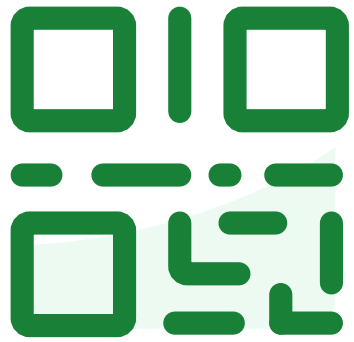


Have Your Say!

Housing and Land Use Planning

August 19, 2025





**Join at slido.com
#6729284**

Norm Gale – Your Facilitator

- Army Veteran
- Paramedic
- Paramedic Chief
- President, OAPC
- City Manager
- President, Norm Gale Strategies

AMO Housing and Land Use Planning Priorities

Ambitious provincial and federal housing goals depend on essential municipal infrastructure. Municipalities are planning for more than \$250B in capital expenditures over the next decade.

- The province has implemented cuts to eligible development charge expenses, limiting municipalities' ability to recover the costs of essential infrastructure.
- To minimize the risk of more cuts, AMO partnered with the Ontario Home Builders Association to jointly recommend development charge (DC) framework modernization. These changes would make DCs more consistent and transparent.
- Our sector recognizes the need to explore different ways of funding and financing infrastructure in the face of historic growth. But that can't just mean putting everything on the property tax base.

Municipalities need a new long-term, predictable, and substantial municipal infrastructure transfer.

AMO Housing and Land Use Planning Priorities

Ongoing changes to the land use planning framework, intended to enable faster growth, continue to alter the tools available to municipalities for coordinating livability, health, safety, and infrastructure delivery.

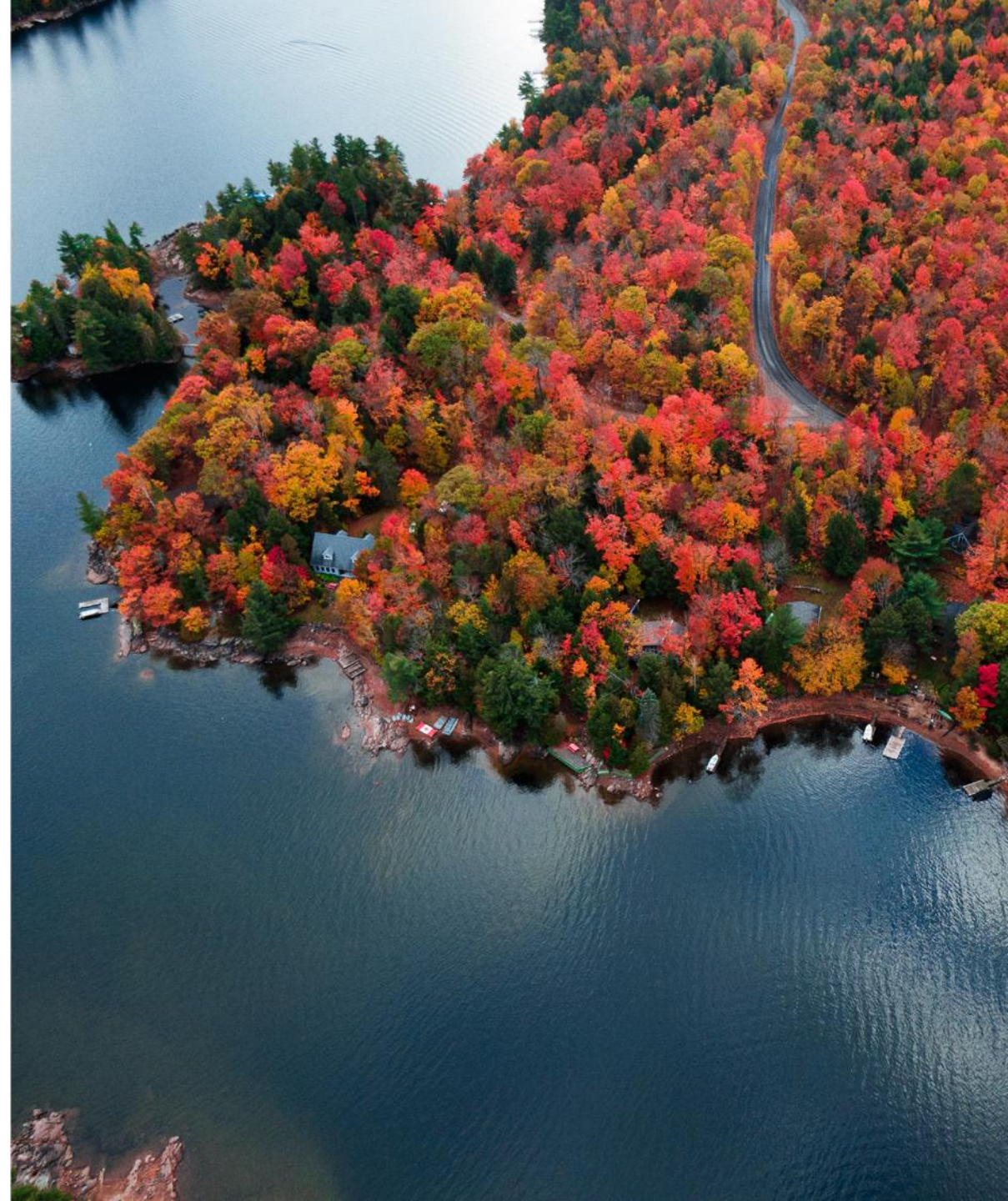
- Municipalities understand the importance of being able to approve planning applications efficiently to respond to the economic and housing pressures facing our communities. They are speeding up development approvals.
- Municipalities should be empowered to lead orderly and fiscally responsible planning and phasing of growth, and protection of environmental, agricultural, and heritage lands in local communities.
- Provincial mechanisms like MZO and special economic zones should be used only in extraordinary situations and with host municipality's approval.

