

## Memorandum

**To: Mayor and Members of Chatham-Kent Council**  
**From: Heather Haynes, Council Assistant**  
**Date: December 5, 2022**  
**Re: Council Information Package**

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I have attached a list of items that have come into the office that may be of interest to members of Council. Please note that in accordance with Section 6.4(d) of the Procedural By-law, **Any member of Council may raise for discussion a communication, petition or resolution that is in the Information Package during the Approval of Communication Items portion of the Council Meeting.**

### **1. Correspondence From**

- (a) Communication from Conservation Ontario dated November 9, 2022 re Reaction to Proposed Changes to the *Conservation Authorities Act*.
- (b) Communication from Thom Hunt, Chair, Regional Planning Commissioners of Ontario addressed to the Minister of Municipal Affairs and Housing dated November 22, 2022 re Making Room: Shaping Big Housing Growth and Affordability in Ontario.
- (c) Communication from the Ontario's Big City Mayors, addressed to Doug Ford, Premier of Ontario and Steve Clark, Minister of Municipal Affairs and Housing dated November 23, 2022 re Bill 23, More Homes Building Fast Act, 2022.
- (d) Letter from Jim Hogan, President and CEO, and Chris Cowell, CFO & VP Administration, Entegrus Inc. addressed to Michael Duben, Chief Administrative Officer dated November 28, 2022 re Entegrus Dividend.
- (e) Communication from Josh Thomas, Senior Executive Assistant, Pattern Energy to Mayor Canniff dated November 28, 2022 re Sustainability Report.

### **2. Resolutions**

- (a) Resolution from the Township of Warwick dated November 16, 2022 re CN Railway Contribution Requirement under the *Drainage Act* and Impacts on Municipal Drain Infrastructure in Ontario.
- (b) Resolution from the Town of Aurora dated November 23, 2022 re Modifications to the York Regional Official Plan.

- (c) Resolution from the City of Stratford dated November 28, 2022 re Funding and Support for VIA Rail Services.



# A Watershed Moment – The true cost of rolling back decades of environmental protection in Ontario

November 9, 2022

## Reaction from Conservation Authorities to the Proposed Changes to the *Conservation Authorities Act*

On October 25, the Ontario government unveiled [Bill 23](#) and related regulations. Conservation Ontario's top concerns include:

- Proposal to bar municipalities from entering into voluntary agreements with conservation authorities (CAs) for review and comment on development applications such as natural heritage and water resources plan review. This is an important role for many conservation authorities, on behalf of municipalities, across the province.
- A new regulation-making ability has been introduced in the *Conservation Authorities Act* to enable exemptions from natural hazard permits where *Planning Act* approvals are in place in select municipalities. In these cases, the Province proposes to transfer some or all of conservation authority regulatory responsibilities to municipalities.
- Proposal to freeze conservation authority development fees as early as January 1, 2023. Currently conservation authority development fees are based on cost recovery. A freeze on fees will quickly create a deficit.
- Proposal that conservation authorities identify potential conservation lands that could support housing development in the inventory of conservation lands they are required to create.

### KEY RECOMMENDATIONS

The proposed changes in Bill 23 will create a number of unintended consequences which roll back 70 years of successful conservation authority watershed management at a time when we need this work more than ever in order to address the growing impacts of climate change.

In order to avoid unintended consequences, Conservation Ontario proposes the following:

1. Allow municipalities to enter into agreements with conservation authorities for review and comment on development applications such as natural heritage and water resources plan review.
2. Development subject to *Planning Act* authorizations should not be exempt from requiring a conservation authority permit and conservation authority regulations should not be delegated to municipalities.
3. The Multi-stakeholder Conservation Authority Working Group needs to continue working with the Province to provide advice and solutions for successful implementation.
4. Conservation authority development fees should not be frozen since they are based on cost recovery.

5. Careful consideration is required when identifying conservation authority lands to support housing development.

## **UNINTENDED CONSEQUENCES AS A RESULT OF THESE CHANGES**

We are concerned that some changes proposed in Bill 23 will:

- place new responsibilities on municipalities for natural hazards and natural resources that may lead to inefficiencies, uncertainties and delays in the development review process;
- weaken the ability of conservation authorities to protect people and property from natural hazards; and
- reduce critical, natural infrastructure like wetlands and greenspaces that reduce flooding and protect waters in our lakes and rivers.

