

Attachment: List of 74 Housing Affordability Task Force (HATF) Recommendations for Response

Please identify the top 5 HATF recommendations that you support, and rationale / comments	
1.	<p>Permit “as of right” secondary suites, garden suites, and laneway houses province-wide.</p> <ul style="list-style-type: none"> Rationale / comments: alternative housing units are an efficient and economical way to help address the housing crisis. These types of units are supported but need to be tied to specific performance criteria that ensure adjacent properties are respected in terms of privacy, functionality, drainage, etc. And so, zoning bylaws must be permitted to apply specific setback, height and lot coverage criteria to ensure proper and orderly development ensues.
2.	<p>Require mandatory delegation of site plan approvals and minor variances to staff or pre-approved qualified third-party technical consultants through a simplified review and approval process, without the ability to withdraw Council’s delegation</p> <ul style="list-style-type: none"> Rationale / comments: site plan is a technical approval process the comes after the public process and establishment of the principle of land use. As such, placing approval in the hands of qualified (senior) staff is suitable and supported. In terms of minor variances, the concept of delegating approval authority to staff is supported, however, there still needs to be a notification / public input process and approvals should be limited to uncontested matters. For any contested matter, there needs to be an appeal or escalation process where the matter would go to Council for its consideration and a decision.
3.	<p>Improve funding for colleges, trade schools, and apprenticeships, encourage and incentivize municipalities, unions and employers to provide more on-the-job training</p> <ul style="list-style-type: none"> Rationale / comments: developers have indicated to staff that labour shortages are delaying projects. Without an adequate labour force, the targets set by the province will not be met. This ‘pinch in the pipeline’ must be addressed immediately.
4.	<p>Enable municipalities, subject to adverse external economic events, to withdraw infrastructure allocations from any permitted projects where construction has not been initiated within three years of build permits being issued.</p> <ul style="list-style-type: none"> Rationale / comments: municipal services have capacity limitations in terms of the amount of development they can support and are finite resources that are integral to support the timely construction of new housing. The legal ability to apply a ‘use it or lose it’ requirement is critical to ensure that assigned capacity is not sat on thereby preventing other projects from moving forward.
5.	<p>Fund the adoption of consistent municipal e-permitting systems and encourage the federal government to match funding. Fund the development of a common data architecture standard, supported by an external expert committee, across municipalities and provincial agencies/ministries and require municipalities to provide their zoning bylaws with open data standards. Set an implementation goal of 2025 and make funding conditional on established targets</p>

	<ul style="list-style-type: none"> Rationale / comments: a commitment to funding and other supports at the upper levels of government would be advantageous, while establishing some data standards would allow for the County to further improve its current system to meet the needs of the industry. What is critical in this recommendation is that any move to a consistent system, common data infrastructure, etc. must account for and be able to accommodate those municipalities that have dedicated significant resources (time and money) to specific systems as the County has with its Cityview Portal e-permitting software. Where this cannot be done, the province must allow for municipalities with established systems (such as the County) to continue to operate with whatever solution they have adopted provided they can meet the objectives of the province in relation to the provision of data, production reports, etc.
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HATF Recommendation <i>(Note: Bracketed numbers are per the numbering in the original Task Force report; numbering in the first column is for Ministry use)</i> <i>Recommendations with an asterisk * have been implemented</i>		Support or Oppose (Mandatory Field – Please only mark with an ‘X’ as appropriate)			
1.	1) Set a goal of building 1.5 million new homes in ten years.*	X	Support		Oppose
2.	2) Amending the Planning Act, Provincial Policy Statement, and Growth Plans to set “growth in the full spectrum of housing supply” and “intensification within existing built-up areas” of municipalities as the most important residential housing priorities in the mandate and purpose.	X	Support		Oppose
3.	3) a) Limit exclusionary zoning in municipalities through binding provincial action: allow “as of right” residential housing up to four units and up to four storeys on a single residential lot.*		Support	X	Oppose
4.	3 b) Modernize the Building Code and other policies to remove any barriers to affordable construction and to ensure meaningful implementation (e.g., allow single-staircase construction for up to four storeys, allow single egress, etc.)	X	Support		Oppose
5.	4) Permit “as of right” conversion of underutilized or redundant commercial properties to residential or mixed residential and commercial use.	X	Support		Oppose
6.	5) Permit “as of right” secondary suites, garden suites, and laneway houses province-wide.*	X	Support		Oppose
7.	6) Permit “as of right” multi-tenant housing (renting rooms within a dwelling) province-wide.	X	Support		Oppose
8.	7) Encourage and incentivize municipalities to increase density in areas with excess school capacity to benefit families with children.	X	Support		Oppose

