

# Bill 108

## The More Homes, More Choice Act

May 15, 2019 - City Council

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Chief Planner and Executive Director, City Planning Division



# What does Bill 108 do?

## Bill 108 amends 13 pieces of legislation:

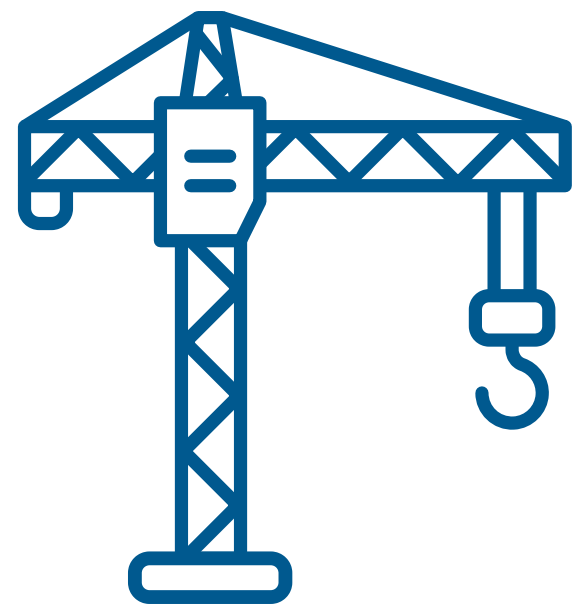
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- **Planning Act**
- Conservation Authorities Act
- **Development Charges Act**
- Education Act
- Endangered Species Act
- Environmental Assessment Act
- Environmental Protection Act
- Cannabis Control Act
- Labour Relations Act
- **Local Planning Appeal Tribunal Act**
- Occupational Health and Safety Act
- **Ontario Heritage Act**
- Workplace Safety and Insurance Act

**Province has not issued regulations needed to fully understand the implications of the legislation**

# Housing in Toronto

**226,000**  
units built  
between  
2002-2017



**144,000**  
units with City  
approvals, yet  
to be built



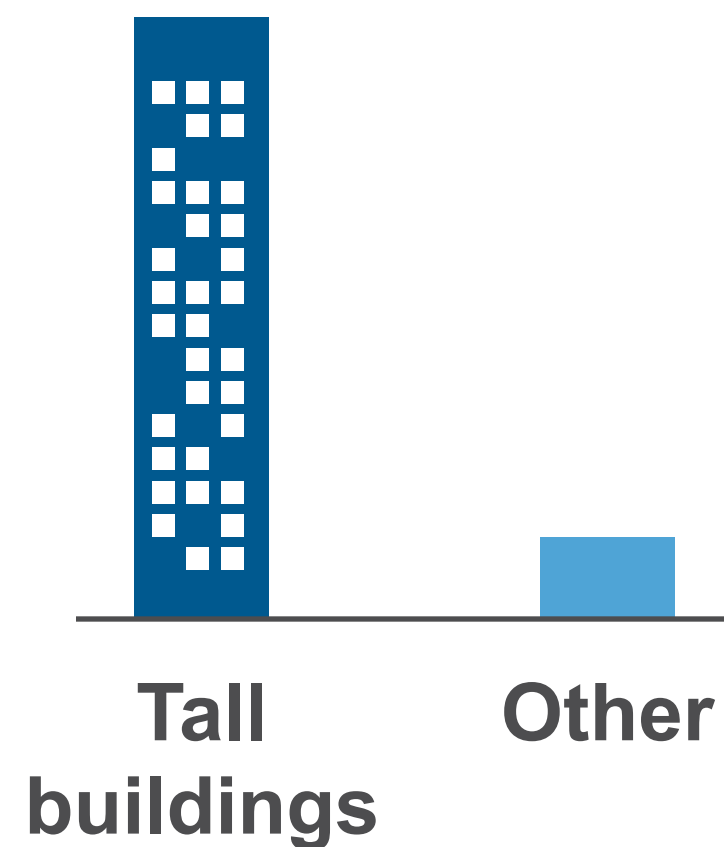
**167,309**  
units currently  
under review