The proposed changes will not achieve the objectives that the government is looking for in order to quickly address the housing crisis. More likely, they will create additional delays and increased costs.

Municipalities have successfully relied on the benefits of long-standing conservation authority local watershed science to guide decision-making. The proposed changes to delegate CA regulatory responsibility to individual municipalities are contrary to the core mandate of conservation authorities and may put additional people - and their homes - at more risk. The ability of conservation authorities to regulate development in all hazardous areas is critical for successful emergency preparedness and to prevent the worst outcomes.

### **Key Deadlines: Conservation authorities and others are able to comment on these proposed changes in two ways:**

- a) Appear before, or make a submission to the Standing Committee reviewing Bill 23. Submissions are due by 7:00 PM on November 17, 2022. Instructions for participating in the Standing Committee by making submission: <https://www.ola.org/en/get-involved/participate-committees> . Conservation Ontario's submission can be found here: [https://conservationontario.ca/fileadmin/pdf/policy-priorities\\_section/CA\\_Act\\_2022/Bill\\_23\\_Standing\\_Committee\\_Submission\\_Conservation\\_Ontario\\_Angela\\_Coleman\\_FINAL.pdf](https://conservationontario.ca/fileadmin/pdf/policy-priorities_section/CA_Act_2022/Bill_23_Standing_Committee_Submission_Conservation_Ontario_Angela_Coleman_FINAL.pdf)
- b) Submissions can also be made to the [Environmental Registry of Ontario](https://ero.ontario.ca/posting) posting. The deadline is November 24. To submit a comment: <https://ero.ontario.ca/notice/019-6196>

## **DETAILS ON PRIORITY POSITIONING FOR CONSERVATION AUTHORITIES**

1. Allow municipalities to enter into agreements with conservation authorities for review and comment on development applications such as natural heritage and water resources plan review.
  - Many municipalities choose to contract a conservation authority to undertake certain aspects of plan review services due to the efficiency that it brings to their review.
  - Conservation authorities are not a barrier to growth; timely reviews are provided and service enhancements and improvements continued throughout the CA Act review dialogue.

- Conservation authorities have developed and are implementing a streamlined approach to plan review and approvals. In 2021, 91% of all permits issued by high growth CAs met provincial timelines. A total of 93% of all permits issued by non-high growth CAs met provincial timelines. In 2022, conservation authorities also identified the need to include performance standards in voluntary agreements between CAs and municipalities for plan review advisory services. These performance standards were to ensure that recently legislated municipal timelines would be delivered upon.
- Using conservation authority long-standing watershed technical knowledge provides context for science-based decision making and offers value for money as well as certainty and predictability in the development review process.
- Development plan reviewing and commenting advice provided by conservation authorities enables the connections to be made between flood control, wetlands and other green infrastructure or natural cover, thus ensuring safe development.
- Prohibiting CAs from undertaking this work will lead to longer and more costly application review processes and will not contribute to the Province’s goal of “more homes built faster”.
- From 2021-2022, the Ministry of Environment, Conservation and Parks led a multi-stakeholder Conservation Authority Working Group (CAWG) to guide the implementation of earlier legislative changes to conservation authority business. This group included representatives from conservation authorities, municipalities, development sector and agriculture.
- Stemming from the work of the CAWG, specific regulations were developed for municipalities to enter into voluntary Memorandums of Agreement (MOUs) with conservation authorities for a wide variety of work. The new legislative proposals create a significant change in direction to these regulations.
- Specifically, conservation authorities **will not** be able to perform a review and commenting role on development applications as a ‘municipal’ or ‘other’ program or service for prescribed Acts. The Acts, proposed to be prescribed in the regulation include:
  - *The Aggregate Resources Act*
  - *The Condominium Act*
  - *The Drainage Act*
  - *The Endangered Species Act*
  - *The Environmental Assessment Act*
  - *The Environmental Protection Act*
  - *The Niagara Escarpment Planning and Development Act*
  - *The Ontario Heritage Act*
  - *The Ontario Water Resources Act*
  - *The Planning Act*

These services include natural heritage systems management programs and policies that have exceptionally consequential impacts on conservation authorities' ability to achieve their core mandates including the protection of people and property from flood hazards as well as sources of drinking water.

