



Notice of Meeting Regional Council

A meeting of **York Regional Council** will be held on **April 25, 2024 at 9 a.m.**

In accordance with Bylaw 2018-59, as amended, this meeting will be conducted both **electronically and in person** at the Council Chambers, York Region Administrative Centre, 17250 Yonge Street, in the Town of Newmarket.

Deputation requests will be accepted by the [Regional Clerk's Office](#) until 12 p.m. on April 24, 2024. Registered deputants will be provided with instructions for joining the meeting.

A handwritten signature in black ink, appearing to be "C. Raynor".

Christopher Raynor
Regional Clerk

April 18, 2024

#16095580



Agenda
YORK REGIONAL COUNCIL

April 25, 2024

9 a.m.

Electronic and In-Person Meeting

Council Chambers

17250 Yonge Street, Newmarket

Quorum: 11

Page No.

A. Call to Order

B. Land Acknowledgement

We acknowledge that York Region is located on the traditional territory of many Indigenous peoples including the Anishinaabeg, Haudenosaunee, Huron-Wendat and Métis peoples and the treaty territories of the Haudenosaunee, Mississaugas of the Credit First Nation and Williams Treaties First Nations.

Today this area is home to many diverse Indigenous Peoples, and we recognize their history, spirituality, culture and stewardship of this land.

We also acknowledge the Chippewas of Georgina Island First Nation as our closest First Nation community.

C. Disclosures of Interest

D. Minutes of Council

D.1 Council Meeting held on March 21, 2024

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E. Presentations

None

F. Deputations

(Subject to Council granting deputant status.)

None

G. Communications

G.1 **Withdrawal of Development Charge Complaint - Auto World Import Network & 480 Steeles West Limited – 434 Steeles Avenue West, City of Vaughan** 11

Alan Milliken Heisey, Papazian, Heisey, Myers on behalf of Auto World Import Network & 480 Steeles West Limited dated April 11, 2024.

Recommendation: Receive and confirm withdrawal of request for a development charge complaint hearing

H. Consideration and Adoption of Reports

H.1 **Committee of the Whole Meeting - April 11, 2024** 12

H.2 **Cutting Red Tape to Build More Homes Act, 2024 (Bill 185) – Proposed Changes to Development Charges Act, 1997** 21

Report dated April 17, 2024 from the Commissioner of Finance recommending that:

1. This report and Appendix A be submitted to Minister of Municipal Affairs and Housing in response to Bill 185, *Cutting Red Tape to Build More Homes Act, 2024*, and as comments on Environmental Registry of Ontario posting [#019-8371](#) on proposed changes to *Development Charges Act, 1997*.
2. Regional Clerk forward this report to local Members of Provincial Parliament and local municipalities.

H.3 **Cutting Red Tape to Build More Homes Act, 2024 (Bill 185) – Proposed Changes to Planning Act, 1990, Municipal Act, 2001 and Provincial Planning Statement** 31

Report dated April 17, 2024 from the Commissioner of Corporate Services and Chief Planner recommending that:

1. This report and Appendix A be submitted to the Minister of Municipal Affairs and Housing in response to Bill 185, *Cutting Red Tape to Build More Homes Act, 2024*, and as comments on Environmental Registry of Ontario (ERO) postings regarding Development Charges Act ([019-8371](#)), Planning Act ([019-8369](#)) and proposed Provincial Planning Statement ([019-8462](#)).

2. The Regional Clerk forward this report to the local municipalities for information.

I. Introduction and Consideration of Bylaws

I.1 2024-15 Assume Part of Yonge Street, City of Markham

41

A bylaw to add certain lands to the Regional Road System in the City of Markham

J. Motions

K. Notices of Motion to Reconsider

L. Other Business

M. Private Session

M.1 Private Minutes - Council Meeting - March 21, 2024

Recommendation: Confirm the private minutes

N. Confirmatory Bylaw

43

Introduction of Bylaw 2024-16 to confirm the proceedings of Council at this meeting

O. Adjournment



Minutes

The Council of The Regional Municipality of York

March 21, 2024
Electronic and In-Person Meeting
Council Chambers
17250 Yonge Street, Newmarket

Members: W. Emmerson, G. Chan, M. Chan, N. Davison, S. Del Duca, J. DiPaola, M. Ferri, M. Hackson, A. Ho, J. Jones, J. Li, I. Lovatt, T. Mrakas, S. Pellegrini, M. Quirk, G. Rosati, F. Scarpitti, J. Taylor, D. West

Staff: D. Basso, K. Chislett, P. Freeman, D. Kuzmyk, E. Mahoney, L. Mirabella, L. McDowell, Dr. B. Pakes, C. Raynor

A. Call to Order

Regional Chair Emmerson called the meeting to order at 9 a.m.

B. Land Acknowledgement

Regional Chair Emmerson made the following remarks:

We acknowledge that York Region is located on the traditional territory of many Indigenous peoples including the Anishinaabeg, Haudenosaunee, Huron-Wendat and Métis peoples and the treaty territories of the Haudenosaunee, Mississaugas of the Credit First Nation and Williams Treaties First Nations.

Today this area is home to many diverse Indigenous Peoples, and we recognize their history, spirituality, culture and stewardship of this land.

We also acknowledge the Chippewas of Georgina Island First Nation as our closest First Nation community.

C. Disclosures of Interest

Contract Awards and Amendments Requiring Council Approval

Mayor Scarpitti declared an interest in Item H.1 - Committee of the Whole Items J.2.2 and M.3, report and private attachment on Contract Awards and Amendments Requiring Council Approval as his brother is an employee of Compugen Inc. Mayor Scarpitti did not participate in the discussion or vote on this matter.

(See Item H.1 - Committee of the Whole Items J.2.2 and M.3)

D. Minutes of Council

D.1 Council Meeting held on February 22, 2024

Moved by Regional Councillor Li
Seconded by Mayor Quirk

Council confirm the Minutes of the Council meeting held on February 22, 2024.

Carried

E. Presentations

E.1 Ministry of Transportation - Highway 413 and Bradford Bypass Project Updates

Moved by Mayor Mrakas
Seconded by Mayor Lovatt

Council receive the presentation from Jonathan McGarry, Senior Project Engineer, Ministry of Transportation, Jay Goldberg, Project Manager, Transportation, WSP and Alex MacLean, Project Engineer, Ministry of Transportation.

Carried

F. Deputations

F.1 York Region's 2024 to 2027 Plan for Newcomer Inclusion and 2025 to 2035 10-Year Housing and Homelessness Plan

Moved by Regional Councillor Jones
Seconded by Regional Councillor DiPaola

Council receive the deputation from Shernett Martin, ANCHOR Canada.

Carried

(See Item H.1 - Committee of the Whole Items H.2.1 and H.2.3)

F.2 Wastewater Energy Transfer Agreement with Markham District Energy Inc.

Moved by Regional Councillor Ferri
Seconded by Regional Councillor Ho

Council receive the deputation from Jack Heath.

Carried

(See Item H.1 - Committee of the Whole Item G.2.1)

G. Communications

G.1 Proposed Highway 413

Moved by Mayor Hackson
Seconded by Regional Councillor G. Chan

Council receive the communication from Bruno Malfara dated December 5, 2023.

Carried

(See Items E.1 and G.3)

G.2 Highway 413 Transportation Corridor Route Planning and Environmental Assessment Study Update Presentation

Moved by Mayor Hackson
Seconded by Regional Councillor G. Chan

Council receive the communication from Todd Coles, City Clerk, City of Vaughan dated December 22, 2023.

Carried

(See Items E.1 and G.3)

G.3 Update on Provincial Highway Projects in York Region

Moved by Mayor Hackson
Seconded by Regional Councillor G. Chan

Council receive the memorandum from Laura McDowell, Commissioner of Public Works dated March 5, 2024.

Carried

(See Item E.1)

G.4 Response to new provincial legislation for streamlined environmental assessment of higher-risk municipal infrastructure projects

Moved by Mayor Hackson
Seconded by Regional Councillor G. Chan

Council receive the memorandum from Laura McDowell, Commissioner of Public Works dated March 12, 2024.

Carried

G.5 2023 Statement of Remuneration and Expenses for Members of Council and Local Board Appointees

Moved by Mayor Hackson
Seconded by Regional Councillor G. Chan

Council receive the memorandum from Laura Mirabella, Commissioner of Finance and Regional Treasurer dated March 5, 2024.