# Housing in Toronto

**88%**

**of all new units  
being proposed  
are in a tall  
building**



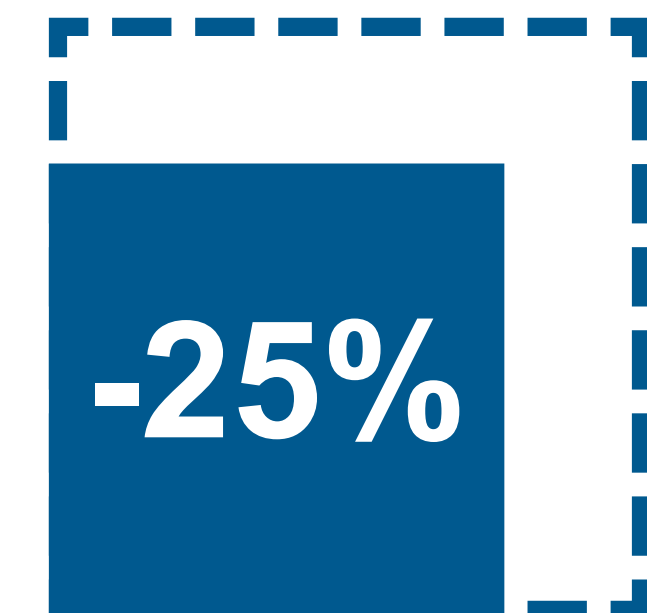
**515 K+**

**new residents  
in tall buildings  
over the next  
15 years**



**25%**

**decrease in the  
size of new units  
since 1996**



# Community Infrastructure - Substantive Changes

## Current Tools

### Development Charges

To Help Pay for Infrastructure

### Section 37

Community Benefits in Exchange for Increases in Height and Density

### Section 42/51

Conveyance of Land for Park Purposes (2/5% and Alternative Requirement for residential uses)



## Bill 108

### Section 37 Replacement:

**Community benefit charge** up to a maximum specified rate (e.g. Capped) to be established by the Province

**OR**

### Limited Section 42/51:

Conveyance of land for park purposes up to 2% for commercial/industrial **and 5% of the site area** for all other uses. Repeal of alternative requirement

# Community Infrastructure - Community Benefits Charge

## Current System

**\$369 M**

**of S. 42/51 Cash-in-Lieu funding  
allocated to growth-related park  
infrastructure in the 10 year capital plan**

**150**

**community facility capital projects  
supported by S. 37 contributions**

## Bill 108

- Combines DCs, Section 37 and, in some cases, parkland contributions
- Contribution up to a maximum percentage of a site's land value to be prescribed through the regulation
- Requires completion of a Community Benefits Charge Strategy
- Contributions paid into a special account, 60% must be allocated or spent within the calendar year
- Owner can elect to provide in-kind facilities



# Community Infrastructure - Development Charges

## DC By-law

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**Spadina Subway Extension**  
**Transit**  
**Roads and Related**  
**Water**  
**Sanitary Sewer**  
**Storm Water Management**  
**Parks and Recreation**  
**Library**  
**Subsidized Housing**  
**Shelter**  
**Police**  
**Fire**

