

Attachment 1: City of Toronto Key Recommendations and Recommended Revisions

Proposed Change	Recommendations/Comments
1. Housing and Development Approvals	
Re-introducing housing affordability definitions	<ul style="list-style-type: none"> Support the reference to low and moderate-income households in the definition of affordable housing as it provides municipalities with a basis and rationale to develop land use planning policies that better respond to housing affordability needs, given the relationship to household incomes.
Expanding housing options definition	<ul style="list-style-type: none"> Request that the Province revise the PPS 2024 definition of “housing options” to include consideration for affordable housing, tenure and unit types to accommodate a range of household sizes.
Incenting redevelopment of commercial and institutional sites to residential	<ul style="list-style-type: none"> Request that the Province enact a Regulation to permit the use of zoning with conditions, pursuant to Section 113 of the City of Toronto Act 2006, that would enable a municipality to secure replacement employment space as part of redevelopments proposing to convert existing commercial and institutional space.
453.1 of the <i>City of Toronto Act</i>	<ul style="list-style-type: none"> Request that the Province amend subsection 453.1 (15) from “despite subsection 34(11) of <i>the Planning Act</i>” to “Despite subsection 34(19) of <i>the Planning Act</i>”
Streamlining student housing approvals	<ul style="list-style-type: none"> Unsupportive of this proposal. Request that the Province not exempt post-secondary institutions from requirements of the Planning Act and sections 113 and 114 of the City of Toronto Act 2006, as they relate to development considerations and impacts on health, safety, accessibility, the natural environment, heritage resources, sustainable development (e.g., Toronto Green Standard) and infrastructure requirements, in particular sewer and water.
Limiting third party appeals to the Ontario Land Tribunal (OLT)	<p>Request that the Province not amend the legislation to restrict third-party appeals but if the amendment is enacted:</p> <ul style="list-style-type: none"> limit the restriction on third-party appeals to development proposals that are solely or include a significant and prescribed amount of, social housing or affordable housing; extend the timelines for planning approvals to allow municipalities enough time to resolve third-party issues and avoid refusals.
Replacing the Community Infrastructure and Housing Accelerator with a new MZO framework	<ul style="list-style-type: none"> Support the elimination of the CIHA. Request the Province to delete the PPS 2024 policy stating that developments approved under an MZO are in addition to project needs. Request that the Province allow for any agreement between a municipality and an owner of land securing obligations in connection with the development of land designated as transit-oriented community land under subsection 2 (1) of the Transit-Oriented Communities Act, 2020 may be registered against the land to which it applies and the municipality is entitled to enforce the provisions thereof against the owner and, subject to the provisions of the

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	Registry Act and the Land titles Act, any and all subsequent owners of the land.
Winding back development application fee refunds	<ul style="list-style-type: none"> • Support the removal of development application fee refunds. • Request that the fee refund transition provisions be strengthened to waive any and all municipal liability for application fee refunds incurred between July 1, 2023 and the date the amending legislation comes into force and effect.
Introducing lapsing Site Plan and Plans of Subdivision approvals	<ul style="list-style-type: none"> • Support lapsing authority for Site Plan Control approvals and Plans of Subdivision, given the incentive it may have for applicants to proceed with approved developments.
Removing mandatory pre-application consultation	<ul style="list-style-type: none"> • Do not support the removal of mandatory PAC from the Planning Act, given that the removal undermines complete application provisions which are critical to legislated timeline management. It also impacts consistent disclosure of public information early in the planning process (e.g., posting the Planning Application Checklist Package to the City's Application Information Centre website).
Allowing OLT Motions to dispute application completeness	<ul style="list-style-type: none"> • Do not support proposed changes to motions to dispute completeness of an application.
2. Economic Development and Employment Lands	
Re-defining Employment Areas	<ul style="list-style-type: none"> • Request that the Province revise the Employment Area definition to explicitly include all types of office, retail and service uses.
Allowing conversion/removal of Employment Areas anytime	<ul style="list-style-type: none"> • Request that the Province maintain that a conversion or removal of employment area lands can only be considered when a municipality is undertaking their 5-year Official Plan review.
Creating potential land use conflicts with residential encroachment closer to Employment Areas	<ul style="list-style-type: none"> • Request that the Province revert to the previous wording of policy 2.8.1.3 in the PPS 2023 and include a second part to the policy that reads "On lands for employment outside of Employment Areas, uses that would have adverse effects if located in proximity to Employment Areas or major facilities shall be prohibited."
Weakening land use compatibility of Employment Areas	<ul style="list-style-type: none"> • Request that the Province require municipalities to determine that sensitive land uses proposed near manufacturing, warehousing and other major facilities are compatible or can be made compatible prior to permitting the sensitive land use. • Request that the Province retain the existing Growth Plan policy (2.2.5.8) into the PPS 2024, which requires that the development of sensitive land uses, major retail, and major office will avoid, or where avoidance is not possible, minimize and mitigate adverse impacts on industrial, manufacturing or other major facilities.