Carried

H. Consideration and Adoption of Reports

H.1 Committee of the Whole Meeting - March 7, 2024

Moved by Mayor Pellegrini
Seconded by Regional Councillor Rosati

Council adopt the recommendations in the Minutes of the Committee of the Whole meeting held on March 7, 2024, except for Items J.2.2 and M.3.

Carried

Moved by Regional Councillor Jones
Seconded by Regional Councillor M. Chan

J.2.2 and M.3 - Contract Awards and Amendments Requiring Council Approval

Council adopt the following recommendations in the report dated February 9, 2024 from the Commissioner of Finance:

1. Council approve the new non-standard procurements, extensions, and increases described in Appendix A and Private Attachment 1.
2. Council authorize the Signing Authorities in Table 6 of this Report to execute the related contracts and instruments for the purchases in Appendix A and Private Attachment 1.

Carried

(Mayor Scarpitti declared an interest in relation to this matter and did not take part in the discussion or vote on this matter.)

I. Introduction and Consideration of Bylaws

Moved by Regional Councillor Davison

Seconded by Mayor Del Duca

Council approve and enact the following bylaws:

- I.1 2024-11 - Stop up and Close a Portion of 14th Avenue
- I.2 2024-12 - Uniform Water Service Rate Bylaw
- I.3 2024-13 - Uniform Wastewater Service Rate Bylaw

Carried

J. Motions

J.1 Support for York Region's Northern Six Municipalities Housing Accelerator Fund Applications

Motion to Waive Notice Requirements

Moved by Mayor Lovatt

Seconded by Mayor West

Council waive notice requirements to bring a motion regarding support for York Region's northern six municipalities' Housing Accelerator Fund applications.

Carried by 2/3 majority

Moved by Mayor Lovatt
Seconded by Mayor West

WHEREAS The Regional Municipality of York is one of Canada's largest municipalities; and,

WHEREAS The Regional Municipality of York is ranked as one of Canada's fastest growing regions; and,

WHEREAS The Regional Municipality of York is expected to grow to approximately 2.05 million people by 2051, adding over 944,000 new residents; and,

WHEREAS The Regional Municipality of York distributes forecasted growth to its nine cities and towns, and all nine municipalities play an important role in achieving regional and provincial growth targets; and,

WHEREAS York Region's northern six municipalities, Aurora, East Gwillimbury, Georgina, King, Newmarket, and Whitchurch-Stouffville represent approximately 30% of this future growth; and,

WHEREAS York Region appreciates the \$59 million in funding provided to the City of Vaughan, the \$31 million provided to the City of Richmond Hill and the \$59 million provided to the City of Markham from the Federal Housing Accelerator Fund; and,

WHEREAS York Region's northern six municipalities, except for East Gwillimbury all applied to the Federal Housing Accelerator Fund to support this growth but were declined without explanation; and,

WHEREAS this important funding would have helped York Region's northern six municipalities build communities that support York Region's growth targets with a variety of housing options, significantly contributing to the Federal and Provincial governments respective goals of building more housing; and,

WHEREAS, to keep property taxes stable, all of York Region's nine municipalities need long-term predictable funding from the federal government for housing enabling investments; and,

WHEREAS the Federation of Canadian Municipalities (FCM) has recently released there is a critical need for the federal government to invest in the infrastructure supporting new housing units, such as water and wastewater, public transit, local roads, and climate change adaptation measures. This is crucial to support quality of life for Canadian families, today and for generations to come in all of York Region's nine cities and towns;

THEREFORE, BE IT RESOLVED THAT:

1. York Regional Council request a re-assessment of York Region's northern six municipalities 2023 Housing Accelerator Fund applications by the Honourable Sean Fraser, Minister of Housing, Infrastructure and Communities of Canada and the Canadian Municipal Housing Corporation.
2. Any further Housing Accelerator Fund investments in future budgets prioritize municipalities with significant forecasted residential and employment growth like York Region's northern six municipalities.
3. This resolution be forwarded to the Honourable Sean Fraser, Minister of Housing, Infrastructure and Communities of Canada, the Canadian Municipal Housing Corporation, Federation of Canadian Municipalities (FCM), Association of Municipalities Ontario (AMO), Ontario Big City Mayors (OBCM), Small Urban GTHA Mayors Caucus, York Region Members of Parliament and all nine York Region municipalities.

Carried

K. Notices of Motion to Reconsider

None

L. Other Business

L.1 Canadian Public Health Week

Regional Chair Emmerson noted April 8 to 12, 2024 marks the third annual Canadian Public Health Week.

Members of Council were invited to tour the Region's Public Health Clinic on April 6, 2024. The tour will showcase public health programs and services that highlight inclusiveness and quality of care offered to York Region residents.

L.2 Observances and Days of Significance

Regional Chair Emmerson noted special awareness days and observances in March:

- **Neurodiversity Celebration Week** - March 18 to 24, 2024 - Aims to challenge stereotypes and misconceptions about neurological differences while creating more inclusive and equitable communities.

- **World Down Syndrome Day** - March 21, 2024 - Works to promote a positive image of people with down syndrome and recognize these individuals as valued members of our communities.
- **International Day for the Elimination of Racial Discrimination** - March 21, 2024 - Calls on governments and citizens to mobilize for equality and find ways to fight racism and racial discrimination.
- **World Water Day** - March 22, 2024 - Annual reminder that safe and reliable water sources are key to healthy and thriving communities.
- **Earth Hour** - March 23, 2024 - York Region will turn off all non-essential lights during Earth Hour to help raise awareness of the small ways we can each benefit the health of our planet.
- **Holi** - March 25, 2024 - Regional Chair Emmerson extended best wishes to all York Region communities celebrating the Hindu festival of colours and spring.
- **Easter** - March 29 to 31, 2024 - Regional Chair Emmerson extended warmest wishes to York Region residents celebrating Easter.

L.3 Appointments to the Newcomer Inclusion Table

Regional Chair Emmerson announced the following appointments to the Newcomer Inclusion Table as the representatives for their respective organizations:

- Marsha Parry-Folkes, Senior Director, Programs & Services, Achēv
- Alain Beaudoin, Président/Directeur Général, AFRY (Association des francophones de la région de York)
- Tod Dungey, Associate Director of Education, York Region District School Board
- Inspector Lindsay Newlove, York Regional Police
- Adelina Bridi, Director of Settlement Services, Catholic Community Services of York Region

L.4 Appointments to Human Services Planning Board

Regional Chair Emmerson announced the following appointments to the Human Services Planning Board as the representatives for their respective organizations:

- Gayle Seddon, Clinical Director, Community Programs, Southlake Regional Health Centre
- Tod Dungey, Associate Director of Education, Schools, Programs and Equitable Outcomes, York Region District School Board

M. Private Session

Moved by Regional Councillor Jones

Seconded by Regional Councillor Rosati

Council resolve into private session at 10:46 a.m. to consider:

M.1 Verbal Update - Personal Matter about an Identifiable Individual and Legal Advice

Carried

Council resumed in public session at 11:40 a.m.

M.1 Verbal Update - Personal Matter about an Identifiable Individual and Legal Advice

In private session, Council provided confidential direction to staff.

N. Confirmatory Bylaw

Moved by Mayor Scarpitti

Seconded by Mayor Hackson

Council enact Bylaw No. 2024-14 to confirm the proceedings of this meeting of Council held on March 21, 2024.

Carried

O. Adjournment

Moved by Mayor Scarpitti

Seconded by Mayor Hackson

Council adjourn the meeting at 11:43 a.m.

Carried

Regional Clerk

Minutes confirmed and adopted at the meeting of Council held on April 25, 2024.

Regional Chair

Subject: Regional Development Charge Complaint - 434 Steeles Ave West

From: Alan Heisey <heisey@phmlaw.com>

Sent: Thursday, April 11, 2024 10:30:25 AM

To: Whalen, Samantha <Samantha.Whalen@york.ca>

Cc: Filippazzo, Fabrizio <Fabrizio.Filippazzo@york.ca>; Starnes, Michelle <Michelle.Starnes@york.ca>; rwells@awin.ca <rwells@awin.ca>

Subject: RE: Regional Development Charge Complaint - 434 Steeles Ave West

CAUTION! This is an external email. Verify the sender's email address and carefully examine any links or attachments before clicking. If you believe this may be a phishing email, forward it to isitsafe@york.ca then delete it from your inbox. If you think you may have clicked on a phishing link, report it to the IT Service Desk, ext. 71111, and notify your supervisor immediately.

