

Category	PROVINCE	REGION	LOCAL MUNICIPALITIES	BUILDING AND LAND DEVELOPMENT INDUSTRY
Reducing Red Tape				
Timely planning approvals	<p>Commit to short, defined timelines for mandated permits</p> <p>Accelerate planning approval process</p> <p>Streamline Environmental Assessments process and providing exemptions</p>	<p>Support a timely planning approval process</p> <p>Prioritize opportunities to redevelop or intensify where capacity for servicing and transportation/transit exists</p> <p>Provide technical support to local planning process</p>	<p>Accelerate and streamline planning approval process and building permit issuance</p> <p>Timely official plan and zoning by-law conformity updates</p>	<p>Submission of high quality, complete applications</p> <p>Timely resubmissions to address quality gaps</p> <p>Work with local municipalities and Region to develop credible forecasts that prioritize development applications in areas where servicing exists or where infrastructure funded in 10-year Capital Plan</p>
Leverage existing approvals	<p>Province to authorize Region to manage servicing allocation including use it or redistribute requirements</p> <p>Province to secure Federal Government funding approval for YNSE</p> <p>Implement incentives encouraging landowners to act on existing planning approvals in a timely manner – this could include requiring a development industry pledge and a mechanism to ensure Development Charges savings passed on to purchaser</p>	<p>Implement a consistent capacity redistribution policy for servicing allocation</p>	<p>Manage the 160,000 persons capacity already approved within specific timeframes, otherwise redistribute</p>	<p>Development industry pledge including timing to accelerate building where approvals are already in place</p> <p>Identify barriers as to why developable and serviced lands are not being developed by landowners</p>
Data	<p>Leverage YorkTrax data program as the Provincial solution, rather than create new system</p>	<p>Make YorkTrax data exchange mandatory for local municipalities</p>	<p>Leverage YorkTrax to facilitate approvals</p>	<p>Support implementation of YorkTrax</p>
Aligning Growth and Infrastructure	<p>Stabilize provincial policy framework</p> <p>Authorize GTA municipalities to design and build necessary growth water and wastewater infrastructure needed to meet Provincial growth targets (i.e., exempt from Environmental Assessment approvals any water and wastewater infrastructure included in master plans)</p> <p>Issue MZOs only where servicing is available</p>	<p>Expedite capital procurement models including alliance/partnership and bundling project delivery</p> <p>Support intensification in Centres and Corridors prioritizing transit-oriented, mixed-use communities</p> <p>Addressing MZOs only where there is existing or infrastructure planned in next 10 years</p>	<p>Amend zoning bylaw</p> <p>Develop infrastructure master plans aligned with delivery of Regional infrastructure</p> <p>Support intensification in Centres and Corridors prioritizing transit-oriented, mixed-use communities</p>	<p>Development industry pledge including timing to accelerate building and flow of Development Charge funding to support infrastructure implementation where approvals are already in place</p> <p>Provide the right mix of affordable housing options to meet the needs of our growing and diverse communities</p> <p>Adhere to and help implement Official Plans</p>
Remaining financially sustainable				
	<p>Deliver committed rapid transit infrastructure (including subways and bus rapid transit) in a timely fashion to support growth in TOCs</p> <p>Contribute to the cost of regional growth-related infrastructure to ensure the Region is kept financially whole</p> <p>Clarify that if a housing development receiving a discount or exemption changes its tenure and/or affordability (where required) within the first 25 years, it will be required to repay the full development charges ordinarily owing, plus interest at a rate of Prime +1%.</p>	<p>In absence of funding from senior governments to “keep us whole,” consider one-time tax levy and water user rate increases and/or divert a portion of contributions to capital reserves required for asset management to fund growth related costs</p>	<p>Ensure demand is there for infrastructure to ensure stable and quality system to avoid unnecessary flushing</p> <p>Appropriately size local water and wastewater infrastructure to meet demand flows</p>	<p>Form landowner groups to enable large scale, upfront payment for advancing local and regional infrastructure</p> <p>Pass Development Charges savings on to purchaser</p>

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	<p>Advocate for Federal funding support to advance construction and needed infrastructure</p> <p>Require payment of waived DCs if units not built within specified timeframe</p>			
Incentives	<p>Reduce the HST charged on new homes by the Provincial share</p> <p>Eliminate land transfer tax on new homes</p> <p>New home ownership incentive programs and financing options</p>			

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Improving affordability					
	<p>Make publicly owned land that is not environmentally sensitive available and ensure quota applied to affordable housing development</p> <p>Rent supplement funding</p> <p>Updated MURB (Multi-Unit Rental Building) like program, comparable to that provided up until the early 1990's which offered incentives to developers to build community housing</p> <p>Flexible implementation of Housing Accelerator Fund</p> <p>Expand construction financing initiatives</p>	<p>Apply the Bill 23 definition of Affordable Ownership Housing as follows:</p> <p>For municipalities whose average purchase price exceeds the provincial average: 80% of the Provincial average purchase price by unit type be deemed affordable.</p> <p>For municipalities whose average purchase price is less than the Provincial average: 80% of municipal-wide average purchase price by unit type be deemed affordable.</p> <p>Provide municipalities with the ability to secure the tenure of rental and attainable housing, by way of agreement registered on title, for a period of 25 years. Make publicly owned land that is not environmentally sensitive available and ensure quota applied to affordable housing development</p> <p>Modify <i>Development Charges Act</i> to allow flexible approach to encourage affordable housing options (i.e., square footage rather than per unit basis)</p>	<p>Make publicly owned land available that is not environmentally sensitive for affordable housing development</p> <p>Advance development of the Affordable Private Market Housing Implementation Plan</p> <p>Partner with local municipalities to implement a Vacant Homes Tax</p>	<p>Make publicly owned land available that is not environmentally sensitive for development</p> <p>Inclusionary Zoning</p> <p>Diversify housing stock (missing middle, tiny homes, etc.)</p> <p>Ensure affordable housing options are phased with development</p> <p>Partner with York Region to implement a Vacant Homes Tax</p> <p>Update zoning by-laws and upzone lands along transit corridors</p>	<p>Diversify housing stock (missing middle, tiny homes, etc.)</p> <p>Pass Development Charges savings on to purchaser</p>

More Homes Built Faster Act – Suggestions to build 1.5M homes faster

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		Rent supplement funding Require affordable housing through Transit Oriented Community agreements			
Incentives	Create incentives for more investors to drive market demand	Remove tax barriers from owning secondary home e.g., reduced tax on 'income' from rental property; remove taxes on sale of secondary home	Explore opportunities to incent 'rent to own' investments		