

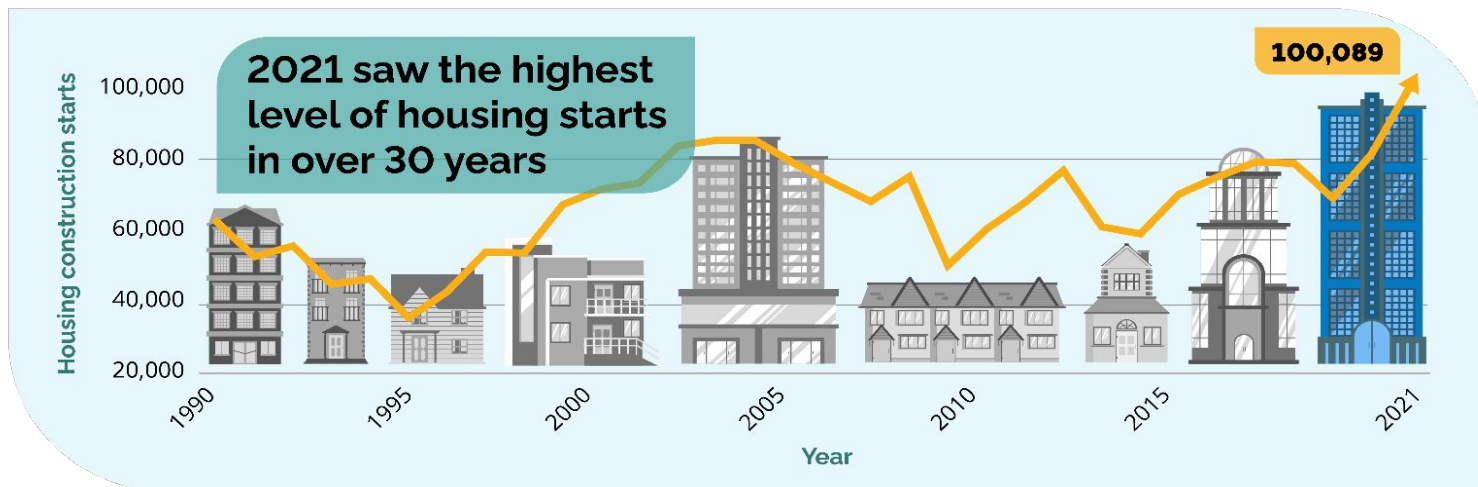


Technical Briefing

# More Homes for Everyone Plan

# Context

Since Ontario introduced **More Homes, More Choice** in 2019, the Province's actions and close collaboration with municipalities have delivered results



# Context

The Province's actions are working to increase supply:

- Over 100K housing starts in 2021, highest since 1987
- More than 13K rental starts in 2021, highest since 1991
- Minister's Zoning Orders are accelerating over 58,000 planned residential units

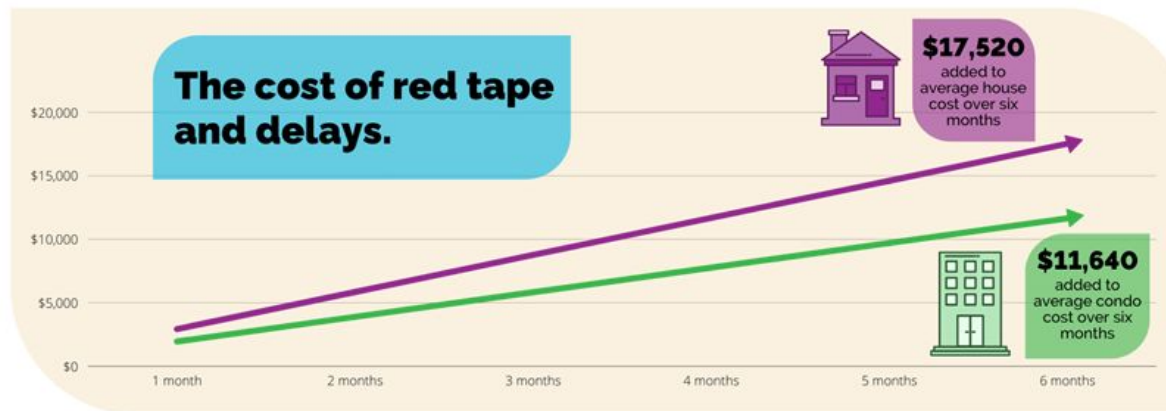


# Context

Despite this success, too many Ontarians still struggle to find a home.

