



Report of the
**Ontario Housing
Affordability Task Force**

February 8, 2022

Ontario Housing Affordability Task Force & Bill 109 More Homes for Everyone Act

**May 2, 2022
Council**

Overview of Task Force Report

- 55 recommendations
- Sweeping reforms
- Goal of adding 1.5 million homes over the next 10 years

General Observations

- Generally, in principle, support the overall goal
- Significant concern with top-down approach
- No consideration of the entire housing system
- Decreased local autonomy
- Financial implications

Theme #1: Streamline the Development Review Process

Staff comments:

- Developers are satisfied with Town's review process
- Development review delays and external agencies
- Deeming approval can incentivize poor submissions

Theme #2: Provide Financial Supports for Housing Construction

Staff comments:

- Waiving DCs/CIL does not guarantee lower housing costs
- If waived, costs will have to be offset
- Town is advancing DC deferrals for affordable rental housing
- Town has a pilot for pay-on-demand surety bonds

Theme #3: Balance Heritage Preservation with Planning Priorities

Staff comments:

- Ignores value of heritage preservation
- Compensation for heritage properties
- Supporting stewardship of heritage properties
- Erosion of a community's heritage character

Theme #4: Enable More Housing Opportunities While Considering Local Context

Staff comments:

- Need to balance intensification with local context
- Local transit is key to enable greater intensification
- Urban design will be even more important

Bill 109: More Homes for Everyone Act

- Received Royal Assent on April 14, 2022
- First phase of implementing recommendations from Ontario Housing Task Force Report
- Amends 5 different *Acts* in the Province

Bill 109: More Homes for Everyone Act

- Most impactful amendments include:
 - Mandatory refund of Zoning By-law Amendment and Site Plan application fees if statutory timeframes not met
 - Framework established to potentially standardize subdivision conditions
 - Minister has authority to refer decisions on Official Plans to OLT and also suspend the 120-day time period for a decision
 - New Community Infrastructure and Housing Accelerator tool for Minister

Next Steps

- Submit report to province as Town comments
- Explored via Affordable Housing Action Plan
- Coordinate via a cross-departmental team
- Develop action plan on how best to respond and adapt to Bill 109 amendments

Questions

