



PENTA
PROPERTIES

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April 11, 2022

Laurie Scott, MPP, Chair
Tanzima Khan, Clerk
99 Wellesley Street West Room 1405, Whitney Block
Toronto, Ontario M7A 1A2

Dear MPP Scott:

On behalf of Penta Properties, I thank you for the opportunity to make a submission on *Bill 109, More Homes for Everyone Act, 2022*.

We recognize and welcome the Minister's determination to further support Ontarians in their quest to obtain accessible and affordable housing with the measures contained in Bill 109.

This submission will focus on our support for Bill 109 and the measures introduced by government to improve housing conditions across the province of Ontario. Following the release of the Housing Affordability Task Force's final report back in February, we believe the *More Homes for Everyone Act* is a step forward to addressing accessibility and affordability by creating more housing options for home buyers and protecting homebuyers from unethical building practices and volatile price rises. Penta Properties encourages whichever government is elected on June 2 to build on Bill 109 by looking to implement many of the recommendations made by the Housing Affordability Task Force. These further and more radical measures will be needed to effectively deal with Ontario's housing crisis.

About Penta Properties:

As background, Penta Properties is a major building owner and property developer. Calling Burlington home, the family-owned and operated business is the largest private sector land holder in the Halton Region. Penta Properties also has significant land holdings in the Hamilton and Niagara regions. The Paletta family has been active in real estate and development for over 40 years and are well known in Burlington for their community involvement.

Working with all levels of Government to Spearhead Development:

We recognize fixing the housing crisis in Ontario is not an easy job. Achieving the government's goal of building 1.5 million homes in the next 10 years will only be possible if all levels of government are able to work together to accelerate Ontario's housing supply.

Right now, Penta Properties has at least 16 projects we are working on in various states of approvals, which would add more than 45,000 units to the Province's housing stock and have a

total budget of well over \$5B. Many of these projects have been delayed due to issues with the Region and/or the Municipality of the prospective development. It is important that regional and municipal governments work in tandem with the provincial government's housing supply mandate. Ontario has been and is growing in population; our housing stock has not kept up and prices are skyrocketing as a result. Yet, many regional and municipal governments are either reluctant to accept and adapt to the need for accelerated growth or are not working to approve proposed projects with the urgency this issue requires. For this reason, we are very supportive of measures that allow the province to intervene by imposing penalties on municipalities that do not make timely decisions on planning and building applications. However, we also believe more must be done.

Following the federal budget that was unveiled last week, it is clear the housing crisis is not exclusive to Ontario. The federal government's proposal to provide up to \$4 billion over five years that is flexible to the needs and realities of cities and communities to create 100,000 net new housing units is encouraging. With that amount of money available, the Ontario government will need to introduce greater measures to support the acceleration of new homes in the province.

Moreover, the narrative around intensification and development in Ontario needs to change, with governments and municipalities working together to spearhead development that will work to support our rapidly growing population.

Thank you for the opportunity to provide feedback on Bill 109. We applaud the Government of Ontario for working to improve housing accessibility and affordability in Ontario. We pledge to continue working with governments at all levels to address this pressing issue.

Sincerely,



Paul Paletta

President, Penta Properties Inc.

CC: Members of the Standing Committee on the Legislative Assembly
Hon. Steve Clark, Minister of Municipal Affairs and Housing
Jane McKenna, MPP for Burlington