report CAO2022-050

Title of Report: CAO's AMO Conference Report

Department: Administration

Council Date: September 7, 2022

Council Recommendation:

Be it resolved that Council receive Staff Report CAO2022-050 as information.

Background:

This report provides information about the AMO Conference attended by the CAO from August 14 to 17, 2022. Also in this report is the 3 Ministry delegations. The CAO attended on August 15 with Ministry of Transportation with the County of Grey and Southgate delegated to the Ministry of Natural Resources & Forestry the same day. On August 16th, 2022 we attended with Grey County to meet with the Ministry of Municipal Affairs & Housing to discuss Affordable Housing.

Staff Comments:

Sunday August 14th, 2022

- The CAO spent time going through the exhibitor displays.

Monday August 15th, 2022

- The AMO conference opened with comments Chief Wendy Jocko, Algonquins of Pikwakanagan and City of Ottawa Mayor Jim Watson welcomed AMO and the delegates back to his community.
- Dr. Samantha Nut spoke on the topic of Building Better Communities through principled leadership in the challenging times we are in today. She is a medical doctor (physician at Women's College Hospital and Assistant Professor of Medicine at the University of Toronto) and founder of War Child an internally renowned non-profit. She spoke of her experiences in 3rd world countries in Africa and Afghanistan.
- AMO President Jaime McGarvey address the conference with his remarks and informed what AMO is working on with the Provincial Government.
- Premier Doug Ford addressed the AMO conference and started with some levity about the bee incident. He spoke about Affordable Housing, investments in automotive sector and battery technology, Health Care, Long Term Care, job creation, increasing investments in roads (413), transit and the Ring of Fire minerals.
- Ontario Regional Chief Glen Hare addressed the conference and spoke on First Nation concerns and the lack of support for indigenous Police services in comparison to the OPP and municipal policing services.
- Amazon presented on their Cloud Web services and the Digital Transformation they are leading to support municipalities.
- Interim NDP Leader Peter Tabuns spoke on his party's platform and criticisms of the Ford government's lack of actions on multiple issues.

- Ms. Jennifer O’Connell Parliamentary Secretary to the Federal Minister of Intergovernmental Affairs, Infrastructure and Communities spoke on what their Ministries agenda is to support Ontario infrastructure projects and rural communities. She spoke about infrastructure needs, housing, climate resilient infrastructure, the low carbon economy and planning toward net zero emission investments.
- Minister of Rural Economic Development Gudie Hutchings of Canada reported on the work her ministry is doing to support rural Ontario and Canada to support high speed internet infrastructure installations to have over 90% of the country with service by 2025.
- Minister for Federal Economic Development for Southern Ontario Helena Jaczek spoke on her work to support organization Saugeen Economic Development Corporation that delivers her Ministries programs.
- Stephen Blais, MPP for Orleans and Ontario Liberal Caucus Critic for Municipal Affairs and Housing spoke about their members’ plans going forward to rebuild the part and the concerns they have with the Ford government’s agenda.
- The last concurrent session of the day the CAO attended was titled “The Great Reset between Conservation Authorities and Municipal Governments: Looking to 2024 and Beyond”. They talked about Conservation Authority legislation and what got fixed and what did not. The discussion was the approach taken in modernizing the regulation to provide trust and solutions, with flexible tools for CA and Municipal collaboration to create a balancing act with the key ingredients for strong partnerships in the future. Looking forward this is the opportunity to hit the reset button, create open communications going forward, regulations that provide local flexibility for what works in your area, science based decision making within the limits of the local capacity (tax base) and watershed scale decisions for upstream and downstream. They reported 3 important factors for CA-Municipal is having Inventories, Memorandum of Understanding and Budgets. Other factors reported on was Timing (limited timeframes), Partnerships (between multiple municipalities & CAs), Capacity (in staffing, expertise & resources) available and Relationships (building & creating partnerships between agencies).

Delegations Attended:

- Ministry of Transportation of Ontario delegation meeting with Associate Minister Stan Cho. The delegation was lead by Grey County to discussion CT Community Transit funding to the sustain the service after the pilot project ends.
- Ministry of Natural Resources & Forestry delegation meeting with Minister Graydon Smith, Parliamentary Assistant Ric Bresee and the Deputy Minister. The Township of Southgate lead this delegation with Mayor John Woodbury, Deputy Mayor Brian Milne, CAO Dave Milliner and Asset Coordinator and Financial Analyst Aakash Desai to discuss the Holstein Dam Sluice failure. A copy of the Delegation Brief is included in this report as Attachment #1.

