

June 10, 2025

Electronic Submission only

ATTENTION:

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Bill 17- Protect Ontario by Building Faster and Smarter Act, 2025 - Accelerating Delivery of Transit-Oriented Communities

[Environmental Registry of Ontario Posting 025-0504](#)

Introduction

The government is seeking feedback on potential legislative and regulatory changes to help make it easier and faster to build new homes, businesses, and infrastructure like transit, roads, and water and wastewater systems as part of Bill 17, *Protect Ontario by Building Faster and Smarter Act, 2025* and associated regulations.

The proposed legislative amendments are intended to streamline the planning and delivery of the Transit Oriented Communities (TOC) program. Changes would include expanding the TOC definition and removing approval when entering into transit-oriented community agreements with municipalities and building partners.

Current Posting

The *Transit-Oriented Communities Act, 2020*, currently defines a TOC project as part of a priority transit project; and located on transit corridor land. This definition excludes transit projects along the GO and LRT networks, reducing opportunities to develop mixed-used communities along these networks. Furthermore, Order In Council approval is required to enter into agreements, which can slow down execution.

To address this, the government is proposing to:

- Expand the scope of a priority transit project under the Act to include provincial transit projects such as TOCs, mirroring the proposed amendments to the *Building Transit Faster Act, 2020*, led by the Ministry of Transportation.
- Exempt certain agreements (i.e., municipal agreements and ancillary TOC project agreements) from requiring an Order in Council approval when other approvals are in place.

By implementing the proposed changes, the Ministry of Infrastructure will be accelerating the creation of more TOCs, which in turn would help create high-density, vibrant, mixed-use communities with more housing and jobs near transit stations.

Feedback

- The City is supportive of these proposed changes given their intention to streamline land-use partnerships and zoning approvals for improved mixed-use development around transit hubs.
- Burlington Transit service expansion will focus on these areas as key connection points for GO and local transit, thereby aligning with the provincial vision.

Next Steps

Please accept this letter as the City of Burlington's submission on ERO posting 25-0504. Given the short period for consultation the attached comments have not been approved by City Council. The contents that supported the development of this letter have been shared with the City's Committee of the Whole and will be considered by Council on June 17th. Should Council determine that any changes to these comments are required, the Province will be advised at the earliest opportunity.

Sincerely,

Catherine Baldelli
Director, Transit
Transit Department
City of Burlington

c: Jacqueline Johnson - Commissioner, Community Services