

City Comments on Provincial Bill 134 Proposed Definition of Affordable Residential Unit

Date: Oct 5, 2023

To: Planning and Housing Committee

From: Chief Planner & Executive Director, City Planning and Executive Director, Housing Secretariat

Wards: All

SUMMARY

On September 28, 2023 the Ontario government introduced [Bill 134, the Affordable Homes and Good Jobs Act, 2023](#) and posted proposed amendments on the Ontario Regulatory Registry for a 30-day consultation, with comments due by October 28, 2023. As part of Bill 134, amendments to the Development Charges Act, 1997 are proposed to update the definition of 'affordable residential unit' for the purposes of exemptions from municipal development charges. Bill 134 was debated in Second Reading on October 3 and 4, 2023 and has been referred to the Standing Committee on Heritage, Infrastructure and Cultural Policy. City staff are currently undertaking a review of the proposed amendments. A complete report with staff comments on the proposed amendments will be available at the Planning and Housing Committee meeting on October 26, 2023.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning and the Executive Director, Housing Secretariat recommends that:

1. The Planning and Housing Committee receive this report for information.

FINANCIAL IMPACT

Staff are currently reviewing the impacts and any financial implications of Bill 134.

COMMENTS

Bill 134 proposes changes to the Development Charges Act, 1997 and the St. Thomas - Central Elgin Boundary Adjustment Act, 2023. Staff are reviewing the impacts of Bill 134 in relation to an amended definition of 'affordable residential unit' and any impacts on the City's affordable housing programs or policies.

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