As Ontario's population continues to grow, the Province is building the housing, health care, and highways we need to build a brighter future for everyone.

Through consultations with the public, municipalities, and the Housing Affordability Task Force, the government heard that red tape and bureaucratic inefficiencies are holding back Ontarians from buying homes and driving up the cost of homes.



# Consultations with Municipalities, Stakeholders and the Public

The Province has used a comprehensive, **three-pronged approach** to engage municipal partners, experts, industry and the public to find new solutions to address Ontario's ongoing housing challenges, including:

1. **An online public consultation** where we received over 2,000 submissions
2. **Consultations and discussions** with municipalities and municipal associations via:
  - The Ontario-Municipal Housing Summit, and the Rural Housing Roundtable where we consulted with municipalities large and small
  - The 2022 Rural Ontario Municipal Association (ROMA) conference

# Consultations with Municipalities, Stakeholders and the Public

- Meetings with municipal associations including ROMA, the Association of Municipalities of Ontario (AMO), the Mayors and Regional Chairs of Ontario (MARCO) and Ontario Big City Mayors (OBCM)
  - Lean engagement on housing approvals processes supported by the Province's Lean Office with nine single-, upper- and lower-tier municipalities (Burlington, Hamilton, Markham, Milton, Mississauga, Oakville, Toronto, Caledon and York Region)
  - Letters to municipalities to gather further feedback and input
4. **The Housing Affordability Task Force** which consulted with municipalities, experts and industry

# What We Heard

Throughout our consultations, a common theme we heard is that streamlining the approvals process and increasing supply is key to addressing Ontario's housing crisis.

Municipal engagement (incl. Lean)	Housing Affordability Task Force	Public consultation
<ul style="list-style-type: none"> <li>• Strengthen collaboration &amp; partnership</li> <li>• Expedite provincial land use approvals</li> <li>• Address NIMBYism</li> <li>• Support infrastructure and services to accommodate new population</li> <li>• Collect data on approvals</li> <li>• Incentivize social and community housing</li> <li>• Avoid a one-size-fits-all approach</li> </ul>	<ul style="list-style-type: none"> <li>• Allow for greater density and increase the variety of housing</li> <li>• Reduce and streamline urban design rules</li> <li>• Depoliticize the approvals process to address NIMBYism</li> <li>• Prevent abuse of the appeal process and address the backlog at the Ontario Land Tribunal</li> <li>• Align efforts between all levels of government to incentivize more housing</li> </ul>	<ul style="list-style-type: none"> <li>• Streamline, speed-up and digitize approval processes</li> <li>• Support gentle densification</li> <li>• Adopt innovative building technologies</li> <li>• Offer incentives and use surplus government lands for community and rental housing</li> <li>• Curb speculation, foreign investment and “blind bidding”</li> <li>• Support rent-to-own and co-ownership programs</li> </ul>

# The Commitment & Approach

**More Homes For Everyone** proposes smart, targeted policies for the immediate term that will make housing fairer for hardworking Ontarians, and get all kinds of housing built faster for families who want and need them.

Addressing the housing crisis is a long-term strategy that requires long-term commitment and partnership at all levels of government.

We heard from municipalities that the housing crisis requires a broad range of measures and further analysis is needed of the Task Force recommendations. We have already introduced requirements at the provincial level that have not yet been fully implemented at the local level, such as Additional Residential Units and Community Benefits Charges frameworks.





