



LONDON DEVELOPMENT INSTITUTE

May 30, 2019

Ministry of Municipal Affairs and Housing
Planning Act Review
Provincial Planning Policy Branch
777 Bay Street
13th Floor
Toronto, On
M5G 2E5

RE: Bill 108 (Schedule 12) – Changes to the Planning Act

On behalf of the London Development Institute I am pleased to provide the following comments regarding the proposed changes to the Planning Act to improve housing availability in Ontario.

The London Development Institute (LDI) is a member-based organization representing most land developers in the London area. LDI has been the leading voice on development issues in our City for more than 40 years. Our goal, working with our partners in local government and the community, is to build a better London.

The streamlining of the planning approval processes will assist in obtaining more timely decisions from municipalities. This will improve our members ability to deliver new housing stock, both rental and ownership, in the City of London in a more affordable and time efficient manner. LDI agrees that affordability and availability are directly related to the length of time it takes to obtain approvals to build in a marketplace. LDI members are more than willing to work with our municipal partners to meet these new timeframes.

Two fundamental requirements our members need to make their land development business decisions are certainty and predictability. The proposed changes tremendously enhance both requirements particularly around the use of inclusionary zoning and bonusing planning tools. The clear determination of where inclusionary zoning can be used and the creation of one community benefit charges regime, replacing density bonusing and DC discounting for soft services, is a very positive step for our industry.

Finally, empowering LPAT to make decisions on the best planning outcomes is also an important change. Planning decisions must be made on sound planning principles and the legislation that implements those principals. The risk of allowing other factors that are non-planning related to undermine proper planning decisions is not appropriate.



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If you have any questions or wish to consult with the London Development Institute in further detail on any of the issues raised, please do not hesitate to contact us. We are more than willing to meet with the Minister, his staff or a Standing Committee of the Government of Ontario.

Thank you for your consideration.

A handwritten signature in blue ink, which appears to read 'Mike Wallace'. The signature is fluid and cursive.

Mike Wallace
Executive Director
London Development Institute