

**Summary of Recommendations for Consultations on More Homes Built Faster:
Ontario’s Housing Supply Action Plan 2022-2023 and Related Proposals**

Proposal	Title	Recommendations
019-6172	Proposed Planning Act and Development Charges Act, 1997 Changes: Providing Greater Cost Certainty for Municipal Development-related Charges	<ul style="list-style-type: none"> • Define affordable ownership as a percentage of household income for the municipality • Provide municipalities with the ability to secure the tenure of rental and attainable housing for a period of 25 years • Prescribe that the phase-in of development charges rates would only apply to an increase in the development charges rates and only apply to residential development • Housing services remain a development charges-eligible service until a municipality next update their development charges bylaw • Provide increased and long-term capital funding, under the Ontario Priorities Housing Initiative • Clarify that the recovery of any revenue shortfalls, as a result of the phase-ins, exemptions or discounts, are not subject to the rules under section 5(6)3 of the Act • Clarify that Environmental Assessments and Infrastructure Master Plans remain eligible for development charges recovery • Provide municipalities with additional, dedicated funding to help support the infrastructure required to achieve the goals of Bill 23 • Exempt all projects required as a result of Schedule 10 to Bill 23 from the changes proposed by Schedule 3 of Bill 23 • Regarding the requirement to annually spend or allocate 60% of the monies in the water, wastewater, and roads reserves, define “allocate”, clarify what happens when there is nonconformity with this requirement, and commit to consulting municipalities should additional services be prescribed • Consult with all stakeholders in the delivery of housing supply, including municipal partners, to determine other potential changes to the Act that further support the building of more homes, faster
019-6141	Legislative and regulatory proposals affecting conservation authorities to	<ul style="list-style-type: none"> • Allow municipalities to complete the <i>Conservation Authorities Act</i> modernization process and delay consideration of Schedule 2 until after the modernization process is complete

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019-2927	<p>support the Housing Supply Action Plan 3.0</p> <p>Proposed updates to the regulation of development for the protection of people and property from natural hazards in Ontario</p>	<ul style="list-style-type: none"> • Schedule 2 be amended to maintain the ability for conservation authorities to deliver non-mandatory services requested by a municipality and under an agreement • Maintain Conservation authorities' authority to approve permits for development within regulated areas when appropriate and with appropriate conditions imposed, to manage natural hazard risk • Maintain “conservation of land” and “pollution” as considerations by conservation authorities in exercising permitting powers • Conservation Authority-owned land should generally remain in public ownership as greenspace. Any land identified that could support housing development, should be in appropriate existing settlement areas and have servicing, access to amenities and be located outside of hazard lands and environmental features
019-6163	<p>Proposed Planning Act and City of Toronto Act Changes (Schedules 9 and 1 of Bill 23 - the proposed More Homes Built Faster Act, 2022)</p>	<ul style="list-style-type: none"> • Progress in coordinated, comprehensive planning and environmental protection is maintained • Consider longer transition timeframes to develop effective implementation plans that ensure an expedited and streamlined development review process • Monitoring and reporting of units and prior confirmation of water and wastewater servicing capacity should be a requirement for new units built under this permission • Appeal mechanisms be provided to address comprehensive planning matters and public interests in the planning process • Conservation Authority-owned land should generally remain in public ownership as greenspace and should only be considered if adequate environmental lands can continue to exist and the removal could address greater depths of affordability in perpetuity • Major Transit Station Area (MTSA) and Protected MTSA boundaries and densities be afforded full in perpetuity protection from appeal • Parkland dedication should prioritize accessible and equitable allocation of green spaces for all types of housing units and in higher density communities

