

# City of Belleville

Report No: APS-2025-30

Meeting Date: June 23, 2025



**To:** Mayor and Members of Council  
**Department:** Engineering & Development Services  
**Staff Contact:** Andrew Chan, Senior Principal Planner

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**Subject: 2024 Building Faster Fund Summary**

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## Recommendation:

**“THAT pursuant to the 2024 Building Faster Fund Summary, Report No. APS-2025-30, the 2025 Capital Budget be amended for the funding of the Avonlough Sewage Pumping Station and Conveyance System - Phase 1, to increase Building Faster Fund utilization by \$801,000 and reduce Ontario Community Infrastructure Funding by \$801,000.”**

## Strategic Plan Alignment:

Residential Development: Plan for residential growth to meet our needs for 20 years and designate sufficient land in our planning documents to accommodate residential growth for 10 years

## Background:

### Building Faster Fund

In August 2023, the Province announced changes to Bill 3, Strong Mayors, Building Homes Act, 2022, to expand strong mayor powers beyond the municipalities currently included in the legislation to twenty-one additional municipalities, including the City of Belleville. By accepting the strong mayor powers, the City has committed to a housing pledge of 3,100 housing units over the next decade as part of the province’s work to build 1.5 million homes by 2031.

While the 10-year pledge that was established is for the years 2022 until 2031, detailed tracking by the Province did not start until 2023.

In 2023, as a method to incentivize the creation of housing units, the province created the \$1.2 billion Building Faster Fund, which rewards municipalities that reach at least 80% of their annual target with funding, with bonus funding for municipalities that exceed their targets.

Province’s Housing Tracking

The Province has a [Housing Tracker](#) that depicts the housing progress of fifty municipalities in Ontario. The province utilizes data from the Canadian Mortgage and Housing Corporation (CMHC) Starts and Completions Survey; Market Absorption Survey Methodology; and the Ministry of Long-Term Care. The CMHC methodology for tracking housing starts in Ontario involves manual inspection from CMHC to affirm when houses have started.

The following table provides a summary of the annual Building Faster Fund (BFF) targets including housing starts, performance percentage, and performance status.

Year	BFF Target	Housing Starts	Performance	Status
2022	-No Target-	-No Data-	N/A	N/A
2023	227	553	224%	Exceeded
2024	258	250	96.9%	On-Track

According to Provincial data, the City has fulfilled 25.9% or about a quarter of the 10-year housing pledge within 2023 and 2024.

At the time of October of 2024, the [Provincial Housing Tracker](#) also indicated that ten of fifty municipalities had met or exceeded their respective BFF targets. Notably during that month, the City of Belleville placed twelfth in terms of percentage progress towards fulfilling the annual housing pledge.

Performance and Allocation Notice from the Minister

The Minister of Municipal Affairs and Housing provided correspondence on June 6, 2025 (Attachment #1), the City of Belleville is eligible to receive \$801,040 for the second funding program year of the Building Faster Fund based on the 2024 performance.

City of Belleville’s Housing Tracking

City Staff acknowledge differences in the data reported by the City and the Province for the housing start data for the Building Faster Fund. The Building Section utilizes CityView software, which meticulously tracks data related to building permits and activity observed by City Staff, including housing starts. As mentioned in this report, some of the data from the Province requires a manual observation to affirm the data the City reports on.

The table below demonstrates the difference between the data from City and the the Province:

Year	BFF Target	Housing Starts (The	Housing Starts (City
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		Province)	of Belleville)
2022	-No Target-	-No Data-	458
2023	227	553	515
2024	258	250	393
2025	310	-No Data-	202
Total	795	803	1568

According to the City of Belleville's Building Section's records, the City has exceeded the BFF targets of 2023 and 2024. Moreover, the City's records demonstrate that the performance percentage for 2024 would have been 157% instead of the percentage reported by the Province of 96.9%.

Additionally, the City's records demonstrate that the City has fulfilled 44% of the 10-year housing pledge within the first three years. To date, this data also demonstrates that the City has fulfilled 65.2% of the 2025 annual target and 50.6% of the 10-year housing pledge.

### Financial/Analysis:

The City of Belleville has received the following from the Building Faster Fund:

- For the 2023 annual target, \$1,240,000, and
- For the 2024 annual target, \$801,040.

The 2024 Capital Budget item for the "Avonlough Sewage Pumping Station and Conveyance System - Phase 1" was approved with an amended allocation of \$1,240,000 budgeted from the Building Faster Fund. With the additional funding announced by the Minister, the recommendation of this report proposes to increase Building Faster Fund utilization by \$801,000 and reduce Ontario Community Infrastructure Funding by \$801,000 for this 2024 Capital Budget item. The overall project funding approval and proposed adjustment are outlined below:

Funding Source	Approved (\$)	Proposed (\$)	Difference (\$)
Water Reserve Funding	6,000,000	6,000,000	-
Development Charges	6,699,700	6,699,700	-
Casino Reserve Fund	282,400	282,400	-
Ontario Community Infrastructure Fund	7,610,000	6,809,000	(801,000)
Building Faster Fund	1,240,000	2,041,000	801,000
Canada Comm. Building Fund	3,800,000	3,800,000	-
Long term dept (Tax supported)	2,643,900	2,643,900	-
Long term dept (User Rate supported)	26,724,000	26,724,000	-
<b>Total</b>	<b>55,000,000</b>	<b>55,000,000</b>	-

### Conclusion:

The City of Belleville committed to the province’s housing pledge to build 1.5 million homes by 2031. In doing so, the City was provided a housing target of 258 housing units for 2024. By the end of 2024, the City was on-track for the housing target according to Provincial data, closing off the year with a total of 250 housing units and fulfilling 96.9% of the target.

