

OPPI Recommendations for Housing Supply Action Plan (HSAP) 4.0

Improving the Efficiency of Ontario's Planning Process



Ontario
Professional
Planners
Institute

About OPPI

- The Ontario Professional Planners Institute (OPPI) is the Professional Institute and regulator of Registered Professional Planners in the Province of Ontario.
- OPPI has over 4,600 members who work across the planning spectrum; for consulting firms, provincial and municipal approval bodies, private developers, community agencies, and academic institutions.
- OPPI was created in 1994 through private legislation, *Ontario Professional Planners Institute Act*, and has the mandate to:
 - Grant the Registered Professional Planner (RPP) designation;
 - Govern the rights and responsibilities of its members; and
 - Set academic, experience and examination requirements for membership.

13 Recommendations

1. Shortage of Planners
2. Standards for Planning Across Ontario
3. Uniform Data Collection and Formatting Standards
4. Municipal Council Accountability
5. Consultation Scoping & Notification
6. Delegation to Planners
7. One Window Provincial Planning Service
8. Zoning Reform
9. Simplified Conformity Tests
10. Upfront Planning Tools like CPPS in New Growth Areas
11. Time Limits on Agency Review
12. Chief Planner of Ontario
13. Align Growth Targets and Allocations with New Provincial Housing Goals



Recommendation #1

Address the Shortage of Planners

The Province should convene a stakeholder table in partnership with OPPI and other key organizations to develop a concrete action plan to increase the supply of professional planners in Ontario.



Recommendation #2

Standards for Planning Across Ontario

The Province should consult with OPPI and other stakeholders to develop a single set of standardized terms of reference for technical planning reports (e.g., Planning Justification Reports, Functional Servicing Report).



Recommendation #3

Uniform Data Collection and Formatting Standards

The Province should lead the development of uniform data collection and formatting standards for planning and development applications across Ontario.



Recommendation #4

Municipal Council Accountability

Where a Municipal Council votes against the recommendations of their planning staff, the Province should require Municipal Councils to justify how their decision conforms with the Official Plan.

The OLT should have an expedited process to address these situations.



Recommendation #5 (1 of 2)

Consultation Scoping & Notifications

Scoping Consultations

Often public raises issues already addressed or to be addressed at other stages.

A certified list of acceptable issues should be created for each stage in the planning process with issues outside of that list deemed ineligible for consideration.



Recommendation #5 (2 of 2)

Consultation Scoping & Notifications

Public Meeting Notifications

The Province should require municipalities to identify the public meeting date when the notice of complete application is sent.

It should also allow the final notice to be sent 7 days before the meeting is held instead of the current 14-day threshold.



Recommendation #6

Increased Delegation to Planning Staff

The Province should delegate the following technical approvals to planning staff as a default with an option for Councils to “bump up” for their consideration:

Draft Plan of Subdivisions, Lifting of Holding Provisions and Part Lot Control, Consents within the Built-Up Area, Validation Certificates and Minor Variances.



Recommendation #7

One Window Provincial Planning Service

The Province should strengthen MMAH's One Window Planning Service to reconcile conflicting comments and provide a single set of consistent comments.

Includes requiring early MTO and MECP comments on permitting matters.



Recommendation #8 (1 of 2)

Zoning Reform

As-of-Right in Strategic Growth Areas

The Province should expand Bill 23 requirements to update zoning with minimum heights and densities in MTSAs to all Strategic Growth Areas.

Appropriate resources should be provided to municipalities for implementation.



Recommendation #8 (2 of 2)

Zoning Reform

Zoning with Conditions

The Province should create a regulatory framework for zoning approval with conditions to allow projects to proceed while final approvals are yet to be determined.



Recommendation #9 (1 of 2) **Simplified Conformity Tests**

Minor Variances

To reduce redundancy, the Province should provide clarity that assessment on conformity with the PPS and the Growth Plan for variances is not required as Official Plans must align with those provincial plans.



Recommendation #9 (2 of 2) **Simplified Conformity Tests**

Zoning By-Laws

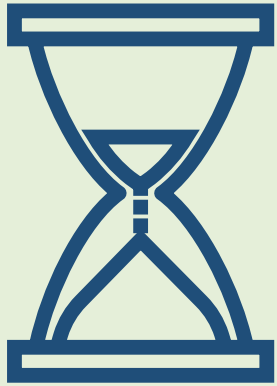
Where an Official Plan is brought into conformity with Provincial policies, the Province should clarify that site specific zoning by-law amendments should only be tested against conformity with the Official Plan.



Recommendation #10

Encouraging Upfront Planning Tools like CPPS in Strategic Growth Areas

The Province should encourage the use of upfront planning processes such as the Community Planning Permit System (CPPS) in Strategic Growth Areas by providing implementation funding to municipalities that choose to leverage the tool.

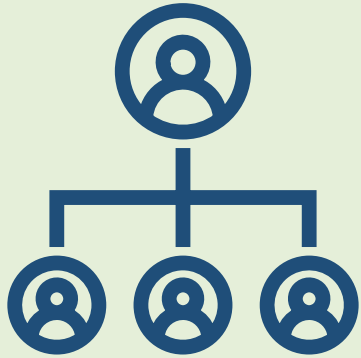


Recommendation #11

Timelines on Agency Review

The Province should impose timelines for all commenting entities to provide feedback on applications and provide adequate resourcing to meet such timelines.

If feedback is not received within those timelines, it should be deemed that the entity supports the application with no objections.



Recommendation #12

Chief Planner of Ontario

The Province should create a Chief Planner of Ontario (CPO) as an independent, non-partisan Officer of the Legislative Assembly with oversight of planning policy implementation.



Recommendation #13

Align Growth Targets and Allocations with New Provincial Housing Goals

Provincial plans and policies should be updated in a timely fashion to reflect the goal of achieving the new provincial housing target over the next 10 years. This should include updating standards for provincial ministries such as MTO and MECP.

Bill 109 and Bill 23 Update

What We are Hearing about Bill 109 and Bill 23



Reduction of Development Charges

- General support for incentives to promote more affordable, attainable and family-sized rental units
- However, incentives should be structured as provincial rebates to avoid a funding gap for necessary infrastructure to support the new housing units

Changes to Conservation Authorities

- Significant risk of negatively impacting watershed management
- Some municipalities rely on CAs to provide development application review services for natural heritage, water resources plans, etc. and lack internal expertise

Role of Regional Planning

- Less concern with downloading development approvals to lower tiers.
- Significant negative impact of removing role of Regions in growth management and infrastructure planning.

For more information



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