

August 6, 2019

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

Dear Minister Clark;

**RE: Bill 108: More Homes, More Choice Act, 2019  
ERO 019-0181 - Proposed New Regulation and Regulation Changes under  
The Planning Act, including Transition Matters related to Schedule 12  
Local Planning Appeal Tribunal Policy Reform**

Paradise Developments would like to start by thanking the Government for providing the essential leadership required for forging ahead with the changes that were made to this very important Provincial policy framework. We are of the opinion that the many improvements contained within Bill 108: More Homes, More Choice Act, 2019, to the Local Planning Appeal Tribunal (LPAT), address a wide range of challenges that became apparent in the process and operating procedure prescribed by Bill 139.

LPAT, formerly the Ontario Municipal Board, plays a critical role in the delivery of housing and jobs, both of which are of utmost importance to fostering a vibrant economy and delivering the people of Ontario a more diverse range of housing options that are affordable. Bill 108 takes a great step forward to correcting many of the problems and errors that were introduced within Bill 139 and will begin to free the backlog of projects stuck in the LPAT system, which amounts to about 100,000 units. This is particularly important when Ontario's population is forecasted to grow by 2.6 million people by 2031 (as referenced in the Growth Plan), which translates to about 1 million more housing units of diverse types and tenures within the same timeframe.

At a high level, the changes will restore a healthier balance to the planning and land development industry, will speed up the process (by trimming the red tape) and ultimately lead to decisions that demonstrate 'good planning' outcomes. Particularly, we would like to mention a few of the critical changes being implemented through Bill 108 that will have a positive effect on Ontario:

1. The restoration of de novo hearings;
2. Shortening the process back to one hearing instead of two (which was a very likely outcome under Bill 139);
3. Restoring cross-examination; a critical component that allows problems to be scoped more effectively and where evidence can be tested by professionals during a hearing;
4. Restoration of many of the appeal tests;
5. Removing the reverence of municipal decisions, allowing politics to be detached from the hearings and decisions to be made based on 'good planning';
6. Making the process faster and cheaper for all by giving the Tribunal the power to require parties to mediate where practical;
7. Reduced timelines for filing appeals for non-decision on complete applications (for OPAs (120 days), zoning by-law amendments (90 days – except where concurrent with OPAs for some proposals) and plans of subdivision (120 days); and

8. Other transitional regulations which speed up the process and provide more clarity and certainty to applicants, going forward.

It is for these reasons and others that we strongly support moving to the Bill 108 system as soon as possible. It is critical that we prevent future projects from heading to LPAT under the passé and very problematic Bill 139 process. Not only will it slow down critical projects, but it will create unnecessary hardship for all parties involved. We therefore ask that the proposed regulations be proclaimed on September 1<sup>st</sup>, 2019, to ensure the good momentum continues.

We would like to once again commend your Government for showing great leadership and for taking these critical steps before further damage was caused. We appreciate the opportunity to provide submissions and comments (often in an open forum), and for the ability to work hand-in-hand, ultimately facilitating amicable results and a strong working partnership.

Thank you for your time and assistance in this matter,

Mitchell Taleski, Project Manager  
Paradise Developments

CC: Alex Beduz, Chief of Staff - Minister of Municipal Affairs and Housing  
Mike Collins-Williams – Ontario Homebuilders Association  
Paula Tenuta – Building Industry and Land Development Association  
Mark Jepp – Paradise Developments