



# Comments on the Helping Homebuyers, Protecting Tenants Act 2023 (Bill 97) and Associated Registry Postings

**Development Services Committee**  
**May 2, 2023**



## Background

- New action plan and bill to advance Provincial goal of building 1.5 million homes by 2031:
  - Helping Homebuyers, Protecting Tenants: Ontario's Housing Supply Action Plan April 2023; and,
  - Helping Homebuyers, Protecting Tenants Act, 2023 (Bill 97).
- The Action Plan and Bill 97 propose to:
  - Amend seven statutes governing land use planning, development and rental housing; and,
  - Integrate the Provincial Policy Statement and Growth Plan into a new Provincial Planning Statement.



## Summary of Proposed Changes

- Proposed changes supported by staff:

✓ Prescribing areas where the exemption of site plan control for residential developments with 10 units or less does not apply;

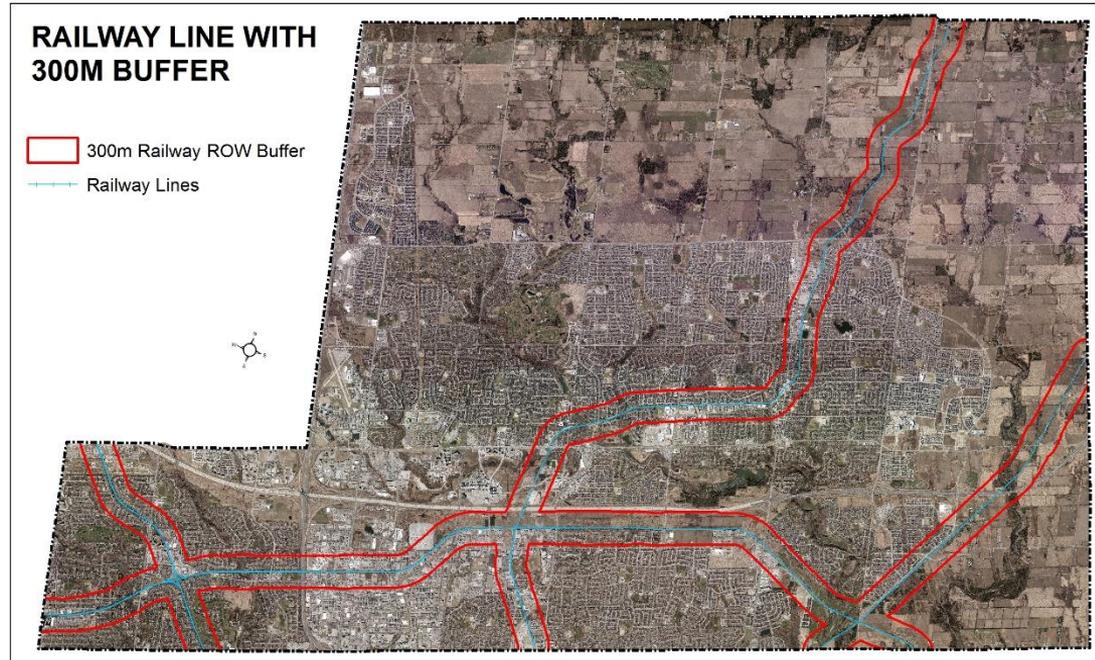


Figure 1: Areas where site plan control would be permitted per changes introduced by Bill 97.



## Summary of Proposed Changes Cont'd

- Proposed changes supported by staff:
  - ✓ Postponing the start date for planning application fee refunds to July 1, 2023; and,
  - ✓ Freezing Provincial Building Code Registration and Service Fees.