9.	8) Allow “as of right” zoning up to unlimited height and unlimited density in the immediate proximity of individual major transit stations within two years if municipal zoning remains insufficient to meet provincial density targets.	X	Support		Oppose
10.	9) Allow “as of right” zoning of six to 11 storeys with no minimum parking requirements on any streets that have direct access to public transit (including streets on bus and streetcar routes).	X	Support		Oppose
11.	10) Designate or rezone as mixed commercial and residential use all land along transit corridors and re-designate all Residential Apartment to mixed commercial and residential zoning in Toronto.	X	Support		Oppose
12.	11) Support responsible housing growth on undeveloped land, including outside existing municipal boundaries, by building necessary infrastructure to support higher density housing and complete communities and applying the recommendations of this report to all undeveloped land.		Support	X	Oppose
13.	12) a) Create a more permissive land use, planning, and approvals system: Repeal or override municipal policies, zoning, or plans that prioritize the preservation of physical character of neighbourhood.*		Support	X	Oppose
14.	12 b) Exempt from site plan approval and public consultation all projects of 10 units or less that conform to the Official Plan and require only minor variances.*		Support	X	Oppose
15.	12 c) Establish provincewide zoning standards, or prohibitions, for minimum lot sizes, maximum building setbacks, minimum heights, angular planes, shadow rules, front doors, building depth, landscaping, floor space index, and heritage view cones, and planes; restore pre-2006 site plan exclusions (colour, texture, and type of materials, window details, etc.) to the Planning Act and reduce or eliminate minimum parking requirements.	X	Support		Oppose
16.	12 d) Remove any floorplate (sic) restrictions to allow larger, more efficient high-density towers.		Support	X	Oppose
17.	13) Limit municipalities from requesting or hosting additional public meetings beyond those that are required under the Planning Act.		Support	X	Oppose
18.	14) Require that public consultations provide digital participation options.	X	Support		Oppose
19.	15) Require mandatory delegation of site plan approvals and minor variances to staff or pre-approved qualified third-party technical consultants through a simplified review and approval process, without the ability to withdraw Council's delegation.*	X	Support		Oppose
20.	16) a) Prevent abuse of the heritage preservation and designation process by: prohibiting the use of bulk listing on municipal heritage registers.*	X	Support		Oppose

21.	16 b) Prohibiting reactive heritage designations after a Planning Act development application has been filed.*	X	Support		Oppose
22.	17) Requiring municipalities to compensate property owners for loss of property value as a result of heritage designations, based on the principle of best economic use of land.		Support	X	Oppose
23.	18) Restore the right of developers to appeal Official Plans and Municipal Comprehensive Reviews.*		Support	X	Oppose
24.	19) Legislate timelines at each stage of the provincial and municipal review process, including site plan, minor variance, and provincial reviews, and deem an application approved if the legislated response time is exceeded.*		Support	X	Oppose
25.	20) Fund the creation of “approvals facilitators” with the authority to quickly resolve conflicts among municipal and/or provincial authorities and ensure timelines are met.*	X	Support		Oppose
26.	21) Require a pre-consultation with all relevant parties at which the municipality sets out a binding list that defines what constitutes a complete application; confirms the number of consultations established in the previous recommendations; and clarifies that if a member of a regulated profession such as a professional engineer has stamped an application, the municipality has no liability and no additional stamp is needed.	X	Support		Oppose
27.	22) Simplify planning legislation and policy documents.	X	Support		Oppose
28.	23) Create a common, province-wide definition of plan of subdivision and standard set of conditions which clarify which may be included; require the use of standard province-wide legal agreements and, where feasible, plans of subdivision.	X	Support		Oppose
29.	24) Allow wood construction of up to 12 storeys.*	X	Support		Oppose
30.	25) Require municipalities to provide the option of pay on demand surety bonds and letters of credit.	X	Support		Oppose
31.	26) Require appellants to promptly seek permission (“leave to appeal”) of the OLT and demonstrate that an appeal has merit, relying on evidence and expert reports, before it is accepted.	X	Support		Oppose
32.	27) a) Prevent abuse of process: remove right of appeal for projects with at least 30% affordable housing in which units are guaranteed affordable for 40 years.	X	Support		Oppose