The City is eligible to receive \$801,040 for the second Program Year of the Building Faster Fund based on 2024 performance.

For 2025, the City has been given a housing target of 310 housing units and, as of June 6, 2025, the City has tracked 202 housing units that have begun construction this year representing 65.2% of the 2025 annual target.

According to the City's records, the City tracked 1568 housing starts and fulfilled 50.6% the 10-year housing pledge, which represents housing starts between 2022 and June 6, 2025.

Staff recommend that the Capital Budget be amended for the funding of the Avonlough Sewage Pumping Station and Conveyance System - Phase 1, to increase Building Faster Fund utilization by \$801,000 and reduce Ontario Community Infrastructure Funding by \$801,000.

**Attachments:**

[Attachment #1 - 2024 Housing Target Performance and Building Faster Fund Allocation Notice](#)

**Reviewed by:**

Greg Pinchin, Manager of Approvals  
Stephen Ashton, Director, Engineering & Development Services  
Brandon Ferguson, Director of Finance/Treasurer  
Marie Doherty, Director, People and Corporate Services  
Matt MacDonald, Chief Administrative Officer

**Status:**

Approved - 13 Jun 2025  
Approved - 13 Jun 2025  
Approved - 13 Jun 2025  
Approved - 13 Jun 2025  
Approved - 17 Jun 2025



234-2025-2387

June 6, 2025

Your Worship  
Mayor Neil Ellis  
City of Belleville  
mayor.ellis@belleville.ca

Dear Mayor Neil Ellis,

**Subject: 2024 Housing Target Performance and Building Faster Fund Allocation Notice**

To help achieve our shared goal of building more homes for people across Ontario, our government provided 50 of our largest and fastest growing communities with housing targets. As you are aware, performance against annualized targets is being used to determine allocations under the Building Faster Fund and is also being reported on the Ministry of Municipal Affairs and Housing's website.

With year-end data for 2024 now available, the Ministry has tabulated an assessment of your municipality's 2024 housing performance. **I am pleased to inform you that the City of Belleville is eligible to receive \$801,040 for the second Program Year of the Building Faster Fund based on 2024 performance.** A detailed breakdown is included below:

Provincial Housing Target for 2024	125,000
City of Belleville 2024 Housing Target	258
City of Belleville Actual 2024 Performance <sup>1</sup> , of which:	<b>250 (96.90% of target)</b>
<i>Housing Starts</i>	199
<i>Additional Residential Units (ARUs)</i>	51
<i>Long-Term Care Beds</i>	0
<i>Postsecondary Student Beds</i>	0
<i>Congregate Retirement Home Suites</i>	0

**Please ensure that these figures are held in confidence until the Province has announced them publicly.**

Municipal performance against housing targets in 2024 has been evaluated using five data sets. Please consult the appendix for detailed information on definitions and methodology.

<sup>1</sup> Due to adjustments made to help ensure that units are not double-counted or miscounted between the five datasets, these figures may not always match figures reported by other sources. However, all eligible units are counted when considering all five datasets. Please consult the appendix for details.

I would like to congratulate you on the City of Belleville's important achievement towards meeting your 2031 target and our shared housing supply goals.

Ministry staff will reach out to officials at your municipality with detailed next steps and instructions to complete program administration requirements and meet necessary conditions of payment. For first time recipients, this will include entering into a Transfer Payment Agreement (TPA) with the Ministry for the Building Faster Fund.

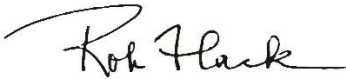
Please note that this letter will serve as the Allocation Notice for the City of Belleville for the second Program Year under the Building Faster Fund TPA.

Finally, I would like to inform you that the program end date for the Building Faster Fund has been extended from March 31, 2026 to March 31, 2028. This means that recipients will have until March 31, 2028 (an additional two years) to spend program funds earned from Years 1, 2, or 3 (based on performance in 2023, 2024, and 2025, respectively). Please note that there is no change to the total amount of funding in the program; 2025 / Year 3 will continue to be the last year for which new funding is granted (where eligible based on performance).

If you have any questions, please reach out to my Director of Stakeholder and Caucus Relations, Tanner Zelenko, at [tanner.zelenko@ontario.ca](mailto:tanner.zelenko@ontario.ca).

