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October 13, 2023
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Subject: FW: City of Brampton Response to the Housing Affordability Task Force's Recommendations
Attachments: HATF Recommendations - Letter to the Minister.pdf; City of Brampton_Response to 74 HATF Recommendations.pdf

From: Fay, Peter <Peter.Fay@brampton.ca>
Sent: October 13, 2023 3:10 PM
To: Adams, Aretha <aretha.adams@peelregion.ca>; Iannicca, Nando <nando.iannicca@peelregion.ca>
Cc: Patrick Brown <patrick.brown@brampton.ca>; Palleschi, Michael <michael.palleschi@brampton.ca>; Ganesh, Steve <Steve.Ganesh@brampton.ca>; Kallideen, Marlon <Marlon.Kallideen@brampton.ca>; Ethier, Christopher <Christopher.Ethier@brampton.ca>
Subject: FW: City of Brampton Response to the Housing Affordability Task Force's Recommendations

CAUTION: EXTERNAL MAIL. DO NOT CLICK ON LINKS OR OPEN ATTACHMENTS YOU DO NOT TRUST.

Chair Iannicca and Regional Clerk Adams:

Please find attached, for your reference, the City of Brampton's response to the Minister of Municipal Affairs and Housing regarding the Housing Affordability Task Force's Recommendations.

Sincerely,
Peter Fay

From: Fay, Peter
Sent: Friday, October 13, 2023 3:07 PM
To: 'Minister (MMAH)' <minister.mah@ontario.ca>
Cc: Flack, Rob (MMAH) <Rob.Flack@ontario.ca>; Jensen, Kirstin (MMAH) <Kirstin.Jensen@ontario.ca>; Greenberg, Martha (She/Her) (MMAH) <Martha.Greenberg@ontario.ca>; Paul, Joshua (MMAH) <Joshua.Paul@ontario.ca>; Fraser, Sean (MMAH) <Sean.Fraser@ontario.ca>; Hall, Caspar (MMAH) <Caspar.Hall2@ontario.ca>; EmailGRP_Council_All <EmailGRP_Council_All@brampton.ca>; Ganesh, Steve <Steve.Ganesh@brampton.ca>; Kallideen, Marlon <Marlon.Kallideen@brampton.ca>; Ethier, Christopher <Christopher.Ethier@brampton.ca>
Subject: City of Brampton Response to the Housing Affordability Task Force's Recommendations

The Hon. Paul Calandra
Minister of Municipal Affairs and Housing:

On behalf of Mayor Patrick Brown and Brampton City Council, please find attached the City of Brampton's response to your request to rank and comment on the Housing Affordability Task Force's Recommendations.

Sincerely,
Peter Fay

REFERRAL TO _____
RECOMMENDED _____
DIRECTION REQUIRED _____
RECEIPT RECOMMENDED _____

City Clerk
City Clerk's Office
Legislative Services Department
peter.fay@brampton.ca

The Corporation of the City of Brampton
2 Wellington St. West, Brampton ON L6Y 4R2
T:905.874.2172 www.brampton.ca

From: Minister (MMAH) <minister.mah@ontario.ca>

Sent: Friday, September 15, 2023 11:07 AM

Cc: Flack, Rob (MMAH) <Rob.Flack@ontario.ca>; Jensen, Kirstin (MMAH) <Kirstin.Jensen@ontario.ca>; Greenberg, Martha (She/Her) (MMAH) <Martha.Greenberg@ontario.ca>; Paul, Joshua (MMAH) <Joshua.Paul@ontario.ca>; Fraser, Sean (MMAH) <Sean.Fraser@ontario.ca>; Hall, Caspar (MMAH) <Caspar.Hall2@ontario.ca>

Subject: [EXTERNAL]A message from Minister Paul Calandra

Caution: This email originated from outside the organization. Do not click links or open attachments that you do not trust or are not expecting.

Good morning,

Please see attached an important message from Minister of Municipal Affairs and Housing Paul Calandra.

Please also note that this message requires response by October 16, 2023.

Please review the City of Brampton e-mail disclaimer statement at: <http://www.brampton.ca/EN/Online-Services/Pages/Privacy-Statement.aspx>

MAYOR PATRICK BROWN

October 16, 2023

**The Honourable Paul Calandra
Office of the Minister
Ministry of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, ON M7A 2J3**

**Subject: Responding to the Housing Affordability Task Force's
Recommendations**

Dear Minister Calandra,

In response to your letter dated September 15, 2023, the City of Brampton is pleased to provide the requested response to the Housing Affordability Task Force's (HATF) Recommendations, appended to this letter.

The City identified five Task Force recommendations with comments and requested amendments that will be the most useful in increasing housing supply in Brampton and across Ontario. Brampton's top five recommendations for prioritization are:

1. **Recommendation 27:** Simplifying planning legislation and policy documents.
2. **Recommendation 38:** 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.
3. **Recommendation 50:** Provide provincial and federal loan guarantees for purpose-built rental, affordable rental and affordable ownership projects.
4. **Recommendation 51:** 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.
5. **Recommendation 71 (C-2):** All future government land sales, whether commercial or residential, should have an affordable housing component of at least 20%.

