

# Provincial Planning Statement, 2024

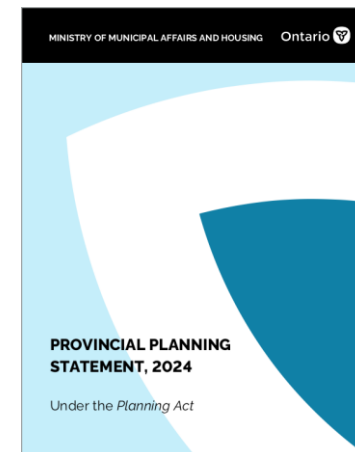
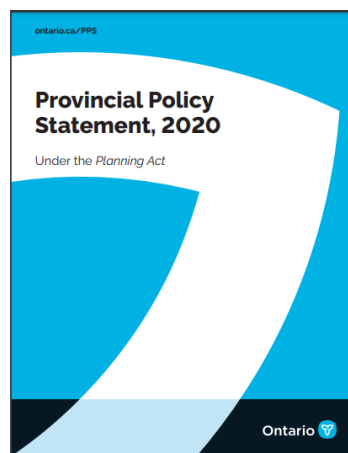
Planning & Development Committee  
September 23, 2024

Integrated City Planning, PBGM



# BACKGROUND

- On April 6, 2023 the Province of Ontario introduced a proposal to integrate the *Provincial Policy Statement, 2020* (PPS 2020) and *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (Growth Plan) into a new proposed ***Provincial Planning Statement***.
  - Staff reported to Council on the proposed PPS 2023 on May 31, 2023 and submitted Council-endorsed comments to the Province.
- On April 10, 2024 the Province introduced a revised draft *Provincial Planning Statement*.
  - Staff reported to Council on the revised PPS on May 1, 2024 and submitted Council-endorsed comments to the Province.
- On August 20, 2024 the Province introduced the final PPS 2024, under the *Planning Act*, which will officially come into effect on October 20, 2024. The PPS 2020 and Growth Plan will be repealed on the same day.
- The Province addressed a number of the City's comments submitted in response to previous drafts of the *Provincial Planning Statement*, however not all comments are addressed through the final PPS.



# KEY IMPLICATIONS

## PPS 2020 & Growth Plan to PPS 2024

Key Changes	Implications to the City
<p><b>Growth Forecasts</b></p> <ul style="list-style-type: none"> <li>• The Province will no longer establish minimum population and employment forecasts.</li> <li>• Planning authorities must base population and employment forecasts on the following options, and may modify them as appropriate:               <ul style="list-style-type: none"> <li>• Previously established Growth Plan forecasts, OR</li> <li>• Ontario Population Projections published by the Ministry of Finance.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Lack of consistency in growth forecasting between municipalities can result in challenges with:               <ul style="list-style-type: none"> <li>• servicing capacity for new growth;</li> <li>• skewed funding allocations for municipalities; and</li> <li>• offset allocation of growth to urban areas</li> </ul> </li> </ul>
<p><b>Municipal Comprehensive Review (MCR)</b></p> <ul style="list-style-type: none"> <li>• The concept of MCRs has not been carried forward from the Growth Plan.</li> <li>• Municipalities can consider and review employment land conversions and settlement area boundary expansions at any time, rather than comprehensively as was done previously through the MCR process.</li> </ul>	<ul style="list-style-type: none"> <li>• There is a risk that the City will not be able to protect employment lands and will fall short on meeting job targets.</li> <li>• Settlement area boundary expansions of other neighboring municipalities could impact the cost Brampton residents have to bear as it relates to servicing through the Region of Peel.</li> </ul>