Bill 108  
Impacted

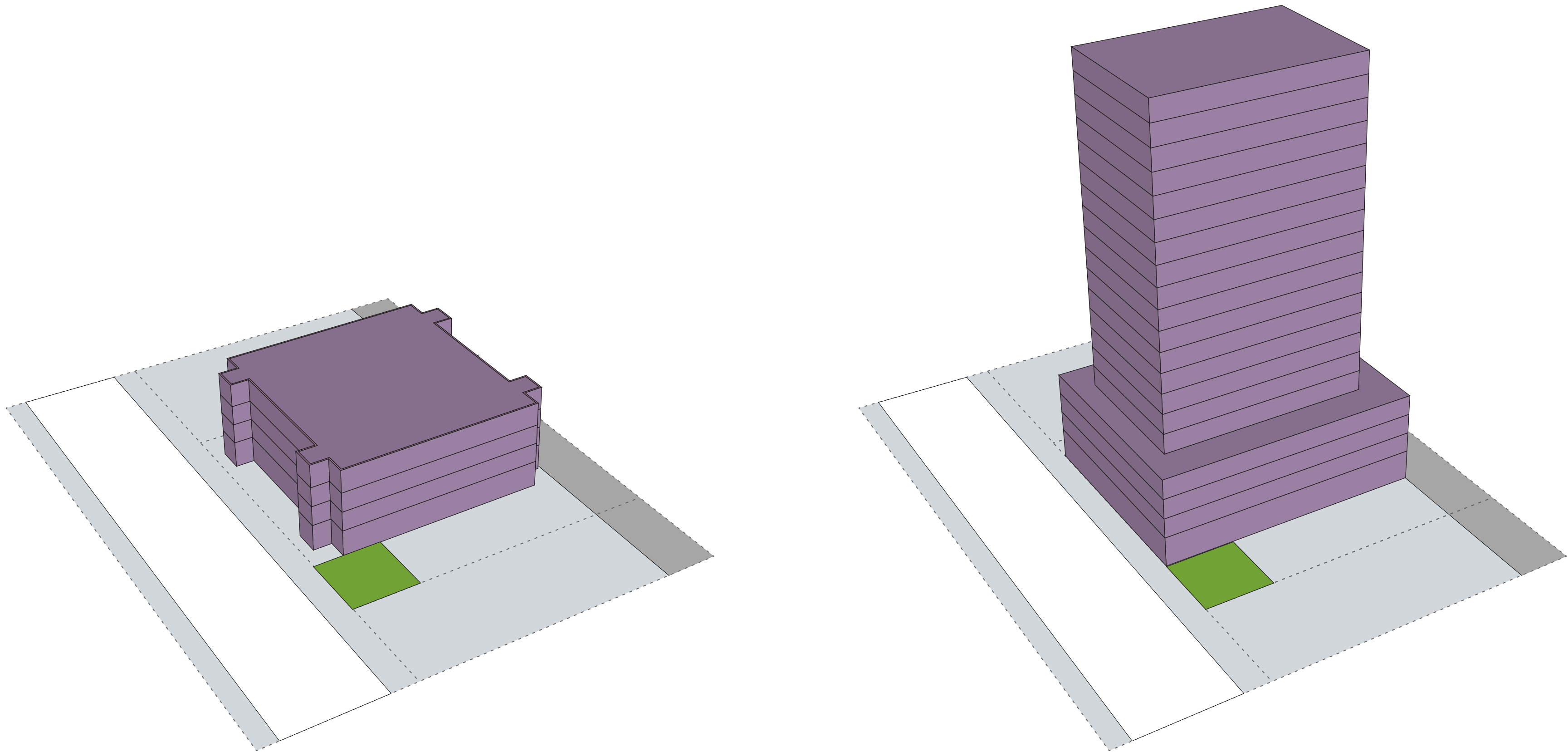
**Paramedic Services**  
**Development-Related Studies**  
**Civic Improvements**  
**Child Care**  
**Health**  
**Pedestrian Infrastructure**

Bill 108  
Impacted

**\$924 M**

of DC budgeted infrastructure for growth-related park and other community infrastructure affected by Bill 108