I confirm that our client has withdrawn its complaint and has received the agreed upon refund.

Thanks

A.Milliken Heisey K.C.

Papazian | Heisey | Myers,

Barristers & Solicitors/Avocats

Standard Life Centre,

Suite 510, 121 King St. W.,

P.O. Box/C.P. 105,

Toronto, ON, M5H 3T9

Tel: 416 601 2702 | F: 416 601 1818

[Website](#) | [Bio](#)

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Minutes
Committee of the Whole

April 11, 2024
Council Chambers
17250 Yonge Street, Newmarket

Members: W. Emmerson, G. Chan, M. Chan, N. Davison, S. Del Duca,
J. DiPaola, M. Ferri, V. Hackson, A. Ho, J. Jones, J. Li, I. Lovatt,
T. Mrakas, S. Pellegrini, M. Quirk, M. G. Racco, J. Taylor, T. Vegh,
D. West

Staff: D. Basso, K. Chislett, P. Freeman, D. Kuzmyk, E. Mahoney,
L. McDowell, L. Mirabella, C. Raynor

A. Call to Order

Regional Chair Emmerson called the meeting to order at 9 a.m.

B. Land Acknowledgement

Regional Chair Emmerson made the following remarks:

"We acknowledge that York Region is located on the traditional territory of many Indigenous peoples including the Anishinaabeg, Haudenosaunee, Huron-Wendat and Métis peoples and the treaty territories of the Haudenosaunee, Mississaugas of the Credit First Nation and Williams Treaties First Nations.

Today this area is home to many diverse Indigenous Peoples, and we recognize their history, spirituality, culture and stewardship of this land.

We also acknowledge the Chippewas of Georgina Island First Nation as our closest First Nation community."

C. Disclosures of Interest

None

D. Presentations

D.1 ventureLAB 2023 Results

Committee of the Whole received the presentation by Hugh Chow, President and Chief Executive Officer, ventureLAB.

(See Item I.2.1)

D.2 2023 Operational Due Diligence and Regulatory Update

Committee of the Whole received the presentation by David Szeptycki, Director, Sustainability, Communications and Innovation, Public Works and Richard Walker, Acting Director, Water and Wastewater Operations, Public Works.

(See Items G.2.1 and G.2.2)

D.3 York Region's 2024 to 2027 Child Care and Early Years Service System Plan

Committee of the Whole received the presentation by Kevin Pal, General Manager, Social Services, Community and Health Services.

(See Item H.2.1)

E. Deputations

E.1 Re: Item H.1.1 - Financial Support under Interim Housing Assistance Program (IHAP) for Costs Relating to Asylum Claimants

E.1.1 Isaac Opong, Asylum Seekers in York Region

Committee of the Whole received the deputation by Isaac Opong on behalf of Asylum Seekers in York Region.

E.1.2 Pastor Eddie Jjumba, Asylum Seekers in York Region

Pastor Eddie Jjumba was not in attendance.

E.1.3 Nadine Miller, Pilgrim Feast

Committee of the Whole received the deputation by Nadine Miller, Pilgrim Feast.

E.1.4 Ricardo Rose, Rosebox Consulting / Revival Tabernacle

Committee of the Whole received the deputation by Ricardo Rose, Rosebox Consulting / Revival Tabernacle.

E.2 Re: Item K.1 - Motion from Mayor Mrakas

Committee of the Whole received the deputation by Adam Mobbs, Aurora Cares.

F. Public Works - Transportation Services

F.1 Communications

None

F.2 Reports

F.2.1 York Region Transit 2023 System Performance Report

Committee of the Whole recommends adoption of the following recommendation in the report dated March 26, 2024 from the Commissioner of Public Works:

1. The Regional Clerk circulate this report to the Ontario Ministry of Transportation and Clerks of local municipalities.

G. Public Works - Environmental Services

G.1 Communications

G.1.1 National Public Works Week, May 18 to 25, 2024

Committee of the Whole recommends receipt of the memorandum from Laura McDowell, Commissioner of Public Works dated March 22, 2024.

G.2 Reports

G.2.1 2023 Integrated Management System Update Report for Water, Wastewater and Waste Management

Committee of the Whole recommends adoption of the following recommendation in the report dated March 22, 2024 from the Commissioner of Public Works:

1. The Regional Clerk circulate this report to Clerks of the local municipalities and the Ontario Chief Drinking Water Inspector (Ministry of the Environment, Conservation and Parks).

G.2.2 2023 Drinking Water Systems Report

Committee of the Whole recommends adoption of the following recommendation in the report dated March 26, 2024 from the Commissioner of Public Works:

1. The Regional Clerk circulate this report to the Clerks of the local municipalities, City of Toronto, Region of Peel and the Ontario Chief Drinking Water Inspector (Ministry of the Environment, Conservation and Parks).

G.2.3 2023 Regional Greening Strategy Achievements

Committee of the Whole recommends adoption of the following recommendation in the report dated March 26, 2024 from the Commissioner of Public Works:

1. The Regional Clerk circulate this report to the Clerks of local municipalities, Chippewas of Georgina Island First Nation, Environment and Climate Change Canada, Natural Resources Canada, Ontario Ministry of Natural Resources and Forestry, Ontario Ministry of the Environment, Conservation and Parks, Lake Simcoe Region Conservation Authority, and Toronto and Region Conservation Authority.

H. Community and Health Services

H.1 Communications

H.1.1 Financial Support under Interim Housing Assistance Program (IHAP) for Costs Relating to Asylum Claimants

Committee of the Whole recommends receipt of the correspondence from The Honourable Marc Miller, P.C., M.P., Minister of Immigration, Refugees and Citizenship received on March 19, 2024.

H.2 Reports

H.2.1 York Region's 2024 to 2027 Child Care and Early Years Service System Plan

Committee of the Whole recommends adoption of the following recommendation in the report dated March 22, 2024 from the Commissioner of Community and Health Services:

1. Council approve the 2024 to 2027 Child Care and Early Years Service System Plan (Attachment 1).

I. Planning and Economic Development

I.1 Communications

None

I.2 Reports

I.2.1 ventureLAB 2023 Results and 2024-2027 Funding Agreement

Committee of the Whole recommends adoption of the following recommendations in the report dated March 25, 2024 from the Commissioner of Corporate Services and the Chief Planner:

1. Council approve a new funding agreement with ventureLAB for core services at an annual cost of \$150,000 with up to three renewals in consecutive years thereafter, for a total cost of up to \$600,000.
2. Region enter into a new funding agreement with ventureLAB for innovation network development under the Entrepreneurship and Innovation Fund at an annual cost of \$100,000 with up to three renewals, for a total cost of up to \$400,000.
3. Commissioner of Corporate Services be authorized to execute funding agreements and renewals or amendments that may be required.
4. ventureLAB report annually to Council on results and impacts of its programs and the Entrepreneurship and Innovation Fund.
5. Regional Clerk circulate this report to the Ministry of Economic Development, Job Creation and Trade, Invest Ontario, Toronto Global, ventureLAB and local municipalities.

I.2.2 2023 Annual Development Activity Summary

Committee of the Whole recommends adoption of the following recommendation in the report dated March 25, 2024 from the Commissioner of Corporate Services and the Chief Planner:

1. Regional Clerk forward this report to the Ministry of Municipal Affairs and Housing, local MPP's, and local municipalities for information.

I.2.3 Minutes - Agriculture and Agri-Food Advisory Committee Meeting - March 20, 2024

Committee of the Whole recommends receipt of the minutes of the Agriculture and Agri-Food Advisory Committee Meeting held on March 20, 2024.

J. Finance and Administration

J.1 Communications

J.1.1 Change of Regional Fire Coordinator and Alternate Fire Coordinator

Committee of the Whole recommends receipt of the memorandum dated April 2, 2024 from Erin Mahoney, Chief Administrative Officer.