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Deleting Provincially Significant Employment Zones	<ul style="list-style-type: none"> Request that the Province strengthen land use policy protections for all Employment Areas across the Province to ensure that these lands support the economy and are viable over the long-term.
Assisting manufacturing, industrial, and commercial businesses	<ul style="list-style-type: none"> Support the provision of assistance for the City's manufacturing, industrial and commercial base which provide well-paying jobs, and support an innovative and diverse economy. Request that the Province consult with the City on any future Regulations to help determine parameters of necessary investments, which will assist in transparent decision making and understanding of any additional funding costs incurred or required associated with the implementation of the regulation.
3. Infrastructure and Development Charges	
Introducing ability to allocate Water/Sewer system capacity (Use-it-or-Lose-it)	<ul style="list-style-type: none"> Support the changes related to water/sewer allocations in principle and anticipate these changes may provide an opportunity to optimize the use of available infrastructure capacity, but caution that tools for technical analysis and tracking would need to be implemented to allow for such decision making. Substantial investigation of potential mechanisms for implementation is necessary and would require stakeholder consultation.
Directing municipalities to collaborate with school boards	<ul style="list-style-type: none"> Support new PPS 2024 policies related to schools and will continue to work collaboratively with school boards to ensure schools are planned for as part of large development sites and complete communities.
Considering streamlining approvals for community service facilities	<ul style="list-style-type: none"> Support the goal of expediting the approval and construction of hospitals, schools, and long-term care facilities. Request that the Province consult with the City on any future Regulations to help determine parameters to scope any future community service facility 'undertakings'.
Removing certain transportation policies	<ul style="list-style-type: none"> Request that the Province maintain all transportation related policies in the PPS 2023 and Growth Plan that support reducing vehicle trips. Request that the Province include language regarding planning for a transportation system in a way that accounts for factors such as equity, cost, air quality, winter maintenance and resiliency.
Limiting protections for listed Heritage properties	<ul style="list-style-type: none"> Support the addition of "early" to proposed PPS 2024 policy 4.6.5, providing direction for planning authorities to engage early with Indigenous communities on matters related to archaeological resources, built heritage resources and cultural heritage landscapes. Request that the Province revise the new definition of "protected heritage property" to "heritage property" to include a non-designated listed property of cultural heritage value or interest on a local Heritage Register.
Development Charges (DC): Reinstating studies	<ul style="list-style-type: none"> Support restating studies as an eligible capital cost to help ensure growth-related infrastructure can be planned and funded in a fiscally sustainable way.

