

Attachment: Top Five Housing Affordability Task Force (HATF) Recommendations for Response

Please identify the top 5 HATF recommendations that you support, and rationale / comments	
1.	<p>13. Limit municipalities from requesting or hosting additional public meetings beyond those that are required under the Planning Act.</p> <p>14. Require that public consultations provide digital participation options.</p> <p>The Town of Orangeville supports this initiative to streamline the public participation process (i.e. limit the number of public meetings held) and provide more diverse options for public engagement by offering digital participation options. This should be a priority as it will streamline the engagement and consultation component of an application process, making it more efficient overall and supporting more timely approvals for housing-related planning applications.</p> <p>There are circumstances where more than one public meeting makes sense, such as where a development proposal changes significantly, or where there is an extensive time lag from when an earlier public meeting was held. However, having additional public meetings in a planning application process causes duplication in process and can raise confusion in the community. Following the current statutory requirements under the Planning Act helps streamline this process for public engagement and will enable municipalities to issue final approval closer to the timelines prescribed by the Planning Act.</p> <p>Requiring digital participation options, along with more emphasis on making materials and information available digitally will help improve community engagement on a planning application in a more efficient manner.</p>
2.	<p>15. Require mandatory delegation of site plan approvals <u>and minor variances</u> 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.</p> <p>The Town supports this initiative, provided that it is clarified to stipulate that it is only minor variances related to a site plan approval application involving residential and ICI developments that require approval delegation to staff. This would supplement the current requirement for site plan approval authority delegation to staff and allow any related minor variance approvals to be processed concurrently. Other minor variance matters (i.e. unrelated to a site plan approval) should remain subject to the Committee of Adjustment approval process, retaining important community engagement and transparent decision-making that forms part of that process.</p>

3.	<p>42. Provide provincial and federal loan guarantees for purpose-built rental, affordable rental and affordable ownership projects.</p> <p>The Town supports this initiative as it will stimulate more purpose-built affordable housing projects for rental and ownership tenures. Please also refer to the Town's comments on the recommended priority Task Force Recommendation No. B-2 below.</p>
4.	<p>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.</p> <p>The Town supports this initiative as a priority to ensuring developments commence construction in a timely fashion following planning approval decisions. However, this recommendation should specify that infrastructure allocations would be withdrawn where construction has not commenced within three years of certain planning approvals being granted (not building permit issuance), such as a zoning by-law amendment, site plan approval, holding (H) zone symbol removal, etc. This approach would also be harmonized with the lapsing provisions for draft plan of subdivision approvals under the Planning Act. Furthermore, the Building Code Act already allows a Chief Building Official to revoke a building permit where substantial construction has not commenced within six months of a building permit issuance.</p> <p>There can often be extensive delay or inactivity on a development site following land use approvals for a number of reasons. This holds servicing allocation in abeyance and makes it difficult to apportion servicing allocation to other developments underway, especially where municipal infrastructure is at or near capacity. To address these challenges, the Town utilizes a servicing allocation policy and Holding (H) Zone symbol to regulate servicing allocation. However, a more supportive legislative framework to this effect would give more incentive to move land use-approved developments forward expeditiously.</p>
5.	<p>50. Fund the adoption of consistent municipal e-permitting systems and encourage the federal government to match funding. Fund the development of common data architecture standards across municipalities and provincial agencies 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.</p> <p>The Town of Orangeville supports this as a key initiative to assist with more consistent and streamlined application processes. The Town is actively developing an e-permitting platform for our planning and building permit application processes and have consulted with other similar municipalities for feedback and insight as we move forward with this initiative. There are many e-permitting solutions available in the marketplace. Many municipalities have adopted different platforms, many have not, and others may be pursuing a similar initiative. This creates a very diverse submission and processing experience for applicants pursuing approvals across different municipalities. Adoption of a</p>

	consistent platform with related funding support for implementation and training would address inconsistencies and streamline processes across municipalities.
	<p>B-2) Develop and legislate a clear, province-wide definition of “affordable housing” to create certainty and predictability.</p> <p>The Town supports this recommendation as a way to provide clear direction for developing an affordable housing-supportive policy framework. This definition should stipulate clear, measurable parameters for “affordability” that are tied to housing market rates (market rental and purchase prices) and household income levels at the corresponding local or regional context. This will provide certainty for affordable housing.</p> <p>Furthermore, the Town recommends that the inclusionary zoning provisions of the Planning Act be strengthened to enable all municipalities (not just those municipalities containing protected major transit station areas, using a Community Planning Permit System, or which may be prescribed by regulation) to authorize the use and application of inclusionary zoning. This would enable more municipalities like Orangeville to develop and implement inclusionary zoning policies and regulations to require the provision of affordable housing units within new development and redevelopment projects.</p>