


# Updates on Caledon's Housing Pledge & new legislation

Planning and Development Committee  
November 21, 2023

Planning Department  
Town of Caledon



# Background

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- ❑ Ontario's Housing Supply Action Plan, 2019
  - ❑ **Bill 108, *More Homes, More Choice Act*, 2019**
  - ❑ Community Housing Renewal Strategy, 2019
  - ❑ The Provincial Policy Statement, 2020
  - ❑ **Bill 197, the *COVID-19 Economic Recovery Act*, 2020**
  - ❑ Report of the Ontario Housing Affordability Task Force, 2022
  - ❑ **Bill 109, the *More Homes for Everyone Act*, 2022**
  - ❑ **Bill 23, *More Homes Built Faster Act*, 2022**
  - ❑ **Bill 97, *Helping Homebuyers, Protecting Tenants Act*, 2023**
  - ❑ Proposed Provincial Planning Statement, 2023
  - ❑ **Bill 134, *Affordable Homes and Good Jobs Act*, 2023**

# Bill 23 and Caledon's Housing Pledge

- ❑ Goal 1.5M new homes in Ontario by 2031
  - ❑ Caledon's target 13K
  - ❑ Pledge submitted March 2023
  - ❑ 29 asks from the Province
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- ❑ Bill 23 Removal of Upper Tier approval powers
  - ❑ Amendments to D.C. Act
  - ❑ **Definitions of Affordable and Attainable Units – Units to be exempt from Development Charges, Community Benefit Charges and parkland dedication**



# Bill 134 and amendments to D.C.A.



- Second Reading (Nov 15, 2023)
- New proposed definition of affordable housing
- Includes household income in addition to market price criteria
- Provincial Affordable Residential Units bulletin
- Clarity required on application

# D.C.A. Definition of 'affordable residential unit'

## Bill 23

- ❑ Based on market pricing, not household income
- ❑ 5 1% to 9 1% of units would have been considered affordable in 20 22
  - Units priced up to \$ 1.6M
- ❑ 75% of Bill 23 DC losses (early estimate \$85M)
- ❑ 20 % annual increase in property taxes



## Bill 134

- ❑ Based on market pricing and local household income (lesser of the two)
- ❑ Income based ownership
  - 5% to 3 1% of units would be considered affordable in 20 22 (local or regional income)
    - Units priced up to \$649K (local)
    - Units priced up to \$524K (regional)

# Impact of D.C.A. changes

- ❑ Provincial Audit
- ❑ Town's D.C. Background Study & Community Benefits Charges strategy
- ❑ Town's Fiscal Impact Analysis
- ❑ Region's High Growth Scenario Forecast - Fiscal Impact Analysis
- ❑ Town's Parkland Studies
- ❑ Town's Service Plans

# HTAF recommendations review (2023)



- Updated response required to 74 recommendations from the 2022 report
- Required to qualify for the **Building Faster Fund**
- Will likely inform next legislation
- Town submitted comments, concerns and proposed amendments
- Province removing the full provincial portion of HST on qualifying new purpose-built rental housing

# HTAF recommendations review (2023)



- ❑ # 56. Provincial 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.
  
- ❑ # 57. Reductions in funding to municipalities that fail to meet provincial housing growth and approval timeline targets..



# HTAF recommendations review (2023)



- ❑ # 42. 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.
  
- ❑ # 22. 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.

# Targets & reporting



- ❑ Municipal reporting on planning matters for 29 large & fast-growing municipalities (quarterly)
- ❑ New “**Building Faster Fund**” a \$1.2B three-year provincial program
- ❑ Requires 80% of annual targets for next 3 years to be met
- ❑ Caledon’s targets:
  - ❑ 2023 : 953 starts
  - ❑ 2024: 1,083 starts
  - ❑ 2025: 1,300 starts

# Province's Online Housing Tracker



## Ontario's housing supply progress

Learn how municipalities are making progress on the 10-year target (2021–2031) and their 2023 targets.

Municipalities that reach 80% or more of their annual target each year will be eligible for funding from the [Building Faster Fund](#). Municipalities that exceed their target will receive a bonus on top of their allocation.