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as an eligible DC cost	<ul style="list-style-type: none"> Despite positive changes that help the City plan for growth, staff request that the Province add back Housing as an eligible DC service to support the creation of vital affordable housing services
Development Charges (DC): Repealing the mandatory five-year phase-in	<ul style="list-style-type: none"> Support repeal of the phase-in and request the Province to repeal the phase-in for any permits issued after Bill 185 comes into effect, including those with frozen rates to ensure growth is funded in a fiscally sustainable way; as a transition, that the Province provide a time-limited provincially funded grant or DC rebate to developers to mitigate the impact of the repeal to developments that are well along in the development approval process (e.g. developments with permits issued within 6 months of Bill 185 coming into effect)
Development Charges (DC): Reducing the time limit on the DC rate freeze, from two years to 18 months	<ul style="list-style-type: none"> Support the reduction of the freeze period; however, request the Province reinstate the practice of calculating and collecting DCs at permit issuance to streamline processes and ensure fiscal sustainability of growth. Instead of the freeze and instalments, that provincial incentives like time-limited grants or rebates be provided by the Province to bolster development and housing supply.
Development Charges (DC): Introducing a time-limited streamlined process for scoped amendments to DC bylaws	<ul style="list-style-type: none"> Support the streamlined process and request the Province to provide the streamlined process to DC bylaws passed on or after January 1, 2022 that were impacted by the mandatory five-year phase-in or additional 15% to 25% rental discount, for Council's that had adopted a phase-in or rental discount.
Development Charges (DC): Exempting Affordable and Attainable Unit from DCs, Community Benefit Charge and Parking Levy	<ul style="list-style-type: none"> Support in principle financial incentives for affordable units, provided the units remain affordable for 50 years and that incentives are repaid with interest should the units not remain affordable for the affordability period. Request the Province to provide direct incentives, rather than reductions in municipal funding tools, to support the supply of housing, such as a grant or rebate program targeted to developments that meet established provincial criteria (e.g., rental, affordable, etc.) and to make the City whole with respect to legislative changes that reduce recovery of costs through DCs and other growth funding tools.
4. Regional Planning and the Environment	
Removing intensification requirements in the Greater Golden Horseshoe Area	<ul style="list-style-type: none"> Request that the Province include a policy in the PPS 2024 that requires large and fast-growing municipalities to accommodate a minimum of 50% of all residential development within their existing built-up area.
Focusing intensification and student housing within Strategic Growth Areas	<ul style="list-style-type: none"> Support the ability to identify MTSAs around "higher order transit", which could potentially expand the number of locations where inclusionary zoning could apply.

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Removing required parking within Protected Major Transit Station Areas (PMTSA)	<ul style="list-style-type: none"> Request that the Province require accessible and visitor parking spaces for lands within Protected Major Transit Station Areas.
Removing population and employment growth targets	<ul style="list-style-type: none"> Request that the Province commit to leading a provincial-municipal process with large and fast-growing municipalities for the periodic preparation of regional population and employment forecasts that take into account urban structure and land use policy. Request that the Province enable and empower municipalities to adopt the resulting forecasts for land use planning and growth management, instead of the Ministry of Finance projections.
Allowing appeals to new Settlement Areas and boundary expansions	<ul style="list-style-type: none"> Request that the Province include in the PPS 2024 a policy that only allows municipalities to identify a new settlement area or allow the expansion of a settlement area boundary at the time of a 5-year official plan update and only where it has been demonstrated that certain conditions have been met, such as those set out in the policy 1.1.3.8 of the Provincial Policy Statement, 2020. Request that the Province remove the appeal rights for municipal decisions on settlement area boundary expansions as proposed in Bill 185.
Removing certain Natural Heritage policies	<ul style="list-style-type: none"> Request that the Province maintain the Natural Heritage System policies of the Growth Plan (4.2.2, 4.2.3, 4.2.4) for the mapped Natural Heritage System.
Weakening climate change policies	<ul style="list-style-type: none"> Request that the Province maintain the current Provincial Policy Statement, 2020 and Growth Plan policies that explicitly support energy efficiency, increased vegetation and improved air quality, including: <ul style="list-style-type: none"> Current Provincial Policy Statement policy 1.8.1(f), supporting building design which maximizes energy efficiency; Current Provincial Policy Statement policy 1.8.1(g), supporting maximizing vegetation within settlement areas; and Current Provincial Policy Statement policy 1.8.1(d) and Growth Plan policy 4.2.10.1(b), supporting shortened commutes, decreased traffic congestion, and reduced dependence on the automobile.
Removing the Agricultural System and protecting the Greenbelt	<ul style="list-style-type: none"> Request that the Province maintain the Growth Plan's provincially identified Agricultural System.
Removing waste management policies	<ul style="list-style-type: none"> Request that the Province change the definition of "waste management system" to consider the waste hierarchy and ensure it is inclusive of and prioritizes resource recovery and environmental outcomes consistent with the Province's circular economy ambitions.
Removing sub-watershed planning for large	<ul style="list-style-type: none"> Request that the Province maintain and expand the geographic scope of Growth Plan policy 4.2.1.4 that requires a sub-watershed plan for large-scale development in greenfield areas.