I look forward to continuing our work together, to ensure that more people can afford a place to call home.

Sincerely,



Hon. Robert J. Flack  
Minister of Municipal Affairs and Housing  
Enclosures

c: Matt Macdonald, CAO  
Doug Irwin, Clerk  
Hon. Graydon Smith, Associate Minister of Municipal Affairs and Housing  
Robert Dodd, Chief of Staff to the Minister of Municipal Affairs and Housing  
Martha Greenberg, Deputy Minister  
David McLean, Assistant Deputy Minister, Housing Policy and Planning Division  
Sean Fraser, Assistant Deputy Minister, Municipal and Housing Operations Division

**Appendix:** Detailed information on definitions and methodology

Municipal performance against housing targets in 2024 has been evaluated using five data sets.

Variable Name	Variable Definition
Housing starts	<p>The Ministry relies on starts data recorded in the <i>Starts and Completions</i> survey published by the Canada Mortgage and Housing Corporation (CMHC).</p> <p>CMHC defines a start as the beginning of construction work on a building. This is recorded when the concrete has been observed to be poured for the whole of the footing around the structure or an equivalent stage where a basement will not be part of the structure.</p> <p>This variable includes new single or multiple-unit residential market homes.</p>
Additional residential units (ARUs)	<p>The Ministry relies on ARUs recorded in the <i>Starts and Completions</i> survey published by the Canada Mortgage and Housing Corporation (CMHC) as well as unpublished data provided by CMHC for select municipalities that are not included in the above survey.</p> <p>CMHC records ARUs once an approved building permit from the respective approval authority (e.g., a municipality) has been enumerated.</p> <p>This variable includes:</p> <ul style="list-style-type: none"> <li>• a non-residential unit being converted to a residential unit if the newly created units are being used for residential purposes; and</li> <li>• a residential unit being converted to an addition residential unit if units are being added or removed from a residential structure on an existing foundation.</li> </ul> <p>This variable does not include negative conversions which can be:</p> <ul style="list-style-type: none"> <li>• the removal of units from an existing residential structure, or,</li> <li>• a multi-unit structure being converted to a single-unit residential structure.</li> </ul>
Long-term care (LTC) beds	<p>The Ministry relies on long-term care bed data recorded by the Ministry of Long-Term Care (MLTC). This variable includes:</p> <ul style="list-style-type: none"> <li>• The development of eligible new long-term care (LTC) beds that will increase the total number of LTC beds in the system; and</li> <li>• The upgrading or modernization of eligible existing LTC beds</li> </ul>

	<p>Under the Capital development program, an eligible long-term care bed is a long-term care bed constructed under a Development Agreement with the Ministry of Long-Term care and would be eligible for Capital Funding.</p> <p>LTC beds are counted and recorded once the following milestones have all been met:</p> <ul style="list-style-type: none"> <li>• The Operator has received an approval to start construction from MLTC; and,</li> <li>• The Operator has submitted a monthly construction report to the ministry indicating more than 0% of the project has been completed (indicating that construction has commenced); and,</li> <li>• The bed builds/redevelopment component of the project has begun.</li> </ul> <p>*Note: after the operator receives their approval to start construction, the submission of the first report can range from 30 to 60 days depending on when the project was approved to start construction. For example, for a project that received approval to construction in March, the operator may submit their first construction report in May.</p>
<p>Licensed congregate retirement home suites</p>	<p>The Ministry relies on retirement home licensing data recorded by the <a href="#">Retirement Homes Regulatory Authority</a> (RHRA).</p> <p>This variable includes licensed congregate retirement home suites associated with licences for new retirement home operations. New operations can include:</p> <ul style="list-style-type: none"> <li>• a pre-existing building that did not previously operate as a licensed retirement home, or</li> <li>• a new building constructed for the purpose of operating as a retirement home.</li> </ul> <p>New operations are recorded on the date the RHRA issues the licence, which typically occurs after construction has been completed and the operator has applied to the RHRA for a licence.</p> <p>This variable differs from licenced retirement home data published by the RHRA:</p> <ul style="list-style-type: none"> <li>• The RHRA does not distinguish between self-contained and congregate retirement home suites and therefore its data may include both types of retirement homes.</li> <li>• This variable includes only congregate retirement home suites and does not include self-contained retirement homes as they are already captured in the <i>Starts and Completions</i> survey published by CMHC.</li> </ul>

	Self-contained units have a separate entrance, kitchen and bathroom, while congregate dwellings are shared, dormitory style residences, with communal kitchen/washrooms.
Postsecondary student beds	<p>The Ministry relies on postsecondary student bed data reported by publicly assisted colleges and universities and compiled and recorded by the Ministry of Colleges and Universities. This variable includes new postsecondary student housing beds for the exclusive use of registered students at a publicly assisted college or university. It includes student beds on and off campus in:</p> <ul style="list-style-type: none"><li>• a self-contained unit with separate entrance, kitchen and bathroom; or</li><li>• a shared, dormitory style residence, with communal kitchen/washrooms.</li></ul>