- Development subject to *Planning Act* authorizations should not be exempt from requiring a conservation authority permit and conservation authority regulations should not be

delegated to municipalities. The ability of conservation authorities to regulate development in all hazardous areas is critical for successful emergency preparedness and to prevent the worst outcomes.

- The planning process is insufficient to ensure natural hazard concerns are addressed through design and construction. This places additional responsibility, and liability, on municipalities.
- Over the last two years, the province has worked to clarify the CAs' mandate and responsibilities ensuring their focus on protecting people and property from natural hazards such as flooding and erosion.
- This exemption is contrary to the core mandate of conservation authorities and may put additional people - and their homes at risk.
- Natural hazard permitting is essential to ensuring safe communities and is a key tool used to prevent and reduce the risks of flooding and erosion. Conservation authorities were given these responsibilities following Hurricane Hazel when 81 people were killed by flooding and erosion conditions.
- The proposed changes could create a two-tier approach to the protection of people and property. Not using a watershed approach to reviewing new development ultimately puts residents of upstream and/or downstream municipalities at risk. Natural hazards need to be considered both at site-specific and watershed levels to ensure public safety.

### **3. The Multi-stakeholder Conservation Authority Working Group needs to continue working with the Province to implement changes.**

- The work of the multi-stakeholder Conservation Authority Working Group established in January 2021 to guide the province's implementation of previous changes to the *Conservation Authorities Act* is not complete.
- The Province needs to re-establish the multi-stakeholder Working Group.

### **4. Development needs to pay for development. Putting a freeze on CA development fees will create larger issues in the future.**

- Conservation authority plan review and permitting fees are based on cost recovery and currently there is no mechanism being proposed to make up for the accumulating shortfall in the future.
- Not enabling cost recovery means that the municipal taxpayer will have to subsidize development.

### **5. Careful consideration is required when identifying CA lands to support housing development.**

- Conservation authority lands protect against flooding and erosion, contribute to public well-being as well as protect important sources of drinking water and biodiversity. They also contribute to climate change adaptation measures by capturing emissions, cooling temperatures and protecting water quality.
- CA lands are often acquired through a wide variety of means, some of which result after complex negotiations with private or other public funders or donors.

- Regardless of the source of funding for the lands, clear policies are needed to protect these locally significant conservation lands and land use should only be considered for housing in exceptional circumstances.
- Special considerations related to zoning, natural heritage, integration of provincial and municipal owned land or publicly accessible lands and trails are also included. Process improvements are proposed to enable CAs to sever and dispose of land that does not meet their requirements for ownership.

For More Information:

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The Honourable Doug Ford  
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[premier@ontario.ca](mailto:premier@ontario.ca)

November 14, 2022

## **RE: PROPOSED CHANGES IN BILL 23 REGARDING CONSERVATION AUTHORITIES**

Dear Premier Ford;

Conservation Authorities (CAs) want to do their part to help the Province meet its goal of building 1.5 million homes in Ontario over the next ten years.

We are concerned some changes proposed in the *More Homes Built Faster Act* will:

- Place new responsibilities on municipalities related to natural hazards and natural resources that may lead to inefficiencies, uncertainties, and delays in the development review process;
- Weaken the ability of conservation authorities to continue protecting people and property from natural hazards; and,
- Reduce critical, natural, infrastructure like wetlands that reduce flooding and protect waters in our lakes and rivers.

To avoid unintended consequences, we recommend:

1. Allowing Municipalities to continue voluntary agreements for review and commenting with Conservation Authorities; this means removal of the clauses in Bill 23 that prevent this from occurring.

The current model enables Municipalities to use existing expertise within Conservation Authorities to fulfill responsibilities for natural heritage and water resources, while saving time and money for applicants.

2. Development subject to *Planning Act* authorizations should not be exempt from Conservation Authority permits, and CA regulations should not be delegated to municipalities. This approach could result in building permits issued in error and other unintended results. The watershed, not municipal boundaries, should continue be the scale used to assess natural hazards.
3. The multi-stakeholder Conservation Authority Working Group should continue working with the Province to provide solutions for shared goals and objectives.

