



To: Development Services Committee

From: Arvin Prasad, RPP, MCIP, Commissioner, Development Services

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Date: March 3, 2020

Subject: Release of Provincial Policy Statement 2020

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On October 15, 2019 Development Services Committee received a staff report providing recommendations to the Province on the proposed changes to the Provincial Policy Statement (PPS). The PPS is the provincial document identifying matters of Provincial Interest and is issued under the authority of the *Planning Act*. The Province provided a number of significant changes to the Provincial Policy Statement to address changes to the Growth Plan and other provincial objectives related to increasing the supply and mix of housing, protecting the environment and public safety, reducing barriers and costs, supporting northern, rural and indigenous communities and supporting economic growth. The City's comments were filed with the Environmental Registry of Ontario. The staff report can be accessed through this link. <https://pub-markham.escribemeetings.com/filestream.ashx?DocumentId=18358>

The new Provincial Policy Statement 2020 was released on February 28, 2020 and will come into force and effect on May 1, 2020. The Provincial Policy Statement 2020 replaces the Provincial Policy Statement 2014. The new PPS can be downloaded through this link: <https://news.ontario.ca/mma/en/2020/02/provincial-policy-statement-2020-overview.html>

There are generally no significant wording changes addressing the City's comments on the proposed changes to the employment policies, clarification on engagement with indigenous communities, water and waste water policies, climate change policies and lot creation policies. Overall the PPS remains relatively unchanged with the exception of some minor wording changes, mostly to provide for policy wording improvements. The Province did not alter the proposed wording relative to market-based and market demand housing as requested by the City, but did add a couple of new references to 'affordable' housing (Policies 1.1.1 b) and 1.4.3) which does strengthen the intent of the PPS to address the current challenges in the Province and Markham with housing affordability.

The City identified a concern with the implementation of proposed policy 4.7 which directs planning authorities to take action to support increased housing supply and facilitate timely and streamlined processes for local development by:

- identifying and fast tracking priority applications which support housing and job-related growth and development; and,
- reduce the time needed to process residential and priority applications to the extent practical.

The Province has removed this wording from policy 4.7 from the 2020 PPS.

Other notable changes in the approved PPS 2020 include an increase from 10 years to 15 years in the amount of residential intensification, redevelopment and designated lands for residential development that planning authorities shall maintain at all times (Policy 1.4.1). In October 2019, the Province identified further review of the Hazard Land policies subject to input from the Province's Special Advisor on flooding. The new PPS includes a statement requiring the Province, conservation authorities and planning authorities to work together on climate change impacts (Policy 3.0).