

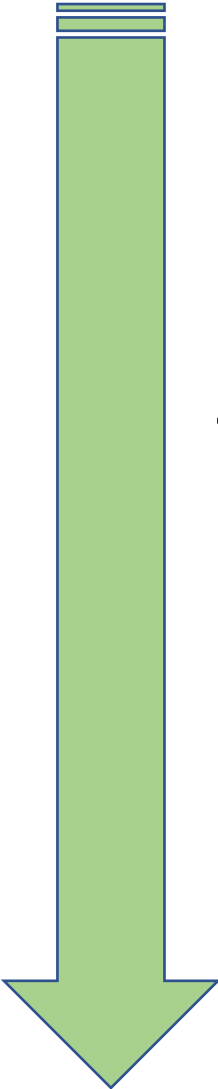
Bill 23, More Homes Built Faster Act, 2022

Emergency Town Council Meeting
Town of Caledon
November 25, 2022



Background (Provincial Action)



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1. Consultation - 'Increasing Housing Supply in Ontario' (November 2018)
 2. 'Housing Supply Action Plan' (May 2019)
 3. Bill 108, 'More Homes, More Choice Act' (June 2019)
 4. Bill 197, 'COVID-19 Economic Recovery Act' (July 2020)
 5. Housing Affordability Task Force (December 2021)
 6. Ontario-Municipal Housing Summit (January 2022)
 7. Report-Ontario Housing Affordability Task Force (February 2022)
 8. Bill 109, 'More Homes for Everyone Act' (April 2022)
 9. **Bill 23, More Homes Built Faster Act, 2022 (First Reading October 25, 2022)**

Bill 23 Objective and Status



- Bill 23 introduces various amendments to multiple statutes including:
 - Municipal Act, 2001
 - Conservation Authorities Act
 - Development Charges Act, 1997
 - Ontario Heritage Act
 - Ontario Land Tribunal Act, 2021
 - Planning Act
 - City of Toronto Act, 2006

Current Status of Bill

Nov. 24, 2022

Third Reading – Moved Closure
(Vote deferred to Nov. 28)

Bill 23 Provincial Themes and Actions



Building More Homes

Gentle density

Density near transit hubs

Renewal of rental housing

Municipal housing targets

Identifying more land for housing

Building more schools

More affordable housing options

Helping Homebuyers

Use of vacant homes

Protecting consumers

Land lease approvals

Reducing Construction Costs & Fees

Reducing Development Charges

Reducing parkland requirements & fees

Reducing property tax on apartments

Reducing property tax on affordable housing

Streamlining development approvals

Speeding up municipal processes

Streamlining aggregate applications

Ontario Land Tribunal

Natural heritage & the environment

Natural hazards

Heritage



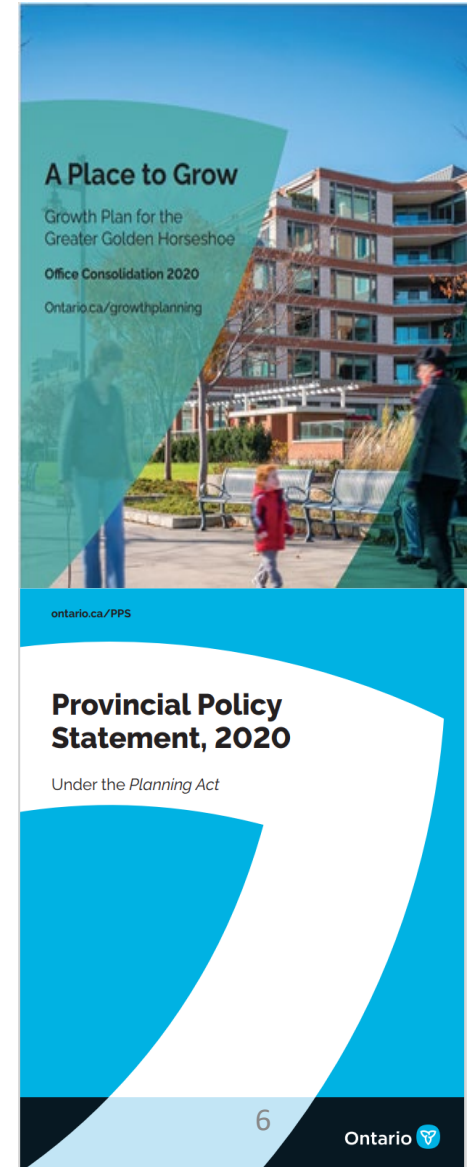
- The Region of Peel and other upper-tier municipalities will lose their responsibilities for planning policy and approval.
- The Region of Peel’s Official Plan will no longer exist.
- Relevant parts of the Region's Official Plan will be deemed to be part of Town of Caledon's Official Plan.
- Minister will approve Caledon’s Official Plan.
- Employment conversion authority will be brought back to the Town.
- Impacts on public process.
- The two-year moratorium on seeking Official Plan amendments and Zoning By-law amendments is lifted.

