

# **Site Plan Internal Review New Legislation Impacts**

AAC Meeting: February 21, 2023

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# Agenda:

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1. Brief review of:
  - new legislation
  - impacts of new legislation
2. Changes to the AAC review process
3. Confirmation of AAC's interest in the internal review process
4. Consider details and make a motion
5. Schedule training for interested members

# New Legislation

## **Bill 109**: More Homes for Everyone Act, 2022

- Aims to address housing shortages by mandating municipalities to expedite approvals to build homes faster.
  - Requires municipalities to partially refund zone change application fees and site plan application fees if decisions are not made within 90 days.

## **Bill 23**: More Homes Built Faster Act, 2022

- Introduces municipal housing targets based on population size and growth.
- Provincial goal is to build 1.5 million homes in 10 years.
  - City of Guelph has been assigned a housing target of 18,000 by 2032.
- To meet this target, the bill proposes to exempt developers from paying development charges, parkland dedication fees and community benefit charges.



# **Administrative impacts for municipalities**

- Site Plan Applications must be approved 60 days from the day they are submitted
  - Approval delays have implications for the municipality that impact fees collected from the applicant.
    - There are 3 delay points - with the maximum being 100% of fees refunded to the applicant if no approval is received within 120 days.
- The Planning Act has been amended to support applicants in this process.

# **Departmental impacts of new legislation:**

## **Two categories of comments**

### **Required comments:**

Comments must be supported by law:

- Federal
- Provincial
- By-laws

### **Recommended comments:**

Comments are for consideration by the applicant.

# Accessibility impacts of new legislation

## Required comments:

- Accessibility-related requirements come from the Accessibility for Ontarians with Disabilities Act (AODA) – Design of Public Spaces (DOPS) Standards.
- For new and existing facilities, owned, leased or operated by the City of Guelph – requirements come from the AODA DOPS and the Facility Accessibility Design Manual (FADM)

## Recommended comments:

- Accessibility-related recommendations come from the FADM, AAC review feedback and other related best-practices

# **Changes to the AAC review process: Non-City development applications**

## **Before the Provincial legislation**

- A. AAC/Accessibility recommendations were brought forward to the applicant
- B. FADM was used as a supporting document as it includes the AODA requirements
- C. Unmet recommendations were escalated - rarely happened
- D. Otherwise, recommendations were met

## **Now – Working within the Provincial legislation**

- A. AAC/Accessibility AODA supported comments are brought forward to the applicant
- B. AAC/Accessibility and FADM supported comments are recommendations if beyond the AODA
- C. Unmet requirements will be escalated
- D. Requirements are expected to be met

# Confirmation of AAC's interest in the Internal Review Process

The AAC currently reviews:

- Industrial use site plans
- Commercial use site plans
- Multi-residential use site plans
- AAC members volunteer for meetings
- The meetings for this internal process take place every 2 weeks on Tuesday evenings for up to 2 hours beginning at 6 p.m.
  - Depending on the number and complexity of submissions that week
- Meetings are electronic through Microsoft Teams

# Details to consider for a motion

## **Upcoming opportunities to resume AAC internal review meetings**

- Tuesday, February 28 at 6 p.m.
- Tuesday, March 14 at 6 p.m.

## **Details of training:**

- 60-75 minute training session
- Available electronically through Microsoft Teams

## **Proposed dates for training:**

- Monday, February 27 from 4:30 – 5:30 p.m.  
or 5:00 – 6:00 p.m.
- Tuesday, February 28 from 4:30 – 5:30 p.m.
- Tuesday, March 7 from 4:30 – 5:30 p.m. or  
5:00 – 6:00 p.m.
- Tuesday, March 14 from 4:30 – 5:30 p.m.

Recommended  
Motion  
(see slides 8 and 9)

- That the AAC agree to review [types of plans – listed on slide 8], and
- That a site plan internal review training session be scheduled for [date and time] for interested members of the AAC, and
- That the AAC internal review process for site plans resumes on [date].