

Bill 108, *More Homes, More Choice Act, 2019*

Royal Assent: June 6, 2019

London Housing Advisory Committee
February 12, 2020



Bill 108 *More Homes, More Choices Act, 2019*

Objectives of Bill

Increase housing supply and support various range of housing options.

Support housing affordability.

“Cut red tape” by streamlining development approvals process and facilitating faster decisions.



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Acts affected

Planning Act

Development Charges Act

Local Planning Appeal Tribunal Act

Ontario Heritage Act

Endangered Species Act

... etc.

Ontario Planning Act

Section 37 (“Bonusing”) was a means to attain public benefits

■ Planning Act: Council was authorized to pass Zoning By-laws with higher density than permitted by the Zone in exchange for public benefit (“facilities, services, and matters”).

■ City’s Zoning By-law includes maximum densities for residential Zones, e.g. R-10 (Apartments)

Zone	R10-1	R10-2	R10-3	R10-4	R10-5
Density	175	200	250	300	350

- City maintained a list of public benefits (i.e. matters eligible for “bonusing”)
- What applicant chose from the list was basis for negotiations.
- Negotiation of Bonus was case-by-case.
- City did not require applicants offer certain benefits for the Bonus.

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Ontario Planning Act

Planning Act no longer permits Bonusing



s. 37 “Bonusing” replaced with a “Community Benefit Charge”. (Cash or an In-Kind Contribution).



CBC will replace certain parts of the City’s Development Charges (e.g. “soft services”)



Province has indicated that CBCs will be based on property value & will be capped in dollar value.



City awaits Province’s release of regulations (to guide how Cities will implement this change). City will need to update DC by-law, London Plan policy (i.e. delete bonusing), etc.



Ontario Planning Act

Elimination of section 37 height and density bonusing



Eliminates the ability of the City to provide an increase in height and density in exchange for a public service or facility.



Challenges the ability of the City to secure public benefits (e.g. affordable housing, park improvements, libraries, ambulance services, etc.) to meet the needs for communities.

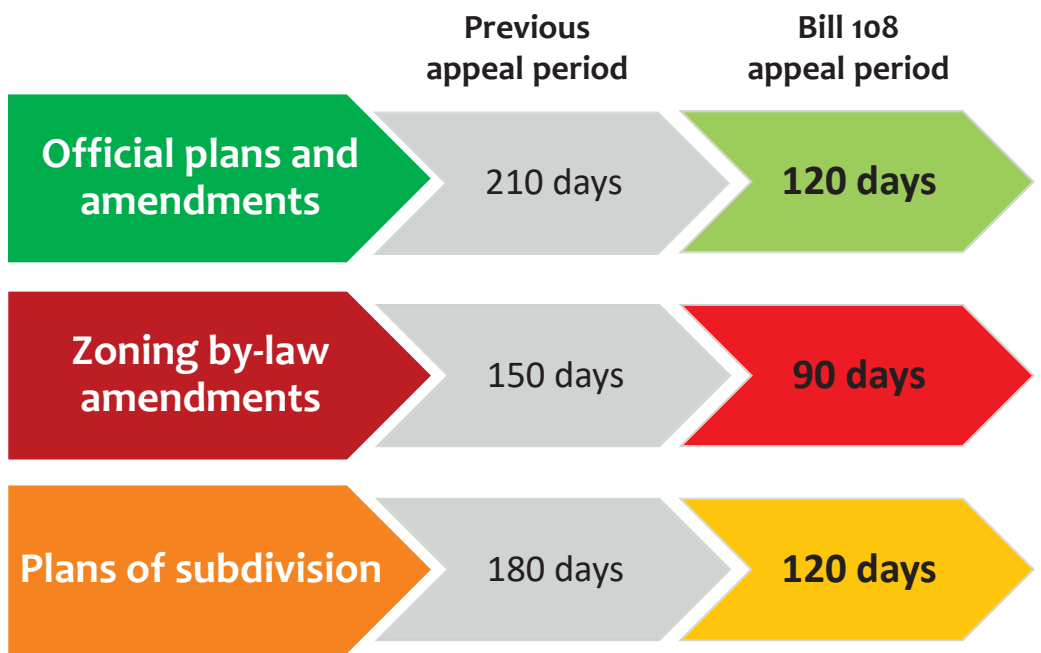
But yet to be determined how the Community Benefits Charges will be implemented.



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Other Changes: Reduced decision making timelines



Other changes: Secondary dwelling units

■ Planning Act now permits up to 2 additional secondary dwelling units for single detached, semi-detached or rowhouse dwelling.

■ Previously 1 permitted in ancillary building or 1 in main building. Now 1 permitted in both.

■ City is reviewing its Secondary Dwelling Unit policies and Zoning regulations.



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Ontario Planning Act

Other changes: Inclusionary Zoning

Inclusionary Zoning is a by-law that requires a certain portion of new units be rented or sold at “affordable” rates. Inclusionary Zoning previously a tool that Cities could implement municipality-wide.

Still an important tool, but Inclusionary Zoning’s geographic application limited through Bill 108.

IZ may now only to implemented in protected major transit station areas and in development permit system areas.

Development Charges Act

Other changes: development charges

The new Development Charges will be collected in installments for some new residential buildings:

- 6 yearly installment payments for Rental Housing;
- 21 yearly installments for non-profit housing.

Secondary units are exempt from Development Charges.

Changes will likely increase City’s administrative requirements relative to current *Development Charge Act* (timing of charge; deferred payments; CBC approach).

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Summary

- Bill 108: *More Homes, More Choice Act, 2019*
 - Removes “Bonusing” and replaces with Community Benefits Charge
 - Expands permissions for Secondary Dwelling Units
 - Exempts Secondary Dwelling Units from DCs
 - Limits Inclusionary Zoning
 - Shortens application process timelines
 - Development Charges spread over installment payments for rental and non-profit housing developments.
- Province has not yet released regulations for how to implement CBCs.
- Changes through Bill 108 are in addition to the City’s recent housing-related initiatives.



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