4. Conservation Authority development fees should not be frozen since they are based on cost recovery.

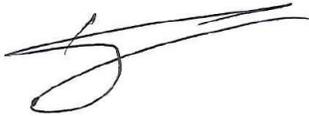
Conservation Authorities work with local Municipalities to reduce barriers to development and streamline processes for the best possible service to all. We are: modernizing policies and procedures; streamlining approvals; reducing timelines and red tape; promoting pre-consultation; and reporting on service standards.

For example, in 2021, 91% of the permits issued by high growth conservation authorities were within provincial timelines. A total of 93% of permits issued by non-high growth CAs were within provincial timelines.

Municipalities rely on the benefits of long-standing conservation authority partnerships. In our view, the proposed changes undermine the core mandate of Conservation Authorities and may put people – and their homes – at risk.

We request Schedule 2 of Bill 23 and changes to the *Conservation Authorities Act* that: limit the ability of Municipalities to enter into review and commenting agreements with Conservation Authorities; and that delegate Conservation Authority regulations to Municipalities be removed.

Sincerely,



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St. Clair Region Conservation Authority General Manager, Ken Phillips



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St. Clair Region Conservation Authority Chair, Mike Stark  
Former Council Member, Representing the City of Sarnia



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St. Clair Region Conservation Authority Vice-Chair, Pat Brown  
Council Member, Representing St. Clair Township



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St. Clair Region Conservation Authority Board Member, Al Broad  
Mayor of Dawn-Euphemia



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St. Clair Region Conservation Authority Board Member, Diane Brewer  
Reeve of Newbury

cc:

The Honourable Steve Clark, Minister of Municipal Affairs and Housing

The Honourable Graydon Smith, Minister of Natural Resources and Forestry

The Honourable David Piccini, Minister of Environment Parks and Conservation

The Honourable Bob Bailey, MPP, Sarnia-Lambton

The Honourable Monte McNaughton, Minister of Labour, Immigration, Training  
& Skills Development, MPP, Lambton-Kent-Middlesex



# Regional Planning Commissioners of Ontario

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November 22, 2022

The Honourable Steve Clark  
Minister of Municipal Affairs and Housing  
College Park, 17th Floor  
777 Bay Street  
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**Re: *Making Room: Shaping Big Housing Growth and Affordability in Ontario***

On behalf of the Regional Planning Commissioners of Ontario (RPCO), I am pleased to present the attached report entitled "*Making Room: Shaping Big Housing Growth and Affordability in Ontario*" (*Making Room*). This report also responds to many of the provisions of the Province's Bill 23.

*Making Room* was also tabled with the Mayors and Regional Chairs of Ontario (MARCO) today.

RPCO is an organization whose members provide planning services and give planning advice to municipal Councils that represent approximately 80% of Ontario's population. As such, we are fully engaged on a daily basis in matters which are urban and rural; northern and southern; small town and big city. We also understand the importance of having a healthy development industry to support sustainable community vitality across Ontario.

*Making Room* seeks to address the current state of Ontario in the face of today's growth pressures. It recognizes and aims to build from the many positive steps that the Province has taken in the past to address compelling housing affordability needs.

*Making Room* also identifies a series of gaps in addressing key housing-related growth pressures across Ontario. You will find that many gaps pertain to housing affordability, arguably the Province's biggest housing challenge.

All parties involved in the creation of new homes should be working together on increasing the velocity of housing production. This must include the many different housing affordability types and tenures.

Thank you for your consideration of *Making Room*. We would be pleased to meet with you to discuss our report. We continue to liaise with the development industry and other key partners, and to support sustainable planning in communities across Ontario.

Sincerely,



Thom Hunt, Chair  
Regional Planning Commissioners of Ontario

TH/rh

Enclosure: Making Room

cc

Mr. Michael Parsa, Associate Minister of Housing, MMAH

Ms. Hannah Evans, Assistant Deputy Minister, Municipal Services Division, MMAH

Mr. Jae Truesdell, Office of the Premier

Mr. Luca Bucci, Chief Executive Officer, OHBA

Mr. Dave Wilkes, President and CEO, BILD

Mr. Colin Best, President, AMO

Mr. Paul Lowes, President, OPPI

Mr. Ed Archer, RSTCAO Chair

Regional Public Works Commissioners of Ontario (RPWCO)

