

C149
COMMUNICATION
COUNCIL – MARCH 22, 2022
CW (WS) - Report No. 11 Item 2

From: [SouthMapleRatePayers](#)
To: Clerks@vaughan.ca
Cc: Council@vaughan.ca
Subject: [External] WORKING SESSION - Wed March 2, 2022, Item #2
Date: March-01-22 2:31:10 PM

Hello,

The South Maple Ratepayers Association (SMRPA) does not want to see the elimination of public consultation to speed up the process for building. The responsibility should be on the municipality to ensure that new builds conform with the current streetscape and heritage of particular areas and allowing for public input is a must. In a democratic society, voices are meant to be heard not muzzled. Recommendation 13 will extremely limit the voice of the people and muzzle them, allowing developers to bulldoze and build much easier. The municipalities should be able to request additional public meetings if needed.

There are various reasons why there are shortages in the housing sector. Simply speeding up the process or eliminating steps and allowing "as of right" processes is **the easy way out** and only helps the builder. Recommendation 32 is also a problem. Waiving development charges!!! Is the goal for the resident to pay more taxes because the builder can't pay their share? Builders make millions of dollars on projects and should be required to pay development charges prior to beginning projects.

The Affordability Task Force does not seem to be working and recommendations are one sided. How about making policy or bylaws to avoid homes being vacant for a prolonged period? Some investors buy homes, leave vacant for a year or two and cash in on the dramatic gain in housing prices, without ever having the house/condo lived in or rented. Or, investors buying several condos only to post on Air BnB for **temporary** rentals, when they can be used for families to live in permanently.

Thank you,

Mario Marmora

Vice President

South Maple RatePayers Association