

From: Kyle Bentley
Director, City Development & CBO

Subject: Proposed Bill 108, *More Homes, More Choice Act, 2019* and Provincial Housing Supply Action Plan
Environmental Registry of Ontario Numbers 019-0016, 019-0017, and 019-0021
File: L-1100-051

Recommendation:

1. That Council receive for information and review, a copy of City of Toronto Report CC7.3 of the City Manager, Chief Planner and Executive Director, City Planning, dated May 14, 2019, titled "Proposed Bill 108 (*More Homes, More Choice Act, 2019*) and the Housing Supply Action Plan – Preliminary City Comments", provided as Appendix I to Report PLN 14-19;
 2. That Council endorse the following recommendations of the City of Toronto Report CC7.3 as they apply to the City of Pickering: #2, #3 and #4 requesting the Province consult further with municipalities; #8 through #21 requesting the Province amend Bill 108 for the *Planning Act*; #22 through #29 requesting the Province amend Bill 108 for the *Development Charges Act*; and #30 through #36 requesting the Province amend Bill 108 for the *Ontario Heritage Act*, and
 3. That a copy of Report PLN 14-19 and Council's resolution on the Report be forwarded to: the Minister of Municipal Affairs and Housing; the Environmental Registry of Ontario; the Honourable Peter Bethlenfalvy, MPP Pickering – Ajax; and the Region of Durham.
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Executive Summary: Bill 108, *More Homes, More Choice Act, 2019*, was introduced in the Legislature on May 2, 2019, together with the Provincial release of a Housing Supply Action Plan. Bill 108 amends a total of 13 statutes, including significantly, the *Development Charges Act* and the *Planning Act*. Comments are requested by June 1, 2019.

City of Toronto staff have prepared a report to their Council providing a thorough overview, preliminary comments, and a substantial number of recommended changes to Bill 108 (see City of Toronto Report CC7.3 on Bill 108, May 14, 2019, Appendix I). Toronto staff's recommended changes are aimed at restoring the principle that growth pays for growth, and restoring the tools that enable the City's financial capability to provide necessary parkland, services and facilities for a rapidly growing population.

The issues and challenges that Toronto would face arising from Bill 108 are equally applicable to Pickering (albeit we are just now entering the intensification and high density residential development phase). Relying on the review and analysis contained in the Toronto report, Pickering staff recommends Council endorse the amendments requesting the Province to change Bill 108.

Financial Implications: Many implementation details about Bill 108 are not yet available. However, from the information available to date, the changes to both the *Development Charges Act* and *Planning Act* will result in less money overall to provide necessary services and facilities as Pickering continues to grow and intensify as mandated by the Province.

Discussion: On May 2, 2019, the Minister of Municipal Affairs and Housing announced the Province's Housing Supply Action Plan and introduced Bill 108, *More Homes, More Choice Act* in the Legislature. The Bill proposes to amend 13 statutes including the *Development Charges Act*, the *Local Planning Appeal Tribunal Act*, and the *Ontario Heritage Act*, and the *Planning Act*. Comments are requested by June 1, 2019.

The City of Toronto has prepared a detailed report of the implications of these proposed legislative changes. A copy of the report is provided as an Appendix to Report PLN 14-19 for Council's information and review (see City of Toronto Report CC7.3 on Bill 108, May 14, 2019, Appendix I). Toronto staff conclude that the proposed changes signal significant impacts on: the City's finances; the ability to secure parkland; the capacity to provide community facilities; and on the evaluation of development applications that would afford appropriate opportunities for public consultation and conservation of heritage resources.

Toronto staff observe that the Bill essentially undermines the principle that "growth pays for growth", and would see existing taxpayers partially subsidizing new development.

Additionally, Toronto staff conclude that Bill 108 contains limited evidence that its central objective, making it easier to bring housing to market and accelerating local planning decisions, will be achieved.

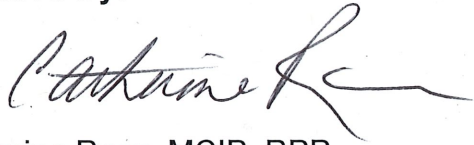
These changes come at a time when the City of Pickering is seeing increased intensification and higher densities, bringing with it the need to provide additional services and facilities to accommodate the new residents. Such services and facilities help create complete communities, another mandate of the Province through its Growth Plan for the Greater Golden Horseshoe. Pickering would be at a financial disadvantage to provide the requisite amenities if the current planning tools and financial mechanisms are eliminated through Bill 108.

Staff have reviewed the analysis and recommendations in the City of Toronto Report to Council and concur with the recommendations to amend Bill 108. Staff recommend Pickering Council support the changes identified in the Toronto Report and recommend the Province amend Bill 108 accordingly.

Appendix

Appendix I City of Toronto Report CC7.3 on Bill 108, May 14, 2019

Prepared By:



Catherine Rose, MCIP, RPP
Chief Planner

Approved/Endorsed By:



Kyle Bentley, P. Eng.
Director, City Development & CBO

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Recommended for the consideration
of Pickering City Council



May 23, 2019

Tony Prevedel, P.Eng.
Chief Administrative Officer