In the tracker below:

**Green: met or exceeded** — municipalities at or above 100% of their annual target

**Yellow: on track** — municipalities at or above 80% of their annual target

**Red: not met** — municipalities below 80% of their annual target

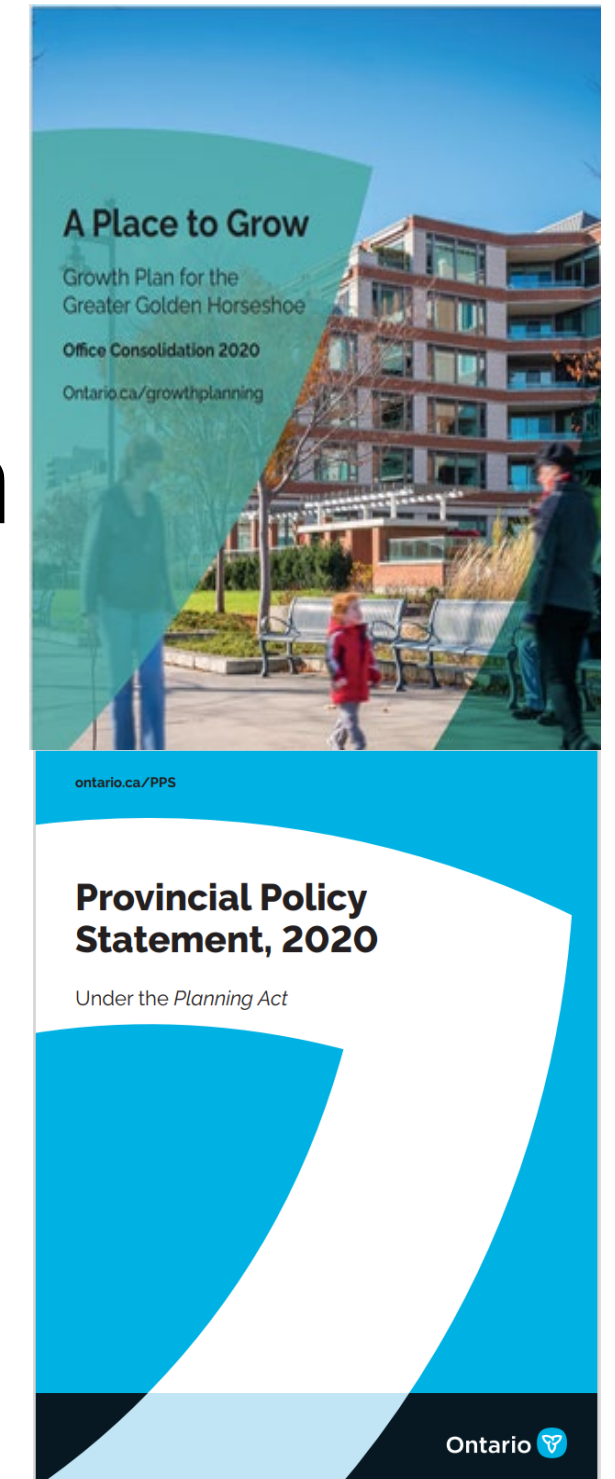


**Data last updated: October 25, 2023**

Municipality	10-year housing target	Total housing starts since 2022	2023 target	2023 housing starts	2023 progress %	Housing target status
Caledon	13,000	1,239	953	413	43%	Not met

# Bill 97 & Proposed Provincial Planning Statement

- ❑ Proposed Provincial Planning Statement, that would replace the existing Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe
  - ❑ “large and fast-growing municipalities”
  - ❑ Growth Plan policies
  - ❑ Minister’s additional powers
  - ❑ Employment policies
  - ❑ Settlement area expansion policies
  - ❑ Rural/Agricultural System policies



# Federal Housing Accelerator Fund

- ❑ Improve housing supply-next 3 years (\$4B fund)
- ❑ Caledon falls under Large/Urban Stream (over 10 K population)
- ❑ Caledon's funding ask - \$63M
- ❑ CMHC reviewing applications and negotiating with cities to improve their proposals



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