Relevant to Caledon - new direction expected on:

- Rural Housing
- Agriculture
- Natural Heritage
- Natural and human-made hazards
- Aggregates
- Cultural heritage

Potential merging of 'A Place to Grow' and the 'Provincial Policy Statement'

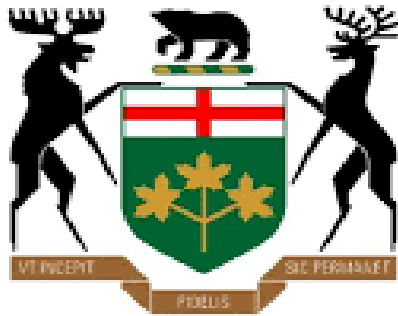
- Residential Land Supply
- Attainable Housing Supply and Mix
- Growth Management
- Environment and Natural Resources
- Community Infrastructure
- Streamlined Planning Framework



IMPACTS TO TOWN OF CALEDON



Ontario Land Tribunal



Ontario Land Tribunal

- A municipality will need to use tax dollars to pay any successful party's cost if the municipality's case is unsuccessful at the Ontario Land Tribunal (OLT).
- No third-party appeals in consent and minor variance appeals

1.5 million homes over the next 10 years

Housing Targets assigned to Municipalities



Caledon's target

“...To implement the 1.5 million homes target I am asking the Town of Caledon to demonstrate its commitment to accelerating housing supply by developing a **Municipal Housing Pledge** and take the necessary steps to facilitate the **construction of 13,000 new homes in your community by 2031**. I ask that you bring this letter to the attention of your Head of Council so that your municipality is positioned to deliver its pledge to me, the Minister of Municipal Affairs and Housing, by the March 1, 2023, deadline.”

	Brampton	Caledon	Mississauga	Peel
Bill 23	113,000	13,000	120,000	245,000
2021-2031 Current Growth Forecast	55,000	12,000	33,000	100,000
Difference	58,000	1,000	87,000	145,000

Planning Act – Infill housing



- Three units on a single residential lot without any by-law amendments or site plan approvals.
- Municipalities will not be able to set minimum unit sizes or require more than one parking space per unit.
- New units built under this permission will be exempt from Development Charges (DCs), Community Benefit Charges (CBCs) and parkland requirements.



- Three units in the primary building (i.e, triplex) OR
- up to two units in the primary building (basement/ second unit) and one unit in an ancillary building (e.g. garden suite)

Planning Act – Site Plan exemptions



- Residential development proposals with less than ten units (10) are exempt from site plan approval.



- Caledon Council declared a climate change emergency and endorsed a Resilient Caledon Community Climate Change Action Plan with a target to achieve net zero emissions by 2050.
- Town will now have limited ability to implement its Green Development Standards through site plan.
- This will impact the Town's ability to meet its climate targets.

Heritage

- Heritage registers are to be reviewed - if a listed property is not designated within the next 2 years it will be removed from the register.
- Criteria for designation are to be increased – will be more difficult to protect smaller & locally significant properties.
- A process is proposed to allow Heritage Conservation District Plans to be amended or repealed.