J.1.2 Chief Administrative Officer and Commissioner of Corporate Services Use of Delegated Authority for Land Acquisitions and Dispositions 2023

Committee of the Whole recommends receipt of the memorandum dated March 26, 2024 from Dino Basso, Commissioner of Corporate Services.

J.1.3 2024 Capital Contribution for Mackenzie Health – Cortellucci Vaughan Hospital Project

Committee of the Whole recommends receipt of the memorandum dated March 22, 2024 from Laura Mirabella, Commissioner of Finance and Regional Treasurer.

J.1.4 Bill 131, Go Transit Station Funding Act, 2023

Committee of the Whole recommends receipt of the correspondence from Kimberley Kitteringham, City Clerk, City of Markham dated March 26, 2024.

J.1.5 Federal Infrastructure Funding to Support Growth

Committee of the Whole recommends receipt of the correspondence from Stephen Huycke, Director, Legislative Services/City Clerk, City of Richmond Hill dated March 28, 2024.

J.1.6 2024 Ontario Budget: Potential Impacts to York Region

Committee of the Whole recommends receipt of the memorandum dated April 4, 2024 from Laura Mirabella, Commissioner of Finance and Regional Treasurer.

J.2 Reports

J.2.1 2023 Development Charge Reserve Fund Statement

Committee of the Whole recommends adoption of the following recommendation in the report, *as amended*, dated March 22, 2024 from the Commissioner of Finance:

1. The Regional Clerk circulate this report to local municipalities, local area Members of Provincial Parliament and the Building Industry and Land Development Association.

J.2.2 2023 Financial Results – Unaudited Budget to Actual Comparison

Committee of the Whole recommends adoption of the following recommendation in the report dated March 28, 2024 from the Commissioner of Finance:

1. Council approve changes to 2023 capital funding sources, for additional in-year spending in three Public Works program groups totalling \$3.7 million, as detailed in Appendix C.

J.2.3 2025 Budget Directions

Committee of the Whole recommends adoption of the following recommendations in the report dated March 28, 2024 from the Commissioner of Finance:

1. Council endorse the proposed timelines for the development and expected approval of the 2025 Budget, as outlined in Table 3.
2. Council reaffirm the 2025 tax levy increase target of 2.60% and the Rapid Transit / Infrastructure Levy equivalent to a 1% tax levy increase consistent with the outlook in the 2024-2026 multi-year budget.

K. Motions

K.1 Motion from Mayor Mrakas

Committee of the Whole recommends:

Regional staff be directed to undertake a review of all Regionally-owned buildings and properties for the purposes of identifying those that are under and/or unused and provide an analysis of those that can be potentially repurposed for other regional priorities.

L. Notice of Motion

None

M. Other Business

M.1 Interim Housing Assistance Program Funding

Regional Chair Emmerson extended appreciation to the Federal Government for its support of asylum seekers in York Region (see Item H.1.1). York Region had previously appealed to senior governments for financial support to offset interim housing costs associated with asylum claimants. Through the Interim Housing Assistance Program, the Federal Government has approved \$2.3 million in reimbursement for 2023 expenses related to this critical matter.

M.2 Cutting Red Tape to Build More Homes Act

On April 10, 2024, Minister Calandra introduced the Cutting Red Tape to Build More Homes Act in the Ontario Legislature. This Omnibus bill proposes a variety of legislative changes, most notably to the Municipal Act, the Planning Act and the Development Charges Act.

M.3 Women of Distinction Award

On behalf of Regional Council and The Regional Municipality of York, Regional Chair Emmerson congratulated Jaspreet Gill, Executive Director of the York Region Centre for Community Safety, who has been honoured with the YWCA Toronto Women of Distinction Award for Advocacy and Social Justice.

As the first ever York Region recipient of this award, Jaspreet has been recognized for her work to address gender-based violence and ensure no women in York Region will have to flee violence alone.

M.4 Observances and Days of Significance

Regional Chair Emmerson recognized the following:

- World Autism Month - April
- Sikh Heritage Month - April
- National Volunteer Week - April 14 to 20, 2024
- World Immunization Week - April 14 to 20, 2024
- World Health Day - April 7, 2024
- International Day of Pink - April 10, 2024

N. Private Session

Committee of the Whole did not resolve into Private Session.

N.1 Cornell Bus Terminal - Settlement of Litigation Update - Litigation and Solicitor Client Privilege

Committee of the Whole recommends receipt of the private memorandum dated March 26, 2024 from Dan Kuzmyk, Regional Solicitor and General Counsel. Memorandum remains private.

N.2 Exercise of Regional Solicitor's Delegated Authority – Settlement/Commencement of Litigation - Litigation

Committee of the Whole recommends receipt of the private memorandum dated March 21, 2024 from Dan Kuzmyk, Regional Solicitor and General Counsel. Memorandum remains private.

N.3 Exercise of Regional Solicitor's Delegated Authority – Ontario Land Tribunal Matters 2023 - Litigation

Committee of the Whole recommends receipt of the private memorandum dated March 21, 2024 from Dan Kuzmyk, Regional Solicitor and General Counsel. Memorandum remains private.

N.4 Amendment No. 136 to the Town of Whitchurch-Stouffville Official Plan - Litigation

Committee of the Whole recommends adoption of the confidential recommendations in the report dated March 21, 2024 from the Regional Solicitor and General Counsel and the Chief Planner. Report remains private.

N.5 Private Attachment 1 to Item J.1.2 - CAO and Commissioner of Corporate Services Use of Delegated Authority for Land Acquisitions and Dispositions 2023 - Disposition and Acquisition of Land

Committee of the Whole recommends receipt of the private attachment. Attachment remains private.

O. Adjournment

Committee of the Whole adjourned at 10:51 a.m.

Report of the Commissioner of Finance

***Cutting Red Tape to Build More Homes Act, 2024 (Bill 185) –
Proposed Changes to *Development Charges Act, 1997****

1. Recommendations

1. This report and Appendix A be submitted to Minister of Municipal Affairs and Housing in response to Bill 185, *Cutting Red Tape to Build More Homes Act, 2024*, and as comments on Environmental Registry of Ontario posting [#019-8371](#) on proposed changes to *Development Charges Act, 1997*.
2. Regional Clerk forward this report to local Members of Provincial Parliament and local municipalities.

2. Purpose

This report provides Council with an update on the proposed changes to *Development Charges Act, 1997*, through *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185). It also seeks Council approval to submit report and Appendix A to the Ministry of Municipal Affairs and Housing as the Region's response to Environmental Registry of Ontario (ERO) posting #019-8371, as it relates to proposed changes to *Development Charges Act, 1997*.

Key Points:

- Bill 185 proposes amendments to the Act, largely premised upon reversing some of previously-introduced changes through Bill 23, [More Homes Built Faster Act, 2022](#) (Bill 23), including repealing the development charges (DC) rate phase-in provision and reinstating growth-related studies as a DC eligible cost
- Based on preliminary analysis, proposed changes to *Development Charges Act, 1997* (Act), through Bill 185, could reduce previously estimated 'known' Bill 23 impacts by over 50%, or \$370 million over next 10 years

- Further amendments to the Act could help guarantee housing receiving DC exemptions or discount remain affordable and that rental tenure be maintained
- Council continues to request upper-tier municipalities be eligible for funding under Building Faster Fund

3. Background

Fall 2022, Bill 23 introduced changes to *Development Charges Act, 1997* reducing Region's ability to fund growth-related infrastructure

On November 28, 2022, Province passed Bill 23, which negatively impacted Region's ability to fund growth-related infrastructure. Key changes reducing DC collections were:

- Phase-ins of Council-approved DC rates
- Removing Housing as DC-eligible service
- Removing growth-related studies and land costs, for prescribed services, as DC-eligible cost
- Providing discounts for rental developments
- Providing exemptions for non-profit developments
- Capping interest rates at Prime +1%

To estimate impact from other changes introduced through Bill 23, including affordable and attainable residential DC exemptions, further provincial guidance is needed.

Schedule 6 of Bill 185 proposes to amend *Development Charges Act, 1997* and reverse some Bill 23 provisions

On April 10, 2024, the Province tabled [Bill 185](#), an omnibus bill amending various acts, including the *Planning Act*, *Municipal Act, 2001*, and *Development Charges Act, 1997 (Act)*. Schedule 6 of Bill 185 proposes amendments to the Act, largely premised upon reversing previous changes through Bill 23. As of April 16, 2024, Bill 185 was in its second reading.

