

APPENDIX B to SRPI.23.059

Bill 23

The following chart outlines a comprehensive list of changes that were introduced with Bill 23.

Change	Description	Implications to the City
Additional Residential Units	<ul style="list-style-type: none"> Allows up to three units per lot (i.e., up to three units in the primary building, or up to two in primary building and one in ancillary building or structure). 	<ul style="list-style-type: none"> No planning approvals are required to permit up to 3 residential units on a parcel of urban residential land which contains a single detached, semi detached or townhouse dwelling
Planning Appeals	<ul style="list-style-type: none"> prohibits third-party appeals of Consents and Minor Variances 	<ul style="list-style-type: none"> members of the public can no longer appeal decisions by the Committee of Adjustment
Upper-Tier And Lower-Tier Municipal Planning Responsibilities	<ul style="list-style-type: none"> removes planning responsibilities in a number of upper tier municipalities, including York Region. The proposed changes related to removal of planning responsibilities from certain upper-tier municipalities would come into force by proclamation. 	<ul style="list-style-type: none"> York Region will no longer be the approval authority over local Official Plans and OPAs since the approval authority will revert back to the Minister. It is unclear how cross-jurisdictional issues will be addressed including, amongst others, environmental protection, coordination of inter-jurisdictional infrastructure, excess soil management, and allocation of growth and Settlement Area expansions
Major Transit Station Areas	<ul style="list-style-type: none"> require municipalities to amend their Zoning By-laws to conform with Official Plan policies that 	<ul style="list-style-type: none"> This will have to be addressed through the on-going

	<p>establish minimum densities and heights in MTSAs within one year of the Official Plan policies coming into effect (upon approval by the Minister).</p>	<p>Comprehensive Zoning By-law Review and implementation immediately.</p>
<p>Site Plan Control</p>	<ul style="list-style-type: none"> remove all aspects of site plan control for residential development proposals up to 10 units and excludes the ability to require plans and drawings related to exterior design green roof standards, sustainable landscape elements are within the scope of Site Plan approval 	<ul style="list-style-type: none"> urban design and landscape design review will no longer be within the scope of Site Plan control; the City will no longer be able to regulate development within areas such as the Oak Ridges Moraine, Lake Wilcox and the Village Core through Site Plan control
<p>Community Benefits Charge</p>	<ul style="list-style-type: none"> reduce the potential amount of CBC to be collected from development. CBC replaced the density bonusing regime in the <i>Planning Act</i>, and it provides funding for important municipal infrastructure and services that support growth. 	<ul style="list-style-type: none"> the maximum CBC rate would be based only on the land value of the new units and not the entire parcel of land related to the existing development. The maximum CBC of 4% of the land value would be discounted by the existing square footage as a proportion of the total building square footage; in addition, the maximum CBC of 4% of the land value would also be discounted by the square footage of affordable housing units as a proportion of total building square footage. Hence, the CBC would not be charged for affordable housing units; and,

		<ul style="list-style-type: none"> any reduction in CBC will impact the City's ability to deliver infrastructure and community amenities.
Parkland	<ul style="list-style-type: none"> clarify cost certainty of parkland costs to enable housing developments, implement measures for municipalities to enter into agreements to enforce parkland requirements, and establish measures that would require municipalities to develop a Parks Plan before passing a parkland dedication by-law. The maximum alternative parkland dedication rate for land conveyed of 1 hectare for each 300 dwelling units would be changed to 1 hectare for each 600 net residential units and for payments in lieu, the current rate of 1 hectare for each 500 dwelling units would be changed to 1 hectare for each 1000 net residential units. No more than 15 per cent of the amount of land subject to the development proposal (or equivalent value) could be required for parks or other recreational purposes for sites greater than 5 hectares and no more than 10 per cent for sites 5 hectares or less 	<ul style="list-style-type: none"> Is in line with some of the City's Capital Planning and matters outlined in the Council approved 2022 Parks Plan and 2022 Parkland Dedication By-law that were reviewed in a public forum.
Plans Of Subdivision	<ul style="list-style-type: none"> remove the requirement for a public meeting to be held for Draft Plan of Subdivision applications. The existing public notice requirements for such applications would be maintained. 	<ul style="list-style-type: none"> this would limit public input and consultation on the merits of a development proposal
Development Charges	<ul style="list-style-type: none"> set a maximum interest rate for DC freeze and deferral (prime + 1 per cent), require municipalities to reduce 	<ul style="list-style-type: none"> phasing in of Development Charges will affect DC reserves and cash flow and will

