

Preliminary Assessment of City Impacts from Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025 and Provincial Budget

Date: June 3, 2025
To: Executive Committee
From: City Manager
Wards: All

SUMMARY

The upcoming supplementary report to Executive Committee will provide an assessment of impacts to the City of Toronto arising from Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025 and the 2025 Ontario Budget. Bill 17 is an omnibus bill that amends eight separate statutes and introduces several non-legislative related actions, all of which are intended to speed up the construction of new homes and infrastructure by streamlining development processes and reducing costs. Preparation of staff comments has taken additional time due to the number of and complexity of the issues and the need to seek additional information from the Province regarding some of the proposals.

RECOMMENDATIONS

The City Manager recommends that:

1. Executive Committee receive this report for information.

FINANCIAL IMPACT

Preliminary assessments of any financial implications will be outlined in the forthcoming report.

DECISION HISTORY

On May 13, 2025, the Executive Committee requested the City Manager to report to the June 17, 2025 meeting of the Executive Committee with an assessment of impacts, including financial, program and other impacts, from: Bill 17, the Protect Ontario by Building Faster and Smarter Act, 2025 and the 2025 Provincial Budget, scheduled to be

released on May 15, 2025. <https://secure.toronto.ca/council/agenda-item.do?item=2012.EX23.19>

COMMENTS

2025 Ontario Budget

On May 15, 2025, the Honourable Peter Bethlenfalvy, Minister of Finance, tabled the 2025 Ontario Budget entitled "A Plan to Protect Ontario". Budget documents (including a news release, backgrounder and other supporting documentation) are available at: <https://budget.ontario.ca/2025/index.html>. Supporting legislation was introduced as Bill 24, Protect Ontario Act (Budget Measures), 2025, available here: <https://www.ola.org/en/legislative-business/bills/parliament-44/session-1/bill-24>. On May 29, 2025, Bill 24 was time-allocated and referred directly to 3rd Reading without further debate, public hearings, or standing committee review. Bill 24 passed 3rd Reading on June 3, 2025 and received Royal Assent on June 5, 2025.

Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025

On May 12, 2025, the Honourable Rob Flack, Minister of Municipal Affairs and Housing, introduced Bill 17, Protect Ontario by Building Faster and Smarter Act, 2025. Full text of the bill is available at this link: <https://www.ola.org/en/legislative-business/bills/parliament-44/session-1/bill-17>.

Bill 17 was called for second reading and debated in the legislature on May 12, 2025 and May 26, 2025. On June 2, 2025, Bill 17 was time-allocated and referred directly to 3rd Reading without further debate, public hearings, or standing committee review. Bill 17 passed 3rd Reading on June 3, 2025 and received Royal Assent before the public comment period was scheduled to close on June 11, 2025.

The upcoming report will provide a summary overview of the legislative amendments in Bill 17, and key implications from the City's perspective.

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SIGNATURE

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