Province is seeking feedback on Bill 185 proposed changes to Act through the ERO

On April 10, 2024, the Province released ERO posting #019-8371 seeking feedback from stakeholders on the proposed changes to the Act. The ERO posting has a 30-day commenting period, ending on May 10, 2024.

4. Analysis

Many proposed Bill 185 changes to the Act will positively impact the Region

Staff support the positive impact of proposed legislative amendments to the Act. The proposed changes would improve the Region's ability to fund growth-related infrastructure by reversing changes introduced in Bill 23 that reduced DC collections.

Bill 185 would repeal DC rate phase-in provisions introduced through Bill 23 allowing the Region to resume collecting 100% of Council-approved 2022 DC Bylaw rates

Bill 23 amended the Act, requiring municipalities phase-in DC rates over five years for DC Bylaws passed on or after January 1, 2022. With phase-ins, DC rates were reduced to 80% of Council-approved rates in the first year of the bylaw, increasing by 5% each year after, until reaching 100% in the fifth year. Since the Region's 2022 DC Bylaw was passed on May 26, 2022, DC rates were subject to phase-ins. In December 2022, Council [endorsed](#) preliminary staff [comments](#) on this matter, highlighting the challenges created by phase-ins of DC rates, and recommended it be revisited.

Bill 185, if passed as tabled, would repeal this provision upon Royal Assent, allowing the Region to collect 100% of Council-approved 2022 DC Bylaw rates. Developments that already froze their DCs at phased-in rates, under section 26.2 of the Act¹, would not be impacted by this change.

Growth-related studies are proposed to be reinstated as a DC-eligible cost

Bill 23 removed growth-related studies as a DC-eligible cost. This change applied to municipalities when they update their next DC Bylaw (i.e., it did not impact the Region's 2022 DC Bylaw). This would have impacted the Growth Studies 'service' and other growth-related studies, including the DC background study and potentially Environmental Assessments and Infrastructure Master Plans.

The Province has proposed, through Bill 185, growth-related studies once again be eligible for DC recovery. This change takes effect when Bill 185 receives Royal Assent.

Bill 185 and associated regulatory proposals provide other positive changes for municipalities

Table 1 summarizes other changes proposed to Act through Bill 185 and associated regulatory proposals.

¹ Section 26.2 allows DC rates to be frozen at site plan or zoning bylaw amendment application date

Table 1
Other Bill 185 Proposed Changes

Area	Current Treatment	Proposed Amendments
Time limit on frozen DC rates*	DC rates frozen at site plan or zoning bylaw amendment application; once application approved, a time limit of 2 years applies before freeze lapses	Time limit on rate freeze reduced to 18 months
Time-limited streamlined process to amend DC bylaws*	DC Bylaw update or amendment requires background study and other procedural steps and can be appealed to Ontario Land Tribunal (OLT)	Streamlined approach to amending DC Bylaw provided to: <ul style="list-style-type: none"> • Municipalities that passed DC bylaws on, or after, November 28, 2022, and included rate phase-ins and studies cost removal; must be completed within 6 months after Royal Assent • Municipalities extending DC bylaws to 10 years without changing rates Not be subject to OLT appeal
Public notice delivery (Regulatory proposal)**	Public notices under the Act (e.g., for public meeting) provided through local newspapers	Provide notice on municipality’s website if local newspaper unavailable

* Changes take effect upon Royal Assent of Bill 185

**Official response and comment provided in report of Chief Planner on agenda on *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185), dealing with Planning Act and Provincial Policy Statement matters

Province announced that affordable residential DC exemptions, introduced in Bill 23, will come into effect on June 1, 2024; however, further guidance is still needed

Bill 23 introduced DC exemptions for affordable and attainable residential housing, which are yet to be proclaimed. As noted in the [October memorandum](#), Bill 134, *Affordable Homes and Good Jobs Act, 2023* amended the definitions of affordable residential housing, to incorporate both income- and market-based approaches to determine qualification for exemptions.

Additional details on how to calculate affordable unit thresholds are still required. These details are expected to be provided by Ministry of Municipal Affairs and Housing through an Affordable Residential Units Bulletin, not yet released. As noted in the Ontario Newsroom [Backgrounder](#), municipalities can expect these DC exemptions to take effect on June 1, 2024.

Despite positive changes introduced through Bill 185, Council continues to advocate for Housing Services to be reinstated as a DC-eligible service

Bill 185 introduced positive changes that will help York Region grow in a fiscally sustainable way, as work is made towards achieving the Provincial housing target of 1.5 million homes by 2031.

To deliver vital community housing to most vulnerable members of the community, Region [requests](#) Housing Services be reinstated as DC-eligible service, as it was made ineligible through Bill 23. Prior to this service being ineligible, Region’s 2022 DC Bylaw included \$109 million to help fund growth-related share of costs to construct nearly 1,500 new community housing units over next 10 years.

Further amendments to Act could help ensure housing receiving DC exemptions or discount remain affordable and rental tenure be maintained

While Council supports delivery of much needed rental and affordable housing (be it for profit or non-profit), these DC discounts and exemptions would benefit from additional guarantees of tenure and affordability. Key changes previously requested by Council are provided in Table 2.

Table 2

Additional Proposed Changes to Act Previously Requested by Council

Area/Date of most recent Council request	Proposed Amendment Requested
Affordable housing DC exemption (October 2023)	<ul style="list-style-type: none"> To ensure affordability maintained, it is requested agreements be required to be registered on title; should affordability of unit change within first 25 years, DCs which would have ordinarily been due, become immediately payable plus interest, at a rate of Prime +1%*
Rental discounts (October 2023)	<ul style="list-style-type: none"> To ensure market rental tenure maintained, it is requested Province provide municipalities with ability to secure rental tenure for a period of 25 years, by way of agreement on title; should rental tenure change within the first 25 years, DCs which would have ordinarily been due, become immediately payable plus interest, at a rate of Prime +1%*
Non-profit DC exemption (January 2024)	<ul style="list-style-type: none"> To ensure non-profit residential developments deliver affordable housing, they must be developed under a prescribed federal, provincial, or municipal program that includes affordability criteria; where a non-profit housing development was developed without assistance qualification determined by the municipal Council To ensure non-profit status, as defined under Act, is maintained for 25 years**, it is requested that agreements be required to be

Area/Date of most recent Council request	Proposed Amendment Requested
	registered on title; should non-profit status of development change within first 25 years, DCs which would have ordinarily been due, become immediately payable plus interest, at a rate of Prime +1%*

* Interest rate of Prime+1% aligns with maximum interest charge applicable to freezing and installment provisions under sections 26.1 and 26.2 of the Act

**Timeframe aligning with affordable ownership exemptions under Act

Council continues to request upper-tier municipalities be eligible for funding under Building Faster Fund

In fall 2023, the Province announced Building Faster Fund, providing up to \$400 million in total funding per year, for three years, to municipalities on track to meet their housing targets. Upper-tier municipalities, like the Region, are not eligible for this funding, despite the vital housing-related infrastructure they provide.

As a result Council, in November 2023, passed a [resolution](#) requesting Province make upper-tier municipalities eligible for funding under Building Faster Fund.

5. Financial Considerations

Repealing phase-in provisions and reinstating growth-related studies could reduce previous estimate of ‘known’ Bill 23 impacts by over 50%, or about \$370 million

As part of Region’s 2024 [Fiscal Strategy](#), staff estimated, as a result of the ‘known’ Bill 23 changes to Act, DC collections would be reduced by approximately \$700 million over the next 10 years. If Bill 185 is approved, as tabled, staff’s preliminary analysis estimates that repealing phase-in provisions and reinstating growth-related studies as a DC-eligible cost, could reduce this previous estimate by over 50%, or about \$370 million. Table 3 provides further details of staff’s preliminary estimate. An updated DC collections forecast will be completed as part of the 2025 Budget.

Other changes to Act, proposed by Bill 185 and associated regulatory proposals, such as time limit on frozen DC rates discussed in Table 2, while having a positive impact on Region’s development, are estimated to have minimal financial impact.