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		<ul style="list-style-type: none"> Market housing must be delivered alongside other components of complete communities, including services, amenities, parks, and high-quality urban design
019-6171 019-6173 22-MMAH018 22-MMAH017 019-6197	<p>2031 Municipal Housing Targets</p> <p>Proposed Amendment to O. Reg 232/18: Inclusionary Zoning</p> <p>Seeking Input on Rent-to-Own Arrangements</p> <p>Seeking Feedback on Municipal Rental Replacement By-Laws</p> <p>Proposed Changes to Ontario Regulation 299/19: Additional Residential Units</p>	<ul style="list-style-type: none"> Housing Targets be aligned with a municipalities ability to achieve them, including availability and management of servicing capacity Housing Targets have regard for affordability, household size and tenure and align with growth management, infrastructure and fiscal planning models Municipal Housing Targets and Pledges be tied to elements of the development review and approval process within municipal control The depth, duration, and percent of affordability within an inclusionary zoning development be within Provincial ranges and determined within local contexts Mandated parameters for inclusionary zoning frameworks must consider mandated offsets to ensure public interest is maximized Affordability thresholds should be tied to what people can afford to pay, and not what the market can bear Consider setting a legal framework for rent-to-own agreements which housing providers must follow when entering into agreements with households, to ensure consumer protections. Work with municipalities to establish rental replacement and conversion standards that prioritize the continuity of existing communities through the redevelopment of neighbourhoods Consider mechanisms to prohibit the use of additional residential units as short-term rentals Mandate reporting of additional residential units for service confirmation
019-6161	<p>Conserving Ontario’s Natural Heritage</p>	<ul style="list-style-type: none"> Ecological offsetting is not used as justification for the removal of already established natural heritage features or systems Compensation strive to replace the feature and its functions Offsets only be located within the same watershed Establish terms of reference clearly outlining offsetting requirements Approval of new housing developments should ensure adequate protection of greenspace to meet the needs of the community

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019-6160	Proposed Updates to the Ontario Wetland Evaluation System	<ul style="list-style-type: none"> • Continue to ensure development is not permitted in areas where it would present a risk to homeowners • Continue to place strong emphasis on maintaining wetland complexes and associated species at risk habitat.
22-MAG011	Proposed Amendments to the Ontario Land Tribunal Act, 2021	<ul style="list-style-type: none"> • The OLT be adequately resourced to eliminate existing backlog • Further clarification around the definition of “undue delay” • Further clarification of the stipulation that a municipality will have to dedicate property tax dollars to pay the successful party’s cost if its case renders to be unsuccessful at the OLT • York Region supports the proposed revocation of the Parkway Belt West Plan but recommends consideration be given to adding beneficial active transportation aspects to facilitate the 407 Transitway and connections between mobility hubs
019-6167	Proposed Revocation of the Parkway Belt West Plan	
019-6192	Supporting Growth and Housing in York and Durham Regions Act, 2022	<ul style="list-style-type: none"> • Collaborate with York and Durham Regions to reassess population and capacity assumptions • Update definition of “York Region sewage works project” to include all required conveyance, pumping and additional treatment capacity to provide a full servicing solution • Add drinking water systems to the scope to allow required drinking water projects to be completed in lockstep with the sewage works. • Province make a cost contribution to jointly-owned York and Durham critical infrastructure required to be expanded that meets or exceed the \$100M invested to date by York Region • Allow the York Region Sewage Works Project to be eligible for full-cost recovery via development charges without discounts • Project report requirements be similar to a water and wastewater master plan where a preferred solution is recommended based on existing field data and modeled scenarios • Provide an expedited process for securing necessary exemptions, permits, approvals and amendments for required projects • Delegate Ministerial authority to staff to require a utility to move its infrastructure if it is necessary for the project • Establish a dedicated multi-disciplinary team to work in direct partnership with the Regions and delegate the authorities of the

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		<p>Minster to Ministry staff to provide decision-making authority to accelerate delivery</p> <ul style="list-style-type: none"> • Add the Ministries of Municipal Affairs and Housing; Environment, Conservation and Parks; and Indigenous Affairs as responsible parties, along with the Regions to the project • The Province lead the Duty to Consult process as a treaty partner • Assign OWCA responsibility for implementing the phosphorus reduction project and to design, build and operate this facility