33.	27 b) Require a \$10,000 filing fee for third party appeals.*	X	Support		Oppose
34.	27 c) Provide discretion to adjudicators to award full costs to the successful party in any appeal brought by a third party or by a municipality where its council has overridden a recommended staff approval.		Support	X	Oppose
35.	28) Encourage greater use of oral decisions issued the day of the hearing, with written reasons to follow, and allow those decisions to become binding the day that they are issued.*	X	Support		Oppose
36.	29) Where it is found that a municipality has refused an application simply to avoid a deemed approval for lack of decision, allow the Tribunal to award punitive damages.		Support	X	Oppose
37.	30) Provide funding to increase staffing (adjudicators and case managers), provide market-competitive salaries, outsource more matters to mediators, and set shorter time targets.	X	Support		Oppose
38.	31) In clearing the existing backlog, encourage the Tribunal to prioritize projects close to the finish line that will support housing growth and intensification, as well as regional water or utility infrastructure decisions that will unlock significant housing capacity.	X	Support		Oppose
39.	32) Waive development charges and parkland cash-in-lieu and charge only modest connection fees for all infill residential projects up to 10 units or for any development where no new material infrastructure will be required.		Support	X	Oppose
40.	33) Waive development charges on all forms of affordable housing guaranteed to be affordable for 40 years.		Support	X	Oppose
41.	34) Prohibit interest rates on development charges higher than a municipality's borrowing rate.*		Support	X	Oppose
42.	35 a) Regarding cash in lieu of parkland, s.37, Community Benefit Charges, and development charges: Provincial review of reserve levels, collections and drawdowns annually to ensure funds are being used in a timely fashion and for the intended purpose, and, where review points to a significant concern, do not allow further collection until the situation has been corrected.		Support	X	Oppose
43.	35 b) Except where allocated towards municipality-wide infrastructure projects, require municipalities to spend funds in the neighbourhoods where they were collected. However, where there's a significant community need in a priority area of the City, allow for specific ward to ward allocation of unspent and unallocated reserves.		Support	X	Oppose
44.	36) Recommend that the federal government and provincial governments update HST rebate to reflect current home prices and begin indexing, and that the federal government match the provincial 75% rebate and remove any clawback.	X	Support		Oppose

45.	37) Align property taxes for purpose-built rental with those of condos and low-rise homes.	X	Support		Oppose
46.	38) Amend the Planning Act and Perpetuities Act to extend the maximum period for land leases and restrictive covenants on land to 40 or more years.*	X	Support		Oppose
47.	39) Eliminate or reduce tax disincentives to housing growth.	X	Support		Oppose
48.	40) Call on the Federal Government to implement an Urban, Rural and Northern Indigenous Housing Strategy.*	X	Support		Oppose
49.	41) Funding for pilot projects that create innovative pathways to homeownership, for Black, Indigenous, and marginalized people and first-generation homeowners.	X	Support		Oppose
50.	42) Provide provincial and federal loan guarantees for purpose-built rental, affordable rental and affordable ownership projects.	X	Support		Oppose
51.	43) Enable municipalities, subject to adverse external economic events, to withdraw infrastructure allocations from any permitted projects where construction has not been initiated within three years of build permits being issued.	X	Support		Oppose
52.	44) Work with municipalities to develop and implement a municipal services corporation utility model for water and wastewater under which the municipal corporation would borrow and amortize costs among customers instead of using development charges.		Support	X	Oppose
53.	45) Improve funding for colleges, trade schools, and apprenticeships, encourage and incentivize municipalities, unions and employers to provide more on-the-job training.*	X	Support		Oppose
54.	46) Undertake multi-stakeholder education program to promote skilled trades.*	X	Support		Oppose
55.	47) Recommend that the federal and provincial government prioritize skilled trades and adjust the immigration points system to strongly favour needed trades and expedite immigration status for these workers and encourage the federal government to increase from 9,000 to 20,000 the number of immigrants admitted through Ontario's program.*	X	Support		Oppose
56.	48) The Ontario government should establish a large "Ontario Housing Delivery Fund" and encourage the federal government to match funding. This fund should reward: a) Annual housing growth that meets or exceeds provincial targets b) Reductions in total approval times for new housing c) The speedy removal of exclusionary zoning practices	X	Support		Oppose