Impacts to Caledon's Heritage

1000 listed properties
375 highly significant





**Bill 23 comes at a
significant
environmental cost**

Conservation Authorities

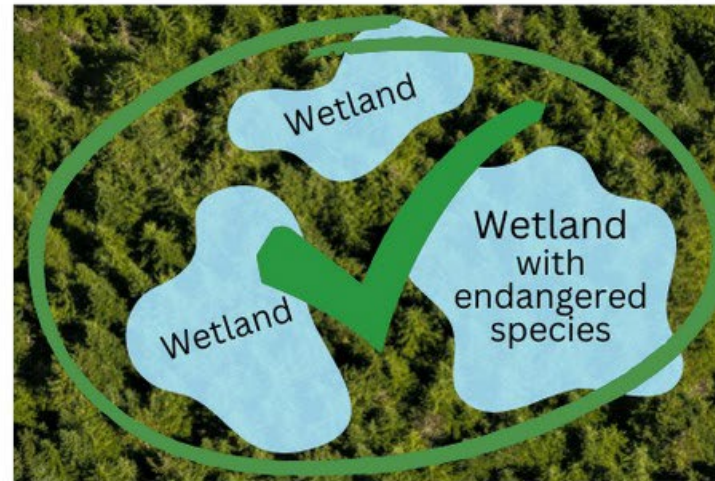
- A single Regulation is proposed for all 36 Conservation Authorities (CAs).
- The role of CAs in Plan Review will be limited to risks associated with flooding and erosion.
- Proposed exclusion to when a CA permit will be required and an introduction of a Minister exemption.
- Review of CAs owned lands that can be used for housing.
- Imposed freeze to CA user fees.

Natural heritage resources - Wetlands

- A new program will offset development pressures on wetlands, requiring a net positive impact.
- Revisions to the Wetland Evaluation System with proposed elimination of the concept of wetland complexes.

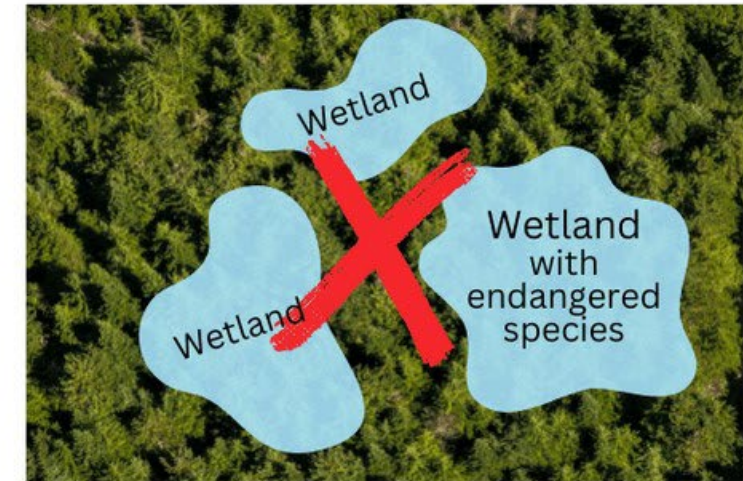
NOW

A **Wetland Complex** with Endangered Species is recognized as 'Provincially Significant' and protected.



NEW CHANGES

Wetland Complexes no longer recognized and endangered species valued less in evaluation system. Same wetland is no longer deemed 'provincially significant' and can be destroyed.





Impacts to Caledon's natural environment

- Significant environmental concerns - Planning for communities for the next 100 years and cannot be shortsighted.
 - Anticipate development in currently protected wetlands that provide water quality and flood mitigation benefits.
 - Greenbelt land swaps set a precedent.
 - Once these environmental areas are lost, they cannot be easily replicated elsewhere.
 - May require increased investments in stormwater and wastewater infrastructure.
 - Overall increased vulnerability to people and property from climate impacts due to loss of CA expertise and natural features.

Growth funding - Development Charges



- Growth Does NOT pay for Growth
- How and when we collect DCs is changing significantly
- DCs can no longer be used to fund **studies** (Official Plan, Secondary Plans, Environmental Assessments, Heritage reviews, etc.).
- DCs can no longer be used to purchase **land** for growth-related infrastructure (further details pending).

Development Charges (DCs) are fees collected from developers that help pay for the cost of municipal services or impacted infrastructure such as roads and transit.

