



Overview of Ontario Housing Affordability Task Force Report

Development Services Committee
February 15, 2022



Context

- On December 6, 2021, the Province announced a new Housing Affordability Task Force
- Task Force was established to provide the government with recommendations on additional measures to address market housing supply and affordability
- Housing Affordability Task Force did not include any municipal representation



Ontario Housing Affordability Task Force Report

- On February 8, 2022 Ontario released the Report from the Housing Affordability Task Force
- Included 55 Recommendations for the Provincial Government's consideration
- Goal to build 1.5 million homes over the next 10 years





Overview of Task Force Report

- The Task Force Report contains 5 key theme areas with sub-areas:
 - Focus on getting more homes built
 - Making land available to build
 - Cut the red tape so we can build faster and reduce costs
 - Reduce the costs to build, buy and rent
 - Support and incentivize scaling up housing supply



Overview of Task Force Report – Cont'd

- Achieve greater density by removing exclusionary zoning and aligning infrastructure investments
- Reduce and streamline policies and planning processes to address nimbyism and to lower costs of development
- Cut red tape to build faster and reduce costs



Overview of Task Force Report - Cont'd

- Prevent abuse of the Appeal process
- Reduce costs to build, buy and rent
- Support and incentivize scaling up housing supply

Preliminary Staff Review

- Certain recommendations may be supported:
 - # 22 – Simplify Planning Legislation and Documents
 - # 28 – Encourage greater use of oral decisions at hearings
 - # 36 – Update HST Rebate to reflect current property values and index accordingly
 - # 40 – Implement Federal Urban, Rural and Indigenous Housing Strategies
 - # 41 – Fund Pilots that create pathways to home - ownership

Preliminary Staff Review - Cont'd

- Certain recommendations require further discussion:
 - # 2 – Amend planning documents to prioritize housing
 - #13 – Limit additional public meetings beyond requirements under the Planning Act
 - #15 – Require mandatory delegation of site plan approval and minor variances to staff

Preliminary Staff Review - Cont'd

- Certain recommendations may not be supported:
 - # 3 – Allow “as of right” housing up to 4 units and modernize the building code (single egress)
 - # 8 – Allow “as of right” zoning up to unlimited height and density near major transit stations
 - #17 – Require municipalities to compensate for loss of property value as a result of heritage designations
 - #49 – Reduce funding to municipalities that fail to meet housing growth and approval timelines



Next Steps

- Province be requested to undertake significant consultation with the municipal sector and also undertake public consultation on any recommendations being pursued
- Staff will report back to DSC on Provincial response to Task Force Report
- City to continue development process improvements and implementation of Housing Choices: Markham's Affordable and Rental Housing Strategy