# The Commitment & Approach

The Task Force's report is the government's long-term housing roadmap. Similar to Ontario's approach with regular Red Tape Reduction bills, the government is committed to implementing the Task Force's recommendations with a housing supply action plan every year over four years, starting in 2022-23, with policies and tools that support multi-generational homes and missing middle housing.

To ensure municipalities will implement the Task Force's recommendation at the local level, we are establishing a **Housing Supply Working Group** which will engage with municipal and federal governments, partner ministries, industry, and associations to monitor progress and support improvements to our annual housing supply action plans.



# The Commitment & Approach

To start this cycle of continuous improvement, the government has launched 10 housing related public consultations which can be found through the [Environmental Registry of Ontario and Ontario Regulatory Registry](#).

Key examples include:

- **Housing needs in rural and northern municipalities** — Seeking input on ideas to address the unique housing needs for rural and northern Ontario municipalities.
- **Increasing missing middle housing, including supports for multigenerational housing** — Seeking input on how to diversify housing choices in existing neighbourhoods.
- **Access to financing for not-for-profit housing developers** — Seeking input on the barriers faced by not-for-profit developers and providers and how to make it easier for not-for-profit housing providers to build and repair housing

# More Homes for Everyone

With the Task Force's report as the long-term housing roadmap, **More Homes For Everyone** proposes smart, targeted policies that address the process to get housing built faster and more easily while protecting home buyers, owners and renters



**Less Red  
Tape, More  
Homes**



**Make it  
Easier to Build  
Community  
Housing**



**Protect  
Homebuyers,  
Homeowners  
and Renters**



# Less Red Tape, More Homes

# Support Timely Municipal Decision-Making

An Ontario Association of Architects study calculating the cost of delays between site plan application and approval concluded that for a 100-unit condominium apartment building, each additional month of delay costs an estimated \$1,930 a month for each unit.

According to a 2020 BILD study, municipal planning approvals in the GTA take an average of nine to 24 months.



# Support Timely Municipal Decision-Making

Through the Municipal Modernization Program (over \$68M provided) as well as the new Streamline Development Approval Fund (over \$45M provided) and the Audit and Accountability Fund (over \$23M provided), we're helping municipalities across the province **make their planning and approvals processes more efficient** and identify potential savings to accelerate the creation of new housing and modernize municipal services.

This funding will help municipalities streamline and modernize their planning processes including official plan and zoning updates, and plan of subdivision and site plan approvals.



## Site Plan Control



**Site plan control** is a planning tool that municipalities use to manage development on a parcel of land. It helps them evaluate certain site elements, such as walkways, parking areas, landscaping or exterior design on a piece of land where development is being considered and how site elements interact with surrounding areas.

Proposed Planning Act and City of Toronto Act, 2006 amendments would **streamline site plan requirements and approval processes**, and help municipalities make decisions within realistic timelines by:

- requiring delegation of site plan control decisions from municipal councils to staff (would apply to all applications received on or after July 1, 2022)
- extending site plan control application review timelines from 30 days to 60 days
- applying complete application requirements to site plan, with recourse if the application has not been deemed complete within 30 days of acceptance by the municipality

Support Timely  
Municipal Decision-Making

## Plans of Subdivision:

According to the 2020 Municipal Benchmarking Study by Altus Economic Group Consulting prepared for the Building Industry and Land Development Association (BILD), plan of subdivision approvals in the GTA take between seven and 15 months.

According to the Task Force's report (page 15):  
"One of the strongest signs that our approval process is not working: of 35 OECD countries, only the Slovak Republic takes longer than Canada to approve a building project."

