

Memo

To: Mayor Burton and Members of Council
From: Planning Services Department
CC: Neil Garbe, Commissioner, Community Development Services
Date: 31 October, 2023
Subject: Update on the Town of Oakville’s Environmental Registry of Ontario Submission on Bill 134, *Affordable Homes and Good Jobs Act, 2023*

Current Status

On September 28, 2023, the Ontario government introduced [Bill 134, the Affordable Homes and Good Jobs Act, 2023](#) (Bill 134) and posted proposed amendments on the Environmental Registry of Ontario (ERO) for a 30-day consultation, with comments due by October 28, 2023.

As part of Bill 134, amendments to the *Development Charges Act, 1997* (DCA) are proposed to update the definition of “Affordable Residential Unit” that were first introduced through [Bill 23, the More Homes Built Faster Act, 2022](#) (Bill 23) on November 28, 2022 but not yet in effect.

Town staff (Planning Services and Finance) are bringing forward a report to the November 13, 2023 Planning and Development Council meeting. The Town of Oakville provided comments on Bill 134 on October 27, 2023 through an ERO submission (Appendix A).

Town Comments on Bill 134 – Proposed Definition of Affordable Residential Unit

As noted in the ERO submission, the proposed definition of “Affordable Residential Unit” would exempt these units impact from the town’s growth funding tools (GFTs) of development charges (DCs) under the DCA, and the community benefit charge (CBC) and parkland dedication requirements under the *Planning Act*.

The ERO submission identified a number of concerns regarding the proposed definition of “Affordable Residential Unit”, including impacts on the ability of the town to administer and enforce that “Affordable Residential Units” meet the definition and remain affordable, and impacts on the town’s ability to finance growth-related land and infrastructure required for new housing without negatively impacting housing affordability through

property taxes. The Town's submission on Bill 134 reiterated that the absence of the "Affordable Housing Units Bulletin" makes it difficult for staff to comment on the proposed definition and how it will or will not achieve the goal of increasing housing affordability.

Due to the comment timelines, Town staff could not obtain Town of Oakville Council endorsement prior to the end of the ERO commenting period. Town staff advised provincial government staff that the comments submitted are subject to Town of Oakville Council resolution, which is set for November 13, 2023. Town staff will submit Council resolution to the ERO once it is obtained. Further details and next steps will be provided at the November 13 Planning and Development Council meeting.

If Members of Council require additional information on the foregoing, please feel free to speak with me.



Gabe Charles
Director of Planning

Appendix A: ERO Memo – Concerns and Recommendations on ERO #019-7669 – proposed changes to the *Development Charges Act, 1997*: Bill 134, *Affordable Homes and Good Jobs Act, 2023*.