

More Homes Faster Municipal Checklist



Ontario has a housing shortage because our laws - including municipal zoning and official plans - have deterred the construction industry from shifting to the only kinds of housing development efficient enough to catch up - and keep up - with our massive need. Here are the most important steps you must take to fix that problem, by shifting your community's homebuilding to labour-efficient housing formats, like mid-rise and multiplex, and to neighbourhood infill locations, where they can rely in part upon existing infrastructure.

<i>Lower Land Costs for Efficient Homebuilding</i>	<i>Lower Construction Costs for Efficient Housing</i>	<i>Fee Structures that Favour Efficient Homebuilding</i>	<i>Lower "Red Tape" Costs for Efficient Homebuilding</i>
180	130	100	90

Lower Land Costs for Efficient Homebuilding (180/500 points)

- 1

Lower Land Costs for Homes in Mid-rise Buildings (5+ storeys) (max 126 points)

a. Unlocking Major Residential Streets (max 81)

 - i. Zoning permits 5 or more storeys & units & built form rules don't exclude many such lots or areas (20)
 - ii. Zoning permits 6 or more storeys & units & built form rules don't exclude many such lots or areas (25)
 - iii. No maximum floor space index for these buildings (15)
 - iv. Major extra permissions for midrise apartment buildings denied to detached, even with "nanny suite" (15)
 - v. As of Right Permission for 30 Units (4)
 - vi. As of Right Permission for 60 Units (2)

b. Unlocking "Avenues" (aka "Main Streets") (max 25)

c. Unlocking Interior Residential Streets (max 20)
- 2

Lower Land Cost for Homes in Low-rise Buildings (4+ units, 3+storeys) (max 44 points)

a. Zoning permits apartments of at least 4 units and 3 storeys on almost all currently lowrise residential lots (22)
- 3

Lower Land Cost for Net New Family-sized Lowrise in Existing Neighbourhoods (max 10 points)

 - a. Zoning allows habitable space of 1000sf in garden suites & laneway suites on most lots & neighbourhoods (7)
 - b. No "angular plane" or equivalent restrictions or setback or roof design requirement with similar impact (3)
- b.

Zoning permits apartments of at least 4 units and 4 storeys on almost all currently lowrise residential lots (7)
- c.

Zoning permits apartments of at least 6 units on a large share of currently lowrise residential lots (5)
- d.

Major extra permissions for apartment buildings with 3+ units denied to detached, even with "nanny suite" (3)
- e.

No restrictions on bedroom # prohibiting at least 2 3-bedroom units in a 4-unit building (3)
- f.

No restrictions on bedroom # prohibiting at least 4 3 bedroom units in a 4-unit building (3)
- g.

No restrictions on bedroom # prohibiting at least 4 4 bedroom units in a 4-unit building (1)

Lower Construction Costs for Efficient Housing (130/500 points)

1 **Lower-Cost Construction Methods for Mid-Rise (5+)** (max 40 points)

- a. No minimum parking requirement for midrise apartment buildings on all or almost all residential lots (other than accessible) (15)
- b. Frequent Reliable Transit Access to Amenities & Work in All or Almost All Residential Neighbourhoods (13)
- c. No or only structurally non-impactful mandatory step-back requirements below six storeys (6)
- d. Municipality requests or requires local electricity distribution system operators to publish a design standard for optimized electrical service to smaller mid-rise buildings to reduce costs, delays and over-engineering (1)
- e. Simplified and standardized prescriptive solutions for smaller midrise developments to comply with stormwater management requirements (1)
- f. Develop compact and less onerous garbage collection and loading bay requirements for mid-rise buildings (2)
- g. Municipality consistently and quickly accepting alternative solution proposals for single stair apartments in buildings up to six storeys (2)

2 **Lower Construction Costs for Low-Rise Apartments** (<5 Storeys) (max 5 points)

- a. No minimum parking requirements for all or almost all low-rise apartment buildings under 5 storeys (4)
- b. Municipality consistently and quickly accepting alternative solution proposals for single stair apartments in buildings up to six storeys (1)

3 **Removing Perverse Incentives to Squander Labour, Equipment and Materials** (max 85 points)

a. **Curbing Inefficient Use of Residential Infill Sites** (max 5)

- i. Expanded Permissions for multiplex infill don't extend to detached homes, even with one nanny-suite (1)
- ii. Permitted height, fsi permissions for lots with existing single detached houses, typically not much greater than for the existing detached house (1)
- iii. Express parking maximums and / or de facto maximums (through softscape, garage restrictions) (1)
- iv. Sidewalk charging for ZEVs (1)

b. **Curbing Greenfield Sprawl Development** (max 80)

- i. Official Plan Prescribes that Fewer than 45% of Future Residents to 2051 to be housed in Greenfield Development / Or If "Built Out", Planned Growth Within Existing Built Up Area Meets or Exceeds Former Growth Plan Target (5)
- ii. Plan is for fewer than 20% of Future Residents to 2051 to be housed in Greenfield Development and for All Future Growth Targets to Be Met Within 2022 Settlement Boundary / Or If "Built Out" (e.g., Toronto, Mississauga) - Planned Growth Within Existing BUA Significantly Exceeds Former Growth Plan Target (20)
- iii. Do not willingly approve or endorse any settlement boundary expansion beyond 2022 settlement area boundary, & if settlement boundary expansion beyond 2022 settlement boundary has been imposed, municipality has not voluntarily zoned or serviced land beyond the 2022 settlement area boundary for development / or if "Built Out", Explicit Plan is to Maintain or Increase Share of GTHA population (25)
- iv. Reject Greenfield Highway or Major Road Schemes that Would Induce or Promote Greenfield Sprawl (20)
- v. No planned development outside of existing built up area would permitted to have density lower than 80/ha (or in pockets too small / isolated to support essentials & transit internally) - half points for 80/ha / in "built out" areas OP explicitly targets increasing mix and density of existing lowrise neighbourhoods (5)

