

National Housing Act

Enabling legislation that sets out the Federal Government's roles, responsibilities and powers with respect to housing.

<http://laws.justice.gc.ca/eng/acts/N-11/page-1.html>

National Housing Strategy

The National Housing Strategy is currently under development and may have program and policy implications that make housing more affordable for Canadians in both urban and rural communities.

<https://www.letstalkhousing.ca/>

Homelessness Partnering Strategy

The Homelessness Partnership Strategy (HPS) was enacted by the Government of Canada as a community based approach that provides direct support which promotes self sufficiency and participation in the community. The HPS relies on communities, provinces, governments and not-for-profit organizations to determine community needs and administer associated projects and policies geared towards reducing threats of homelessness, and promoting the provision of affordable housing. The key objectives of HPS are as follows: housing first approach with emphasis on transitional and supportive housing; recognizes needs of immigrants and aboriginals; integration of residential, commercial, employment and services to provide services near housing supply; focus and funding for urban, rural and northern communities with needs and objectives specific to each area; and recognize links between homelessness and mental health, disability and accessibility.

<https://www.canada.ca/en/employment-social-development/services/funding/homeless/homeless-terms-conditions.html>

Housing Services Act

Purpose is to provide for community based planning and delivery of housing and homelessness services with general provincial oversight and policy directions. To provide flexibility to Service Managers and housing providers while retaining requirements with respect to housing programs that predate the Act and housing projects that are subject to those programs.

<https://www.ontario.ca/laws/statute/11h06>

Ontario Planning Act

Requires municipalities to permit second dwelling units as of January 1, 2012. Section 33 – demolition control – allows municipalities to identify areas where demolition of residential property will be controlled. Section 37 – Height and Density Bonus – sets out process to allow buildings to exceed height and density that would otherwise not be permitted in exchange for community benefits.

<https://www.ontario.ca/laws/statute/90p13>

Strong Communities Through Affordable Housing Act, 2011 (Promoting Affordable Housing Act, 2016)

- The *Strong Communities Through Affordable Housing Act* is the foundation for Ontario's long-term commitment to affordable housing. Amendments to the *Planning Act* include, specifically identifying affordable housing as a provincial interest, enhancing provisions for garden suites and enhanced provisions for second units. The Strategy was updated in 2016 to the *Promoting Affordable Housing Act* which amends the *Planning Act*, the *Development Charges Act* and *Housing Services Act* and the *Residential Tenancies Act*. The following legislative measures support the updated strategy elements: [proposed legislation for inclusionary zoning](#) that would allow municipalities to mandate that affordable housing units be provided within development projects
- [a framework for a portable housing benefit](#) that would give people more flexibility to choose where they want to live
- [a modernized framework for social housing](#) that will be developed with partners to align with our focus on poverty reduction and better manage legacy social housing programs
- [a Supportive Housing Policy Framework](#) to guide program improvements and support coordination across sectors to improve client outcomes
- an Indigenous Housing Strategy that will be developed in partnership with Indigenous communities
- next steps toward ending homelessness, reflecting recommendations made by the Expert Advisory Panel on Homelessness report [released in late 2015](#)
- proposed changes to the *Residential Tenancies Act*, 2006 to [encourage small landlords to provide rental housing](#), and to [facilitate transitional housing](#)

<https://www.ontario.ca/laws/statute/s11006>

<http://www.mah.gov.on.ca/Page9575.aspx>

http://www.ontla.on.ca/web/bills/bills_detail.do?locale=en&BillID=4025

<http://www.mah.gov.on.ca/Page9181.aspx>

Ontario Municipal Act

Section 99.1 provides the power to pass a by-law to prohibit and regulate the demolition of residential rental properties that contain six units or more and to prohibit and regulate the conversion of rental properties to a purpose other than a residential rental property including condominium conversion.

<https://www.ontario.ca/laws/statute/01m25>

Ontario Development Charges Act

Provides for the payment of fees for new development to the City and School Boards. The intent is to provide municipalities and school boards with the ability to generate revenue for new growth without placing an undue burden on current tax payers. By-law passed under the Act can provide for exemptions or deferrals of payment of development charges fees related to affordable housing projects until the development is completed in order to assist with cash flow and financing.

http://www.ontla.on.ca/web/bills/bills_detail.do?locale=en&BillID=1484&ParlSessionID=36:1&isCurrent=false