# KEY IMPLICATIONS

## PPS 2020 & Growth Plan to PPS 2024

Key Changes	Implications to the City
<p><b>Employment Policies</b></p> <ul style="list-style-type: none"> <li>• Municipalities can consider the removal of land from employment areas at any time, including requests from landowners. The tests to be met include establishing that there is a need for the removal, and that the land is not required for employment uses over the long term.</li> <li>• Provincially Significant Employment Zones will no longer exist with the repeal of the Growth Plan.</li> <li>• The definition of “employment areas” has been revised in the <i>Planning Act</i> and PPS. Notably, primary uses such as retail and office have been excluded from the new definition.</li> </ul>	<ul style="list-style-type: none"> <li>• The absence of the MCR process for employment conversions places a risk to Brampton’s integral employment lands. Long-term uses and impact to the integrity of the employment land base is difficult to evaluate on a one-off basis.</li> <li>• While the <i>Planning Act</i> continues to limit the ability to appeal refusals or non-decisions of such applications, the revised definition of employment areas will have implications on how the City is able to protect employment lands, and the types of employment land conversions that are protected from appeal.</li> <li>• It is not clear how the new definition will apply to existing, lawfully established employment uses that may no longer be protected.</li> </ul>
<p><b>Large and Fast-Growing Municipalities (LFMs)</b></p> <ul style="list-style-type: none"> <li>• This is a new term in the PPS 2024, defined through a list of municipalities that includes the City of Brampton and the other Ontario municipalities that were required to commit to a Municipal Housing Pledge</li> <li>• LFMs will be <u>encouraged</u> to plan for a density target of 50 residents and jobs per gross hectare for Designated Growth Areas (DGAs). DGAs are a concept that have been carried forward from the Growth Plan but with softened policy.</li> </ul>	<ul style="list-style-type: none"> <li>• In a shift from the policies of the Growth Plan and PPS 2020, the PPS 2024 supports intensification generally, but with no specific targets to be met. For DGAs, Brampton would be <u>encouraged</u> rather than <u>required</u> to meet the 50 residents and jobs per hectare density target as is the case currently.</li> <li>• The softened language may weaken the City’s efforts to achieve higher densities in both existing and newly developing areas.</li> </ul>

# KEY IMPLICATIONS

## PPS 2020 & Growth Plan to PPS 2024

Key Changes	Implications to the City
<p><b>Urban Growth Centres</b></p> <ul style="list-style-type: none"> <li>The concept of Urban Growth Centres (UGCs) has not been carried forward from the Growth Plan.</li> <li>Under the PPS 2024, planning authorities will no longer be required to plan towards specific density targets in key locations, such as the downtown area.</li> </ul>	<ul style="list-style-type: none"> <li>With the removal of Urban Growth Centres, the associated minimum density targets are also removed. For Brampton, the Downtown Brampton UGC was required to be planned for a minimum density of 200 residents and jobs per gross hectare.</li> <li>Municipalities require minimum density targets to support efforts for intensification and redevelopment to create more housing and jobs to align with the Province’s housing goals.</li> </ul>
<p><b>Strategic Growth Areas</b></p> <ul style="list-style-type: none"> <li>Planning authorities are encouraged to identify and focus growth and development in Strategic Growth Areas (SGAs)</li> <li>The definition of SGA has also been revised to include “existing and emerging downtowns, and land adjacent to publicly assisted post-secondary institutions”</li> </ul>	<ul style="list-style-type: none"> <li>The Growth Plan required municipalities to identify strategic growth areas to support the achievement of intensification targets. The PPS 2024 simply encourages planning authorities to identify SGAs and does not require or encourage density targets to be set for them.</li> <li>The addition of existing and emerging downtowns in the SGA definition may be an attempt to reconcile the removal of Urban Growth Centres, many of which were existing and emerging downtown areas. However, the mandatory minimum density targets have not been carried over to SGAs.</li> </ul>