Fee Structures that Favour Efficient Homebuilding (maximum 100/500)

1 **Reduce Development Fees & Charges for Mid-rise Multifamily Apartment Buildings** (max 50 points)

- a. Eliminate the “General Services” category of development charges for all or almost all non-market mid-rise multi-family apartment buildings (10)
- b. Eliminate the “General Services” category of development charges for all or almost all “as of right” mid-rise multi-family apartment buildings with between 6 and 30 dwelling units having a maximum dwelling unit size up to 140m² along avenues and residential major streets (20)
- c. Reduce the “General Services” category of development charges for all or almost all other “as of right” mid-rise multi-family apartment buildings (10)
- d. Plan and proactively implement infrastructure upgrades to eliminate weak links in capacity required to support densities of at least 100 residents per hectare in all or almost all neighbourhoods (10)

2 **Reduce Development Fees & Charges for Lowrise Multifamily Apartment Buildings** (max 25 points)

- a. Eliminate the “General Services” category of development charges specifically (not for low density or greenfield) for all or almost all non-market low-rise multi-family apartment buildings (5)
- b. Eliminate the “General Services” category of development charges specifically (not for low density or greenfield) for all or almost all low-rise multi-family apartment buildings up to 4 dwelling units having a maximum dwelling unit size up to 140m² along avenues and residential major streets (5)
- c. Eliminate the “General Services” category of development charges specifically (not for low density or greenfield) for all or almost all low-rise multi-family apartment buildings up to 6 dwelling units having a maximum dwelling unit size up to 140m² along avenues and residential major streets (5)
- d. Reduce the “General Services” category of development charges for all or almost all other “as of right” lowrise multi-family apartment buildings (5)
- e. Plan and proactively implement infrastructure upgrades to eliminate weak links in capacity required to support densities of at least 100 residents per hectare in all or almost all neighbourhoods (5)

3 **Avoid Subsidies for Development that Squanders Labour, Equipment and Materials** (max 25 points)

- a. Levy development charges upon such greenfield and detached developments as are permitted that are sufficiently high to cover the complete cost of infrastructure and servicing and levy development charges upon expansions or replacements of existing detached houses that do not add net new units (10)
- b. Refuse to approve “Greenfield” development based on communal sewage systems (5)
- c. Deprioritize and refuse extension of infrastructure to support Greenfield development outside of pre-2022 settlement area boundaries / push higher order governments to prioritize infrastructure for infill (10)

Lower “Red Tape” Costs for Efficient Homebuilding (90/500 points)

1 *Lower Carrying and Procedural Costs for Midrise Apartment Buildings (max 60 points)*

- a. As of right built form permissions for midrise multi-family apartment buildings are significantly relaxed relative to uses that house fewer people, to make it practical to build viable six storey mid-rise without variances (allot separately for avenues, major streets, rest) (40)
- b. Bylaw / OP facilitate variances to accommodate tree protection, re-use of existing structures, without loss of floor-space (8)
- c. Enabling Staff to make decisions on minor deviations from the regulation using a list of prescribed criteria, as provided for in O.Reg. 173/16 (4)
- d. Establish a dedicated team within planning and buildings departments to curate specialized expertise in mid-rise development (4)
- e. Develop a centralized database of existing conditions information for lots where midrise is permitted, so that this can be relied upon by development proponents and City Staff and not re-investigated for each project (4)

2 *Lower Carrying and Procedural Costs for Lowrise Apartment Buildings (3+ Storeys) (max 30 points)*

- a. As of right built form permissions for lowrise multi-family apartment buildings are significantly relaxed relative to uses that house fewer people, with genuine intention of making it practical to build viable lowrise apartment buildings with market and non-market units alike on most lots without variances (20)
- b. Bylaw crafted to facilitate variances to accommodate tree protection, re-use of existing structures, without loss of floor-space (3)
- c. Expedite planning approvals, even where proposals don’t fully comply with regulation, by enabling Staff to make decisions on minor deviations from the regulation using a list of prescribed criteria, using O.Reg. 173/16 (3)
- d. Establish dedicated staff & explicit direction within planning and buildings departments to assist proponents navigating barriers to multiplex / low-rise development (2)
- e. Develop a centralized database of existing conditions information, to minimize re-investigation for each project (2)

Over the coming weeks, our Land Use and Development Program will be releasing the More Homes Faster Scoresheet, which will evaluate how key Ontario municipalities compare in their progress towards policies that will deliver more homes (and especially family-sized, family-friendly homes) faster.

For more information on the pro-housing policies you should be adopting to end your region’s housing shortage, please visit morehomesfaster.ca.

For a more detailed set of recommendations focused on accelerating homebuilding in mid-rise formats specifically, visit legalizemidrise.ca to explore The Mid-rise Manual.

For recommendations specific to your town, city or region, please contact our in-house Counsel and Land Development Program Manager, Phil Pothen, J.D., M.L.A., at 647-706-5937 or ppothen@environmentaldefence.ca.