



Comments on Bill 185 and the Proposed Provincial Planning Statement

Development Services Committee

May 7, 2024

Background

- Cutting Red Tape to Build More Homes Act, 2024 (Bill 185)
- 8 Items posted on the ERO/ORR, including proposed changes to:
 - Planning Act
 - Development Charges Act
 - Municipal Act
 - Proposed Provincial Planning Statement
- May 10, 2024 Comment Deadline for ERO/ORR Posts

Planning Act

- ✓ Removal of upper-tier planning responsibilities, July 1, 2024
- ✓ Removal of fee refund requirement for development applications
- ✓ Limiting third party appeals on Council decisions to improve timelines for delivery
- ✓ Removal of the Community Infrastructure and Housing Tool from the Planning Act for a more transparent Minsters Zoning Order process
- ✓ Reduced Parking minimums, in principle, subject to additional policies
- ✗ Exemption universities from the Planning Act
- ✗ Appeal Council decisions on Settlement Area Boundary Expansions
 - Further consultation required on removing barriers to Additional Residential Units
 - Further clarification on expedite community service facilities (i.e. schools, hospitals)
 - Maintain requirement for pre-application consultation process

Development Charges Act

- ✓ Repealing the 5-year phase-in of development charges for by-laws passed on or after January 1, 2022
- ✓ Re-instating studies as an eligible capital cost for Development Charges
- ✓ Reduced timeframe for Development Charge rate freeze from 2 years to 18 months
- ✓ Streamlining the process for municipalities to extend existing Development Charges By-laws

Municipal Act

- ✓ Proposed incentive tool for manufacturing, industrial, or commercial investments
- ✓ Enhanced policies for municipalities to direct infrastructure to developments that support housing (use it or lose it)

Proposed Provincial Planning Statement

- New Policies
 - ✓ Re-introduction of policies and definition for Affordable Housing
 - ✓ Reduced parking minimums
 - ✓ Intensification of malls and commercial plazas
 - ✓ Encourage Vertical Schools and Coordination with Student Housing
 - ✗ Planning for Strategic Growth Area Encouraged
 - ✓ Strengthened Watershed Planning
- Clarification requested
 - Use of Ministry of Finance Projections
 - Additional Residential Units in Prime Agricultural Areas
- Matters not Addressed
 - ✗ Requiring minimum Intensification and Greenfield Density Targets
 - ✗ Limiting Employment Areas Uses (i.e. Office, commercial) / Privately Initiated Employment Conversions
 - ✗ Less protection of Cultural Heritage
 - ✗ Settlement Areas Boundary Expansion requests from applicants
 - ✗ MZO growth in excess of planning horizon

Other Initiatives/Proposed Changes

- Municipal Data Reporting
 - Request consultation on resources and timelines for new reporting requirement
 - Improve tracking to ensure units are not double counted
- Newspaper Notice Requirements
 - Support the use of municipal websites for public notices
- Standardizing Housing Designs to Build More Homes
- Updating the Building Code
- Consultation on Surety Bonds
- Municipal Development Related Charges (June 1, 2024)



Housing Bulletin

- In effect June 1, 2024
- Sets the price to qualify for Affordable Residential Unit exemptions from Development Charges
- Units required to be affordable for 25 years
- Staff reviewing methodology

Affordable Housing in Markham		
	Housing Bulletin	2022 York Region
Affordable Ownership	\$456,300	\$538,377
Affordable Rental	\$1,022 - \$1,880	\$1,310 - \$2,354

Next Steps

- Staff to submit comments to Province to meet consultation timeline and Council Resolution to follow
- Report back to DSC on impacts of new planning responsibilities for Markham



Thank you!