

Bill 108: Potential Impacts on Affordable Housing Development

Joint Services Steering Committee
September 12, 2019



A photograph of a residential street. On the left, there is a two-story red brick house with a grey shingled roof and a red brick chimney. A utility pole stands in front of the house. The street is paved and lined with green trees and grass. The right side of the image is a dark blue overlay containing white text.

Bill 108: Key Changes

1. Local Planning Appeal Tribunal (LPAT)
2. Development Charges
3. Inclusionary Zoning
4. Secondary Suites

1. Local Planning Appeal Tribunal (LPAT)

- Expanded grounds for appeal
- Increased authority for final decisions
- Limited presenters and appellants

1. LPAT

Decision Timelines

Type	Pre-Bill 139	Bill 139	Bill 108
Official Plan/ Official Plan Amendment	180 days	210 days	120 days
Zoning By-law Amendment	120 days	150 days	90 days
Draft Plan of Subdivision	180 days	180 days	120 days

2. Development Charges



All rental housing development:

- Development Charges frozen at Site Plan or Zoning By-law Amendment stage
- Payable in instalments over longer timeline:

Private Developer

- DCs payable in instalments over 5 years

Non-profit Developer

- Payable in instalments over 20 years

3. Inclusionary Zoning

- Inclusionary Zoning was a tool available under the Promoting Affordable Housing Act
- Limited to “Major Transit Areas” under Bill 108



4. Secondary Suites

Changes to the Planning Act:

- Increased number allowed per primary dwelling unit
- Clarified parking requirements
- Development Charge Exemption
- Remove restrictions re: age of building and occupancy of primary dwelling unit

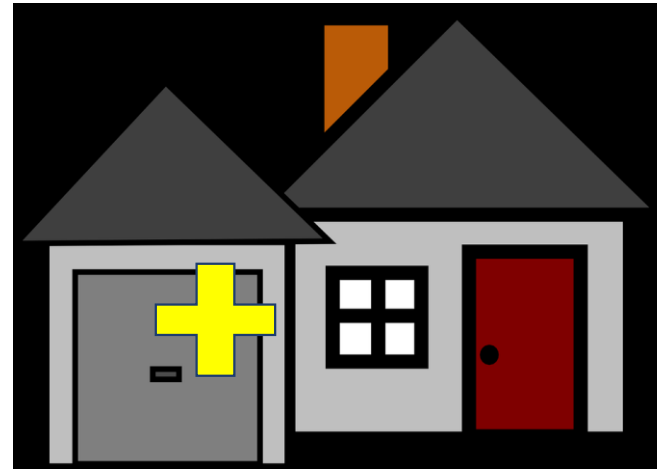


4. Secondary Suites

Changes to the Planning Act:

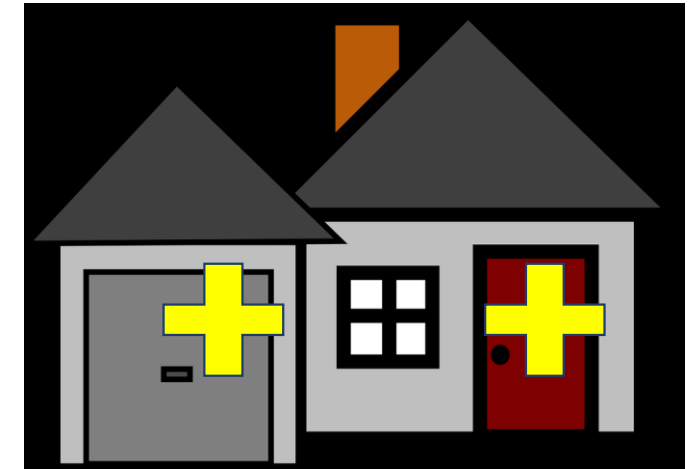
- Secondary Suites to be allowed in both the primary dwelling unit and in an ancillary building

Number of Secondary Suites allowed



↑ OR ↑
One unit allowed

Current



↑ AND ↑
More than one unit allowed

Proposed

4. Secondary Suites

Development Charges (DCs):

- Currently charged for secondary suites in an ancillary building – but not in a primary dwelling
- Secondary Suites in an ancillary unit would be exempt from DCs
- Secondary Suites constructed in new home construction would be exempt from DCs

