



REPORT NO. 18 DEVELOPMENT SERVICES COMMITTEE (MAY 2, 2023)

8.2.5 [COMMENTS ON THE HELPING HOMEBUYERS, PROTECTING TENANTS ACT, 2023 \(BILL 97\) AND ASSOCIATED CHANGES \(10.0\)](#)

1. That the report dated May 2, 2023 titled “Comments on the Helping Homebuyers, Protecting Tenants Act, 2023 (Bill 97) and Associated Changes” be received; and,
2. That the City not support the proposed changes to the Planning Act that would:
 - a) Exclude office, institutional, commercial and retail uses not associated with manufacturing or warehousing from the definition of “employment area”; and,
 - b) Authorize the Minister to exempt planning approvals for uses permitted by a Minister’s Zoning Order from complying with provincial or local policies; and,
 - c) Enable appeal rights to individuals and public bodies when an interim control bylaw is initially passed; and,
3. That the City requests the Minister to provide additional flexibility in the Community Infrastructure and Housing Accelerator tool (Section 34.1 of the Planning Act) or provide a new authority that enables municipalities to pass a zoning bylaw that facilitates affordable housing projects and rental housing and economic development opportunities that cannot be appealed to the Ontario Land Tribunal; and,
4. That the City support proposed changes to the Planning Act that would:
 - a) Postpone the start date for planning application fee refunds to July 1, 2023, and request more information about the exemption provision; and,
 - b) Prescribe areas where the exemption from site plan control for residential developments containing 10 or less units does not apply, and requests further exemptions as outlined in this report including for proposed development that is adjacent to residential areas; and,
5. That the City not support the proposed changes to the Development Charges Act that would extend the exemption of development charges for additional residential units to rural areas; and,
6. That the City support the proposed changes to the Building Code Act, 1992 to freeze Provincial Building Code Registration and Service Fees; and,

7. That Markham City Council support the Associated Registry postings with proposals to strengthen tenant's rights and protections, assist prospective homebuyers, and facilitate new housing development changes that strengthen protection for homebuyers and tenants; and,
8. That this report be forwarded to the Ministry of Municipal Affairs and Housing, Association of Municipalities of Ontario (AMO), and Ontario's Big City Mayors as the City of Markham comments on the Helping Homebuyers, Protecting Tenants Act, 2023 and Associated Changes; and further,
9. That Staff be authorized and directed to do all things necessary to give effect to this resolution.



Kimberley Kitteringham
City Clerk

Cc: A. Prasad
G. Cescato
D. Lyons
D. Wedderburn
L. D'Souza

Attachments:

[DSC Report - Comments on the Helping Homebuyers Protecting Tenants Act.pdf](#)
[Appendix A - ERO ORR Postings re the Helping Homebuyers Protecting Tenants Act 2023.pdf](#)
[Appendix B - City of Markham Comments on the Helping Homebuyers Protecting Tenants Act 2023.pdf](#)
[Appendix C - Employment Area Designations.pdf](#)
[Appendix D - Lands within 300m of Railway Line.pdf](#)
[DSC PPT - COM Comments on the Helping Homebuyers Protecting Tenants Act. PDF](#)