



Comments on Proposed Provincial Planning Statement

Development Services Committee
May 30, 2023



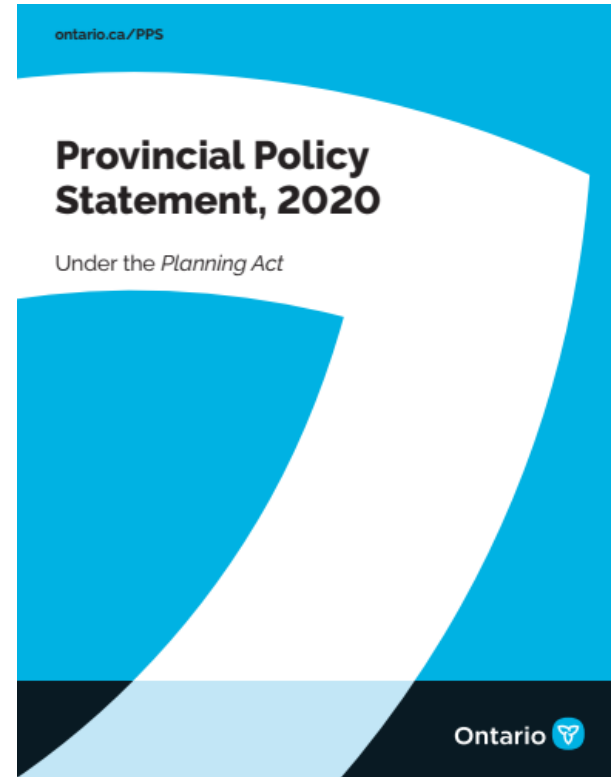
Background

- New Provincial action plan and bill to advance 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).
- Proposed Integration of the Provincial Policy Statement and Growth Plan into a new Provincial Planning Statement.
- May 2nd Staff Report provided “Comments on the Helping Homebuyers, Protecting Tenants Act (Bill 97) and Associated Changes”



Key Policy Concepts Revoked/Modified from PPS, 2020

- Affordable Housing Policies and Definition
- Minimum Targets for Intensification in Built Up Areas
- Comprehensive Reviews
- Development in Designated Growth Areas
- Phasing
- Settlement Area Boundary Expansions
- Employment Area Conversion
- Land Use Compatibility
- Natural Heritage (TBD)
- Re-use of Excess Soil
- Consideration of Alternatives for Mineral Aggregate Extraction in Prime Agricultural Areas





Key Policy Concepts Revoked/Modified from Growth Plan

- Growth Forecasts
- Land Needs Assessment Methodology
- Delineated Built-up Area and Designated Greenfield Areas
- Intensification Targets
- Municipal Comprehensive Review
- Provincially Significant Employment Zones
- Natural Heritage System
- Agricultural System
- Integrated Planning



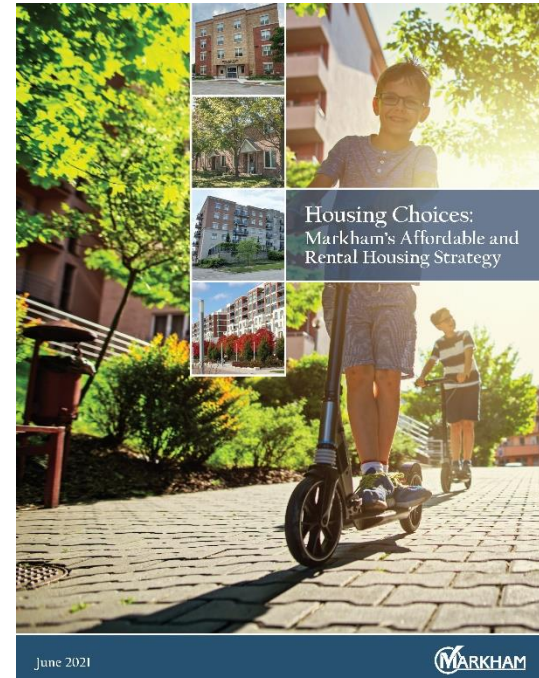


Affordable Housing and the Definition of Affordable

- ❌ Removal of affordable housing policies
- ❌ Removal of the definition for affordable and income thresholds for low to moderate income individuals

Staff Recommend

Include policies on Affordable Housing and maintain existing definition of 'affordable' that links to income





