

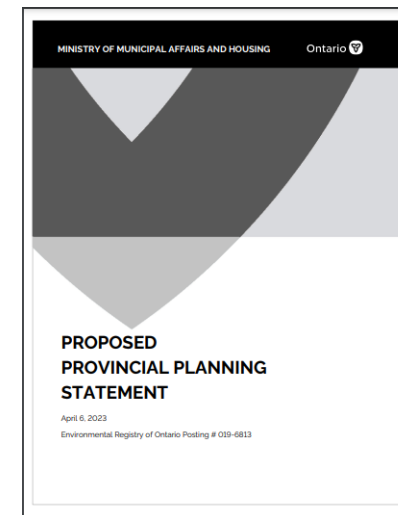
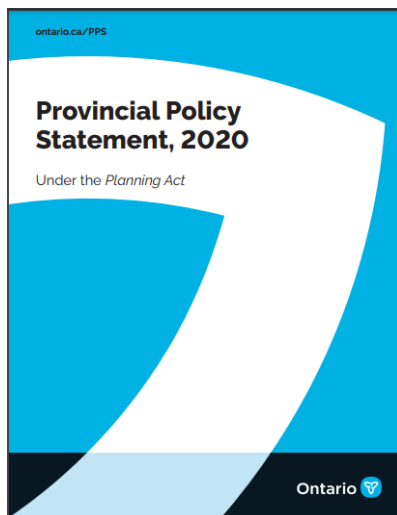
Planning, Building & Growth Management

City Comments on the Proposed Provincial Planning Statement, 2023

May 31, 2023

BACKGROUND

- On Thursday, April 6, 2023, the Province of Ontario introduced **Bill 97, the *Helping Homebuyers, Protecting Tenants Act***, which proposes significant changes to the provincial planning framework and increased support for renters in Ontario.
- The province has solicited comments to the proposed changes through 9 Environmental Registry of Ontario (ERO) and Ontario's Regulatory Registry (ORR) postings, with three different response deadlines. The City is commenting on these postings and adhering to the deadlines.
- **This report is the final of 3 reports** that Staff have brought to Council. The first two reports were presented on May 3, 2023 and May 10, 2023.



KEY PROPOSED CHANGES

Proposed Change	City Comments
<p>Municipal Comprehensive Review (MCR) The concept of MCRs has not been carried forward in the Growth Plan. Municipalities will have the ability to consider settlement area expansions at any time outside of MCRs.</p>	<p>The City recommends the maintenance of the comprehensive review process to consider and review settlement area boundary expansions and evaluate employment conversions.</p>
<p>Growth Targets and Forecasting Municipalities will no longer be required to plan to specific population and employment targets for a horizon year. Over time, municipalities will be expected to carry out their own forecasting.</p>	<p>The City is concerned about the inconsistencies between municipalities and the corresponding provincial infrastructure investment that may or may not result if growth forecasts are not informed by the province.</p>
<p>Large and fast-growing municipalities (LFMs): The new term “Large and Fast-Growing Municipalities” is used throughout the PPS 2023 and is defined through the list of municipalities that qualify, which includes the City of Brampton. A number of Growth Plan policies applicable to the Greater Golden Horseshoe are applied LFMs.</p>	<p>The City recommends that Growth Plan policies providing clear targets for growth be <u>required</u> rather than <u>encouraged</u> in the PPS 2023, to ensure compact, complete and sustainable communities across Brampton and Ontario.</p>

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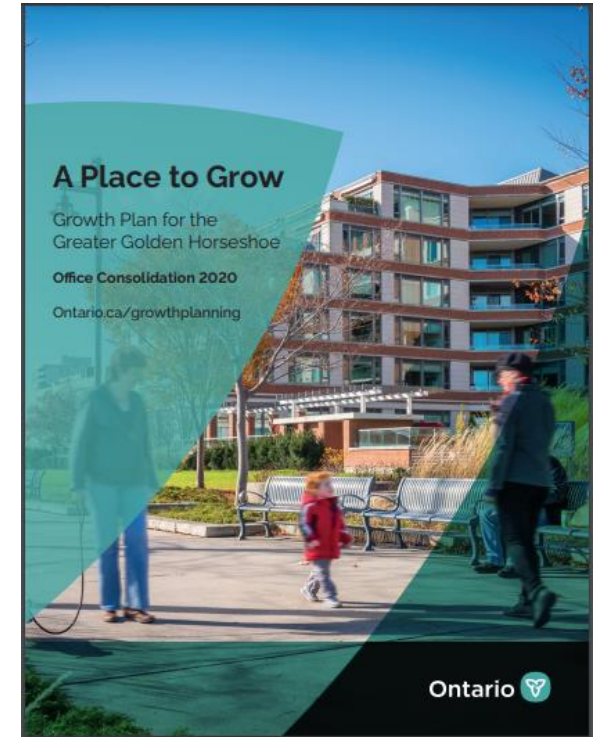
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<p>Housing “Affordable housing” has been removed from the definition of “Housing options”. The definitions of “affordable”, “low- and moderate-income households”, and many policies related to affordable housing been removed.</p>	<p>The City supports retaining all current housing policies and definitions from the PPS 2020 and maintaining affordable ownership and rental housing targets required by municipalities under the current Growth Plan.</p> <p>These targets and definitions provide the basis for many housing programs targeted to meet the housing needs of Brampton residents.</p>
<p>Provincially Significant Employment Zones: Provincially Significant Employment Zones will no longer exist.</p>	<p>The City requests the maintenance of Provincially Significant Employment Zones to protect integral employment lands in the city.</p>