Affordability

- New definition of affordability includes high income households
- Bill 23 - no mechanism to ensure that reduced charges and levies will lead to housing becoming more affordable
- Studies show that increased housing supply has historically not improved affordability



Planning Act – Affordable housing

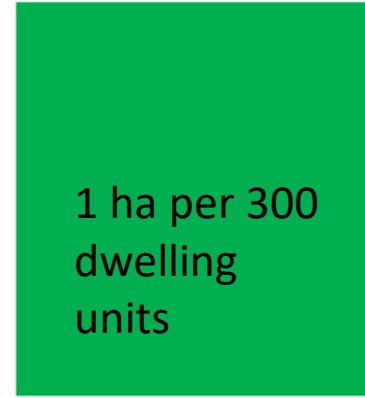


Current for Caledon	Bill 23 for Caledon
Definition uses % of annual household income spent on housing costs	Definition relies on average market pricing or average market rents
Affordable Price (new ownership housing in 2021)	Affordable Price (new ownership housing in 2021)
\$610,370 Affordable to low and medium income households	\$ 1,179, 229 Affordable to high income households
% of new housing considered affordable (2021)	% of new housing considered affordable (2021)
16%	56%
Discretionary exemption from DCs- Incentive Programs	Mandatory exemption from DCs, parkland and CBCs



Parkland

- Parkland contribution rate will be based on site size, rather than population.
- The Town will not be able to secure enough land to deliver required park facilities.
- The quality and location of new parkland will be compromised.
- The Town will lose discretion to assemble adequately sized park blocks.
- Encumbered parkland as well as privately owned publicly accessible spaces (POPS) will be eligible for parkland credits.



Town's Parks Plan



Bill 23



Town's Parks Plan



Bill 23

Budget Impacts – Parks



Parkland Target by 2032	197.68 acres
Parkland paid for through development	49.45 acres
Town to acquire remaining parkland	148.26 acres
Cost to purchase remaining land	\$195,367,809
Average cost per year	\$19,536,781
Tax increase per year	24%