Secondary Suites Development Charges



↑ ↑
Charged Exempt

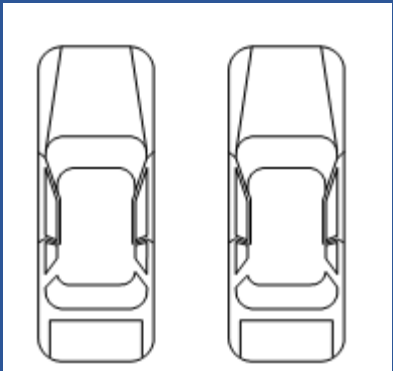
Current



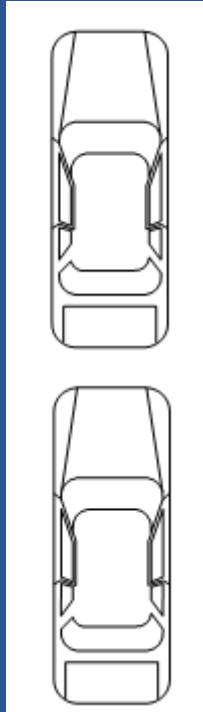
↑ ↑
Exempt Exempt

Proposed

4. Secondary Suites



Traditional



Tandem

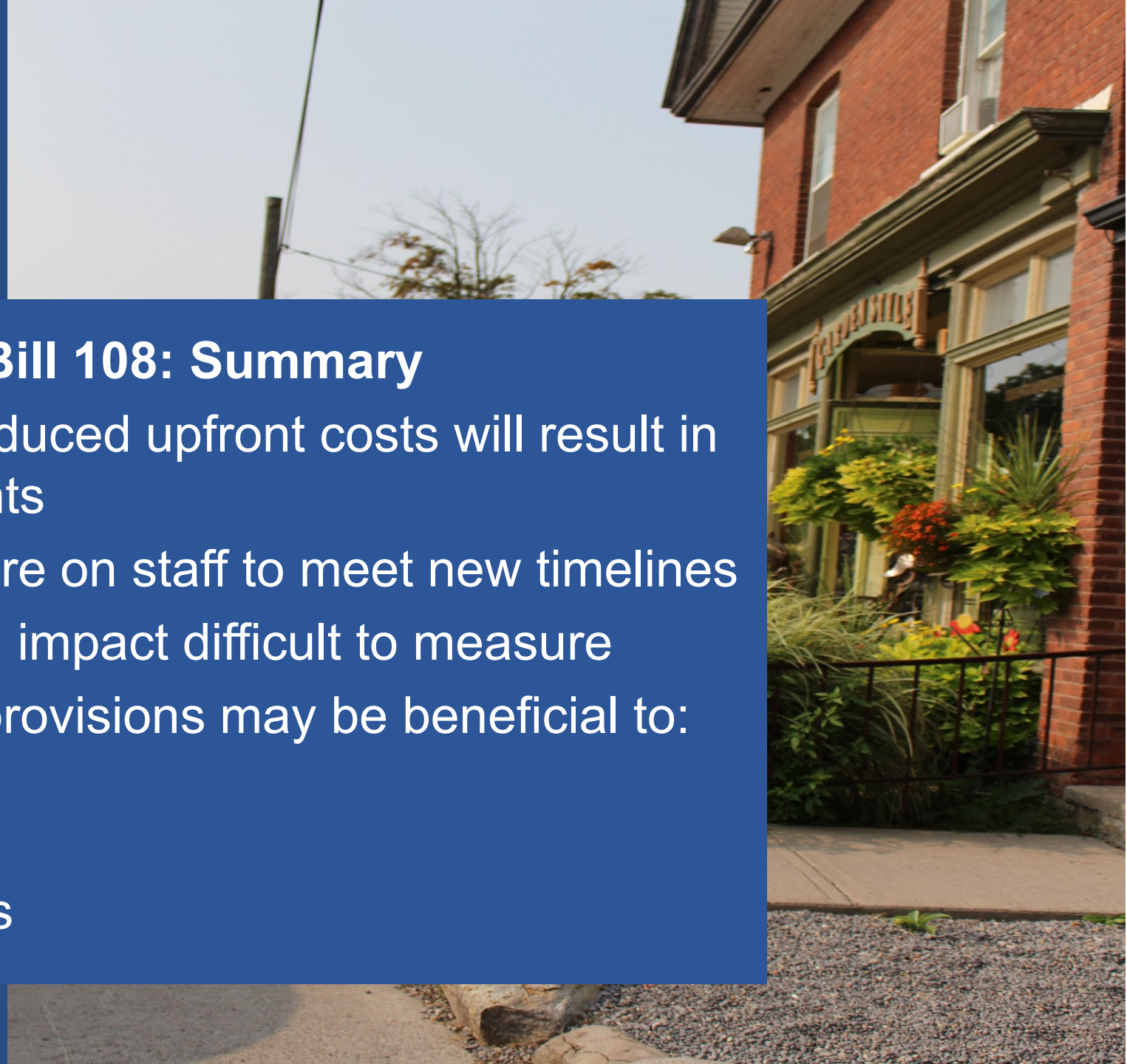
Secondary Suites By-laws cannot include limits:

- On the age of the primary dwelling unit, e.g. only allowing secondary suites on new or already established homes
- Requiring that the primary dwelling unit is owner-occupied

By-laws must allow parking requirements to be met through tandem parking.

Potential Impact of Bill 108: Summary

- Unclear whether reduced upfront costs will result in more affordable rents
- Potential for pressure on staff to meet new timelines
- Inclusionary Zoning impact difficult to measure
- Secondary Suites provisions may be beneficial to:
 - Renters
 - Homeowners
 - Neighbourhoods





Thank You

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