



City Planning
206 Dundas Street
London, ON
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London
CANADA

August 2, 2019

The Honourable Steve Clark
Minister of Municipal Affairs and Housing
College Park, 17th Floor
777 Bay St, Toronto, ON
M5G 2E5

Re: ERO Number: 019-0181; Proposed new regulation and regulation changes under the Planning Act, including transition matters, related to Schedule 12 of Bill 108 - the More Homes, More Choice Act, 2019

Dear Minister Clark,

Thank you for the opportunity to comment on the proposed regulations and regulation changes to Schedule 12 of Bill 108, More Homes, More Choice Act, 2019. The City of London strongly supports the efforts of the Province in tackling the pressing issue of housing affordability, and appreciates the additional clarity provided by the proposed regulation. The City has recommendations, however, to improve transitional matters for ongoing appeals to the Local Planning Appeal Tribunal, as well as concerns regarding the implementation of the Community Planning Permit System (CPPS).

Through the proposed regulation, the expansion of grounds for certain types of appeal would apply to files that have not yet been scheduled for a merits hearing. The City of London is concerned about the effect on appeals that would be subject to these changes and that commenced before Royal Assent. Specifically, Municipal Council made their recommendations with an expectation that any potential appeal would be subject solely to conformity with a provincial or applicable official plan. In light of the changes through Bill 108, it is recommended that the regulation includes a mechanism for Council to provide a position to the Tribunal with respect to the expanded hearing grounds, including the submission of additional evidence, if required.

The City of London has no concerns with the proposed changes to the CPPS framework, but believes the regulation could provide additional clarity. Section 16 (4) of the Planning Act currently allows prescribed municipalities to have inclusionary zoning policies. Non-prescribed municipalities, however, are able to only use inclusionary zoning through a CPPS under amended section 16 (5). Further, a municipality is required to implement the CPPS in response to the Minister's order in accordance with amended section 70.2.2. Given these provisions, the City has the following questions:

- How will the selection for applicable municipalities be determined?
- Can inclusionary zoning policies be utilized in a CPPS that is undertaken voluntarily and not through an order of the Minister?

The regulation also provides further clarity on policy changes regarding additional residential units, as well as other housekeeping regulatory changes. The City of London does not have concerns about these policies and appreciates the additional clarity provided.

Attached to this letter is the report regarding the proposed regulations for Bill 108, More Homes, More Choice Act, 2019, received by Municipal Council on July 30, 2019. The City supports provincial aims to address housing affordability through collaboration with the Province, and is requesting that the Province uses this consultation process to address municipal concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "John M. Fleming".

John M. Fleming, MCIP, RPP
Managing Director, Planning and City Planner

Attachments