

### **Who to send your letter to:**

Send a letter or call your MPP for Etobicoke South: Conservative MPP – Christine Hogarth Unit 21  
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Etobicoke, ON M8Z 0E9

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All other MPs: <https://www.ola.org/en/members/current>

### **Send a letter to the Standing Committee by November 17th before 7pm**

**at** <https://www.ola.org/en/apply-committees>

There are 5 easy steps to upload your letter as material only, selecting Bill 23 as your concern as an individual.

### **The Facts You Should Know About Bill 23:**

Bill 23 “**More Homes Built Faster Act**” proposes to build more non-single (multi family buildings) homes near transit. The benefit is projected at 50,000 new residential units of a needed 1.5 million. Bill 23 will only benefit developers and builders and has alarming multiple long-term harmful implications including:

### **The Council approval of the Long Branch Neighbourhood Character Guidelines will be overturned**

The province is unilaterally imposing mandates that will overturn decisions recently made by democratic municipal processes after deliberation, citizen, and expert consultation. This includes the Long Branch Neighborhood Character Guidelines which have clarified Official Plan Policy and allowed us to win 29 of 30 TLAB Appeals by proving they failed the 4 Tests of the Planning Act! None of these Appeals stopped affordable housing!

### **Unbalanced right to Appeal. No Appeals to TLAB by Neighbours or the LBNA. But Applicants can still Appeal.**

Bill 23 removes third party appeals. This means a decision made at Committee of Adjustment (COA) will no longer allow any of us private residents or the residents associations to appeal harmful decisions. But if we win a decision at COA, the builder can still appeal. All current TLAB appeals without scheduled dates as of Oct. 25 2022 will be dismissed.

- Less affordable housing than required to make an impactful difference; in multi unit development only 5% of needs to be affordable housing
- Zoning permitting up to 3 residential units per lot with no minimum unit sizes (two in the main building and one in an additional building) without spaces in schools, parking, transit etc... for new residents within the neighborhood
- Loss of privacy, your private tree safety, and enjoyment of property where infill housing (laneway houses, garden suite, reduced variances and set backs etc...) looms over existing yards
- Escalating costs born by municipalities and taxpayers
- ‘As of right’ removal of private trees by developers/owners reducing the very tree canopy that attracts people to our neighborhoods and reduces air and noise pollution, provides shade as well as beautifying your yard and the neighborhood at large.

- Decisions re: zoning and sales of protected conservation lands will be handed to government without effective oversight of Conservation Authorities
- Further escalation of land speculation which reduces housing affordability and through overbuilding on residential lots decreases the tree canopy and green spaces
- Parkland dedication and community benefits. A gift to the Developers, no money for new parks, community centres, infrastructure or services.

The definition of the verb 'railroad': *press (someone) into doing something by rushing or coercing them*. Bill 23 is being rushed through readings with time frames that are so tight that it undermines opportunities for the public and experts to scrutinize and provide input oversight including your newly elected Municipal councils have no time to respond. We are being 'railroaded' into accepting the consequences of poorly designed policy.

The bill acts on the chronic but unproved complaint that zoning appeals have stood in the way of development. That is not true.

The population of Long Branch has increased by 13.3% vs the City wide overall more modest growth of 2.3% and 540 new homes have been built in our neighbourhood (2016 – 2021). That is because Long Branch has a Neighbourhood Specific Growth Plan that is supported by the Community.

Between 2016 and 2020, 140,848 residential units were approved but only 76,513 built—a completion rate of 54%. Are developers banking permissions, playing the market for better gains?

Without your voice, we believe irreversible harm will be done. Signing and sending a letter should take you no more than 10 minutes. What is your tree canopy and privacy worth?

*“They paved paradise and put up a parking lot.”*

*Lyrics – Joni Mitchel*