

Appendix A – Housing Affordability Task Force Report (Cambridge Review)

The Task Force indicates that their recommendations are intended to be a list of options for consideration, and the Province has indicated that it will be consulting further with municipalities, the public and the housing industry. The recommendations have been broken into the following categories by the Task Force:

- Setting targets and priorities (Recommendations 1 & 2)
- Require greater density (Recommendations 3-11)
- Reduce and streamline urban design rules (Recommendation 12)
- Depoliticize the process and cut red tape (Recommendations 13-25)
- Fix the Ontario Land Tribunal (Recommendations 26-31)
- Support Municipalities that commit to transforming the system (Recommendations 49 & 50)
- Measure/monitor & improve (Recommendations 50-55)

In the opinion of staff, recommendations 13-25 would likely be of most interest to Council as they speak to restrictions on additional public consultation as well as mandatory delegation of some approval authorities from Council to staff or pre-approved qualified third-party technical consultants through a simplified review and approval process.

Recommendations 8 & 9 speak to increases in density surrounding transit routes and stations with recommendation 8 suggesting “as of right” zoning permissions for unlimited height and density in the ‘immediate proximity’ of individual major transit stations if municipal zoning remains insufficient to meet provincial density targets. Recommendation 9 seeks “as of right” zoning of 6 to 11 storeys with no minimum parking requirements on any (emphasis added) streets utilized by public transit (including streets on bus and streetcar routes).

Recommendation 12 also speaks to repealing or overriding municipal policy to prioritize the preservation of physical character of neighbourhoods.

Of note as well is recommendation 19 which states “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”.

Additionally, the report recommends supporting responsible housing growth on undeveloped land including outside existing municipal boundaries by building necessary infrastructure to support higher density housing on all undeveloped land. This would likely lead to requirements or pressure for the City to extend services for higher density development outside of the urban boundary into greenfield areas.