



— **OBCM** —
Ontario's Big City Mayors

OBCM Motion - Maximizing the Streamline Development Approval Fund

Mayor Shaun Collier – Ajax, Seconded by Mayor Dave West – Richmond Hill

WHEREAS On January 19, 2022, the province announced \$45 million for the Streamline Development Approval Fund (SDAF) to help Ontario's 39 largest municipalities modernize, streamline and accelerate processes for managing and approving housing applications;

AND WHEREAS the deadline for municipalities to spend SDAF funds is February 2023;

AND WHEREAS municipal planning departments may be challenged to spend SDAF funds by the deadline in part due to province-wide staffing shortages, and the overlap of changes imposed by the More Homes for Everyone Act, 2022 and the More Homes Built Faster Act, 2022;

AND WHEREAS the Town of Ajax issued a letter to the Honourable Steve Clark, Minister of Municipal Affairs and Housing on July 13, 2022 requesting the deadline to spend the funds be extended to September 2023, and a similar letter was sent to the Minister by the Regional Planning Commissioners of Ontario on September 26, 2022;

THEREFORE BE IT RESOLVED THAT

1. Ontario Big City Mayors endorse the request for an extension for all municipalities who received the SDAF to September 2023; and
2. A copy of this motion be shared with the Honourable Steve Clark, Minister of Municipal Affairs and Housing, all OBCM members, the Association of Municipalities of Ontario, and the Regional Planning Commissioners of Ontario.

Motion passed unanimously by OBCM Mayors at meeting on December 2nd, 2022



Office of the Mayor

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**TOWN OF
AJAX**

65 Harwood Avenue
South Ajax ON
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July 13, 2022

Hon. Steve Clark
Ministry of Municipal Affairs and Housing
17th Floor, 777 Bay Street
Toronto, ON M5G 2E5

Sent via email: steve.clark@pc.ola.org

Dear Minister Clark,

Re: More time needed to maximize the Streamline Development Approval Fund

On behalf of the Town, I would like to thank you and the Province of Ontario for helping to increase the housing supply through the Streamline Development Approval Fund. With these funds, Ajax is pursuing several innovations and staffing opportunities to improve our processes and timelines, although as a result of hiring challenges and economic factors beyond our control I am writing to advise that more time is needed to ensure we are receiving the full benefits of these funds.

Since 2019, construction value on developments in the Town of Ajax has topped \$1-billion. To help support with the incredible volume of building, development and engineering applications, I am pleased to share that we have already hired for four positions in Planning & Development Services to support the acceleration of approvals.

Work is underway to design and implement an online portal for the submission and monitoring of planning and development documents, and we are reviewing our Planning, Building & Development-related by-laws to ensure they are in line with provincial requirements and are competitive in the industry.

The Fund will also allow the Town to contract a Corporate Indigenous Advisor to organize our processes of indigenous consultation and engagement on all development projects as we continually build our relationship with First Nations communities. The Fund is also advancing our Sustainability Internship Program, which focuses on the

implementation of sustainability-related Green Design Standards and performance measures for all new development in the Town, including working directly with prospective developers.

To ensure the Town of Ajax is maximizing the benefits of the Streamline Development Approval Fund, I would ask that the deadline to spend the funds be extended to September 2023.

Should you require any additional information to support your decision, please do not hesitate to contact me.

Thank you for your consideration,

Sincerely,

A handwritten signature in black ink, appearing to read 'Shaun Collier', with a stylized, cursive script.

Shaun Collier
Mayor & CEO - Town of Ajax

Cc/
Ajax Council
Patrice Barnes, MPP for Ajax
Shane Baker, Chief Administrative Officer, Town of Ajax
Geoff Romanowski, Director of Planning and Development Services, Town of Ajax
Dianne Valentim, Director of Finance/Treasurer, Town of Ajax



Regional Planning Commissioners of Ontario

Please direct all correspondence to the office of the Chair

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September 26, 2022

The Honourable Steve Clark
Minister of Municipal Affairs and Housing
College Park, 17th Floor
777 Bay Street
Toronto, Ontario
M5G 2E5

Re: Request for Provincial Extension to Municipal Streamlining Development Approval Fund (SDAF)

On behalf of the Regional Planning Commissioners of Ontario (RPCO), I am writing to request a Province-wide municipal extension to the funding deadline for the Streamlining Development Approval Fund (SDAF). We are very appreciative of the Province of Ontario making these funds available to municipalities.

RPCO is an organization whose members provide planning services and give planning advice to municipal Councils who represent over 75% of Ontario's population. As such, we are fully engaged on a daily basis in matters which are urban and rural; northern and southern; small town and big city. We also understand the universal importance of having a healthy development industry to support community vitality across Ontario.

There are three main reasons we see as supporting an extension to this very important Provincial Fund. The first is common to so many sectors of the Provincial economy, namely a shortage of people. Municipalities have been no exception to the dearth of people available over the past few years to support and improve the planning process, and we have heard from many communities that this has been the case. This people shortage has also affected the consulting industry that many municipalities rely on to effect change.

The second reason for an extension is the need to thoroughly develop and test options that may be the "right changes", and in some cases, to test detailed prototype solutions. In conjunction with this step is the need to continue collaboration with the development industry to "road test" potential solutions. This collaboration is essential before changes are agreed upon and implemented, especially systemic changes, to avoid unintended consequences.

