

Established in 1889, the Ontario Association of Architects (OAA) is the self-regulating body for the province's architecture profession. It governs the practice of architecture and administers the Architects Act in order to serve and protect the public interest.

Laurie Scott, MPP, Chair
Standing Committee on Heritage, Infrastructure, and Cultural Policy
Whitney Block, Room 1405
Toronto, ON M7A 1A2

October 11, 2023

Re: Bill 131: *Transportation for the Future Act, 2023*

Dear Chair and Standing Committee,

The Ontario Association of Architects (OAA) supports in principle the introduction of Bill 131: *Transportation for the Future Act, 2023*. By encouraging transit-oriented development, this proposed legislation signals government's commitment to the creation of complete communities. It appears to address the housing affordability crisis, while simultaneously advancing climate action across Ontario.

As asserted in its [submission on Bill 23](#), the OAA believes housing affordability solutions should not come at the expense of protected green spaces. Rather, housing development should occur in already established areas. By intensifying these areas, housing development can leverage existing amenities, expand diverse housing stock, optimize land use, and promote vibrant and inclusive communities.

Bill 131 has the potential to spur the creation of new transit hubs in rapidly growing areas, with the addition of public transportation supporting increased population and economic activity. Transit-oriented developments can facilitate more widespread and uniform increases in urban density, enable the growth of transit and walkable communities, and promote commercial and mixed-use development in existing low-density neighborhoods. New transit hubs must be supported by urban intensification.

Further, government should also consider how the proposed legislation can pick up on its own Provincial Planning Statement (PPS) that contemplates minimum densities at transit hubs. In the [OAA's submission on this recently updated PPS](#), the Association pointed out that setting minimum density targets in Major Transit Station Areas contributes to the creation of complete communities and encourages public transit options—rather than car dependency—to get to places of work and play.

Government is currently poised to make a big impact on housing affordability. The growth in supply should be supported by a growth in services and amenities to enable and support healthy, sustainable communities. In this sense, Bill 131 is a step in the right direction.

The OAA enjoys a longstanding, collaborative relationship with the provincial government. On behalf of the Association and Ontario's architecture profession, I look forward to continued work with this Committee to ensure the public interest is protected and promoted through the development of Bill 131: *Transportation for the Future Act, 2023*. Please do not hesitate to contact the Association if you require additional information.

Sincerely,

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