# Community Infrastructure - Parkland Dedication

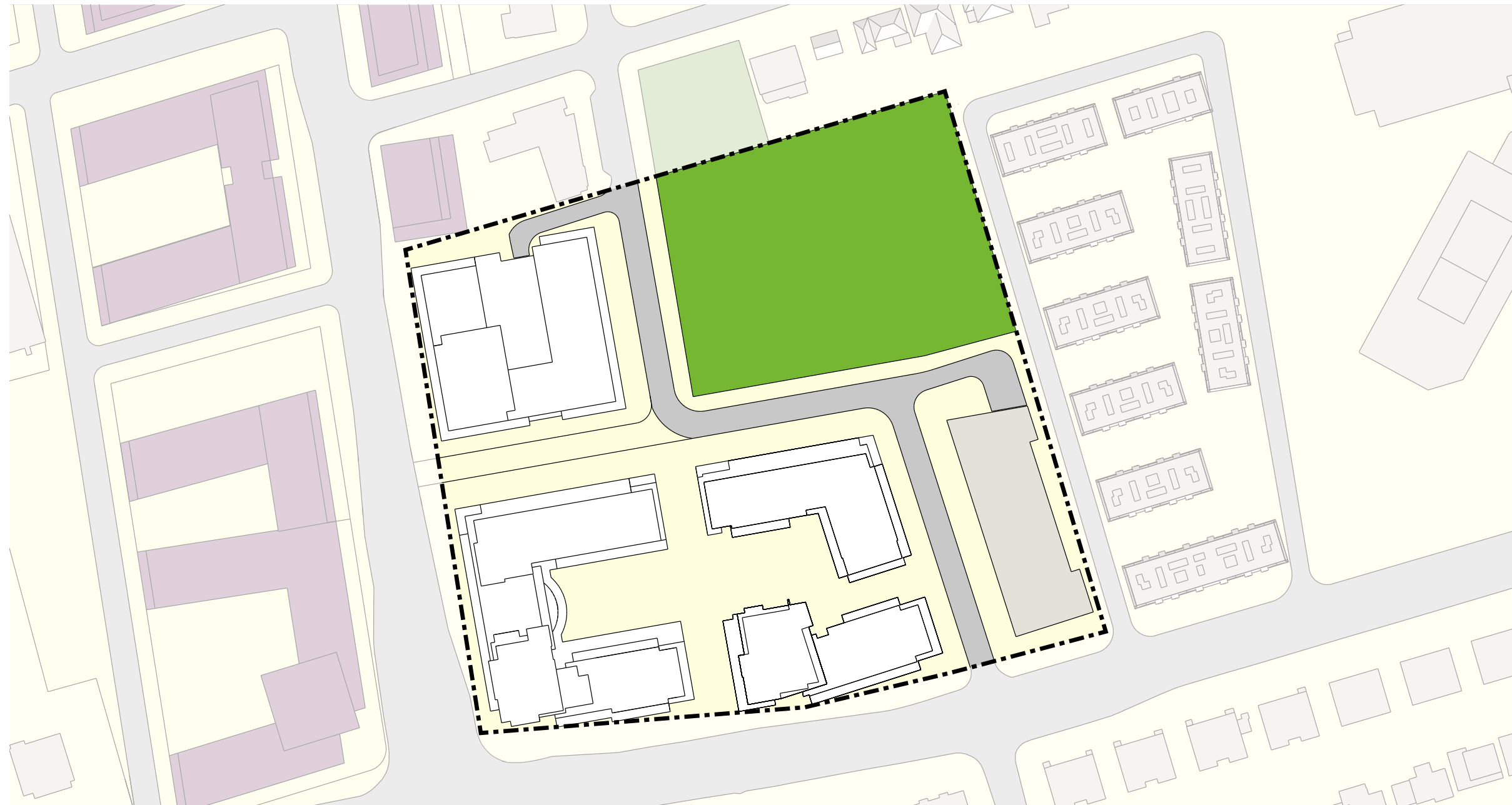


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**Bill 108 Parkland Dedication - 5 per cent of the site area for residential uses irrespective of development intensity**



