

City Comments on Proposed Bill 185 - Cutting Red Tape to Build More Homes Act, 2024, Provincial Planning Statement 2024, and New Minister Zoning Order framework

Date: April 24, 2024

To: Planning and Housing Committee

From: Interim Chief Planner and Executive Director, City Planning

Wards: All

SUMMARY

On April 10, 2024, the Ministry of Municipal Affairs and Housing introduced Bill 185 – Cutting Red Tape to Build More Homes Act. The proposed Bill affects 17 acts, including the City of Toronto Act, Planning Act, Development Charges Act and others. Bill 185 has reached second reading and was referred to the Province’s Standing Committee on Finance and Economic Affairs. On April 10th, the Province also released a revised Provincial Planning Statement, 2024 (the "Planning Statement") and a new Minister Zoning Order (MZO) framework. The Planning Statement, which if adopted, will replace the existing Provincial Policy Statement, 2020 (the “PPS”) and include some policies from A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”). The Growth Plan is proposed to be repealed.

The Province's 30-day commenting period on the proposed Bill 185, the revised Planning Statement and the new MZO framework closes on May 10, 2024.

Multiple divisions are reviewing Bill 185, the revised Planning Statement and new MZO framework. Staff will provide a supplementary report containing analysis and recommendations on the proposed legislative and policy changes. This report will be made available prior to the Planning and Growth Management Committee Meeting scheduled for May 9, 2024.

RECOMMENDATIONS

The Interim Chief Planner and Executive Director, City Planning recommends that:

1. Planning and Housing Committee receive this report for information.

FINANCIAL IMPACT

Staff are currently reviewing the impacts and any financial implications of Bill 185.

DECISION HISTORY

Over the last six years, the policy-led planning system under which municipalities have operated for the last 15+ years has experienced numerous changes, requiring the City to review, examine and adapt our planning practices and policies. Staff will provide a detailed summary of previous Committee and Council decisions in a Supplementary Report to Planning and Housing Committee.

COMMENTS

The Province has provided 30 days for the review of the proposed legislative changes including the revised Planning Statement and new MZO framework.

Staff from various divisions are completing an in-depth review and analysis of the legislative changes proposed by Bill 185, revised Planning Statement and new MZO framework. A supplemental report containing an analysis and commentary on the legislative changes will be provided to the May 9, 2024 Planning and Housing Committee meeting. Comments to the Province are due on May 10, 2024, and any additional recommendations or comments from City Council will be forwarded to the Province as supplementary information.

CONTACT

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SIGNATURE

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