



September 9, 2010

Honourable Rick Bartolucci
Minister of Municipal Affairs and Housing
Ministry of Municipal Affairs and Housing
17th Floor, 777 Bay St
Toronto, ON M5G 2E5

Dear Minister Bartolucci:

On behalf of the Ontario Professional Planners Institute (OPPI), we would like to take the opportunity to comment and provide support on the proposed Bill 58, Planning Amendment Act (Enabling Municipalities to Require Inclusionary Housing), 2010.

OPPI is the recognized voice of the Province's planning profession. Our more than 3,000 members work in government, private practice, universities, and non-profit agencies in the field of urban and rural development, urban design, environmental planning, transportation, health and social services, heritage conservation, housing and economic development.

We are aware that Bill 58 received second reading in the Provincial Legislature on June 3, 2010, and has been referred to the Standing Committee on Regulations and Private Bills. The Bill proposes to amend *the Planning Act* to include the adequate provision of a full range of housing, including housing that is affordable to low and moderate income households, as a matter of Provincial interest. This will be achieved through an amendment to Section 34 to allow the councils of local municipalities to pass zoning by-laws requiring inclusionary housing in the municipality and regulating the required percentage of affordable housing units in new housing developments in the municipality.

A new Section 37.1 of the Act proposes to allow municipalities to pass by-laws requiring that a specified percentage of housing units in all new housing developments in the municipality to be affordable to low and moderate income households. The Act also proposes to amend Section 51 to allow the approval authority to impose as a condition to the approval of subdivision, a requirement that a specified percentage of housing units in all new housing developments in the subdivision be affordable to low and moderate income households.

The Provincial Policy Statement identifies that the Planning Authorities shall provide an appropriate range of housing types to meet the projected requirements of current and future residents by:

- a) establishing an implementing minimum targets for the provision of housing which is affordable to low and moderate income households.
- b) Permitting and facilitating:
 - 1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including *special needs* requirements; and
 - 2. all forms of *residential intensification* and *redevelopment* in accordance with policy 1.1.3.3;

Currently there is a lack of legislative tools available to implement the requirement of the Provincial Policy Statement under the Planning Act.

OPPI was pleased to partner with the Ministry of Municipal Affairs and Housing to create the *Planning by Design – A Healthy Communities Handbook*. This document was focused on identifying tools under the Planning Act to achieve healthy communities. With regard to affordable housing it is recognized that the Second Units (s. 17, 22, 34) section is intended to partially address this matter. The implementation of this proposed Bill will provide an additional mechanism for Planners and communities to achieve affordable housing.

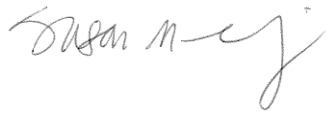
Conclusion:

Communities are finding the key ingredient in building economically healthy cities and towns, is the provision of housing for everyone. More attainable housing means people can work in the neighbourhoods where they live. OPPI is committed to creating and fostering healthy communities in Ontario.

OPPI members working in municipalities have been following Bill 58 quite closely with interest. By utilizing the pressures of development for the public good Bill 58 would make the provision of attainable housing a priority. With some legislated back up, municipalities can achieve public goals without the constant threat of Ontario Municipal Board appeals.

We are asking the Ontario Government to support and pass Bill 58 – Inclusionary Housing. We would welcome an opportunity to meet with you and your staff to further discuss our comments. To schedule a meeting or for further information, please contact Loretta Ryan, MCIP, RPP, Manager, Policy and Communications at (416) 483-1873, ext. 226 or by e-mail at policy@ontarioplanners.on.ca

Sincerely,

A handwritten signature in black ink, appearing to read "Sue Cumming". The signature is fluid and cursive, with the first name "Sue" and last name "Cumming" clearly distinguishable.

Sue Cumming, MCIP, RPP
President
Ontario Professional Planners Institute