

October 13, 2023



THE CORPORATION OF  
THE TOWN OF MILTON

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The Honourable Sean Fraser, P.C., M.P.  
Minister of Housing, Infrastructure and Communities  
*Via electronic mail*

Dear Minister Fraser,

Thank you for your recent letter regarding the Town of Milton and the Housing Accelerator Fund (HAF).

The Town has been actively engaged throughout this process since first being approached by representatives of the Federal Government and the CMHC regarding HAF, and we continue to share the same interest in removing barriers to housing supply and accelerating growth. The Town has consistently demonstrated the ability to achieve these goals, specifically noting that Milton:

- Has consistently ranked amongst the fastest growing municipalities in Canada over multiple census periods
- Ranked first amongst municipalities in terms of planning approval timelines in a benchmarking study undertaken by Altus Group Economic Consulting on behalf of the Building Industry and Land Development Association
- Has tripled the population of the Town over the past 20 years and will see the population almost triple again over the next 30 years

These results were achieved through the Town's strategic and collaborative approach to supporting growth within Milton, and they are indicative of our ability to not just achieve but exceed our housing pledge to facilitate the construction of a minimum of 21,000 new homes in the community by 2031.

The Town worked closely with CMHC representatives on developing the HAF submission that has been previously presented, including the identification of potential initiatives. As the HAF program and the housing needs of the community evolve, we remain open to the consideration and implementation of further measures that may result in positive benefits within the community. Specifically, and in accordance with your suggestion, I request that you include the following five additional initiatives as part of the Town of Milton's application for the HAF program:

- Permitting four units as-of-right city-wide;
- Permitting four storeys as-of-right within 800 metres walking distance of Milton Transit lines;
- Designate dedicated staff to implement an affordable housing strategy, which should involve liaising with non-market housing providers and other levels of government, guiding projects through the development and permitting process, and identifying lands for affordable nonmarket housing;
- Delegate decision-making power for minor re-zonings, as well as approvals for affordable housing and modular housing, to Town staff;



- Create incentives to encourage the development of purpose-build rentals and non-market housing.

Concurrent with the preparation of this letter, I am also directing Town staff to assess the Council (or other) approvals that may be required in order to implement these initiatives and to develop related action plans so that the Town will be well positioned should HAF funding be approved for Milton.

These alternative solutions would complement not just the initiatives that have been previously proposed through the Town's application to the HAF program, but also the progress that the Town continues to make on strategic initiatives within the Town that will support our shared objectives.

- Milton is in the process of welcoming post-secondary institutions as both Wilfrid Laurier University and Conestoga College have established locations and begun offering programs within the community. The Town continues to work closely with these educational partners to ensure that the municipal services that will be required for the student population are in place as their enrollment and housing needs grows.
- Milton continues to expand its transit offering to ensure affordable solutions within the Town and critical connections to GO transit and adjacent municipalities. In addition to the acquisition of additional fleet, the Town is also in the process of making a significant investment to establish the first dedicated transit maintenance facility within the Town in order to ensure that the Town's vision for density and affordable units can be properly supported.
- Milton continues to actively work with multiple land owner groups as we progress through the planning, approval and implementation of four new growth areas within the Town. This will ensure continued growth as the Town pursues its population targets of 238,000 people by 2031 and 350,000 people by 2051, respectively.

We would welcome an opportunity to speak to you further about the HAF program, and how the Town of Milton and the Ministry of Housing, Infrastructure and Communities can partner together on these or other initiatives to ensure that our shared goal of accelerated housing growth can be achieved.

Sincerely,



Gordon A. Krantz  
Mayor, Town of Milton

c.c.  
Adam Van Koeverden, Member of Parliament  
Andrew Siltala, CAO, Town of Milton