

Housing Conversation

July 7, 2026 - 6:00 to 8:00 p.m. – Davidson Centre

Notes generated from the conversation

Insights:

- Don't let perfect be the enemy of good
- Start with something
- Build many approaches to housing
- We want to duplicate other communities and projects
- Treaty 45.5 – take care of each other – we need to abide by this treaty
- Understand fears and dynamics underneath nimby
- Reframe, not rebut – eg. Affordable housing will ruin the character of the community
- How we frame issues/development matters – need to pay attention to this from a communications perspective – coach staff and council on the key messages
- Need to understand the psychology of NIMBYism
- There is not a silver bullet solution – need buck shot approach to increasing the supply of housing
- Transit and other infrastructure need to be taken into account for affordable housing
- Don't wait until transportation, daycare, etc. is in place
- Not just about building more housing; it is about creating many options e.g. home sharing
- Mapping – need to map the number of people in each housing category vs. how many units are available within each need category
- Look at incomes vs housing types and what's available
- Use real people's stories; humanize the issue but make sure you are not othering people
- Density is not a scary – but people perceive it as losing something - need to reframe it so people don't react to the word
- Other ways to do housing – doesn't always have to be big housing
- Look at Innovative models – single properties turn into 4 plex – need to have zoning to allow this – step the municipality can take to make this happen
- Local economy's strength is dictated partially by housing
- Combat misinformation
- Housing projects don't help anyone if they never get approved. Maybe not the right time to call out a councillor, but reinforced an important reality: if we're serious about creating more attainable housing, we need to support good projects when they come forward.
- Invite people who live here to invest in their own backyard. Local ownership keeps decisions local, strengthens communities, and gives residents the opportunity to be part of the solution instead of watching it happen from the sidelines.
- Everyone has a role to play in solving the housing shortage and affordability issue – and that includes the municipality.
- Municipal surplus lands – 3 properties - need to communicate why these lands are not suitable for affordable housing

- 705 Princes Street, Elgin Market, part of Tiverton cemetery

Potential Actions:

- Develop a community development corporation
 - Organization that pulls groups together to develop and apply for funds for affordable housing
- Talk to Ottawa land trust as they have a great model that we could duplicate - <https://www.oclt.ca/>
- Union from Kitchener/Waterloo – talk to union cooperative <https://www.unionsd.coop/>
- Look into Collingwood affordable housing task force they have done a really good job - <https://www.collingwood.ca/governance-engagement/council-representation/committees-boards/affordable-housing-task-force>
- Use the income based assessment tool – hart.ubc.ca
- Infrastructure – look into leverage housing to help capital projects
- Build a cooperative model of housing
- Housing communication about need and development – reframe based on the terms of YIMBY
- One week in May – YIMBY week – host next year, raise flag
- Share examples of other communities with affordable housing
- South Okanagan – acquiring different properties – converting into social
- Policy questions – does the CIP grant have access to developers? – how do we leverage it? And what is the process?
- Look to Grey County to get the Ratio for housing need – we have data to look at how they work in Kincardine
- Start small – build a small co-op rather than waiting for large co-op. Owen Sound – has a smaller co-op and one community turned a Basketball court changed into a small co-op
- County & MoK ARU program needs to be communicated to the public – explain details and tell success stories. Have things in place ; max income, max rent; secondary unit in house. Have drawings that are already approved.
- Improve public transportation as it impacts where people can live.
 - Small bus service, electric golf cart – look at as option for transportation
- Development status: Seashore, Small Meadows, update folks
 - Community wants updates on current and future development
- Start small then build up and out
- Expand zoning allowances
 - Zoning rules, allow 4 plex, etc.
- One point report – RAMBOS – put on website
- A housing crunch and a hunger for change – Nanos
- Develop a pool of funds for developers to help get studies funded
- Where land is for housing is key – need it to be walkable
- What are the next steps?

Questions raised:

- What is the update on W.E. Housing Build Announcement?
- Why was there no community conversation before the decision was made to build affordable housing on the WE Thompson parking lot?
- Why does the County accept people from outside the Municipality to live in community housing?
- Can we put criteria in place that people need to live within the community to obtain new housing if built?
- Can we prevent those with high income from taking low-income housing e.g., Tiny house complex selling to people who want a place to summer or rent to BP workers.
- Can private sector projects be tied to income? Can the municipality enforce this?
- Where will sustainable funding come from? Which level of government is going to fund a 40 year mortgage?
- Why don't we learn from Russell Meadows non -profit model?
- What are the resources that the Municipality puts towards housing? Staff and budget? And what are your timelines to start to address the issue?
- How can we get guaranteed flow of finances from all levels of government.
- Can you Increase communication on housing initiatives and need to the community?
- Why does Kincardine not apply for Build Canada Homes Grants?
- What incentives of any are available to the public to assist with developing units? If more information is available more people will participate.
- Why isn't the municipality focusing incentive programs specifically on housing?
- Research reports should be posted to municipal website eg., Building Homes, strengthen communities – a review of housing policies and best practice process the One Point region - A housing crunch – a hunger for change.
- How can we create affordable housing supply without the environmental destruction of suburban sprawl or building low-density car-dependent exurbs in predominantly natural areas?
- How can the Municipality team up with builder & developers to help make affordable homes possible without being in a deficit. Maybe if the Municipality could provide the land and we build? Ideas like that we'd love to hear =.)
- Where are the 160 units to be located? Are they all together? And how many people would be accommodated in the 160 units? Where do they come from?
- Why are developers allowed to pay in lieu of parking? Why can they pay in lieu of park space? It feels against the culture of Kincardine to allow this as an option, as I think most would agree that we should be defending parking spaces and nature whenever possible.
- Where will the funding come from to complete below market value homes?
- Can Additional Residential Units (ARU) be built in suitable properties in Kincardine? What are the incentives to turn this into affordable housing?
- Will the 160 units be subsidized housing? And if so, why is the municipality subsidizing housing? Is that not the County's role?
- What urban design techniques can be used to avoid conflict in higher density developments?