Table 3
Bill 185 - Revised DC Collections Reduction Estimate

Area	DC Collections Reduction 2024-2033 (\$ Millions)
Previous estimate – ‘Known’* Changes to Act	700
<i>Bill 185 changes</i>	
Repeal Phase-in provisions	(340)
Reinstate Growth-related studies	(30)
Bill 185 changes subtotal	(370)
New Revised estimate – ‘Known’ Changes to Act	330

*Known changes: Phase-in of DC rates, removal of Housing Services, growth studies and land costs, interest rate cap, rental discounts, non-profit exemptions

6. Local Impact

Timely emplacement of Regional growth-related infrastructure is vital to local municipalities and their ability to grow. Changes proposed by Bill 185 will help Region continue to deliver that infrastructure in a fiscally sustainable way, as we work toward achieving provincially mandated housing targets.

7. Conclusion

Bill 185 proposed changes to Act will have a positive financial impact on Region and its ability to fund growth infrastructure. Council continues to advocate for additional changes, outlined herein, to ensure housing receiving exemptions or discounts maintain their level of affordability or tenure.

This report and comments contained in Appendix A will serve as York Region’s submission to ERO posting [#019-8371](#) on proposed changes to Act. Staff will continue monitoring Bill 185's progress and any associated regulatory framework and report back as needed.

For more information on this report, please contact Bonny Tam, Director (A), Treasury Office, at 1-877-464-9675 ext. 75885. Accessible formats or communication supports are available upon request.

Recommended by:



Laura Mirabella

Commissioner of Finance and Regional Treasurer



Approved for Submission:

Erin Mahoney

Chief Administrative Officer

April 17, 2024

16101472

Appendix A - York Region's comments on ERO posting #019-8371

YORK REGION'S COMMENTS ON ERO POSTING #019-8371

Table 1: Comments on Changes to *Development Charges Act, 1997* to Enhance Municipalities' Ability to Invest in Housing-Enabling Infrastructure ([ERO # 019-8371](#))

Change	Regional Comment
Repeal phase-ins of DC rates*	Support repeal as allows Region to start collecting 100% of Council-approved 2022 DC Bylaw rates, helping to ensure growth-related infrastructure is funded in a fiscally sustainable way
Reinstate growth-related studies' costs as DC-eligible*	Support reinstatement as provides that studies required to support growth are funded by growth, helping to ensure growth-related infrastructure is funded in a fiscally sustainable way
Time limit on frozen DC rates, when site plan/zoning bylaw amendment approval, reduced from 24 to 18 months	Support reducing time limit on frozen DC rates as it could encourage developments to advance to building permit faster
Time-limited streamlined process to amend DC bylaws	Support time-limited streamlined process to amend DC bylaws; while not applicable to the Region, other municipalities would benefit.

* Developments that already froze their DC rates, under section 26.2 of the Act, would not be impacted by this

Table 2: Further amendments to *Development Charges Act, 1997* to help community, affordable, rental, and non-profit housing

Area	Regional Comment
Housing Services as DC-eligible service (February 2023)	<ul style="list-style-type: none"> Required to support delivery of vital community housing
Affordable ownership DC exemption (October 2023)	<ul style="list-style-type: none"> Required to ensure affordability is maintained for 25 years and that it is legislated Should affordability change within 25 years and Province's desired outcome not reached, the Region should be able to recover its DCs

Rental discounts
([October 2023](#))

- Required to ensure rental tenure is maintained for 25 years and that it is legislated
- Should tenure change within 25 years and Province's desired outcome not reached, the Region should be able to recover its DCs

Non-profit DC exemption
([January 2024](#))

- Required to ensure non-profit residential developments, delivering affordable housing, are developed under a prescribed federal, provincial, or municipal program that includes affordability criteria; where a non-profit housing development was developed without assistance qualification determined by the municipal Council
 - Required to ensure non-profit status is maintained for 25 years and that it is legislated
 - Should non-profit status change within 25 years and Province's desired outcome not reached, the Region should be able to recover its DCs
-

Report of the Commissioner of Corporate Services and Chief Planner
***Cutting Red Tape to Build More Homes Act, 2024 (Bill 185) –
Proposed Changes to *Planning Act, 1990, Municipal Act, 2001* and Provincial
Planning Statement***

1. Recommendations

1. This report and Appendix A be submitted to the Minister of Municipal Affairs and Housing in response to Bill 185, *Cutting Red Tape to Build More Homes Act, 2024*, and as comments on Environmental Registry of Ontario (ERO) postings regarding Development Charges Act ([019-8371](#)), Planning Act ([019-8369](#)) and proposed Provincial Planning Statement ([019-8462](#)).
2. The Regional Clerk forward this report to the local municipalities for information.

2. Purpose

This report provides Council with an update on Bill 185, *Cutting Red Tape to Build More Homes Act 2024* and comments to the Province in response to Bill 185 and ERO postings regarding *Development Charges Act* ([019-8371](#)), *Planning Act* ([019-8369](#)) and proposed Provincial Planning Statement ([019-8462](#)).

Key Points:

- Bill 185 proposes several positive financial changes, including reversal of previous changes to the *Development Charges Act* and the *Planning Act* that required new Development Charges Bylaws be phased in, and refunding of certain planning application fees for non-decision
- Proposed changes to the *Municipal Act* facilitate implementation of ‘Use it or Lose it’ policies, and provide municipalities greater opportunity to financially support businesses

- Bill 185 proposes to implement Bill 23 provision making York, Peel and Halton Regions, ‘Regions without planning responsibilities’ effective July 1 2024. This will require greater coordination with local municipalities to closely align infrastructure with growth
- Development of a transition plan related to changing planning responsibilities is underway with the local municipalities with a report to Council targeted for June 2024

3. Background

Many of the changes proposed through Bill 185 will have positive outcomes

On April 10, 2024, the Province released Bill 185, the *Cutting Red Tape to Build More Homes Act 2024*. Bill 185 is currently in second reading and proposes to modify several pieces of legislation, primarily to advance the Province’s goal to build 1.5M homes by 2031. Of interest to the Region are proposed modifications to the *Development Charges Act*, *Municipal Act* and the *Planning Act*.

Many changes proposed through Bill 185 positively impact the Region. Those which have most impact on the Region are summarized in this report.

A proposed updated Provincial Planning Statement has been released for comment

In April 2023, the Province released for consultation a draft Provincial Planning Statement intended to update and merge policies from the existing Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe. Concurrent with Bill 185, the Province posted an updated Provincial Planning Statement incorporating feedback received through previous consultations and reflects municipal planning authority changes introduced through Bill 23 and proposed for implementation through Bill 185. This updated Provincial Policy Statement has been posted on the ERO (#19-8462) for comment by May 12, 2024.

4. Analysis

KEY CHANGES PROPOSED THROUGH BILL 185

Proposed amendments to *Development Charges Act* will partially undo previous changes which negatively impacted the Region’s financial sustainability

Proposed amendments to the *Development Charges Act, 1997* help address municipalities’ feedback related to previous legislative changes. This includes repeal of mandatory phase-in of development charges over five years for bylaws passed on or after January 1, 2022 and restoring studies as eligible development charge costs. Additional information on these changes is available on the same agenda in the report, “*Cutting Red Tape to Build More Homes Act, 2024 (Bill 185) – Proposed Changes to Development Charges Act, 1997*”.

In 2022, changes to the *Planning Act* required municipalities refund zoning bylaw amendment and site plan application fees if decisions on applications were not made within legislated timelines. The

Province is proposing to remove the planning application fee framework introduced through Bill 185 (See Appendix A – Table 1).

Proposed changes to the *Municipal Act* facilitate ‘Use it or Lose it’ policies and allow municipalities to financially support business development

If passed, proposed changes to the *Municipal Act* will enable municipalities to adopt policies setting out how water and wastewater servicing may be allocated and reallocated. These policies, often referred to as ‘Use it or Lose it’ policies, shift servicing allocation from approvals not advancing to construction in a timely manner to those ready to proceed.

The Bill proposes other changes to the *Municipal Act* that allow the Lieutenant Governor in Council to make regulations enabling a municipality to provide incentives to specified businesses, to attract investment in Ontario. The intent is to make it faster and easier for communities to compete for global, game-changing investments that create well-paying jobs. Details of this change are being explored to advance economic development opportunities.

