



LONDON DEVELOPMENT INSTITUTE

January 6, 2021

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

RE: Bill 197 – Changes to the Planning Act regarding zoning orders and inclusionary zoning.

On behalf of the London Development Institute, I am pleased to provide the following comments regarding the proposed changes to the Planning Act that enhance Ministerial authority over site plan matters 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.

Our position on the changes is favourable with one caveat.

We support the ability of the Minister to address site plan matters through a Minister's zoning order to require an agreement and give direction between a municipality and a developer dealing with matters of site plan control.

Our caveat is regarding the use of inclusionary zoning (IZ) where no inclusionary by-law presently exists in a municipality. How can the Minister address the use of inclusionary zoning matters between a municipality and a developer when neither side has the policy and implementation requirements that a municipal IZ by-law would provide?

As you know IZ by-laws may vary greatly from municipality to municipality particularly based on the present and future transit system in a community. IZ by-laws do not exist currently in most municipalities in Ontario. The municipality must have an approved IZ by-law, after consultation with the public and the development industry before the Minister requires any agreements between a municipality and a developer regarding inclusionary zoning.

On behalf of the development industry in London we support the Government of Ontario's goal of providing affordable housing in communities across the province. Inclusionary zoning is a tool replacing the use of bonusing provisions previously available through the Planning Act to encourage the inclusion of affordable housing in new developments. The use of bonusing provisions were at the discretion of the developer and could be used as an incentive by a municipality.



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As an industry we do not know if a municipality's IZ policy and by-law will operate as an incentive or be prescriptive. How and where will IZ be applied in a PMTSA or a community permit system? If an IZ by-law is prescriptive and not flexible how does this affect the viability of any proposed development from the landowner? These are just a couple of the many questions that need answered by the industry prior to them proceeding with any developments that will include IZ.

It is our submission that the changes to the Planning Act regarding Ministerial authority will be more affective if the Minister is able to require municipalities to develop and pass an IZ by-law as soon as possible. We think it will be difficult for the Minister to require an agreement that uses IZ where no IZ by-law exists.

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 black ink that reads "Mike Wallace". The signature is written in a cursive, flowing style.

Mike Wallace
Executive Director
London Development