Proposed Planning Act amendments would streamline subdivision approval processes and provide more certainty and transparency by:

- Establishing regulation-making authority to prescribe what can and/or cannot be required as a condition of draft plan of subdivision approval to prevent scope creep
- Establishing a one-time discretionary authority to allow municipalities to reinstate draft plans of subdivision that have lapsed within the past five years without a new application where units have not been pre-sold to prevent redundancies



Support Timely  
Municipal Decision-Making

## Site Plan Control

According to the 2020 Municipal Benchmarking Study by Altus Economic Group Consulting prepared for the Building Industry and Land Development Association (BILD) site plan approvals in the GTA take an average of twelve to 30 months.

### Site plan control

Once municipalities have had time to implement the aforementioned site plan control measures (see slide 15) to accelerate approval timelines, further changes would take effect to provide an additional incentive and accountability measure to make timely decisions.

Proposed Planning Act amendments that would apply to all site plan applications received by municipalities on and after **January 1, 2023**, would incentivize municipalities to make timely decisions, support consistency across the province, and enable more housing supply by:

- Requiring municipalities to gradually refund site plan control application fees if a decision is not made within the legislated timelines:
  - 50% of the fee if the plans and drawings are not approved within 60 days from the date the municipality received the complete application and fee
  - 75% of the fee if the plans and drawings are not approved within 90 days from the date the municipality received the complete application and fee, and

Support Timely  
Municipal Decision-Making

# Zoning By-Law Amendments

According to the 2020 Municipal Benchmarking Study by Altus Economic Group Consulting prepared for the Building Industry and Land Development Association (BILD), rezoning decisions in the GTA take an average of nine to 25 months.

## **Zoning by-law amendments:**

Once municipalities have had time to implement measures that accelerate approval timelines, further changes would take effect to provide additional incentive and accountability measure to make timely decisions.



Support Timely  
Municipal Decision-Making

## Zoning By-Law Amendments

Proposed Planning Act amendments that would apply to all rezoning applications received by municipalities on and after **January 1, 2023**, would incentivize municipalities to make timely decisions, support consistency across the province, and enable more housing supply by:

- Requiring municipalities to gradually refund zoning by-law amendment fees if they fail to make a decision on an application within the legislated timelines:
  - 50% of the fee if the decision is not made within 90 days (or 120 days if concurrent with an official plan amendment application) from the date the complete application and fee are received
  - 75% of the fee if the decision is not made within 150 days (or 180 days if concurrent with an official plan amendment application) from the date the complete application and fee are received
  - 100% of the fee if the decision is not made within 210 days (or 240 days if concurrent with an official plan amendment application) from the date the complete application and fee are received

# Community Infrastructure and Housing Accelerator

The government is introducing a new tool to help municipalities accelerate their own planning process – **the Community Infrastructure and Housing Accelerator**.

It would help municipalities speed up approvals for housing and community infrastructure, like hospitals and community centres, while increasing transparency and accountability. The Community Infrastructure and Housing Accelerator could not be used in the Greenbelt, maintaining our commitment to protecting this valued area.



# Community Infrastructure and Housing Accelerator

To access the Community Infrastructure and Housing Accelerator tool, a municipality would be required to pass a council resolution and submit a formal request to the Minister explaining the rationale for the project, the approvals sought and consultations they have undertaken.

## **This tool would:**

- empower local communities and break down silos by removing barriers and accelerating downstream approvals for the municipalities requesting the tool
- focus on specific types of projects such as non-profit housing, market housing or long-term care
- strengthen accountability by requiring municipalities to consult with the public including publishing a public notice for these meetings, before a community infrastructure and housing accelerator request is submitted to the Minister of Municipal Affairs and Housing
- enhance transparency by requiring the municipality's request and the final Community Infrastructure and Housing Accelerator order be available to the public
- allow the Minister to impose conditions on Community Infrastructure and Housing Accelerator orders to help mitigate potential negative impacts to ensure outcomes meet expectations that the projects are delivered in a timely manner.