Municipalities need provincial and federal partners to support housing supply expansion across the housing continuum, including deeply affordable housing.

- There is an urgent need for affordable housing given the more than 268,000 Ontario households on the waitlist for social housing.
- People should not have to struggle with housing affordability and have to choose between paying their rent and buying food and other necessities.
- To meet the needs of both employers and employees for economic development, people should be able to live in communities close to where the jobs are.

Discussion Roadmap

1. What is the most impactful change that the province could make to improve **housing starts** in your community, including deeply affordable housing?
2. What specific changes or improvements to land use **planning requirements** (such as those for planning, environmental protection, heritage preservation, aggregate resources, etc.) would most effectively enable your communities to achieve your housing goals?
3. AMO is advocating for a new long-term, predictable, and substantial municipal **infrastructure transfer**. What specific features or conditions would make such a transfer most effective for your municipality's capital planning?
4. **AMO's policy positions** aim to address the needs of Ontario's diverse municipal sector. Are these positions sufficient to meet the challenges we're facing? How could AMO and its members better incent the government to take action to address municipal priorities?
5. Closing Poll





What is the most impactful change that the province could make to improve housing starts in your community, including deeply affordable housing?



What specific changes or improvements to land use planning requirements (such as those for planning, environmental protection, heritage preservation, aggregate resources, etc.) would most effectively enable your communities to achieve your housing goals?



AMO is advocating for a new long-term, predictable, and substantial municipal infrastructure transfer. What specific features or conditions would make such a transfer most effective for your municipality's capital planning?



AMO's policy positions aim to address the needs of Ontario's diverse municipal sector.

Are these positions sufficient to meet the challenges we're facing? How could AMO and its members better incent the government to take action to address municipal priorities?



Would you like more interactive sessions like this at future AMO events?

Have More To Say?

1. Contact AMO staff to discuss further

Karen Nesbitt, Senior Policy Manager, KNesbitt@amo.on.ca

2. Have Your Say

AMO Member Survey

Scan here →

