

May 10, 2024

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

RSR Inc. ("RSR") is a residential development company focused on infill residential development. We 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.

The removal of third-party appeal rights is important. We support this. Housing projects are being delayed by appeals that are NIMBY-related. This is especially true for infill development projects. Third-party appeals substantially delay projects and increase risk. Delays and higher risks translate directly to higher housing costs. The Province needs more houses and more competition in the housing construction industry. The removal of third-party appeals will help to accelerate infill housing construction.

However, we are hesitant about losing the right to appeal municipally driven amendments to Official Plans and Zoning By-laws. We recommend that the third-party appeal rights for municipal planning applications remain.

Please move forward with the approval of Bill 185, subject to these minor adjustments.

Thank you for the opportunity to submit this request. We appreciate your consideration and if you have any questions, please do not hesitate to contact the undersigned.

Yours very truly,

Robert Stovel

Robert P. Stovel, President