# Streamlined, Faster Processes to Enable Innovation

Proposed changes to the Building Code would streamline processes, which can **save downstream costs for homebuyers and renters:**

1. allow 12-storey mass timber buildings
2. streamline modular multi-unit residential building approvals
3. facilitate more infill and low-rise multi-unit housing by exploring opportunities to allow for single means of egress in 4-6 storey residential buildings, while continuing to protect public health and safety
4. explore safe ways to allow residents and commercial tenants of the lower floors of super-tall buildings under construction to move into their units earlier, so they can find a home and open the doors of their business sooner.



# Streamlined, Faster Processes to Enable Innovation



The government is also working with municipal sector to address **the shortage of building officials and inspectors** by making it simpler and faster to take the qualification exams and empowering chief building officials to develop internship programs, reducing unnecessary construction delays.

Streamlined, Faster Processes  
to Enable Innovation

## Development-Related Charges:

Increase transparency and certainty of development charges (DCs), community benefit charges (CBCs) and parkland dedication levies by:

- **enhancing reporting requirements** including the requirement to post annual financial reports for development-related charges on municipal websites
- many municipalities already make reporting publicly accessible, but these changes will increase standardization and transparency across the sector
- requiring municipalities with a CBC by-law to **publicly consult and complete a review of the by-law at least once every five years**. Council must pass a resolution indicating whether a revision of the by-law is needed
- **implementing a tiered alternative parkland dedication rate** that would be applicable only for Transit-Oriented Community (TOC) developments. These changes would balance the priority for building new housing and TOCs quickly, while continuing to create more parks
  - for sites 5 hectares or less, parkland would be dedicated up to 10% of the land or its value
  - for sites greater than 5 hectares, parkland would be dedicated up to 15% of the land or its value



Streamlined, Faster Processes  
to Enable Innovation

## Other Changes

Proposed Minister's regulation-making authority in the Planning Act related to the use of surety bonds and other instruments used to secure development obligations by municipalities, that would enable future regulations to:

- authorize owners of land and applicants to **stipulate the type of surety bonds** and other prescribed instruments used to secure agreement obligations in connection with local approval of land use planning matters
- A future regulation would maintain the **municipal ability to obtain the financial security** they need to secure the land-use developer obligations in municipal agreements.



# Improve Data Quality and Collection to Make Informed Decisions with Our Partners

**Good data forms the foundation of good planning decisions** and enables us to measure our progress over time in closing the gap between housing supply and demand.

However, the way that housing data is captured and used varies across the province — as well as between ministries. The Ministry of Municipal Affairs and Housing agrees we need to do a better job of collecting and sharing data regularly so municipalities can base their growth planning on the most up-to-date forecasts.



# Improve Data Quality and Collection to Make Informed Decisions with Our Partners

We also do not always have the data we need. We call on all of our partners, including federal and municipal governments, to work with us to improve the quality and collection of data to address the housing needs of Ontarians.

- Proposed Planning Act amendments would provide more transparency by **establishing authority to require public reporting by planning authorities** on development applications that have been submitted, are complete, under review, and approved (e.g. zoning, plans of subdivision, site plan).
- **Reporting to municipalities on the results of Ministry of Finance's annual population projections** with a focus on emerging and key population growth trends. By providing municipalities with the most up to date information on growth forecasts on a more regular basis, the province will ensure that they can plan more accurately and intelligently to meet their short and long-term housing needs.
- Working with municipalities and industry on the development of a **development approvals data standard** to help create a more efficient and consistent approvals process. While some larger municipalities have moved to electronic tracking and e-permitting, many smaller municipalities are struggling to adopt similar digital processes. A development approvals data standard would also support consistency and standardization to facilitate data sharing, reporting and e-permitting across the province. (Ontario Digital Service)
- **Connecting transit ridership forecasts to population growth** for housing and employment

# Investing in and Empowering the Ontario Land Tribunal and the Landlord and Tenant Board

Ontario is investing over \$19 million to help the Ontario Land Tribunal and the Landlord and Tenant Board **speed up decisions and reduce the backlog of cases**. Funding will:

- help the Landlord and Tenant Board increase staffing resources and resolve cases faster
- support increased staffing and technology capacity at the Ontario Land Tribunal to reduce delays and help build homes faster



# Investing in and Empowering the Ontario Land Tribunal and the Landlord and Tenant Board

The government intends to invest more than \$19 million over three years to **help both the Ontario Land Tribunal (OLT) and the Landlord and Tenant Board to reduce their backlogs.**

The funding will enable the tribunals to hire more staff, including adjudicators who provide impartial, third-party decision-making, so land use planning and tenant and landlord disputes can be resolved faster. Funding will also support the OLT to expand technology to further enhance efficiency and e-services.