In addition, our response indicates the City's support or opposition to each of the 74 recommendations. In general, Brampton is supportive of recommendations that:

- Ensure accessible and inclusive planning processes, while supporting good planning outcomes;
- Streamline processes and reduce delays that are outside of municipal control;
- Require accountability for the delivery of new housing units from actors such as the development industry;
- Increase funding from other levels of government in support of affordable housing and infrastructure investments to create complete communities; and
- Support economic growth and investment in municipalities and our residents.

Additionally, the City has identified concerns related to several of the HATF recommendations for the following reasons:

- Several recommendations related to municipal finance intend to remove municipal financial revenues without the relevant provincial offsets. These changes coupled with the current provincial and federal direction for municipalities to embrace ARUs as a means to address the housing crisis and shift the pressure of funding infrastructure on other sources, such as the property tax base, therefore making life less affordable for residents. The City of Brampton requires clarity and certainty from the province on how municipalities will be made financially whole.
- Unlocking additional housing supply cannot be considered without all the elements that create and support complete communities, including hard and soft infrastructure, transit investments, community services and amenities, natural system conservation, climate mitigation and adaptation efforts, as well as economic investments and job creation.
- Recommendations focused on increasing density and streamlining process need to consider context sensitive development and the nuance of each municipality. It is the role of Council to determine what is appropriate in the local context, without enforcing exclusionary zoning standards that promote NIMBYism. Standardized requirements across Ontario do not consider local analysis and context, which are critical to successful implementation and good planning.
- The City has concerns regarding recommendations that identify outsourcing to third party consultants or mediators, as this gives rise to a potential conflict of interest.

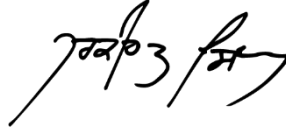
The City of Brampton is committed to accelerating the delivery of new housing supply and unlocking key areas in the city for housing growth. To do this, the City requires dedicated collaboration from other levels of government to provide funding support to enable the necessary servicing, healthcare, and hard and soft infrastructure investments required to accommodate additional housing supply and population growth. More specifically, the Riverwalk project in Downtown Brampton remains one of the City's top priorities to help unlock new development in the city in proximity to a major transit hub. In addition, as identified in the attachment appended to this letter, the City supports the Province in considering legal mechanisms to utilize a sunset clause on zoning permissions to reduce speculation and ensure the timely development of housing projects.

The City commends the Province for taking action to address housing challenges in Ontario. The City of Brampton will continue to be an active partner with the provincial government, working together to deliver housing and support the creation of healthy and complete communities.

Sincerely,



Mayor Patrick Brown



Deputy Mayor Harkirat Singh



Councillor Michael Palleschi,
Chair, Planning & Development Committee

Attachments: City of Brampton – Response to 74 HATF Recommendations

c: The Honourable Rob Flack, Associate Minister of Housing
 Kirstin Jensen, Interim Chief of Staff, Minister's Office
 Martha Greenberg, Deputy Minister
 Joshua Paul, Assistant Deputy Minister, Market Housing Division
 Sean Fraser, Assistant Deputy Minister, Planning and Growth Division
 Casper Hall, Assistant Deputy Minister, Local Government Division
 Marlon Kallideen, Chief Administrative Officer, City of Brampton
 Steve Ganesh, Commissioner, Planning, Building & Growth Management
 Chris Ethier, Manager, Government Relations & Public Liaison

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>27) Simplifying planning legislation and policy documents.</p> <p>Simplifying planning legislation and policy documents can support residents in participating more effectively in the planning process and provide clarity to enable residents to understand the benefits of changes in their communities. In addition, the top priority of planning legislation and policy documents should be to ensure the best outcomes for communities. Simplification should not come at the cost of good planning or specificity required to ensure strong community outcomes. The City has currently worked to develop a new policy framework through Brampton Plan to create a more accessible and user-friendly document for guiding growth.</p>
2.	<p>38) 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.</p> <p>Clearing the existing backlog at the Tribunal and prioritizing projects that will support housing growth will address the ongoing delays in development. Priority should be given to both projects that will support housing growth, as well as policies that support a full mix and range of housing, including affordable housing and purpose-built rental housing, specifically municipally initiated amendments that have been appealed.</p>
3.	<p>50) Provide provincial and federal loan guarantees for purpose-built rental, affordable rental and affordable ownership projects.</p> <p>The provision of loan guarantees from the provincial and federal government will make capital available for purpose-built rental and affordable housing developers, specifically supporting non-profit housing developers who are a key part of the housing sector in Ontario. Loan guarantees would help ensure that a full mix and range of housing options can be provided for residents, making up a key component of complete communities. The City is making significant strides to incentivize these types of projects through grants and offsets, however, municipalities have limited borrowing capacity and cannot support the provision of loans for development projects. The capacity of other levels of government to take on this risk would help to ensure that projects providing critically needed housing options will address a gap that financially and from an internal capacity perspective the municipality is unable to fill.</p>
4.	<p>51) 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> <p>This recommendation to enable municipalities to withdraw infrastructure allocations could encourage the expeditious development of zoned lands or applications. Brampton would like to see developments move forward in a timely manner and is in support of this recommendation. However, we suggest amending the recommendation to also enable municipalities to withdraw infrastructure allocations from any projects where a site plan application has not been submitted within three years of the development receiving zoning and/or subdivision approvals. This amendment would address the larger issue of developments receiving zoning and subdivision approvals, and then not proceeding to the</p>