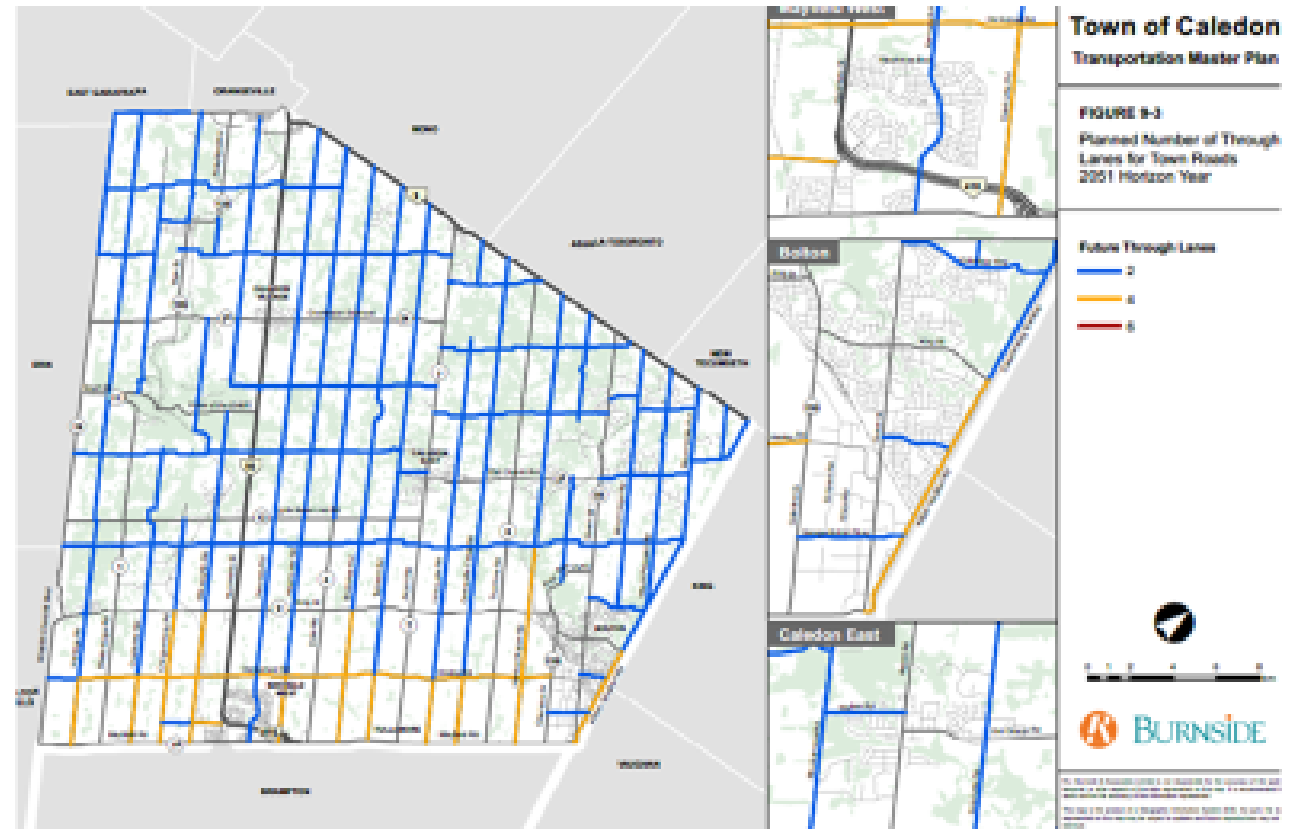
Impacts to Caledon's Parkland

- Sharp decline in park spaces
 - loss of 60-70% of projected parkland
- Future Caledon residents will have less access to parks and recreation services
 - less walkable communities; less amenities
- Overcrowding
 - more residents will rely on existing parks system
 - increased maintenance needs
- Negative impact on the environment
 - minimize greenspace to absorb stormwater
 - reduce ability to provide cooling during extreme heat



Impacts to Caledon's growth infrastructure

- The TMP identifies the need for significant Town road network improvements to service the planned growth, valued at over \$450 million
- Bill 23 will impact the Town's ability to leverage Development Charges to fund certain components of growth-related infrastructure, such as land acquisition and study costs
- Taxpayers will need to fill the funding gap, which will be in the millions
- This will impact the timing of infrastructure improvements and growth



Growth Will Not Pay For Growth



- Planned growth calls for significant infrastructure investments.
- The combination of DCs and community benefit charges (CBCs) allow municipalities to build the infrastructure that unlocks growth and the infrastructure that builds communities.
- DCs are a key tool used to fund new growth-related infrastructure and servicing plans i.e., roads, parks, rec centres, libraries, fire stations etc.
- Taxpayers will need to fill the funding gap.
- Affordable Housing definition alone will increase property taxes 20-30% annually.

Detailed Impact Analysis Required

- Loss in DCs and parkland dedication revenues
- Cost of additional infrastructure
- Increase in property taxes
- Increased barriers to economic development
- Ability to provide and operate future transit, recreation centres, libraries, parks, etc.
- Park space deficiency
- Burden on infrastructure and the environment



Detailed Impact Analysis Required

- Loss of heritage resources
- Resources to hire staff or consultants for additional responsibilities (natural heritage reviews, heritage designations, development applications, OLT appeals)
- Impacts on major growth-related capital projects (water/ wastewater/roads) in 10-year capital forecasts
- Impacts from ongoing appeals and legal costs
- Impacts to Caledon's greenhouse gas emissions



Preliminary Potential Asks of the Province

- Create a provincial incentive program provided directly to developers or homeowners through targeted grants, rebate and other financial incentive programs
- Create a municipal compensation fund to compensate municipalities for the impacts of Bill 23 on municipal growth funding revenues
- Penalize developments that have been approved by municipalities and not yet built
- Pause Bill 23 consideration to conduct meaningful engagement and consultation with municipalities



Next Steps for Caledon



- Complete Detailed Impact Analysis - Greenfield
- Collaborate with other municipalities, conservation authorities and other levels of government
- Comprehensive staff report to Council in January 2023
- Assess Budget Impacts
- Conduct Quality of Life and Well-Being Analysis



Strategic Approach for Caledon



- Stay focused on our why – values, community, green, etc.
- Leverage
- Collaboration
- Change and Resilience