To help depoliticize planning decisions, get housing built faster, and support municipalities in responding to new and more accurate growth-related data. Proposed changes to the Planning Act would:

- empower the OLT by enabling the Minister of Municipal Affairs and Housing, when making decisions on official plans and amendments, to refer:
  - all or parts of an Official Plan matter to the OLT for a recommendation; and
  - all of an Official Plan matter to the OLT to make a decision as an impartial adjudicator
- allow the Minister to pause the 120-day decision-making timeline on official plans and

# Growing the Greenbelt



Growing the Greenbelt is an important part of the government's balanced, forward-thinking strategy to build a stronger Ontario.

The government has launched a second phase of **Growing the Greenbelt consultations** and are also engaging with Indigenous communities to seek feedback on adding proposed urban river valleys to the Greenbelt.

This includes a consultation on the government's intent to expand existing and/or create new urban river valleys in 13 locations to protect approximately 940 ha/2,325 acres of valuable, publicly owned green space, while continuing to help municipalities plan for growth where it makes sense to build. This includes making it easier and faster to build the full range of housing options so more Ontarians can find a home that is right for them.

This also includes a consultation seeking feedback on additional urban river valleys that should be added to the Greenbelt.

The consultation period runs until April 23, 2022



# **Make it Easier to Build Community Housing**

# Upcycling Provincially-owned Lands

To help make underutilized or surplus properties owned by the government more productive for their communities, the government is:

- proposing a **Centre of Realty Excellence** (CORE) that would focus on how we can better use approximately 10,000 acres of underused or surplus government-owned real estate to meet our most pressing needs, such as new long-term care beds and non-profit housing
- developing a process to help housing providers, including not-for-profit providers, **take advantage of underutilized or surplus government properties to create more community and supportive housing.** For example, the province intends to issue a request for proposals to not-for-profits to build housing on surplus government land in the City of Vaughan





# Strengthen Community and Supportive housing

The government is making significant investments in community housing and homelessness prevention. For example, in 2018-19, the Ministry of Municipal Affairs and Housing provided \$1.1B in annual investments to municipalities for affordable housing and homeless-ness programs, compared to \$1.3B in 2021-22.

To address the increased demand for housing supports during COVID-19, the province has provided over \$1 billion through the **Social Services Relief Fund (SSRF)**, which is one of the biggest investments the Province has made in supportive housing and homelessness supports in Ontario's history.

To improve the system over the longer-term, the government created a new regulatory framework under the **Community Housing Renewal Strategy** that encourages housing providers to stay in the system —helping to protect our existing community housing stock and ensure Ontario's most vulnerable people remain housed.

Ontario's new, consolidated **Homelessness Prevention Program** launches April 1, 2022, where the province provides nearly \$464 million each year to help address and prevent homelessness, including through supportive housing that combine housing assistance with wraparound services and supports. This represents an increase of over \$24M from past funding for homelessness.

Starting in 2022-23, Ontario will also invest \$30 million annually in culturally appropriate Indigenous supportive housing and wraparound mental health services and supports through the Indigenous Supportive Housing Program.

# Strengthen Community and Supportive housing

- We will also consult on whether sources of capital adequately address not-for-profit housing providers' needs in building and repairing social and community housing.
- There may be opportunities to better support not-for-profit providers in accessing financing through Infrastructure Ontario's \$6.2 billion **Infrastructure Loan program**, of which \$1.4 billion currently supports the social and community housing sectors, or to better coordinate with federal sources of financing.
- We also call on the federal government, including the Canada Infrastructure Bank, to support and collaborate with the province to help build more social and community housing.



