



October 16, 2019

Provincial Policy Statement Review
Ministry of Municipal Affairs and Housing
Provincial Planning Policy Branch
777 Bay St., 13th Floor
Toronto, ON
M5G 2E5
planningconsultation@ontario.ca

On behalf of the Mortgage and Title Insurance Industry Association of Canada (MTIAC), thank you for the opportunity to participate in this consultation on the proposed changes to the Provincial Policy Statement (PPS).

MTIAC represents a group of private-sector mortgage default insurers and title insurers. Collectively, MTIAC members are proud to have helped millions of Canadian families and individuals realize the dream of homeownership. We are committed to building on that success by continuing to work with governments across Canada to reduce barriers to homeownership, including by improving housing affordability, and ensuring a fair, safe and stable real estate marketplace.

In recent years, policy changes at the federal level, combined with insufficient housing supply that has not kept pace with demand in Ontario, have contributed to a decline in housing affordability.

In Ontario today, immediate action is required to increase the supply of new housing - a responsibility that primarily resides with the province and municipalities. That's why we are grateful for the Ontario Government's leadership in bringing forward a *Housing Supply Action Plan* and launching this consultation on proposed changes to the PPS.

In support of the government's goals of increasing supply in Ontario's real estate market, reducing costs and ultimately improving housing affordability, we are pleased to note a number of proposed amendments to the PPS that would serve to do so.

Specifically, increasing municipalities' planning horizon from 20 to 25 years (Sec. 1.1.2), as well as increasing housing land supply from 10 to 12 years (Sec. 1.4.1 A), are positive steps to improve local governments ability to respond more effectively to current and projected housing needs in their communities.



Additionally, we are glad to see that the term “market-based” is now explicit in:

- a) Sec. 1.1.1 B, regarding the housing mix in healthy, livable and safe communities; and
- b) Sec. 1.4.3, regarding how planning authorities prepare for the projected needs of current and future residents.

As the affordability and availability of market housing are priorities for the Government, these two additions should help to ensure that the supply of market housing is a mandatory consideration for responsible planning authorities.

Lastly, we are pleased with the addition of new language regarding the identification and fast tracking of priority applications (Sec. 4.7), as well as the language in Sec. 1.1.3.3 “requiring transit-supportive development and prioritizing intensification.” The issues regarding lengthy application and permitting periods have, over time, contributed to the current lack of market housing supply, and as such these additions are a useful tool that could help municipalities respond more quickly to local supply needs.

Prolonged project timelines also increase costs incurred by builders and developers and, as such, are a significant driver of the price of a new home. We are pleased to note that the Government recognizes this issue in explicitly referencing the fast-tracking of approvals as a measure to reduce costs.

We note that the changes mentioned above are consistent with MTIAC’s submission to the Housing Supply Action Plan consultation, where we recommended that the Government consider measures to “Incentivize municipalities to meet their growth targets through a combination of support and accountability.” We continue to encourage the government to take an active role in supporting and holding accountable municipalities as they work to bring new supply online.

We would similarly encourage the Government to continue to explore additional measures to reduce the costs associated with bringing new housing supply to market.

MTIAC is committed to helping more Canadians achieve their dream of owning a home and to ensuring a fair, safe and stable real estate marketplace. We thank you for this opportunity to help inform your work to improve housing affordability.



We also invite you to follow up with us directly with any questions you may have and are available to meet at your convenience. Please feel free to contact Ed Steel, Executive Director of MTIAC at ed.steel@mtiac-acahtc.ca if we can be of any further assistance or to request a meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read "Randal Slavens".

Randal Slavens
President
MTIAC

A handwritten signature in blue ink, appearing to read "Ed Steel".

Ed Steel
Executive Director
MTIAC