



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

May 14, 2023

PED24097

City of Hamilton's Response to the proposed *Planning Act* and *Municipal Act* changes in Provincial Bill 185, *Cutting Red Tape to Build More Homes Act, 2024* (PED24097) (City Wide)

Presented by: Shannon McKie

Thank you to:

Sean Kenney	Heritage and Urban Design
Binu Korah	Development Engineering Approvals
Heather Travis	Growth Management
Charlie Toman	Sustainable Communities
Melanie Pham	Sustainable Communities
Ailish Brooke	Corporate Services
Patrick MacDonald	Legal Services
Peter K	Legal Services



- On April 10, 2024 the Provincial Government released Bill 185, *Cutting Red Tape to Build More Homes Act, 2024*
- The Bill includes amendments various Acts including:
 - *Development Charges Act,*
 - *Municipal Act, and*
 - *Planning Act*



The City does not support the following amendments

Proposed Changes	Rationale
Eliminate Third Party Appeals	<ul style="list-style-type: none"> Reduces overall engagement on application processes.
Eliminate Formal Consultation Requirements	<ul style="list-style-type: none"> Limits meaningful conversations on applications. May result in increased processing times.
Additional Residential Unit Regulations	<ul style="list-style-type: none"> Limits this City’s ability to create appropriate development regulations.
Parking Reductions in Major Transit Station Areas	<ul style="list-style-type: none"> Restricts the City from incorporating AODA standards and visitor parking.
Exemptions for Post Secondary Institutions	<ul style="list-style-type: none"> Removes the City’s ability to ensure appropriate servicing, traffic, design and integration within communities.
Exemptions for Community Service Facilities	<p>Removes the City’s ability to ensure appropriate servicing, traffic, design and integration within communities.</p>

The City supports the following amendments:

Proposed Changes	Rationale
Repeal Bill 109 Refund Requirements	<ul style="list-style-type: none"> Allows the City to continue meaningful engagement with the applicant to improve applications.
'Use It or Lose It'	<ul style="list-style-type: none"> Lapsing dates will encourage faster implementation of decisions.
Allocation of Services Policy	<ul style="list-style-type: none"> Enables the City to establish policies to direct services.
Repeal Community Infrastructure and Housing Accelerator	<ul style="list-style-type: none"> The City encourages applications to proceed through the regular development application process.
Minister's Zoning Order	<ul style="list-style-type: none"> Improves transparency in the process for submitting, reviewing and approving a Minister's Zoning Order.



- Eliminates appeal rights for the public on Official Plan, Official Plan Amendments, Zoning By-laws and Zoning By-law Amendments;
- Eliminates the City's ability to require Pre-Consultation applications;
- Removes regulatory mechanisms for ensuring appropriate development of post-secondary institutions and community service facilities;
- Removes mechanisms for the City to require barrier free and visitor parking within Major Transit Station Areas;
- Weakens the protection of the City's urban boundary development limits by allowing appeals to applications to expand into the City's rural area; and,
- Results in unilateral decision making to the Minister of Municipal Affairs and Housing as it relates to Additional Residential Units.



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE