

Bill 185

Cutting Red Tape to Build More Homes Act, 2024

Overview

Planning & Development Committee

April 22, 2024

Introduction

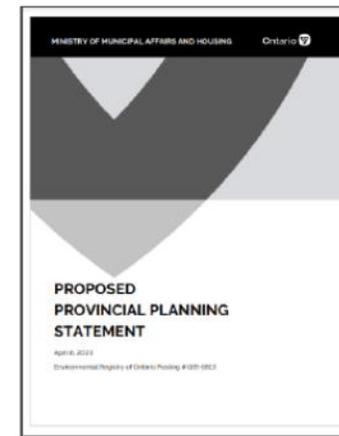
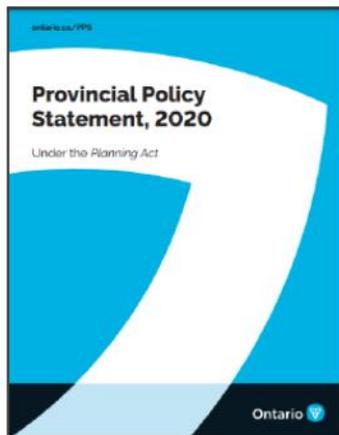
- Bill 185, the Cut Red Tape to Build more homes act, introduced April 10, 2024
- Intent - “cut red tape”, speed up government processes and support the goal of building 1.5 million homes by 2031
- Province is seeking comments on proposals by May 10, 2024
- Staff will be responding to changes proposed to key land use planning-related legislation:
 - Provincial Planning Statement
 - Planning Act
 - Hazel McCallion Act
 - Municipal Act; and,
 - Development Charges Act

Preliminary Analysis: Provincial Planning Statement (PPS)

- Continuation of policy changes introduced in 2023, through Bill 97, the *Helping Homebuyers, Protecting Tenants Act*
- Consolidation of Provincial Policy Statement and Provincial Growth Plan
- City submitted Council-endorsed comments in May and July 2023
- Revisions made through the 2024 proposed PPS address *some* of the City's prior concerns on:
 - Planning and investing in infrastructure and public services to support growth;
 - Housing affordability definitions and terms; and,
 - Planning for complete communities.

Preliminary Analysis: Provincial Planning Statement (PPS)

- Most City comments and concerns regarding the 2023 proposed PPS remain and apply to the 2024 proposed PPS, including:
- **Reduced ability to preserve and protect employments lands through repeal of Municipal Comprehensive Review provisions and Provincially Significant Employment Zones;** and,
 - Reduced requirements for planning for climate change.
- New policies introduced through the 2024 PPS will be assessed by staff



Preliminary Analysis: Planning Act

Policy Focus (repealed)	Proposed Policy Change	Preliminary Comments
Reducing Red Tape in Planning Approvals	Repeal the planning application refund provisions from the Planning Act that were enacted through Bill 109.	Staff support this recommendation as it removes risk of revenue loss for the City.
Ministerial Zoning Order Framework	Repeal the Community Infrastructure and Housing Accelerator process.	Staff support this recommendation as it removes duplication with the Ministerial Zoning Order process.

Preliminary Analysis: Planning Act

Policy Focus (New)	Proposed Policy Change	Preliminary Comments
“Use it or Lose it” Planning Approvals	“Use It or Lose It” enhancements allowing cities to add lapsing provisions to subdivision and condominium developments.	Staff support this recommendation as it supports the City in meeting housing targets by provided a tool to incentivize stalled developments.
Streamlining Third Party Appeals	Limit third-party appeal rights related to Official Plan and Zoning By-law Amendments.	Expands appeal limitations introduced through Bill 23. Appeal rights maintained for key participants (applicant, Province, public bodies, etc.).
Eliminate Parking Minimums	Prohibit municipalities from requiring the provision of parking facilities on land that is within a major transit station area.	Staff support this proposal. Aligns and is consistent with By-law 45-2021 that removed minimum parking requirements in key strategic growth areas.
Reducing Red Tape in Planning Approvals	Propose to make pre-application consultation voluntary at the discretion of the applicant.	Staff are concerned with making this voluntary as it could have the unintended consequence of making the approval process slower and less efficient by eliminating opportunities for collaborative discussions and early feedback to applicants.

Preliminary Analysis: Planning Act

Policy Focus	Proposed Policy Change	Preliminary Comments
Municipal Planning Responsibilities	Proposed changes, introduced, but not enacted through Bill 23 - More Homes Built Faster Act, 2022, are proposed to be enacted on July 1, 2024 . Once in effect, planning policy and approval responsibilities of the Region of Peel will be removed and the lower-tier municipalities will assume responsibility for all planning in their geographies, except for matters requiring provincial approval.	Aligns with staff's efforts with the Transition Board.

Preliminary Analysis: Hazel McCallion Act (Bill 112, Peel Dissolution)

- Proposed amendments:
 - Rename the Bill to the *Hazel McCallion Act (Peel Restructuring), 2023*
 - Re-enacts that all parties act in the public interest, and in a manner that does not unreasonably impact another municipality.
 - Rescope the limits of the Bill to reflect the contents of the Minister's Letter of January 24:
 - Land Use Planning
 - Water/Wastewater
 - Roads
 - Waste

Preliminary Analysis: Municipal Act & Development Charges Act

- Proposed changes to the Municipal Act would enable to adopt policies setting out how water and wastewater servicing may be allocated and re-allocated
 - Will need to be evaluated in the context of Peel Restructuring
- Changes to the Development Act include:
 - Revoking the 5 year phase in of DC's introduced in Bill 23
 - Proposed reduction to DC freeze from two years to 18 months
 - Inclusion of DC background studies can be included again as capital cost

Next Steps

- Staff will bring three “Recommendation Reports for City Comments” to the May 1, 2024 Council meeting for endorsement.
- These reports will form the City’s submission back to the Province on the various legislative changes.

Thank you.