

HAMILTON HOME

November 17, 2022

SENT VIA EMAIL: minister.parsa@ontario.ca

Honourable Michael Parsa
Associate Minister of Municipal Affairs and Housing
Ministry of Municipal Affairs and Housing
777 Bay Street, 17th floor
Toronto, Ontario M7A 2J3

Subject: Comments on Bill 23, *More Homes Built Faster Act, 2022*

Dear Associate Minister Parsa:

We respectfully submit the following comments and requests related to the proposed Bill 23, *More Homes Built Faster Act, 2022*:

Schedule 3, subsection 2

We are thankful for and encouraged by the proposed exemption of non-profit affordable housing developments from payment of municipal Development Charges. The proposed change could enable more proposed projects to be viable, or make viable projects up to 10% larger, thereby increasing the number of affordable units in Ontario.

- **Request:** Hamilton is Home requests that the province include Education Development Charges among the current exemptions related to non-profit affordable housing developments.

Schedule 9, subsection 4.1

We are thankful for and encouraged by the automatic zoning allowance of up to three residential units on any residential property. This, too, will greatly increase housing supply in existing, serviced and residential neighbourhoods while also supporting multigenerational family living arrangements and affordability for many demographics.

Schedule 9, subsection 11.1

We are thankful for and encouraged that non-profit affordable developments of under 10 units will be exempt from site plan requirements.

- **Request:** Further to the changes introduced on October 25 via the proposed Bill 23, where the changes commit to 'Identify[ing] more land for housing' and building 'more homes near transit', Hamilton is Home requests that the Province also expedite the severance of Metrolinx-owned sites along the future Hamilton LRT corridor. This requested change would allow for the sale of any lands which would be surplus to Metrolinx' future purposes, to be sold for housing development faster.
- **Request:** Hamilton is Home requests the revision of the provincial policy requiring Metrolinx to sell property in open and competitive processes. This would require that 10 per cent to 25 per cent of Metrolinx-owned land along Hamilton's future LRT corridor be

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reserved for sale at a fair market price to non-profit developers of affordable housing. As supported by Hamilton's city council, the Hamilton is Home coalition would be happy to consult with the Province on which Metrolinx-owned sites along the corridor would be suitable for affordable housing development, and which developers in Hamilton would be well-positioned to build new affordable housing on these sites.

As our coalition represents many developers on the leading edge of Ontario's green building practice, having contributed to the development of a built-in-Ontario green building infrastructure economy, Hamilton is Home wishes to echo concerns raised by the Ontario Association of Architects who stated, "...legislation that supports intensification should not come at the expense of existing environmental protections, such as the Toronto Green Standard and other nascent municipal green standards that aim to adopt higher tiers of the new 2020 National Energy Code of Canada for Buildings."

- **Request:** Hamilton is Home encourages MMAH to amend the proposed Bill 23 as an opportunity to increase, not decrease, our ambition as an economic community capable of building homes for the next generation that meets their environmental needs.

Thank you for the opportunity to comment on Bill 23, *More Homes Built Faster Act, 2022*.

Hamilton is Home is a coalition of affordable housing developers in Hamilton and a number of community allies whose members include: Sacajawea Non-Profit Housing Inc., YWCA Hamilton, Indwell, Victoria Park Community Homes, Hamilton East Kiwanis Non-Profit Homes, Good Shepherd Non-Profit Homes, and Habitat for Humanity Hamilton.

On behalf of Hamilton is Home,



Graham Cubitt
Chair, Hamilton is Home Coalition
graham@indwell.ca
905-546-7348 (cell)
[905-529-0454](tel:905-529-0454) (office)

1430 Main Street East
Hamilton, ON L8K 1C3

c: Jason VandenBeukel, Director of Communications, Jason.VandenBeukel@ontario.ca
Ben Smith, Director of Communications, Ben.Smith@ontario.ca
Shaida Maleki, Manager of Stakeholder Relations, Shaida.Maleki@ontario.ca
Kimiya Zamani, Policy Advisor, Kimiya.Zamani@ontario.ca