	<p>development costs immediately and slow future increases through an array of measures;</p> <ul style="list-style-type: none"> • require municipalities to allocate or spend at least 60 per cent of their Development Charges reserve balance for water, wastewater and roads at the start of each year; • establish a tiered discount to encourage the supply of rental housing, exempt affordable housing, affordable ownership and rental housing units; • affordable housing units in a development subject to inclusionary zoning, as well as non-profit housing developments from any Development Charges, Community Benefits Charges and parkland dedication requirements; • establish measures to promote gentle intensification; and • provide the Lieutenant Governor in Council with authority to prescribe any applicable additional criteria that a residential unit would need to meet to be exempt from municipal development-related charges. 	<p>impact the timing of the delivery of key infrastructure projects growth (i.e. sanitary, water, transportation) needed to support intended, slowing development;</p> <ul style="list-style-type: none"> • will add additional pressures to Municipalities to deliver growth related infrastructure, resulting in increased capacity and resources needs that affect taxpayers;
<p>Heritage Properties</p>	<ul style="list-style-type: none"> • update how heritage properties are identified and conserved by municipalities. This would include changes affecting the standards and guidelines for conservation of provincial heritage properties, new requirements for municipal registers and the inclusion of non-designated properties on the municipal registrar, an increase in the threshold for designation of individual 	<ul style="list-style-type: none"> • City has limited timeframe to review current heritage listed properties to determine if they should be designated. Staff time and resources a challenge

	<p>properties and new limitations on designation for properties, changes to the heritage conservation districts, and other housekeeping amendments</p>	
<p><u>Conservation Authorities Act</u></p> <p>Role Of Conservation Authorities</p>	<ul style="list-style-type: none"> • refine the scope of Conservation Authorities (CAs) to focus on development approvals under the Act which pertain to the risk of natural hazards, including flooding • limit CAs appeals, when acting as a public body • propose an amendment that would enable the Minister to direct a CA to maintain its fees charged for programs and services at current levels, and amend <u>O.Reg 686/21 (Mandatory Programs and Services)</u> which would require the land inventory to also identify CA owned or controlled lands that could support housing development. 	<ul style="list-style-type: none"> • City may need to acquire expert staff to review the scope of development once reviewed by CA
<p>Evaluation Of Wetlands</p>	<ul style="list-style-type: none"> • The proposed changes would result in updates to the Ontario Wetland Evaluation System by adding new guidelines related to re-evaluation of wetlands and updates to mapping of evaluated wetland boundaries, changes to better recognize the professional opinion of wetland evaluators and the role of local decision makers (e.g. municipalities), and other housekeeping amendments. • 	<ul style="list-style-type: none"> • This may lead to wetlands being removed to accommodate housing. • a wetlands offset program would likely require offsite solutions, and acquisition of lands and/or additional infrastructure. However, other proposed changes seem to give municipalities less ability to acquire land (i.e. parkland) that can possibly support such a program

<p><u>Municipal Act</u> Rental Properties</p>	<ul style="list-style-type: none"> • enable the Minister of Municipal Affairs and Housing to make regulations to standardize and clarify municipal powers to regulate the demolition and conversion of residential rental properties and to standardize rules and requirements municipalities may include in their by-laws. These amendments will not impact renter protections or requirements under the <u>Residential Tenancies Act</u> 	<ul style="list-style-type: none"> • the City does not currently have a by-law that deals with the conversion of rental properties; and, • the City recently adopted OPA 18.3 which included policies that would restrict the demolition and conversion of purpose-built rental housing. The purpose of the OPA is to protect the small supply of purpose-built rental housing (less than 1,800 units) in the City.
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