

May 10, 2024

390-21

Via Email

Provincial Planning Policy Branch
777 Bay Street, 13th Floor
Toronto, ON M7A 2J3
PlanningConsultation@ontario.ca

**RE: Bill 185 – Proposed Planning Act, City of Toronto Act and Municipal Act Changes
ERO No. 019-8369**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) provides expert land use planning advice and assists proponents secure the required municipal approvals for a variety of development projects throughout southern Ontario, and would like to thank you for the opportunity to comment on the proposed amendments to the *Planning Act*, *City of Toronto Act* and *Municipal Act* via ERO No. 019-8369. We represent the owner of the property municipally known as 63 Albany Street in the City of Oshawa, which is located directly west of the future Central Oshawa GO Station.

As the Province works to address the housing crisis currently facing Ontario, the structure and policies outlined within the *Planning Act* and *Municipal Act* will become even more critical to achieving its goal of building 1.5 million homes by 2031. With that said, we would like to express our support for many of the legislative changes put forth by Bill 185, including the proposed restriction on parking requirements within Protected Major Transit Station Areas. Aside from the positive climate implications associated with reduced auto-dependency, this particular change will promote transit-supportive densities, increase housing supply, and improve affordability by reducing upfront construction costs.

For the above-noted reasons, we recommend that the new subsections 16 (22) to (24) of the *Planning Act* go one step further by expanding the proposed restriction on parking requirements to *all* Major Transit Station Areas (MTSAs) as opposed to only those delineated as *Protected* Major Transit Station Areas (PMTSAs). This recommended modification to Schedule 12 of Bill 185 is outlined below:

- “2. New subsections 16 (22) to (24) limit the ability of official plans to contain policies requiring an owner to provide or maintain parking facilities within *all protected* major transit station areas, certain other areas surrounding and including an existing or planned higher order transit station or stop and other prescribed areas. Related amendments are made to Section 34.”

Expanding the scope of this legislative change (as per the text modification outlined above) will strengthen the Province’s ability to deliver more affordable housing options with direct access to transit, faster.

Should you have any questions, please do not hesitate to contact the undersigned.

Kind Regards,
UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



Matthew LeBlanc, M.P.L., BA (Hons)
Planner

cc. Mr. David Horwood, Albany Street Investments Ltd. (via email)