Growth Forecasts and Land Needs Assessment Methodology

✘ Removal of Schedule 3 Forecasts

✘ No direction for standard land needs methodology

Staff Recommend

Maintain growth forecasts and a standard approach to land needs to support integrated and coordinated growth management

| Distribution of Population and Employment for the Greater Golden Horseshoe to 2051 | | |
|--|-----------------|-----------------|
| Region | Population 2051 | Employment 2051 |
| Region of Durham | 1,300,000 | 460,000 |
| Region of York | 2,020,000 | 990,000 |
| City of Toronto | 3,650,000 | 1,980,000 |
| Region of Peel | 2,280,000 | 1,070,000 |
| Region of Halton | 1,100,000 | 500,000 |
| City of Hamilton | 820,000 | 360,000 |
| GTAH total * | 11,170,000 | 5,360,000 |
| County of Northumberland | 122,000 | 44,000 |
| County of Peterborough | 82,000 | 26,000 |
| City of Peterborough | 125,000 | 63,000 |
| City of Kawartha Lakes | 117,000 | 39,000 |
| County of Simcoe | 555,000 | 198,000 |
| City of Barrie | 298,000 | 150,000 |
| City of Orillia | 49,000 | 26,000 |
| County of Dufferin | 95,000 | 39,000 |
| County of Wellington | 160,000 | 70,000 |
| City of Guelph | 203,000 | 116,000 |
| Region of Waterloo | 923,000 | 470,000 |
| County of Brant | 59,000 | 26,000 |
| City of Brantford | 165,000 | 80,000 |
| County of Haldimand | 75,000 | 29,000 |
| Region of Niagara | 674,000 | 272,000 |
| Outer Ring total* | 3,700,000 | 1,650,000 |
| Total GGH* | 14,870,000 | 7,010,000 |

ontario.ca/growthplanning

A Place to Grow

Growth Plan for the Greater Golden Horseshoe

Land Needs Assessment Methodology for the Greater Golden Horseshoe (2020)



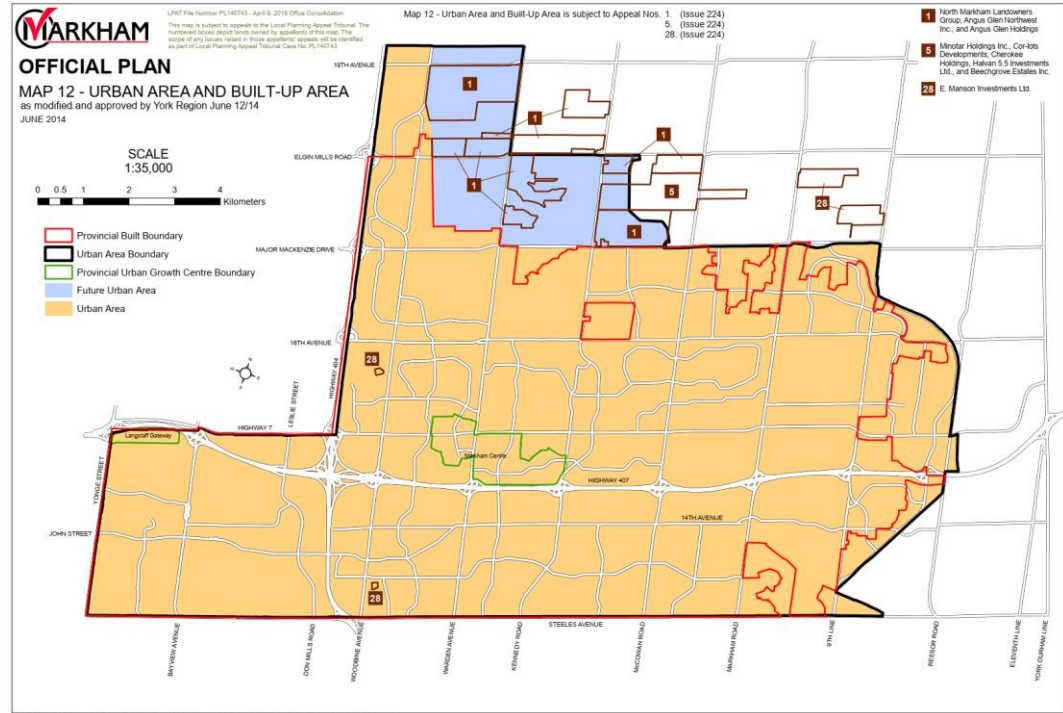
Settlement Area Boundary Expansions

✘ No requirement for Comprehensive Review

✘ Applications for expansions can be considered via private development application

