



Regional Planning Commissioners of Ontario

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For Immediate Release
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News Release: Regional Planning Commissioners of Ontario issue comprehensive report addressing Ontario's housing supply concerns and affordability needs.

***Making Room* provides a practical way to better plan for and create new homes across Ontario.**

WINDSOR, November 22, 2022 – In the face of proposed Provincial legislative changes to through Bill 23, the Regional Planning Commissioners of Ontario (RPCO) are releasing a new, action-oriented report entitled *Making Room: Shaping Big Housing Growth and Affordability in Ontario (Making Room)*. A copy of the report accompanies this News Release.

The report was also tabled with the Mayors and Regional Chairs of Ontario (MARCO).

The Chair of RPCO, Thom Hunt, and the Chair of the RPCO GGH Caucus, Paul Freeman, made the announcement today.

“There is no doubt that Ontario is faced with big housing pressures, and that we all need to work better together”, said Mr. Hunt. “Members of RPCO not only recognize that reality but have identified a series of gaps in housing delivery that, if properly addressed, can make real differences for Ontarians right now”.

There are six foundational themes in this report:

1. Shaping Growth and Creating Opportunities for Affordability at a Macro-Scale;
2. Housing Affordability at a Deeper Level: Understanding and Addressing Both Supply and Demand Dynamics;

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3. Addressing Housing Affordability Issues Outside of Open Market Dynamics;
4. Building and Financing : The Right Infrastructure at the Right Time, Fees and Charges;
5. Creating Velocity and Avoiding Unintended Consequences through Meaningful Collaboration; and
6. Supporting Innovation, Continuous Improvement and Nimbleness.

Based on these six foundational themes, 21 “Big Gaps” need to be addressed, using well-conceived and practical implementation tools, identifying responsible parties, and establishing firm deadlines for completion.

The draft legislation supporting the Province’s Bill 23, the *More Homes Built Faster Act*, seeks to support building more homes, helping homebuyers, reducing construction costs and fees, and streamlining development approvals. However, the legislation itself is not aligned with these themes, and does little to address the Big Gaps described in the RPCO report.

Municipalities share an interest in addressing these themes and are willing to work with the Province to create legislation that is better aligned with these themes.

Major unintended consequences are also expected to result from the misalignment of the legislation with the main themes of Bill 23. These unintended consequences include increasing the financial burden for municipal taxpayers by making them pay more for growth, reducing the ability to create new parks and other open spaces, making it virtually impossible for some municipalities to build supporting infrastructure on time to support growth. It also removes effective regional growth management, especially in ensuring the efficient use of infrastructure and protecting vital natural systems that cross municipal boundaries.

All parties involved in the creation of new homes should make working to increase the velocity of housing production their highest shared priority. This must include the many different housing affordability types and tenures.

“We respect and share the stated intention of Bill 23”, said Paul Freeman, Chair of the RPCO GGH Caucus. “*Making Room* offers another path which we believe will more effectively address Ontario’s urgent housing needs. It is practical, achievable and requires everyone to work better together and to actively seek out more innovative ways of delivering housing”.

About the Regional Planning Commissioners of Ontario (RPCO):

RPCO is an organization whose members provide planning services and give planning advice to municipal Councils that represent approximately 80% of Ontario's population. As such, we are fully engaged on a daily basis in matters which are urban and rural; northern and southern; small town and big city. We also understand the importance of having a healthy development industry to support community vitality across Ontario.

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Enclosure: Making Room