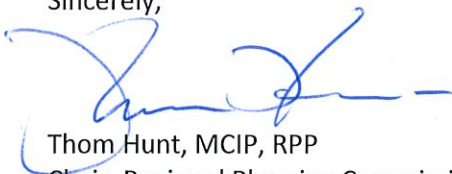
The third reason for an extension relates to the concurrent implementation of the requirements of Bill 109 and SDAF work. Municipalities continue to ready themselves for new rules coming into effect in January of 2023, and "in-house" resource use is ineligible for SDAF funding. What's more, many of the same staff and consultants involved in SDAF-driven improvements are helping municipalities to implement their (Bill 109) development review process changes.

We have already reached out to the Ontario Home Builders' Association's new Chief Executive Officer (Mr. Luca Bucci) to request to meet and explore ongoing opportunities to make planning processes and outcomes better in a variety of ways. We are hopeful that our discussions will include new private-public sector partnerships wherein the development industry would build a range of affordable housing using new and scalable funding models. This was an opportunity we also included in our letter to you earlier this year (dated February 11, 2022) regarding the Housing Affordability Task Force findings. We have also reached out to Mr. David Wilkes, President and CEO of Building and Land Development Association (BILD), to engage in these discussions.

We appreciate that your Government is seeking improvements to be made by municipalities sooner rather than later. We would therefore suggest an extension of approximately six months (i.e. to the end of July 2023) for all municipalities in Ontario who received this funding. It would be unfortunate for the current shorter-term deadline (of February 2023) to pre-empt good outcomes like shorter processing times and improved tracking systems.

I am happy to discuss this matter further with you at your convenience. In the interim, please know that municipalities are appreciative and remain active in using the Fund to improve their systems and processes. This must include ongoing work with the development industry, and all in the interests of making a better Ontario.

Sincerely,



Thom Hunt, MCIP, RPP
Chair, Regional Planning Commissioners of Ontario

Cc

Mr. Ryan Amato, Chief of Staff, MMAH
Ms. Hannah Evans, Assistant Deputy Minister, Municipal Services Division, MMAH
Mr. Colin Best, President, AMO
Mr. Jae Truesdell, Office of the Premier
Mr. Luca Bucci, Chief Executive Officer, OHBA
Mr. David Wilkes, BILD
Mr. Ed Archer, RSTCAO Chair
RPCO Members

OBCM Motion re: Bill 23, More Homes Built Faster Act, 2022

WHEREAS the provincial government passed Bill 23, More Home Built Faster Act, 2022 on November 28, 2022 with regulations and changes to several provincial acts which will have a significant impact on municipalities in the province;

WHEREAS notwithstanding there are parts of Bill 23 that will help build homes faster, Ontario's Big City Mayors (OBCM) have written to Premier Doug Ford and Minister Steve Clark regarding their concerns with Bill 23, and have presented to the Standing Committee on Heritage, Infrastructure and Cultural Policy;

WHEREAS OBCM mayors have noted significant concerns relating to the impact on the collection of development charges and parkland levies, that will result in billions of dollars worth of infrastructure deficits that, without offsetting, will severely impact the current tax base as well as impact how municipalities will fund parkland spaces;

WHEREAS the impacts of this revenue shortfall will result in property tax increases and severely impact a municipality's ability to build the infrastructure needed to support the creation of new homes including roads, sewer and water systems, and supports for the delivery of fire and police services, delaying the building of new homes;

WHEREAS municipal audits announced by the province in selected municipalities will show how these reserve funds are allocated by each municipality to pay for the cost of this needed infrastructure, based on legislation from the province that strictly sets out their uses;

WHEREAS all partners in the homebuilding process, including municipalities who have responsibility for permitting, approvals and servicing, and developers who are responsible for getting shovels in the ground, can improve processes geared toward their part of creating a new housing supply;

WHEREAS while the municipal sector can help cut red tape and speed up the municipal approvals process, it is the responsibility of the province to look at delays within their ministries, and the responsibility of developers and home builders to further coordinate the building of homes in a timely manner once development approvals are in place;

WHEREAS the province has not identified accountability measures for all parties involved in creating housing, nor has the province identified annual targets to demonstrate incremental goals to build 1.5 million homes over the next decade;

THEREFORE, BE IT RESOLVED THAT OBCM mayors request the province immediately pause the implementation of changes to the development charges act and parkland fee reductions in Bill 23 until cities have been consulted on finding solutions to the impacts that these changes will have to our communities.

THAT the province put in place the Housing Supply Action Plan Implementation Table immediately and establish a terms of reference for the implementation table, and that Bill 23 is considered a priority in consultation with municipalities and other stakeholders in the home building industry;

THAT the province work with municipalities to re-open the discussion on a new long-term permanent municipal funding strategy to maintain services and fund critical infrastructure projects, and include the federal government to discuss joint solutions such as allocating a portion of the HST to cities, allowing

municipalities to build the housing that Ontarians need without having the burden fall on the existing property tax base;

THAT while this work on an additional long-term municipal funding strategy is underway, municipalities are made whole, dollar-for-dollar, by the province to eliminate the unintended consequences of revenue reductions associated with Bill 23 changes;

THAT OBCM requests all stakeholders (provincial ministries, municipalities, developers, and homebuilders) be held jointly accountable for their part of the home building process through the upcoming housing unit pledge exercise, due to the province by March 1st;

THAT OBCM requests the province work with each municipality and all other partners in the homebuilding process to identify annual targets, with agreed upon accountability measures and metrics put in place based on each partner's role in the homebuilding process;

AND THAT the Housing Supply Action Plan Implementation Table regularly identify to the Minister of Municipal Affairs and Housing legislative and regulatory amendments to mitigate or eliminate unintended consequences of Bill 23, inclusive of the effects of outside and market forces that may impact the achievement of these targets.