# 770 Lawrence Avenue West

## Current System

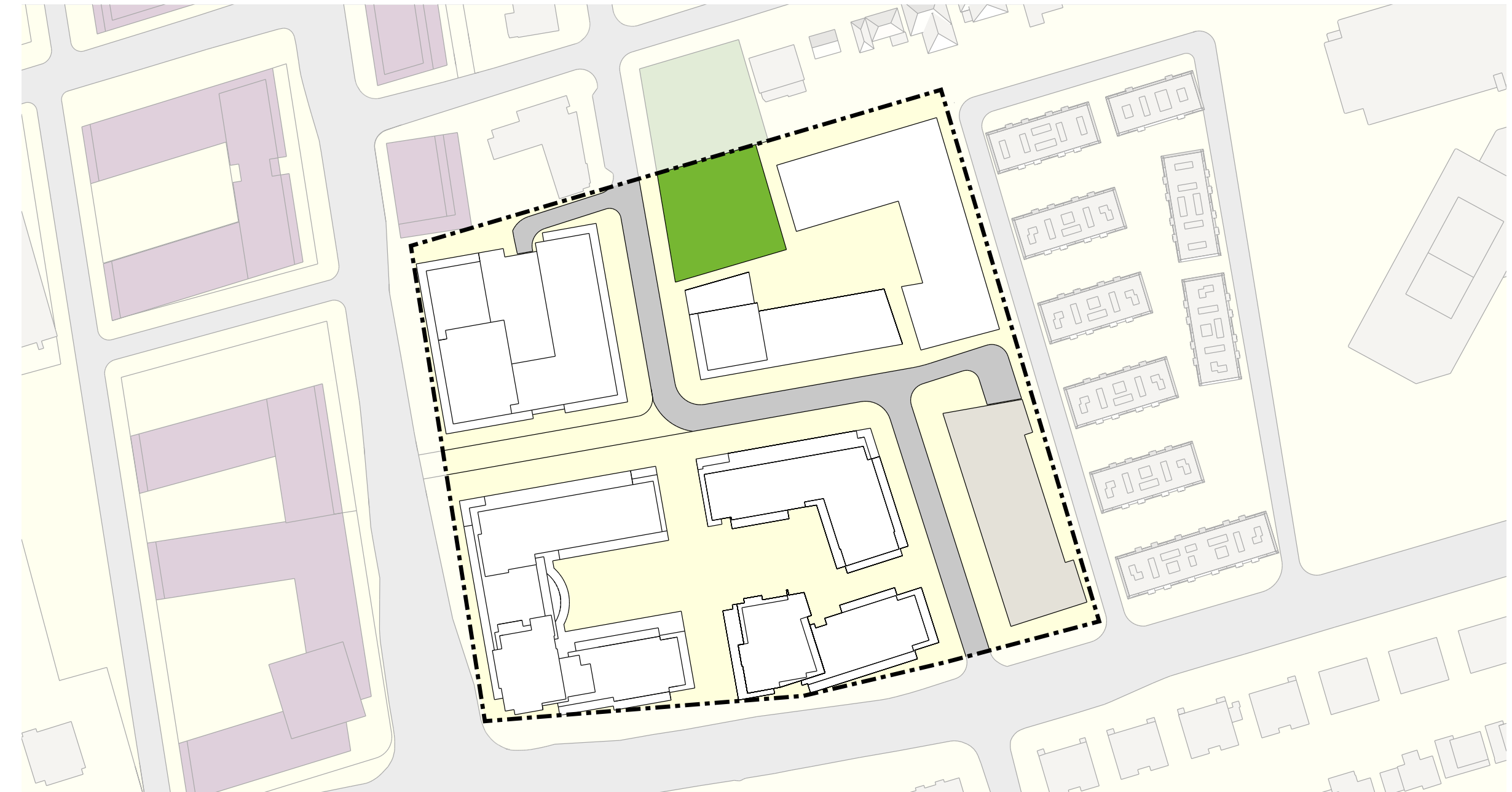


Residential  
Units  
**1,393**

New  
Residents  
