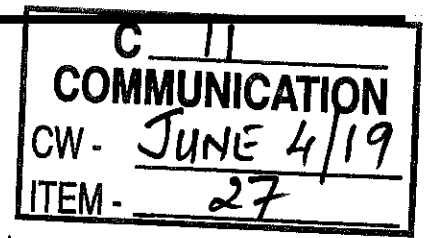


Britto, John

From: lafrate, Marilyn
Sent: Tuesday, May 28, 2019 12:14 PM
To: Clerks@vaughan.ca
Cc: Ciampa, Gina
Subject: FW: Letter to Premier re Bill 108
Attachments: Submission to the Premier of the Province of Ontario.docx



Follow Up Flag: Follow up
Flag Status: Completed

I have been asked that this be included as correspondence **for next week's CW Item #27.**

Thanks.

From: Kathryn Angus <[REDACTED]>
Sent: Tuesday, May 28, 2019 11:59 AM
To: lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>
Subject: Letter to Premier re Bill 108

Good morning Marilyn please see the attached, this is what KARA sent to D. Ford, S. Lecce and Mayor et al thanks Kathryn

Submission to the Premier of the Province of Ontario
regarding the proposed Ontario Bill 108 (*More Homes, More Choice Act*)

Bill 108, also known as “More Homes, More Choice Act”, represents a major shift backwards for all municipalities and is detrimental to residents in two major areas;

1. The new Bill reverses long sought-after changes in how land use planning decisions are made. After years of municipalities finally obtaining control of local land use planning decision, we are now reverting back to a system, under the previous Ontario Municipal Board (OMB), where unelected provincial appointees will make planning decisions with little regard to the wishes local communities.

This process will only serve the interests of land developers who can afford expensive OMB appeal hearings and sideline elected municipal councils and their constituents. This is also fundamentally wrong under the principles of a democratic society.

2. The new Bill 108 is a “Downloading Bill” disguised as a home development bill which will push more costs down to property owners, resulting in higher property taxes. Currently, the Planning Act provides municipalities with three important growth management tools, with the underlying principle that growth should pay for growth, which are;
 - a. Section 37 allows cities to extract cash or in-kind benefits for the local area where a larger development has been proposed through negotiations
 - b. Section 42 allows planners to demand parkland on the site of a development or cash-in-lieu of parkland, where appropriate.
 - c. Development charges, which are fees all developers pay on top of Sections 37 and 42 at the time they get their building permits in order to help cover the cost of infrastructure and services to support the new building, such as transit lines, water and sewer mains, and policing.

Bill 108 threatens to undermine the principle of growth paying for growth in that it proposes to replace Section 37 to create one new “community benefits charge” while restricting municipalities from using both the new Section 37 and the parkland Section 42, resulting in an either-or scenario.

Bill 108 also changes how development charges work, allowing them to only apply to infrastructure such as sewers and subway lines but not libraries and child care facilities.

The province does not believe that child care is critical and refers to it as a soft service that can be paid for out of the new community benefits charge. This is fundamentally wrong, especially in the 905 area where child care is very important for working mothers. Furthermore, the new development charge would be capped at a yet to be determined value of the overall development.

The net result of all of this is provincial downloading on to municipalities across the province. There is only one outcome when developers pay less for parks and development fees, and that is higher property taxes for home owners to make up the difference.

Let us not be fooled by Bill 108 just as we were not fooled by Bill 66. If Bill 108 passes as is, municipalities will have less "say" in planning decisions and pay higher property taxes to make up for lost funds for services provided for under the current Planning Act.

Whether we like it or not, intensification (the concentration of the number of people within a given area) has become a way of life in our community and there is a legitimate demand in many cases. But we do not find that this is the issue in question. The issues are:

1. what is a legitimate demand and,
2. who should decide.

Under the current system called Local Planning Appeal Tribunal (LPAT), the former Liberal provincial government put land use decision-making power back into the hands of elected local governments and the communities they serve. LPAT replaced the former Ontario Municipal Board (OMB). The OMB system did not best serve the needs of local communities because it was made up of government appointed members who had no responsibility or accountability to the communities their decisions affected. In fact, the OMB often rendered decisions contrary to the recommendations of local governments, planning departments and the community.

Developers were well aware of this and used the OMB to reverse local council, planning department or community recommendations and decisions. Developers became fairly confident that if they appealed local government/planning

department decisions that did not favour their proposals regarding density, height, etc., the OMB was likely to approve their proposals. We, the community, had very little protection against OMB decisions and it was extremely expensive to fight them. Under the current system Local Planning Appeal Tribunal (LPAT), the municipalities join in the decision making, through elected representatives, and have more control over what happens in their area.

Your government is proposing to cancel LPAT and introduce another new process, Housing Supply Action Plan, that closely mimics the old OMB process of land use decision making.

This proposed bill may also lead the way for the reintroduction of legislation similar to Bill 66. If you remember, Bill 66 was introduced by your provincial government and would have allowed for the development of our fragile wet lands and greenbelt. That would have had devastating effects on the environment. Communities and local governments rallied against Bill 66 and it was quashed. Now your provincial government is trying to introduce another bill that takes decision-making power away from us.

Like Bill 66, the government is only allowing 30 days before this bill becomes law.

The Kleinburg & Area Ratepayers' Association has been very vocal at both Council and the province in our opposition to Bill 66 or any legislation that takes land use decision making power away from elected local government and therefore the community.

Aurora Mayor Tom Mrakas who was the former chair of the OMB reform committee was quick to call the proposal a "big mistake." He states, "The ability to manage growth in our communities has just taken a huge step backwards and it is unacceptable. Once again, an unelected, unaccountable body will get to decide what's best for our community when it comes to growth and development. Should the proposed legislation pass as is, municipalities will again be relegated to the sidelines when it comes to land-use planning decisions for their own communities."

Just like Bill 66, we should not allow your government to implement Housing Supply Action Plan without our input. We are calling upon our member of provincial parliament, S. Lecce, to demand this proposed bill be withdrawn, public meetings to hear from all communities must be held and the government must not allow this Bill to be put into law without our input. We are also asking our local councillor Marilyn Iafrate to petition the City of Vaughan Council, Committee of the Whole, to hold public meetings regarding this issue.

The public deserves to be heard and it's your responsibility Mr. Ford to ensure that we are heard."

Regards, Kleinburg & Area Ratepayers' Association