Staff Recommend

New/expansions to settlement area boundaries to occur through a municipally initiated comprehensive process



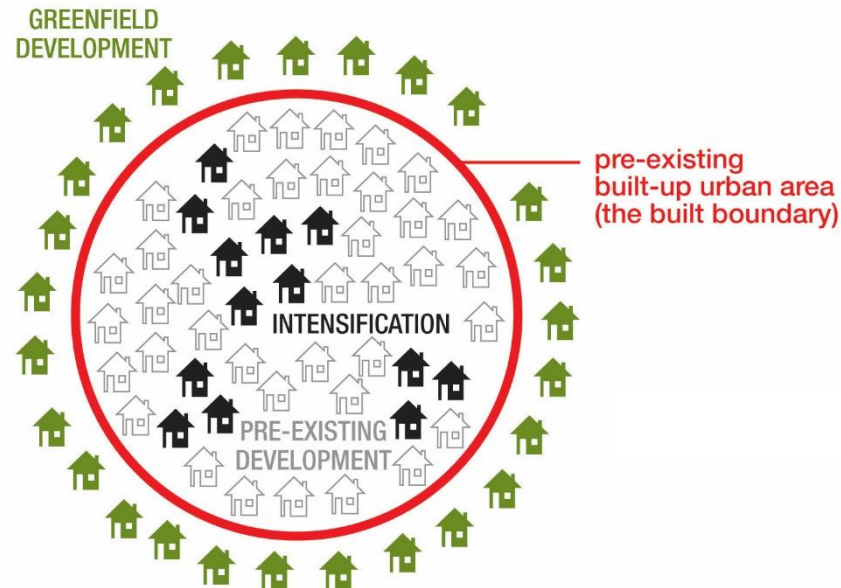


Minimum Intensification and Greenfield Density Targets

- ❌ Minimum required Intensification Target
- ❌ Minimum required Greenfield Density Target
- ❌ 50 people and jobs per hectare encouraged in greenfield areas

Staff Recommend


Minimum intensification and density targets be maintained to support compact built forms and efficient infrastructure delivery



Source: Neptis foundation

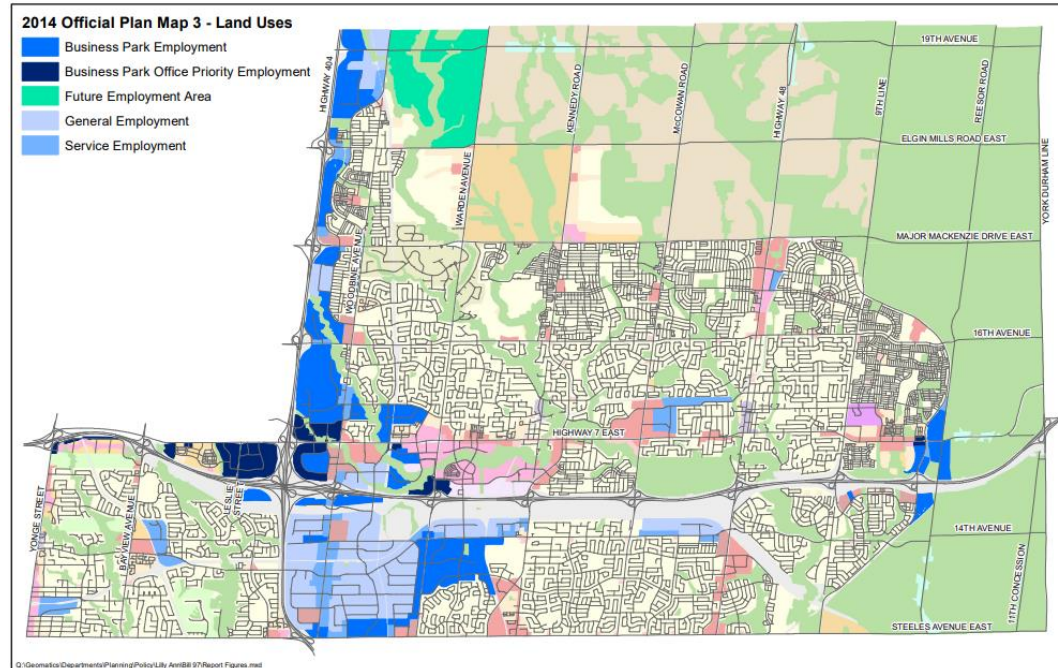


Employment Areas and Conversions

-  New Employment Area definition (no retail and commercial)
-  Municipalities to review Employment Areas
-  Permits Privately initiated employment conversions