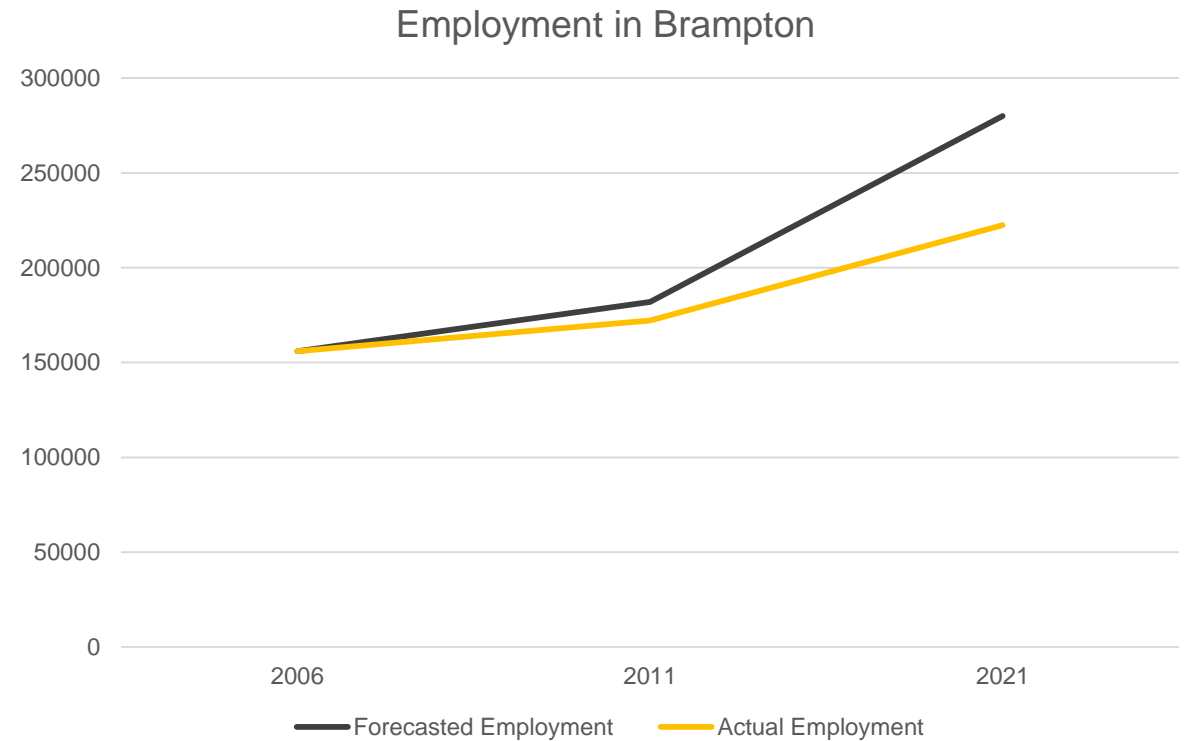
# KEY IMPLICATIONS

## PPS 2020 & Growth Plan to PPS 2024

Key Changes	Implications to the City
<p><b>Housing</b></p> <ul style="list-style-type: none"> <li>• Policies in the Growth Plan which direct planning authorities to establish targets for affordable ownership housing and rental housing have not been carried forward in the PPS 2024.</li> </ul>	<ul style="list-style-type: none"> <li>• Affordable and rental housing are critical housing options that Brampton needs in order to ensure a full mix and range of housing options in the city.</li> <li>• The removal of the requirement to establish targets for affordable housing will impact the City, as these targets help with planning to deliver a full mix and range of housing options based on resident needs</li> <li>• While the City may choose to maintain targets for affordable ownership housing and rental housing, there will be a lack of justification and support through Provincial policy.</li> </ul>
<p><b>Climate Change</b></p> <ul style="list-style-type: none"> <li>• General policies requiring municipalities to plan for climate change are significantly reduced.</li> </ul>	<ul style="list-style-type: none"> <li>• Key policies relating to climate change have been weakened or removed and opportunities to strengthen policy have not been addressed.</li> </ul>
<p><b>Natural Heritage System</b></p> <ul style="list-style-type: none"> <li>• The Growth Plan policies and mapping related to the Natural Heritage System (NHS) have not been carried forward into the PPS 2024.</li> </ul>	<ul style="list-style-type: none"> <li>• The lack of NHS-related mapping and policies will cause a loss of connectivity and increased disruptions to the greater NHS system as municipalities may adopt different methodologies to identify the NHS system.</li> </ul>

# SUMMARY OF IMPLICATIONS

- Much of the critical targets and mapping that municipalities were required to implement previously under the PPS 2020 and Growth Plan have become optional
- Some new responsibilities have been passed down to municipalities through the PPS 2024 and changes in Regional planning responsibilities
- The weakened employment area definition and policies may reduce the City's ability to meet employment forecasts



# WHAT'S NEXT?

- Staff will determine an approach to address the issue of employment lands that may no longer qualify as protected under the new PPS 2024 and *Planning Act* definition of employment areas
- According to the *Planning Act*, there is no requirement or deadline for bringing official plans into conformity with the PPS 2024
- Brampton Plan should be revised to be consistent with the PPS 2024 at its next review, which must occur within 10 years of a new OP coming into effect
- Regardless, once the policy statement comes into effect on October 20, 2024, any decisions of Council must be consistent with the PPS 2024
- Staff recommend initiating a review of Brampton Plan to ensure consistency with the PPS 2024 and will report back to Council with a detailed plan prior to initiating the review.



Thank you!