**2,370**

Parkland  
Secured  
**2.2** acres

## Bill 108



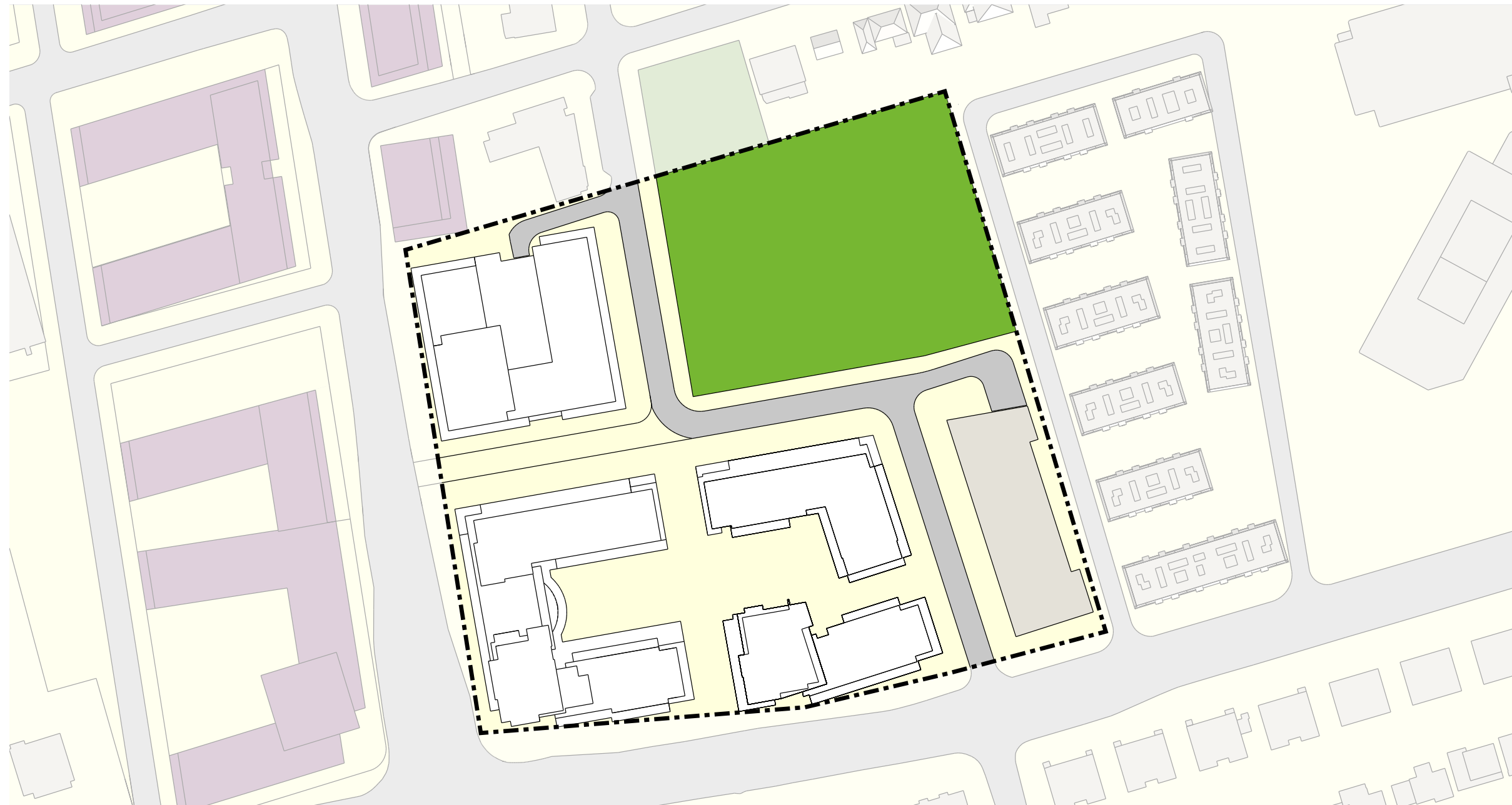
Estimated  
Residential Units  
**1,636**  
+17.4%

