

November 12, 2022

Ministry of Municipal Affairs and Housing
777 Bay Street, 17th floor
Toronto, Ontario M7A 2J3



Submitted electronically - PlanningConsultation@ontario.ca

Re: More Homes Built Faster Regulatory Amendments

The Residential Construction Council of Ontario (RESCON) is Ontario's leading association of professional residential builders. We are committed to providing leadership and fostering innovation in the industry. Our members build the communities and homes of the future. Thank you for this opportunity to provide input with respect to the recent announcement regarding significant changes to planning and housing development policies across Ontario.

Feedback to: Proposed Changes to Ontario Regulation 299/19: Additional Residential Units

RESCON supports the proposal to allow for as-of-right zoning up to 3 residential units as it facilitates the overall goal of building 1.5 million new homes over the next decade, and more particularly, building Missing Middle Housing. Moreover, this policy change will further limit the ability of NIMBY community members and their councillors from opposing housing options by removing the approval of the municipality. This could also free up time by municipal planning staff to focus on more significant housing developments of larger scale, as there would be less need for individual, ad-hoc by-law amendments, exemptions and committee of adjustment.

Feedback to: Proposed Planning Act and City of Toronto Act Changes (Schedules 9 and 1 of Bill 23 - the proposed More Homes Built Faster Act, 2022)

Generally, RESCON supports the proposals to require as-of-right zoning for major transit areas, however, we believe as-of-right zoning and density targets should be broader than just major transit station areas to include major avenues and corridors.

RESCON also supports the proposal to limit Third Party Appeals, remove planning policy and approval authority from upper-tier municipalities and limiting conservation authority appeals of land use planning decisions. These changes will cut red-tape and act to streamline and speed up the approvals process.

RESCON is very supportive of the proposal to limit the ability for municipalities and anti-housing community members to impact architectural details and landscape design. Often developers are forced to forfeit building more housing units to accommodate angular planes, which do very little aside from appeasing NIMBY's.

Yours truly,

Richard Lyall
President
RESCON