57.	49) Reductions in funding to municipalities that fail to meet provincial housing growth and approval timeline targets		Support	X	Oppose
58.	50) Fund the adoption of consistent municipal e-permitting systems and encourage the federal government to match funding. Fund the development of a common data architecture standard, supported by an external expert committee, across municipalities and provincial agencies/ministries and require municipalities to provide their zoning bylaws with open data standards. Set an implementation goal of 2025 and make funding conditional on established targets.	X	Support		Oppose
59.	51) Require municipalities and the provincial government to use the Ministry of Finance population projections as the basis for housing need analysis and related land use requirements.	X	Support		Oppose
60.	52) Resume reporting on housing data and require consistent municipal reporting, enforcing compliance as a requirement for accessing programs under the Ontario Housing Delivery Fund.*	X	Support		Oppose
61.	53) Report each year at the municipal and provincial level on any gap between demand and supply by housing type and location, and make underlying data freely available to the public.	X	Support		Oppose
62.	54) Empower the Deputy Minister of Municipal Affairs and Housing to lead an all of government committee that meets weekly to ensure our remaining recommendations and any other productive ideas are implemented.	X	Support		Oppose
63.	55) Commit to evaluate these recommendations for the next three years with public reporting on progress.*	X	Support		Oppose
64.	B-1) Call upon the federal government to provide equitable affordable housing funding to Ontario.*	X	Support		Oppose
65.	B-2) Develop and legislate a clear, province-wide definition of “affordable housing” to create certainty and predictability.	X	Support		Oppose
66.	B-3) Create an Affordable Housing Trust from a portion of Land Transfer Tax Revenue (i.e., the windfall resulting from property price appreciation) to be used in partnership with developers, non-profits, and municipalities in the creation of more affordable housing units. This Trust should create incentives for projects serving and brought forward by Black- and Indigenous-led developers and marginalized groups.	X	Support		Oppose
67.	B-4) Amend legislation to: <ul style="list-style-type: none"> • Allow cash-in-lieu payments for Inclusionary Zoning units at the discretion of the municipality. • Require that municipalities utilize density bonusing or other incentives in all Inclusionary Zoning and Affordable Housing policies that apply to market housing. 	X	Support		Oppose

	<ul style="list-style-type: none"> Permit municipalities that have not passed Inclusionary Zoning policies to offer incentives and bonuses for affordable housing units. 				
68.	B-5) Encourage government to closely monitor the effectiveness of Inclusionary Zoning policy in creating new affordable housing and to explore alternative funding methods that are predictable, consistent and transparent as a more viable alternative option to Inclusionary Zoning policies in the provision of affordable housing.	X	Support		Oppose
69.	B-6) Rebate MPAC market rate property tax assessment on below-market affordable homes.		Support	X	Oppose
70.	C-1) Review surplus lands and accelerate the sale and development through RFP of surplus government land and surrounding land by provincially pre-zoning for density, affordable housing, and mixed or residential use.	X	Support		Oppose
71.	C-2) All future government land sales, whether commercial or residential, should have an affordable housing component of at least 20%.		Support	X	Oppose
72.	C-3) Purposefully upzone underdeveloped or underutilized Crown property (e.g., LCBO).	X	Support		Oppose
73.	C-4) Sell Crown land and reoccupy as a tenant in a higher density building or relocate services outside of major population centres where land is considerably less expensive.	X	Support		Oppose
74.	C-5) The policy priority of adding to the housing supply, including affordable units, should be reflected in the way surplus land is offered for sale, allowing bidders to structure their proposals accordingly.	X	Support		Oppose