## Summary of Proposed Changes Cont'd

- Proposed changes not supported by staff:
  - ✘ Amending the “area of employment” definition to exclude institutional and commercial uses;
  - ✘ Introducing additional Ministerial powers related to Minister’s Zoning Orders;

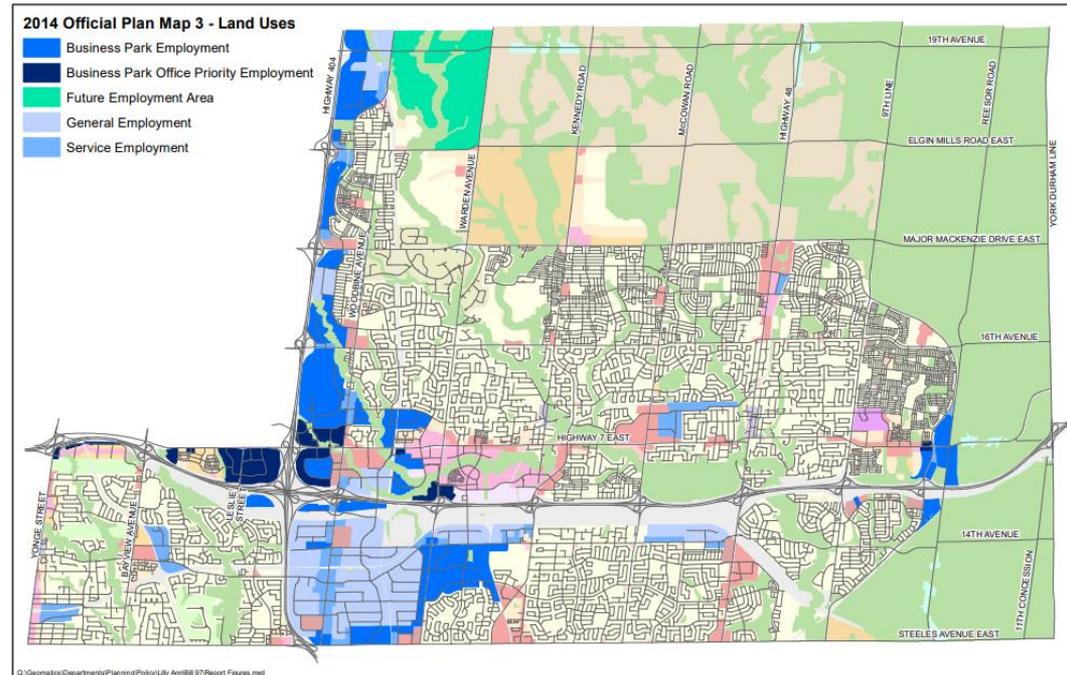


Figure 2: Employment areas and designations in Markham.



## Summary of Proposed Changes Cont'd

- Proposed changes not supported by staff:
  - ✘ Enabling appeal rights at the initial passing of an Interim Control Bylaw; and
  - ✘ Exempting the creation of additional residential units in rural areas from development charges.



## Summary of Proposed Changes Cont'd

- Proposed changes with no comments from staff:
  - Adding new ministerial powers to the *Planning Act*;
  - Clarifying limits or conditions on a municipality's ability to prohibit and regulate the demolition or conversion of residential properties; and
  - Clarifying changes related to additional residential units implemented through Bill 23.



## Associated Registry Postings

Province also seeking feedback on amendments or new regulations to:

Strengthen tenants' rights and protections, by:

- Enhancing protections from evictions;
- Investing \$6.5 million to appoint additional Landlord and Tenant Board adjudicators;
- Specifying conditions permitting a tenant to install an air conditioner; and
- Increasing maximum fines for landlords convicted of an offense.



## Associated Registry Postings Cont'd

Province also seeking feedback on amendments or new regulations to:

Assist prospective homebuyers, by:

- Creating protections for first home savings accounts; and,
- Establishing cooling-off periods for purchases of new freehold homes.

Facilitate new housing development, by:

- Exploring modular construction to reduce the cost of attainable housing;
- Freezing 75 provincial fees at current levels; and
- Addressing the shortage of building inspectors.



## Next Steps

- Forward staff report to the Ministry of Municipal Affairs and Housing as the City of Markham's comments on Bill 97 for postings with May 6 and 21 commenting deadlines
- Report to DSC on May 30 regarding the proposed Provincial Planning Statement with a commenting deadline of June 5