Estimated New  
Residents  
**2,780**  
+17.3%

Parkland  
**0.4** acres  
**-81.8%**

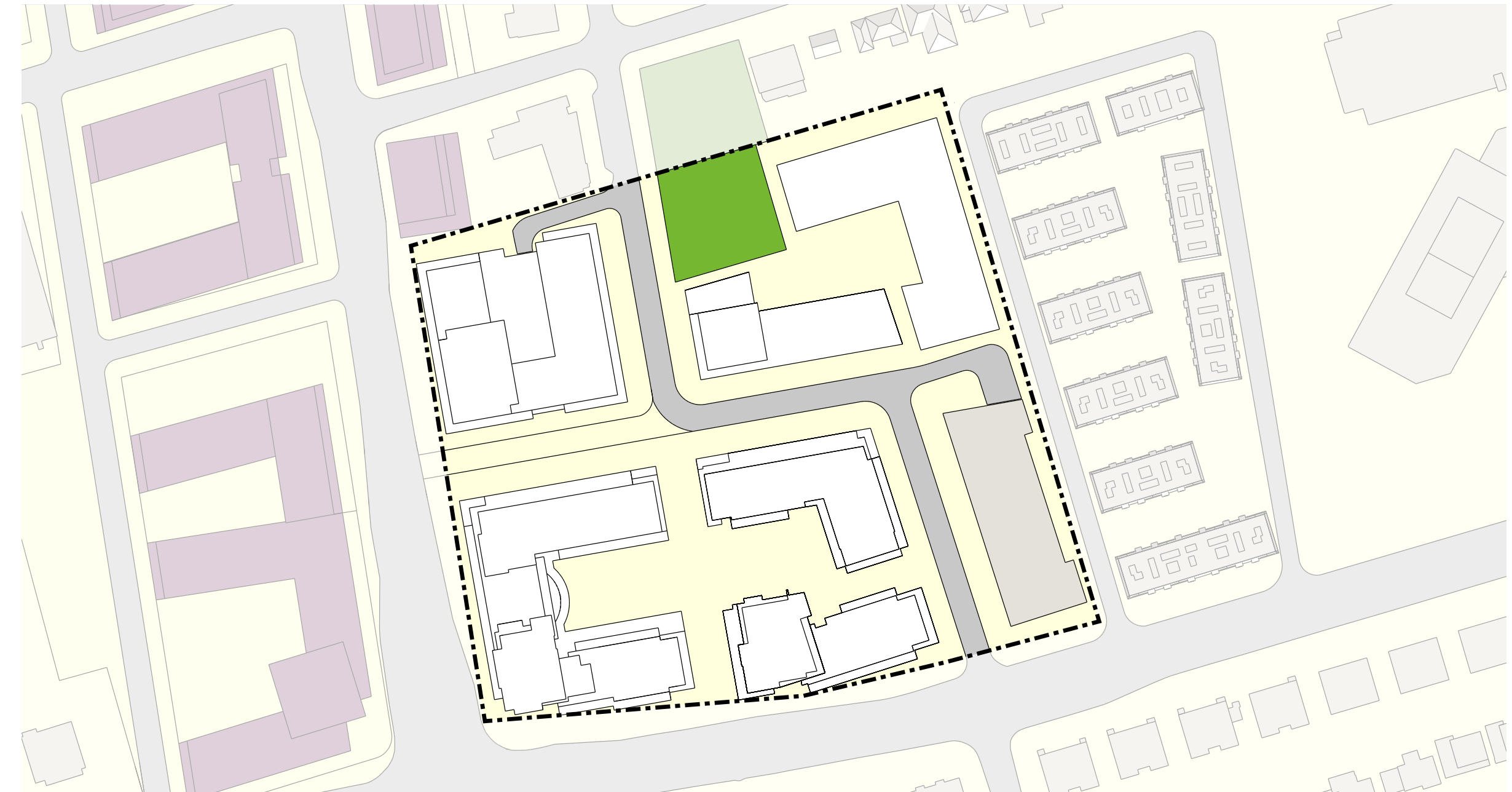
# 770 Lawrence Avenue West

## Current System



Park area per Resident  
**3.8 m<sup>2</sup>**

## Bill 108



Park area per Resident  
**0.5 m<sup>2</sup>**



# 770 Lawrence Avenue West - Approved Application





# 770 Lawrence Avenue West - Bill 108





# Libraries

**Albion Branch**  
**\$15.3 Million Total Budget**  
**\$2.6 Million from Development Charges**





# Child Care



Image Source: Kearns Mancini Architects



# Planning Act - Other Proposed Amendments

## Timelines

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- Reduces timelines for all planning applications:
  - 120 days for Official Plan Amendment and Plans of Subdivision
  - 90 days for rezonings

## Other Planning Act Changes

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- Potential mandatory development permit system
- Inclusionary Zoning limited to certain locations

## LPAT

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- De Novo Hearings
- Repeals the two-step appeal process introduced by Bill 139
- Widens grounds for appeal to more than consistency and conformity to provincial policies and plans
- Repeal of Bill 139 restrictions on a party's ability to introduce evidence and call and examine witnesses at hearings
- Limits non-parties (e.g. the public) to a proceeding before the Tribunal to written submissions

# Ontario Heritage Act

## Timing:

- 90 day timeline for decision on alteration and demolition permit requests
- 90 day timeline on when municipalities can give Notice of an Intention to Designate after a “prescribed event”
- 120 day timeline for Designation by-laws to be passed (90 days following the end of the objection period)

## Process:

- New complete application process for alteration and demolition of designated properties
- Notice required for listings, owners can object
- New appeal process for designations, LPAT to have final authority