Tuesday August 16th, 2022

- The first session of the day was on the Community Benefits and Municipal Construction lessons and best practices sponsored by CLAC (Christian Labour Association Canada). Community Benefit Agreements was the discussion and how public procurement is being used to evaluate the benefits, to determine the real project costs to support new job creation, social and lasting outcomes of the project.
- FCM President Taneen Rudyk spoke on what FCM is doing to support municipalities in Canada and the work they do with the federal government.
- Intact Public Entities Insurance reported on the insurance industry trends and cyber attack prevention.
- One of the interesting PJ Marshall Award winners was Prince Edward County for their new model that supports Rural Housing Growth projects.
- The Keynote Address of the day was by Daniel Henstra, a professor of Political Science, University of Waterloo, who spoke on "Adapting to Climate Change: Local Government Tools to Build Climate Resilience". He has worked on Climate Risk Research to develop practical, evidence-based policy solutions to climate-related challenges. He reported on Nature Based Tools (green roofs, street tree planting & wetland conservation/rehabilitation), Economic Tools (grants, subsidies, targeted fees/credits & climate related financial planning) and Provincial partnership and leadership with motivation signals, consistency of Ontario wide policies and legal leverage with resources. Academia needs to support with climate risk assessment work of hazards/adaptation efforts, knowledge translation with climate models & science based municipal planning and collaborative partnerships between academics/local officials/community stakeholders. The conclusions of his talk was the following:
 - Climate change is serious and irreversible;
 - There is an urgent need to adapt;
 - Local Government have tools to build climate resilience;
 - How can your work prepare for a warmer, wetter, wilder climate?
- The first concurrent session of the second day was titled "Addressing the Housing and Homelessness Crisis. There were reports from 2 Affordable Housing municipal projects and 2 academia experts. The opportunities to create affordable housing should leverage existing government initiatives like the Canada National Housing Strategy, Ontario's Community Housing Renewal Strategy and Municipal 10 year Housing and Homelessness Plans. He suggested that the potential funding sources are donation of surplus land, reinvestment of housing-related tax revenues, waiving development charges, preferential financing rates and tax exemptions. The most informative report was presented by Steve Pomeroy who is Senior Research Fellow at Carleton University, lead of Focus Consulting Inc., holds a Masters Degree in Urban Planning and worked for Canada Mortgage and Housing back in the 90's. Mr. Pomeroy reported the cause of our housing inventory deficit has been caused by growth pressures. This created demand factors for new homes well in excess of housing construction starts. This residential shortage created a demand that further made it worse by increasing the selling prices of homes created existing homeowners seeing

their equity growth has increase by 8 times greater than debt significantly over 2 years that created signals for the demand for larger homes being constructed. This actually fueled the capacity to pay for existing home owners to upgrade or downgrade and grab cash. This created a supercharges demand for housing and now the problem is the equity growth pressures has increased the separation between housing prices and first home buyer incomes. Pomeroy suggests that the housing price increases was created more by existing homeowner in and investors, as only 33% of the home buyers was there first time to purchase a home with many being assisted by parents. He emphasized we do not need just any new homes, but that we need more affordable housing supply and options. He further suggested that municipalities should:

- Monitor growth and planning is in step;
- Ensure private land banking is encouraged to release supply;
- Increase taxes on dormant properties and sites with development approval;
- Incent industry to build more diverse housing products:
 - Adjust or refine municipal fees and development charges to incent more of the missing middle;
 - Raise fees and charges on larger singles and lower on modest size row and townhomes; and
- Aggressively adopt inclusionary zoning (developers will need time to become accustomed to this as a cost of doing business).
- Hydro One presented on their work in municipalities to electrify and the economy of the future. They talked about preparing and planning for the economy of the future being ready for transit, personal vehicles, industry and the transition to a net zero economy.
- The second concurrent session of the day was a presentation the CAO attended that reported on the Blue Box Transition with less than 11 months to go. Concerns raised were the agreement rigidity, PROs possible lack of flexibility in agreement negotiations.
- OMERS presentation was presented by Blake Hutchison the president who informed the conference attendees on the size of the organization today, the scope of their investment portfolio and the year over year return on their investments that are both diverse and secure.
- The Minister of Municipal Affairs and Housing Steve Clark spoke about his Ministry priorities with housing, high speed communications, investments
- The Ministers' Forum was the last session of the day and included 28 Ministers or Associate Ministers being:
 - Minister Steve Clark – Ministry of Municipal Affairs & Housing
 - Minister Sylvia Jones - Ministry of Health & Deputy Premier
 - Minister Stephen Lecce - Minister of Education
 - Minister Raymond Cho - Ministry for Seniors and Accessibility
 - Minister Carolyn Mulroney – Ministry of Transportation & Ministry of Francophone Affairs
 - Minister Stephen Lecce – Ministry of Education
 - Minister Kinga Surma – Ministry of Infrastructure

