



May 10th, 2024

Hon. Paul Calandra
Minister of Municipal Affairs & Housing
17th Floor – 777 Bay Street
Toronto, Ontario
M7A 2J3

Dear Minister Calandra,

Re: Mizrahi Developments Response to the Proposed 2024 Provincial Planning Statement Draft

As President and founder of Mizrahi Developments, I am reaching out to congratulate you on releasing the updated *Provincial Planning Statement* draft. This new planning document is an important step for homebuilding in Ontario, and will help to enable the construction of more homes across every community in the province.

As a long-time homebuilder, I wholeheartedly support the goal set out by your government to build 1.5 million new homes by 2031. Also, through my experience working through the planning approvals process, it is clear that red tape often stands in the way of ensuring that shovels get in the ground on new communities, which help strengthen all of Ontario.

Mizrahi Developments is known for developing one-of-a-kind communities which make a statement, but also consider and respect the communities which they are located in. Mizrahi communities puts the residents first, and they stand the test of time as homes which people can truly call home.

We have led a wide range of projects which have created a legacy of excellence. In Toronto, The One is currently rising over the Bloor and Yonge intersection, and will stand tall over the community of Yorkville as unique architectural icon. In Ottawa, 1451 Wellington is a gothic, 19th century-inspired project which reflects both the rich past and vibrant future of the city. Mizrahi Developments has also worked on ground-level housing projects, such as the iconic Lytton Park townhomes in Toronto, which combine a tasteful classic design with a convenient location.

Mizrahi Development's wide range of projects, from high-rises to townhomes, speaks to our companies vast experience in Ontario building homes for people in all walks of life, and contributing to helping the Province grow and prosper. We also help to generate economic value, by hiring thousands of skilled trades and other workers who help us make our vision for these communities into a reality.

This vast experience building homes in Ontario has helped us become extremely familiar with the Province's planning system. Based on this experience, we believe that your government is taking the correct action with your proposed streamlining of the *Provincial Policy Statement* and *Growth Plan* into the new consolidated *Provincial Planning Statement*. We believe that this new planning document will help to accelerate new home construction, reduce burdensome and costly red tape, and help the development community work with you to achieve your goal of building 1.5 million new homes over the next decade.



Mizrahi Development's Comments on the PPS Draft

Mizrahi Developments thanks both you Minister Calandra and your Ministry staff for their work on the streamlined *Provincial Planning Statement*, which we believe will help to deliver more homes faster for all Ontarians. Through our years of experience building homes across the province, we have seen the burden of planning regulations only grow. A longer approvals timeline means increased costs, which results fewer homes delivered later. This red-tape cutting exercise represents a return to a common sense and outcomes oriented planning system.

After reviewing the updated *Provincial Planning Statement* draft, and considering our experience building communities across the province, Mizrahi Developments has prepared a response highlighting the items which we believe will be the most important for delivering more homes. An overview of our thoughts are highlighted below, with detailed feedback attached to this letter.

- Mizrahi Developments supports the overall direction of the new *Provincial Planning Statement*, which focuses on the end-goal of building more homes, rather than the process of approvals.
- New provisions related to settlement area boundary expansions (SABEs) are an important change, which can help to ensure that proper communities can be built on the edges of municipalities, rather than just one-off lot severances.
- Provisions related to rural lands in municipalities which allow for residential development and lot creation are positive, as this type of growth can help to deliver homes quickly and efficiently.

Mizrahi Developments is happy to provide this positive feedback on Ontario's *Provincial Planning Statement* and believes that it will help to form a strong pillar for encouraging the construction of more homes, once implemented. By re-aligning our planning system into one which is squarely focused on getting shovels into the ground on new homes, we believe that Ontario can rise to the challenge and meet its homebuilding goals over the coming decade.

Mizrahi Developments respectfully submits our feedback on the 2024 draft of the *Provincial Planning Statement*. I am always available to discuss our submission further or to provide any other thoughts on how Ontario can build more homes faster.

Sincerely,

Sam Mizrahi
President and Founder
Mizrahi Developments