KEY PROPOSED CHANGES

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<p>Urban Growth Centers (UGC)s UGCs are carried forward, however density targets and policies directing growth to UGCs are not.</p>	<p>The City requests clarification be provided on the ability to expand UGCs and requests that density targets remain.</p>
<p>Climate Change The policy language "prepare for the impacts of climate change" has been removed continually throughout the PPS 2023.</p>	<p>The City recommends integrating climate change policies throughout the PPS 2023 that reflect the directions found in the PPS 2020 and Growth Plan.</p>
<p>Agricultural Lot Severances Up to two additional residences will be permitted on farm properties on one parcel, and up to three additional residential parcels will be permitted.</p>	<p>The City recommends removing the proposed policies as they will result in scattered lot creation, erosion of the agricultural land base, and land use conflicts.</p>
<p>Natural Heritage The proposed approach to natural heritage policies has not been finalized and will be released at a later date. However, many references to natural heritage within the proposed PPS definitions have been removed.</p>	<p>The City recommends maintaining all current natural heritage-related policies and definitions until the proposed policies are released to comprehensively evaluate the proposed Natural Heritage policy approach identified by the Province.</p>

LOSS OF KEY DIRECTION FROM GROWTH PLAN

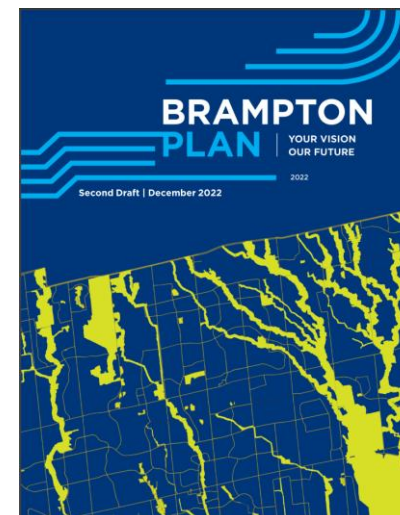
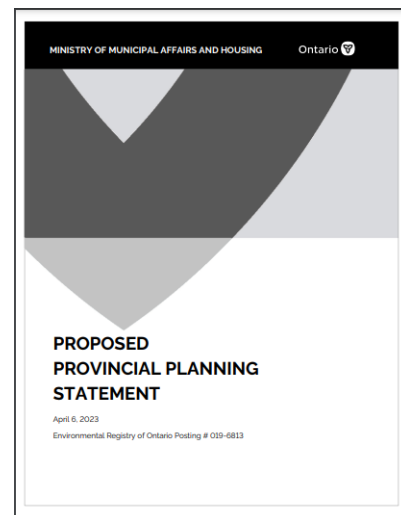
- **Intensification and Density Targets**
- **Growth Forecasts and Land Needs Assessment Methodology**
- **Natural Heritage System Mapping**
- **Significant Reduction of Transportation Planning Direction & Land Use**
- **Targets for affordable ownership and rental housing**
- **Accommodating a diverse range of household sizes and incomes**
- **Water and Wastewater Systems, Stormwater Management, and Public Service Facilities**



IMPLICATIONS OF PROPOSED IMPLEMENTATION

Impacts to the Official Plan Review (Brampton Plan)

- Draft Brampton Plan is currently consistent with the Provincial Policy Statement 2020 and conforms to the Growth Plan.
- The deadline for the Draft Brampton Plan to be finalized is currently November 2023, around the same time as when the proposed PPS 2023 is targeted to take effect.
- This leads to significant challenges in making the Draft Brampton Plan consistent with the proposed PPS 2023 in the short time frame to November 2023:
 - Reconciling employment area definition changes, considering changes resulting from loss of upper-tier planning responsibilities, and potential changes to Provincially Significant Employment Zones and Greenbelt Plan policies



Thank you!