- Minister Jill Dunlop - Ministry of Colleges and Universities
- Minister Graydon Smith – Ministry of Natural Resources & Forestry
- Minister Lisa Thompson – Ministry of Agriculture Food & Rural Affairs
- Minister David Paccini – Ministry of Environment Conservation & Parks
- Minister Vic Fedili - Minister of Economic Development, Job Creation & Trade/ Chair of Cabinet
- Minister Todd Smith – Ministry of Energy
- Minister Paul Calandra – Ministry of Long Term Care & Legislative Affairs
- Minister Neil Lumsden – Ministry of Tourism, Culture & Sport
- Minister Greg Rickford – Ministry of Northern Development & Indigenous Affairs
- Minister George Pirie – Ministry of Mines
- Minister Michael Kerzner - Solicitor General
- Minister Doug Downey - Attorney General
- Minister Peter Bethlenfalvy – Minister of Finance
- Minister Prabmeet Singh Sarkario – President of the Treasury Board
- Minister Parm Gill, Minister of Red Tape Reduction
- Minister Michael Ford – Minister of Citizenship and Multiculturalism
- Minister Merrilee Fullerton, Minister of Children, Community and Social Services
- Associate Minister Stan Cho - Ministry of Transportation
- Associate Minister Michael Parsa - Minister of Housing
- Associate Minister Michael Tibollo - Ministry of Mental Health and Addictions
- Associate Minister Charmaine Williams – Ministry of Women’s Social and Economic Opportunity

Delegations Attended:

- Ministry of Municipal Affairs & Housing delegation meeting with Minister Stan Cho. The delegation was lead by Grey County to discussion Affordable Housing challenges in our region. A copy of the Grey County Ministry brief document is included in this report as Attachment #2.

Wednesday August 17^h, 2022

- The first session of the day attended by the CAO was ROMA’s presentation on their Attainable Housing in Rural Ontario report and recommendations that was released during the conference. ROMA appointed a Housing Task Force that included committee members from Grey County being West Grey Mayor Christine Robinson and County of Grey Planning Director Scott Taylor. A copy of the ROMA Attainable Housing Task Force Backgrounder report is included in this report as Attachment #3. A copy of the full report can be found through the following ROMA housing link page: www.roma.on.ca/housing/
- The next plenary session of the day was titled Trailblazers Panel: Diversity in Local Government and included a panel Senator Bernadette Clement Mayor of Cornwall , Steve Anderson Shelburne’s Deputy Mayor and Kemi Akapo Councillor in the City of Peterborough, that moderated by Jeyan Jegathan

from TVO. The session was very informative of the challenges faced by diverse and new members of a community to be successful in being elected and serving in a municipality as a member of a local Council.

- Dr. Enid Slack the Director of the Institute of Municipal Finance and Governance, School of Cities, University of Toronto spoke on the return to current value assessment in 2023 and property tax issues. Her talks were about what this means for Ontario ratepayers in a post pandemic world. She talked about current assessment should reflect real values, what this means for the distribution property tax burden and that this does not mean that taxpayers will pay more property tax needs to be the message.
- The last session of the AMO conference titled "Economic Recovery Panel" was hosted by Steve Paikan, from TVO's program "The Agenda" who moderated a panel of Minister of Finance Peter Bethlenfalvy, Dr. Mike Moffatt the Senior Director of Policy & Innovation at the Smart Prosperity Institute and Mr. Armine Yalnizyan who is with the Atkinson Fellow on the Future of Workers. This was a debate on sustainable recovery and what it should look like, with the Ministers perspective of his Government's concerns and what they are and will be doing to address the economic challenges faced in Ontario and other issues related to housing, energy and food costs, global issues and refugees, supply chain challenges and shortages, as well as unprecedented inflation.

Financial Impact or Long-Term Implications

There is no financial impact to the municipality as a result of this report other than staff time and the Conference registration, accommodation, meals and travel costs which were included in the 2022 budget.

Communications & Community Action Plan Impact:

This report has been written and presented to Council to communicate accurate information to the public.

Goal 3 - Promoting Health Services and Housing Choices

Action 3: The residents and businesses of Southgate envision a caring community which meets the needs of all ages and incomes for a healthy and comfortable life, even as our population grows and changes.

Strategic Initiatives 3-A (2019-2023): By means of appropriate policies, incentives and development partners, the Township will facilitated a significant increase in the supply and variety of both rental and purchase housing/ accommodation within Southgate.

Concluding Comments

1. That Council receive staff report CAO2022-050 as information.

Respectfully Submitted,

CAO approval: Original Signed By

Dave Milliner – CAO

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- Attachment 1 – Ministry of Natural Resources & Forestry AMO Delegation
brief document dated August 15, 2022
- Attachment 2 – Ministry of Municipal Affairs & Housing AMO Delegation
brief document dated August 16, 2022
- Attachment 3 – ROMA Attainable Housing Task Force Backgrounder Report
August 2022