These changes provide opportunities for municipalities to build more homes faster and promote economic investment in the Region.

Bill 185 proposes York Region become a Region without planning responsibilities effective July 1, 2024

In Fall 2022, the Province approved Bill 23, the *More Homes Built Faster Act, 2022*. Among other things, Bill 23 proposed seven southern Ontario upper tier municipalities (Regions of Durham, York, Peel, Halton, Niagara and Waterloo, and the County of Simcoe) become Regions without planning responsibilities. Bill 185 proposes to bring these changes into force and effect on July 1, 2024 for York, Peel and Halton Regions. The changes for the other four Regions are expected to take effect by the end of 2024. Effectively, the proposal removes Regional Council’s approval authority role under the *Planning Act*, making lower tier municipalities the approval authority for most *Planning Act* applications, and the Province approval authority for local municipal Official Plans and amendments. Implications of removing Regional Council’s approval authority were discussed in a [December 2022](#) report.

Many lower tier municipalities across southern Ontario have expressed interest in greater autonomy for land use planning. While planning related decisions can be addressed by local municipal planning authority, there will be need to closely coordinate planning and implementation of Regional infrastructure and services. These matters are discussed in the following sections responding to the proposed Provincial Planning Statement which guides land use planning within the proposed planning framework.

PROPOSED PROVINCIAL PLANNING STATEMENT

Financially sustainable Regional infrastructure will continue to be coordinated with the local municipalities under the new planning framework

Proposed Provincial Planning Statement establishes the framework to support growth and development in Ontario, including requirements for Official Plans. As proposed by Bills 23 and 185, within York Region, local municipalities will be responsible for development approvals, the Regional Official Plan will be merged with local Official Plans, and the Province will be responsible for approving local municipal Official Plans and amendments.

Since establishment in 1971, the Region has been responsible for big picture long-term planning and implementing Regional infrastructure and services to support growth. This includes water and wastewater treatment and conveyance, solid waste management, paramedic and police services, transit and transportation, and housing. These services are planned to support existing and future residents, and need to align with planned growth. Since 1994, Regional growth has been forecast and assigned to the municipalities, and planned by the York Region Official Plan as the basis for major infrastructure and service planning.

The Region has long recognized the value of land use planning decisions being made at the local level by delegating approval authority for most application types. Bills 23 and 185 move this one step further. Collaboration with local municipalities will ensure strong linkages between growth management and infrastructure and service decision-making to ensure timely delivery of infrastructure and services across the Region.

There are several areas where proposed Provincial Planning Statement policies address this coordination as discussed in the following sections.

Proposed Planning Statement indicates growth will be based on Ministry of Finance forecasts

Chapter 2 of the proposed Provincial Planning Statement indicates planning authorities (local municipalities in the case of York Region) shall base population and employment growth forecasts on Ministry of Finance 25-year projections and may modify projections as appropriate. Currently, the Province provides forecasts to upper and single tier municipalities through A Place to Grow: Growth Plan for the Greater Golden Horseshoe. Upper tier municipalities then distribute this growth among local municipalities after a comprehensive process assessing infrastructure and servicing needs and a financially sustainable implementation plan. With removal of A Place to Grow and the Regional Official Plan comprehensive planning for growth, infrastructure and services will begin with local municipalities based on the new Provincial Policy Statement.

It is unclear when and how Ministry of Finance forecasts will be updated, if they will assign population and employment at the local municipal level, and how these assignments will align with Regional infrastructure and service planning. Coordination between local municipalities and the

Region in this regard will be important to ensure financial sustainability and timely delivery of infrastructure.

With York Region no longer having planning responsibilities, the following provisions of the proposed Provincial Planning Statement will require municipal coordination to align growth with Regional infrastructure:

- Growth management undertaken by local municipalities should be coordinated with adjacent planning authorities
- Local municipalities may modify Ministry of Finance forecast through Official Plans
- Urban boundary expansions and employment conversions can occur outside of a comprehensive review
- Intensification and density targets are planned at the local municipal level

Planning authorities are to maintain housing supply to meet projected requirements of the ‘regional market area’

Currently, the Region is required to maintain a minimum 15-year supply of designated and available land to accommodate residential growth, and a 3-year supply of approved residential units across the Region. The proposed Provincial Planning Statement maintains these as requirements of the planning authority. The policies indicate the supply is to meet needs of the ‘regional market area’, which is defined to generally align with upper or single tier boundaries. Monitoring growth and development approvals by local municipalities will be required to coordinate Regional infrastructure prioritization and meet the needs of the regional market area.

Planning authorities are to plan for a full range of housing working with Service Managers

With several upper tier municipalities no longer having planning responsibilities, proposed Provincial Planning Statement policies require planning authorities coordinate land use planning and planning for housing with Service Managers.

The ongoing housing crisis has changed the housing continuum. Many households traditionally served by market housing (rental or ownership) have been priced out of the private market. In York Region, this includes households from the 4th to 8th income deciles. Currently only the highest earning 10 to 20% of households can afford market housing. On the other end of the spectrum, generally only the lowest earning 30% of households are eligible for community housing.

Considering this Provincial policy direction, and constraints on community housing capital funding with Housing Services no longer Development Charge eligible, private industry affordable housing will be increasingly important. The need to comprehensively address housing challenges across the continuum has been elevated. The Region, through the Affordable Private Market Housing Implementation Plan, will work with municipalities to advance and coordinate affordable housing needs within the proposed planning framework.

With removal of Region’s appeal rights for Planning Act applications, municipalities will need to consider comments and apply Regional standards to avoid risk to public safety

The Region’s role in the planning process has been integral to protecting public safety, particularly as it relates to the operation of Regional roads. While the Region will remain a commenting agency under the *Planning Act*, and can provide comments to the approval authority, appeal rights are proposed to be removed. Without the right to appeal there may be some instances that pose challenges and potential risks to the Region (e.g. access locations on Regional roads, well head protection, infrastructure conflicts). As proposed, communication and utility providers will have stronger tools (including appeal rights) to protect their infrastructure than the Region, who owns and manages billions of dollars worth of infrastructure including Regional roads with their associated risks.

While the proposed Provincial Planning Statement will streamline the approval process, some technical concerns are noted for the Province to consider

Policies of the proposed Provincial Planning Statement have been comprehensively reviewed and comments are provided for the Province’s consideration on a range of technical matters as summarized in Appendix A.

5. Financial Considerations

The majority of changes proposed through Bill 185 have positive financial impacts for Region and local municipalities. Changes to *Development Charges Act*, including the repealing of the phase-in provisions and reinstating growth-related studies, could reduce the Region’s previous estimate of ‘known’ Bill 23 impacts by over 50%, or about \$370 million.

Additional information on financial implications of change to the *Development Charges Act* is available on today’s agenda in the report titled, “*Cutting Red Tape to Build More Homes Act, 2024* (Bill 185) – Proposed Changes to *Development Charges Act, 1997*.”

6. Local Impact

Bill 185 proposes to undo several prior legislative changes that financially negatively impacted municipalities. These include, among other things, removing the requirement to phase in Development Changes and no longer requiring the refunding of planning fees in some situations.

From a land use planning perspective, the Bill proposes York Region become a Region without planning responsibilities effective July 1, 2024. These changes are reinforced in the proposed new Provincial Planning Statement. The Region has long recognized the value of land use planning decision making at the local level by delegating approval authority for most application types. Bills 23 and 185 move this one step further. Regional staff will continue to work closely with local partners to

closely coordinate planning and implementation of growth-related infrastructure and services to support building more homes faster.

Workshop coordination with local municipal staff is occurring to understand the changing planning responsibilities and develop an effective and efficient transition plan. It is anticipated this transition plan will be reported to Council in June 2024.

7. Conclusion and Next Steps

Bill 185 introduces positive changes which, if approved, will reverse some prior legislative changes that negatively impacted municipalities. The Bill proposes to fully transfer planning authority to local municipalities for development approvals effective July 1, 2024, with the Province resuming an approval role for local Official Plans and amendments.

The Province is requested to consider comments in this report in response to Bill 185 and ERO postings regarding the *Development Charges Act* ([019-8371](#)), *Planning Act* ([019-8369](#)) and proposed Provincial Planning Statement ([019-8462](#)). Further consideration is required to ensure close coordination of land use planning (including a mix and range of housing), growth management and infrastructure planning.