Staff Recommend

Maintain the existing definition to support diverse economic growth. Only consider municipally initiated employment conversion requests



Employment areas and designations in Markham



Planning Horizon and MZOs

- ❌ Land supply requirements change from “Up to 25 years” to “At least 25 years”
- ❌ Ministerial Zoning Order approvals to be included in long term planning, but in excess of 25 year land supply

Staff Recommend

Maintain up to 25 year land supply requirements and include MZO approvals within the planning horizon





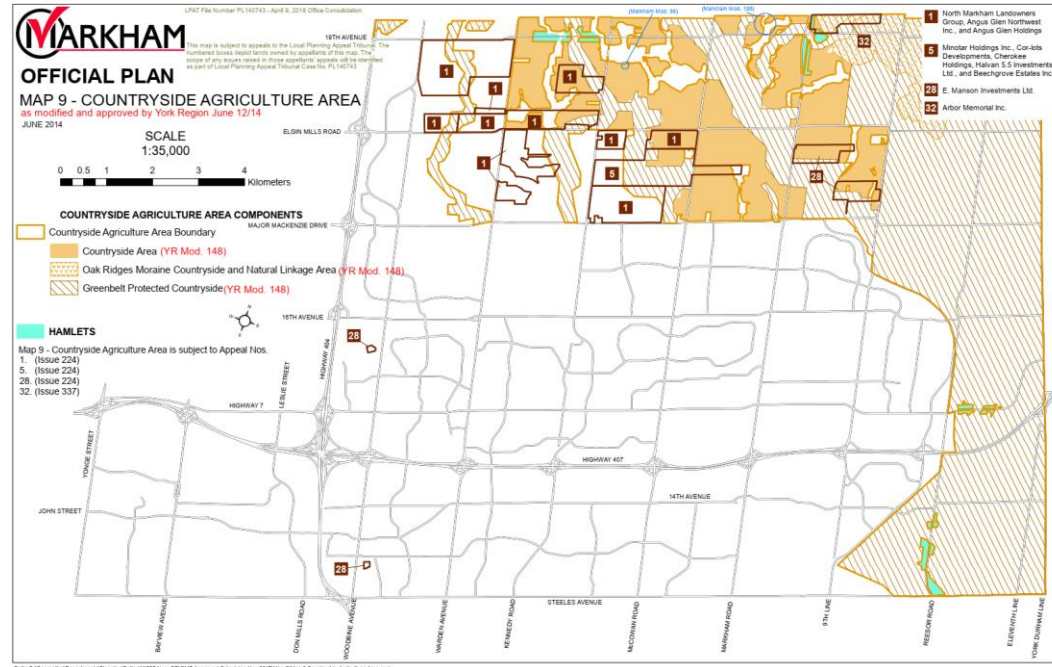
Lot Creation in Rural and Agricultural Areas

❌ Permit residential lot creation and multi-lot residential development

❌ Prevent local Official Plans and Zoning By-laws from being more restrictive

Staff Recommendation

Do not support policies to expand residential lots in rural and agricultural lands





Other Key Staff Recommendations

- Include policies on Energy Conservation, Air Control, and Climate Change
- Maintain policies and growth forecasts that link land use and infrastructure planning
- Support the inclusion of Strategic Growth Area and Major Transit Station Area policies
- Lot creation policies should address protection of heritage resources in rural and agricultural areas
- Provide training to municipalities on Proposed Provincial Planning Statement



Next Steps

- Staff recommend that the report be forwarded to the Ministry of Municipal Affairs and Housing as the City of Markham's comments on the proposed Provincial Planning Statement
- Staff to prepare a report with comments when the proposed Natural Heritage policies are released for consultation