# National Housing Strategy

- **The National Housing Strategy** (NHS) represents a renewed partnership between the federal government and Provinces/Territories and sets the strategic framework for Federal-Provincial-Territorial (FPT) governments to work together to achieve better housing solutions across the housing continuum.
- Federal funding to Ontario is ~\$2.9 billion over nine years and is provided through the three provincially-administered programs **Canada Ontario Community Housing Initiative** (COCHI), **Ontario Priorities Housing Initiative** (OPHI) and **Canada Ontario Housing Benefit** (COHB); this amount is cost-matched by Ontario
- Ontario continues to advocate for its fair share of federal NHS funding with allocations based on **Core Housing Need** (CHN) – Ontario has approx. 44% of CHN nationally but only receives ~39% of funding.



# Ontario's Fair Share



- The government also calls on the federal government to deliver on their commitments to develop an **urban Indigenous housing strategy**.
- We will continue to **advocate for municipalities and vulnerable Ontarians** to receive their fair share of funding from the federal government for urgently needed housing and homelessness programs.
- **Additional federal revenues** would be passed down to municipal housing service providers to provide housing services that vulnerable Ontarians need.
- Ontario has also communicated its interest and enthusiasm to collaborate with the federal government on the **housing accelerator fund and rent-to-own program**.



# **Protect Homebuyers, Homeowners & Renters**

# Protecting Homebuyers, Homeowners and Renters

Ontario is prioritizing Ontario families and homebuyers, not foreign speculators looking to turn a profit. Effective March 30, 2022, Ontario is:

- **increasing the Non-Resident Speculation Tax rate from 15 to 20 per cent**
- expanding the tax beyond the Greater Golden Horseshoe Region to apply **provincewide**
- eliminating loopholes by limiting Non-Resident Speculation Tax relief eligibility to only new-comers who commit to lay down roots in the province long-term

Rebates for new permanent residents of Canada and related exemptions will be available to eligible newcomers to ensure Ontario continues to be welcoming to new Canadians. This includes an opportunity for foreign nationals studying and working in Ontario who become permanent residents of Canada to apply for the rebate

# Protecting Homebuyers, Homeowners and Renters

- Ontario is also working with municipalities that are looking to establish a new tool to increase the supply of housing. The City of Toronto has introduced this tool, and other municipalities, including Ottawa, are also preparing to implement it.
  - **A working group** with municipal representatives to facilitate the shared tool will be established.
- Consultations on potential measures to **address concerns related to land speculation**. For example, we will be exploring ways to discourage construction slowdowns that drive up prices of new homes for Ontario families through land speculation.



# Protections for Purchasers of New Homes

The Ministry of Government and Consumer Services is proposing **amendments to the New Home Construction Licensing Act, 2017 and to the Ontario New Home Warranties Plan Act** to strengthen protections for purchasers of new homes through:

- increasing the fines that the discipline committee may impose
- increasing the administrative penalties that could be imposed
- enabling the consideration of monetary benefit in determining a fine or penalty
- giving the Home Construction Regulatory Authority – the regulator of the new home building industry – clearer authority to address unethical builder and vendor conduct
- enabling Tarion to extend the warranties on unfinished items in a new home





# Protections for Purchasers of New Homes

We are also consulting on proposals to better inform and protect purchasers of new condominium homes through:

- requiring key information to be provided, through a mandatory condominium information sheet, to buyers of pre-construction condo units as part of a purchase agreement
- increasing the amount of interest payable on deposits for the purchase of a new or preconstruction unit from a developer in certain circumstances, such as in cases where a project is cancelled
- providing additional information about condo projects and cancellations to the Home Construction Regulatory Authority to post on the Ontario Builder Directory



**Thank You**