For more information on this report, please contact Sandra Malcic, Director, Planning Policy and Data at 1-877-464-9675 ext. 75274. Accessible formats or communication supports are available upon request.

Recommended by:



Paul Freeman, MCIP, RPP

Chief Planner



Dino Basso

Commissioner of Corporate Services



Approved for Submission:

Erin Mahoney

Chief Administrative Officer

April 17, 2024

#16105488

Appendix A – Region Comments on Bill 185 ERO Postings

REGION COMMENTS ON BILL 185 ERO POSTINGS

Table 1: Proposed Planning Act, City of Toronto Act, 2006, and Municipal Act, 2001 Changes ([ERO # 019 – 8369](#))

Area	Regional Comment
Third Party Appeals	Third party appeals should include York Region as a prescribed body to ensure Regional infrastructure can be appropriately planned and protected at the planning stage similar to utilities such as Hydro One, OPG and Consumers Gas through the OLT when necessary
Use It or Lose It	Support the option of Use or Lose It bylaws for municipalities which supports provision of servicing to developments ready to proceed.
Planning Fees	Support removal of refund provision.
Pre-Consultation	Encourage keeping pre-consultation requirements to provide clear direction and requirements up front to improve the quality of submissions and reduce overall time for application processing by reducing need for resubmissions.
Lapsing Provisions	Support introduction of lapsing clauses for site plan approval so they remain current and relevant similar to plans of subdivision and not tie up servicing allocation for extended periods of time.

Table 2: Proposed Provincial Planning Statement ([ERO # 019-8462](#))

Area	Regional Comment
Section 2.3 -Settlement Areas and Settlement Area Boundary Expansions	<p>Density targets should be coordinated between large and fast-growing municipalities and other municipalities to ensure balance across jurisdictions.</p> <p>Criteria for urban expansions and employment conversions as proposed in PPS 2024 makes planning comprehensively for infrastructure and services more complex. Policies should require growth targets and coordination of development with the delivery of infrastructure. This approach ensures that municipalities can proactively and strategically plan infrastructure in a financially responsible manner.</p> <p>It is recommended that the PPS reference municipal infrastructure master plans and that developments align with planned servicing whenever possible. The Region maintains transportation and water/wastewater master plans that outline servicing planned for the next 30 years, along with regular updates that indicate when servicing will be available. It is recommended that development be directed towards these areas whenever feasible.</p>

2.8 -Employment	<p>Comprehensive planning and protection of employment lands for a variety of sectors on a region wide scale aligned with regional investment in water and wastewater infrastructure, transit, and economic development initiatives is key in supporting job growth and attracting and retaining businesses to the Region’s employment lands.</p> <p>Policy 2.8.2.5, which allows Planning authorities to remove lands from employment areas, may have unintended consequences with a cumulative impact on the erosion of employment areas. In addition, employment uses have different infrastructure usage patterns than residential areas, redesignation to residential can impact servicing in these areas.</p> <p>Removal of employment lands requires comprehensive consideration to protect the interest of a broader business community and economic viability.</p>
3.6 - Sewage, Water and Stormwater	<p>Municipal water and wastewater service providers should be provided with all tools necessary to service growth in the most efficient manner, regardless of where it occurs. Prohibition on Great Lakes-based servicing in certain areas provides little benefit. It is recommended the PPS ensure Great Lakes-based servicing is permitted in all areas. Municipal Great Lakes-based servicing can be delivered on a larger scale, more efficiently, and at a significantly lower level of environmental and legal risk than Private Communal Systems</p> <p>It is recommended Section 3.6.2 be strengthened by adding a supportive evaluation framework to drive consistency across the Province to help municipalities determine in the planning process where private communal systems are deemed environmentally feasible and financially viable. It would be beneficial if the definition of ‘communal’ included an upper limit for the number of lots and units, given technical limitations of most private communal systems. Communal systems should be considered a “last resort” when municipal servicing is not available within an appropriate distance from development. Communal system pose greater financial and environmental risk as performance of these systems may not be sustainable over the long term. The servicing hierarchy should clearly indicate that municipal servicing is the preferred form of servicing.</p>
4.1 – Natural Heritage	Regional staff support the Province’s approach to maintaining natural heritage policies and definitions of the PPS 2020
4.2 – Watershed Planning	Watershed planning should be coordinated across lower-tier municipalities where planning is not conducted by an upper-tier municipality.

	It is recommended that PPS recognizes the interconnected nature of water systems. The linkage to Source Water Protection Plans and ensuring development occurs in a manner to protect drinking water supply should be referenced in the document.
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Table 3: Proposed Changes to Regulations Under the Planning Act and Development Charges Act ([ERO # 019-8370](#))

Area	Regional Comment
Newspaper Notice Requirements	Support the use of electronic notices which modernizes the notification process

Table 4: Proposed Amendments to Ontario Regulation 73/23: Municipal Planning Data Reporting ([ERO # 019- 8368](#))

Area	Regional Comment
Reportable Action	Consider expanding the definition for Plan of Subdivision to include “Extension of Draft Plan Approval”
Quarterly Reporting	Consider average number of resubmissions by application and average time a municipality waits for resubmissions to assess application process. Consider tracking the date of first associated building permit issuance related to Site Plan or Subdivision approval, to measure time between approval and construction

THE REGIONAL MUNICIPALITY OF YORK

BYLAW NO. 2024-15

A bylaw to add certain lands to the Regional Road System,
in the City of Markham

WHEREAS effective April 1, 1996, the jurisdiction and ownership of certain highway lands forming part of Yonge Street (now Y.R 1) was transferred to The Regional Municipality of York from Her Majesty the Queen in right of the Province of Ontario, as represented by the Minister of Transportation for the Province of Ontario pursuant to Order-in-Council 229/96 (the "OIC").

AND WHEREAS the OIC does not definitively set out the limits of the lands transferred to The Regional Municipality of York at the intersection of Yonge Street and Colborne Street, Colborne Street being a highway under the jurisdiction and ownership of The Corporation of the City of Markham.

AND WHEREAS a surveyor was procured by The Regional Municipality of York to prepare a reference plan (the "Plan") to delineate that portion of Colborne Street that reasonably falls within the limit of the OIC.

AND WHEREAS it is necessary to correct the title information in the Land Registry Office which currently identifies The Corporation of the City of Markham as the registered owner of the lands intended to form part of Yonge Street at Colborne Street.

AND WHEREAS passage of an assumption bylaw in respect of those lands set out in the Plan and registration of the bylaw at the Land Registry Office is required to provide evidence of the Region's jurisdiction and ownership of the lands to correct the title to the lands.

Page 2 of 2 pages of Bylaw No. 2024-15

NOW THEREFORE, The Council of The Regional Municipality of York hereby enacts as follows:

1. The land described as Part of Colborne Street, Registered Plan 71, designated as Part 1 on Plan 65R-40737, in the City of Markham, in The Regional Municipality of York be assumed by The Regional Municipality of York and shall form part of Yonge Street (Y.R. 1).

ENACTED AND PASSED On April 25, 2024.

Regional Clerk

Regional Chair

Authorized by Clause 10 of Report 9 of the Finance and Administration Committee, adopted by Council at its meeting on November 17, 2011.

#16084185

THE REGIONAL MUNICIPALITY OF YORK

BYLAW NO. 2024-16

A Bylaw to confirm the proceedings of
Council at its Meeting held on April 25, 2024

THE REGIONAL MUNICIPALITY OF YORK HEREBY ENACTS AS FOLLOWS:

1. The action of Council in respect of each motion, resolution and other action passed and taken by the Council at its meeting of April 25, 2024, is, except where the prior approval of the Local Planning Appeal Tribunal is required, hereby adopted, ratified and confirmed.

2. The Regional Chair and the proper officers of the Municipality are hereby authorized and directed to do all things necessary to give effect to Council's action or to obtain approvals where required, and, except where otherwise provided, the Regional Chair, or another Member of Regional Council designated by the Regional Chair, and the Regional Clerk are hereby directed to execute all documents necessary in that behalf, and the Regional Clerk is hereby authorized and directed to affix the corporate seal of the Municipality to all of these documents.

ENACTED AND PASSED this 25th day of April, 2024

Regional Clerk

Regional Chair

#16111390