## Designations and Heritage Conservation Districts:

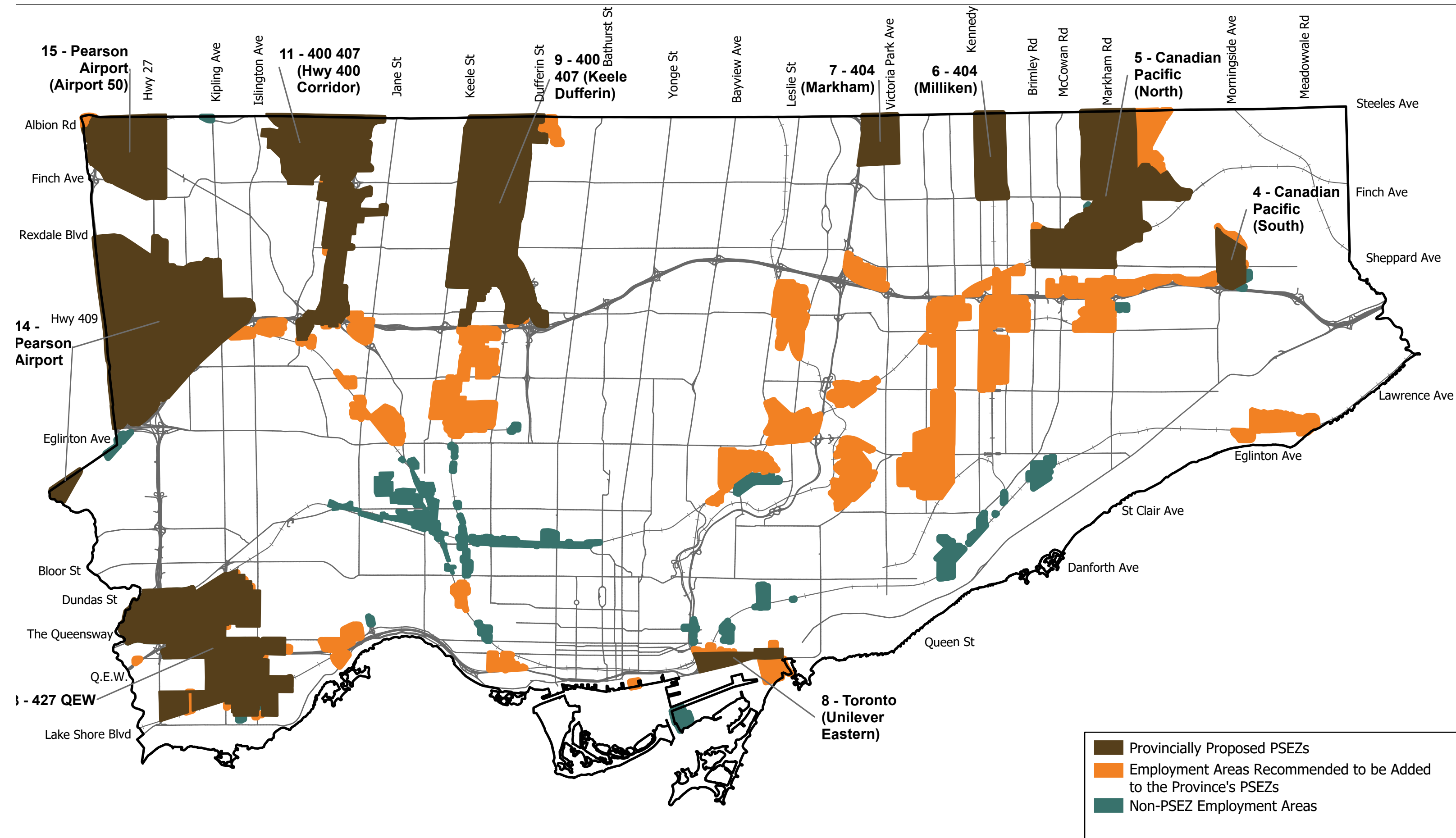
- Designation by-laws – new mandatory content
- HCDs – Province can create principles on municipalities’ behalf

# Growth Plan

Comes into effect May 16, 2019:

- Minor boundary changes to geography of PSEZ. No new PSEZ
- Future opportunity to identify and include additional PSEZ by Province
- May delineate Protected-MTSAs in advance of the next MCR
- Intensification is encouraged throughout the delineated built-up area)
- Transition for matters in process

## Provincially Significant Employment Zones (PSEZ)



Data Source: Ministry of Municipal Affairs and Housing; Toronto Official Plan

Toronto City Planning, Research and Information - February 25, 2019

# Summary of Report Recommendations

- Request an extension on June 1, 2019 deadline
- Request Province to issue draft regulations
- Request the Province to enshrine revenue neutrality in the legislation
- Request the Province to provide a transparent and through stakeholder consultation process
- Direct staff to report through the 2020 budget process on any necessary curtailment of growth-related expenditures
- Detailed recommendations on specific acts and the Growth Plan