	Building Permit stage. As a part of this recommendation, the Province should also explore a sunset clause for zoning permissions to help curb speculation, implementing a “use it or lose it” approach that would allow municipalities to revoke approved re-zoning applications if they do not proceed with site plan approvals within a reasonable amount of time. Approaching this from both zoning and servicing allocation will help to ensure that development proceeds in a timely manner.
5.	71 (C-2)) All future government land sales, whether commercial or residential, should have an affordable housing component of at least 20%. The City supports all of the recommendations in Appendix C related to government surplus land. The availability of land is one of the key barriers to building new affordable housing units. All available sites need to be identified and all levels of government need to expedite the process to utilize crown lands and develop affordable housing.

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
	Comments: The City supports the general concept of intensification within existing built-up areas in principle. The City agrees with the importance for growth in the full spectrum of housing supply, however, the prioritization of housing cannot be at the expense of creating complete communities with the necessary jobs, services and amenities required by residents.				
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.*	X	Support		Oppose
	Comments: The City supports this recommendation in principle. The City agrees with the importance of limiting exclusionary zoning, however, densification must align with transit investments to accommodate population growth and support sustainable mobility options.				
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
	Comments: In modernizing the Building Code, compensating safety measures should be considered.				

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)			
5.	4) Permit “as of right” conversion of underutilized or redundant commercial properties to residential or mixed residential and commercial use.		Support	X	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.		Support	X	Oppose
	Comments: Unlimited height and density is of significant concern, as it does not give municipalities the opportunity to properly plan for the necessary infrastructure if potential population is unknown. It opens the door to significant speculation, which in turn, does not contribute to affordability.				
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).		Support	X	Oppose
	Comments: The City is opposed to such a broad recommendation without any qualifiers or local contextual considerations.				
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
	Comments: The City supports this recommendation in principle but cautions against a blanket approach to redesignation and pre-zoning.				
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.	X	Support		Oppose

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)			
	Comments: The City supports this recommendation, but does not support the inclusion of 'outside existing municipal boundaries'.				
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
	Comments: Intensification has to be done in a sensitive manner, and existing context should be considered.				
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.		Support	X	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
	Comments: The City supports this recommendation partially, as Site Plan approval is already delegated to staff. However, the City is unsure of the intent of the recommendation related to pre-approved third-party technical consultants and would want to ensure the				
20.	16) a) Prevent abuse of the heritage preservation and designation process by: prohibiting the use of bulk listing on municipal heritage registers.*		Support	X	Oppose

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)			
21.	16 b) Prohibiting reactive heritage designations after a Planning Act development application has been filed.*		Support	X	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.		Support	X	Oppose
	Comments: The City accepts stamped engineering drawings, but a technical review of the application is still required.				
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.		Support	X	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.		Support	X	Oppose

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)			
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.		Support	X	Oppose
	Comments: The City is not supportive of evidence and expert reports reviewed outside of the hearing process, which could raise issues of lack of procedural fairness. The Tribunal has an administrative screening process and/or motion to dismiss pursuant to the Planning Act, to address appeals without merit. Brampton will require detail as to how a “leave to appeal” process would improve the existing process.				
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.*		Support	X	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.*		Support	X	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
	Comments: The City supports funding to increase staffing (adjudicators and case managers). However, the City does not support outsourcing more matters to mediators.				
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

HATF Recommendation (Note: Bracketed numbers are per the numbering in the original Task Force report; numbering in the first column is for Ministry use) Recommendations with an asterisk * have been implemented		Support or Oppose (Mandatory Field – Please only mark with an 'X' as appropriate)			
40.	33) Waive development charges on all forms of affordable housing guaranteed to be affordable for 40 years.		Support	X	Oppose
	Comments: The local authority should be able to determine criteria for incentives for affordable housing.				
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
	Comments: The City supports this recommendation in principle, however maintaining the framework of "growth paying for growth" and facilitating a diverse mix and range of housing is a priority. More information is needed to accurately provide opinion and comment on this recommendation.				

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)			
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

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)			
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.		Support	X	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. 	X	Support		Oppose

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)			
	<ul style="list-style-type: none"> Require that municipalities utilize density bonusing or other incentives in all Inclusionary Zoning and Affordable Housing policies that apply to market housing. 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.	X	Support		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%.	X	Support		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