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developments in greenfield areas	<ul style="list-style-type: none"> Request that the Province recognize and promote green infrastructure's role in water and stormwater systems.
5. Implementation	
Eliminating requirements for MCRs	<ul style="list-style-type: none"> Request that the Province maintain the requirement for Municipal Comprehensive Reviews.
Eliminating the need for standardized Land Needs Assessments	<ul style="list-style-type: none"> Request that the Province maintain the existing Land Needs Assessment methodology as Provincial guidance to the large and fast-growing municipalities for assessing land needs as a complement to the Provincial Projections Methodology Guideline available to other municipalities.
Applying the Provincial Planning Statement upon its approval	<ul style="list-style-type: none"> Do not support the immediate application of the PPS 2024, without the City's ability to review, analyze and engage on affected Official Plan policies.
Requesting transitional matters	<ul style="list-style-type: none"> Request that the Province include as part of the transition regulation that all planning matters (Official Plan Amendments or Zoning By-law Amendments) that predate the in-effect date of the new Provincial Planning Statement be transitioned under the existing planning framework. These include planning matters that are: (1) deemed complete and in process/ under review; (2) city-initiated process underway or nearing completion, or (3) Council-adopted but is under appeal or appeal period nearing. Request that the Province continue to transition Official Plan Amendment 231 under the Planning Act as a matter in process that was approved under the Growth Plan, 2006, but is currently under appeal at the Ontario Land Tribunal.
Removing policies for municipalities to undertake integrated planning	<ul style="list-style-type: none"> Request that the Province acknowledge the importance of and requirement for undertaking integrated planning across the Province.
Reporting on municipal planning data	<ul style="list-style-type: none"> Request that the Province adopt metrics that distinguish between municipalities with greenfield lands and those, like Toronto, where all development is in the form of intensification. Request that the Province provide municipalities the option to report only on applications which have been submitted and have not been withdrawn within a quarter, ensuring more accurate data. Request that the Province make the mandated reporting of registration of plans of subdivision and plans of condominium only applicable to greenfield development, and not to redevelopment or intensification projects. Request that the Province require municipalities to report annually only on two data sets – the number of net new residential units in building permits issued; and, the number of net new residential units in building permits with work complete and/or for which Partial

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	<p>Occupancy Permits were issued – and request the Minister to engage with municipalities annually to further discuss and develop metrics.</p> <ul style="list-style-type: none"> • Request that the Province only require municipalities to provide geospatial data identifying serviced land supply to greenfield development, and not to areas of redevelopment or intensification.
Engaging with Indigenous communities	<ul style="list-style-type: none"> • Request that the Province provide guidance on expectations with respect to municipal engagement with Indigenous communities on land use planning matters that identify best practices.
Changing public notice requirements	<ul style="list-style-type: none"> • Request that the Province provide all municipalities with ability to give notice on a municipal website.