



LONDON DEVELOPMENT INSTITUTE

July 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: Regulation Changes Under the Planning Act including transition matters related to Schedule 12 of Bill 108.

On behalf of the London Development Institute I am pleased to provide the following comments regarding the proposed regulation 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 proposed regulation changes under the Planning Act including transition matters related to Schedule 12 of Bill 108 are consistent with our previous comments dated May 28th regarding the proposed changes to the Planning Act. Our submission asked for the streamlining of the planning approval process along with regulations to implement the changes that would provide certainty and predictability.

The proposed new regulations fulfill the above criteria.

The transition regulations regarding the expansion of the grounds for appeal are clear. We also welcome the narrowing of eligible appeals to the key participants as they relate to specific timing within the subdivision and draft plan approval process. The reduction in the decision timelines will also help streamline the development approval process to meet the policy goal of more available housing stock through a more efficient approval process.

LDI welcomes the single application and approval process through the Community Planning Permit System. The regulatory changes will streamline the development approval process. It will eliminate duplication of effort, shorten the timeframe for approval and treat an application in a holistic manner. This will allow the approval authority to identify all issues to be resolved at one time instead of the piecemeal approach of the current approval system. The proponent of the development will be able to



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resolve the outstanding issues in a comprehensive manner which will lead to a more efficient and effective decision-making process.

The London Development Institute has no issue with the changes to the secondary unit provisions in the Planning Act. Affordability is an issue in London and LDI supports this policy change to remove barriers and improve affordable housing opportunities in our community. We also support the housekeeping changes regarding redundant notices and inclusionary zoning referred to Section 37 of the Planning Act.

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, appearing to read 'Mike Wallace', is positioned above the printed name.

Mike Wallace
Executive Director
London Development Institute