

# Memo

To: Members of Council  
From: Jane Clohecy, CAO  
Date: December 5, 2022  
Subject: Bill 23

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The staff report on Bill 23 provides Council with a summary of the legislation, the anticipated impacts to the town and the next steps the town needs to consider in our role to address the housing crisis.

All levels of government and academia agree, 1.5 million more homes are needed in the next 10 years to address both the shortfall of existing homes and to accommodate growth. This is a significant challenge and will require extensive changes to the existing housing delivery system. In Ontario, we have never delivered even half of these number of units in any 10-year period. Ontario is not alone in this challenge, with both Nova Scotia and British Columbia taking action with changes to their housing legislation.

In the spring of this year, staff had provided Council with a report that identified the various partners in the delivery of housing and some opportunities for action. The Province had established a Housing Affordability Task Force which recommended 55 changes to address the housing crisis, many of which have not yet been implemented. The steps that our partners, Federally, Provincially or from the development community, will take to address this challenge remain unknown and are an ongoing point of discussion.

There is no doubt that this, in force legislation without new measures from the Province, will have a significant impact on the town's financial position, the ability to deliver required infrastructure and the opportunity to create climate resilient, complete communities. The staff report details those impacts. Given the speed with which this legislation was enacted, only the town's initial next steps are identified in the report. Much more work is to be done and more information and discussions with our partners are required before the town's housing strategy is developed.

The report purposely does not pass opinion on the actions of the Province. Rather, it starts to unravel the implications of Bill 23. It is now in force and we are obligated to comply with its directions. Town staff have provided Council with a factual overview and

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will provide substantive, fact-based positions for Council's consideration over the next year regarding the town's next steps including parkland strategy, master plans, development charges and community benefits, among others.

Everyone agrees that housing affordability and attainability need to be addressed. However, solutions need to include all stakeholders – all levels of government, the development industry, and citizens – to ensure that those solutions don't unfairly burden existing taxpayers. Staff will continue to work through these changes, assess the implications, and provide Council with information and the best advice going forward.