Ontario Regional and Single Tier Treasurers (ORSTT)

Dr. Mike Moffatt, Smart Prosperity Institute

RPCO Members



# **MAKING ROOM:**

**Shaping Big Housing Growth and Affordability in Ontario**

Prepared by the  
Regional Planning Commissioners of Ontario

November 18, 2022 - Final Report



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## Table of Contents

Executive Summary .....	3
Introduction .....	8
Why do we need to more actively plan for and shape growth now? .....	8
The big picture and big implementation gaps.....	10
1. Shaping growth and creating opportunities for affordability at a macro scale.....	10
2. Housing affordability at a deeper level: understanding and addressing both supply and demand dynamics .....	12
3. Addressing affordability and accessibility issues outside of open market housing dynamics.....	14
4. Building and financing: the right infrastructure at the right time, fees and charges .....	15
5. Creating velocity and avoiding unintended consequences through meaningful collaboration.....	17
6. Supporting innovation, continuous improvement and nimbleness.....	18
A closing note .....	21
References .....	23

## Executive Summary

The Regional Planning Commissioners of Ontario (RPCO) is an organization whose upper and single-tier municipal members provide planning services and give planning advice to municipal Councils that represent approximately 80% of Ontario's population. As such, we are fully engaged on a daily basis in matters which are urban and rural; northern and southern; small town and big city. We also understand the importance of having a healthy development industry to support community vitality across Ontario.

This report, entitled *Making Room: Shaping Big Housing Growth and Affordability in Ontario*, seeks to address the current state of Ontario in the face of today's growth pressures by providing a big picture view of housing dynamics. The report also identifies big implementation gaps in addressing key growth pressures across Ontario.

You will find that many of these gaps pertain to housing affordability, arguably the Province's biggest housing challenge.

**We have concluded that the gaps identified in this report need to be addressed right now, and in conjunction with constructive changes to the Province's Bill 23, *More Homes Built Faster Act, 2022*. Some of these gaps specifically pertain to municipal service delivery.**

There are six foundational themes in this report:

1. Shaping Growth and Creating Opportunities for Affordability at a Macro Scale;
2. Housing Affordability at a Deeper Level: Understanding and Addressing Both Supply and Demand Dynamics;
3. Addressing Housing Affordability Issues Outside of Open Market Dynamics;
4. Building and Financing : The Right Infrastructure at the Right Time, Fees and Charges;
5. Creating Velocity and Avoiding Unintended Consequences through Meaningful Collaboration; and
6. Supporting Innovation, Continuous Improvement and Nimbleness.

Based on these six foundational themes above, our 21 Big Gaps (summarized below) need to be addressed using well-conceived and practical implementation tools, identifying responsible parties and deadlines for completion:

**Gap 1:** It is unclear how the allocation of 1.5 million new homes across Ontario by the end of 2031 can occur in light of big mitigating factors like labour shortages, rising interest rates, and substantially reduced municipal development-related fees and charges. It is also unclear how the delivery of different housing affordability types will be guaranteed to be built.

**Gap 2:** Regional governments play essential roles in planning, financing, and delivering big infrastructure to support growth management for millions of people. It is unclear why, at a minimum, Regions are not given status in Bill 23 as “Regional Infrastructure Delivery Agencies” or Authorities. Furthermore, a big gap exists in the definition of infrastructure, which should include natural infrastructure like groundwater recharge and discharge features. The protection of such natural systems that extend beyond local boundaries does not appear to have been addressed in Bill 23.

**Gap 3:** In introducing more intensification as-of-right in all Ontario municipalities, all forms of development must reflect design excellence (in terms of form, function and performance) and intensifying in built up areas must be especially sensitive to (existing) built and natural environments. However, Bill 23 would reduce site plan requirements and would limit the ability of municipalities to require sustainable design performance measures like the City of Toronto *Green Standard*. More work-from-home rights may also be needed.

**Gap 4:** Some municipalities have already been creating public green or recreational spaces on privately owned property and have looked to other solutions like public spaces on roof tops, both arguably less than optimal solutions to having adequate and accessible ground-level, publicly owned recreational or passive natural areas. However, the reduction of the ability of municipalities to shape the amount, location and type of green space under Bill 23 would seem to contradict these compelling and growing community needs.

**Gap 5:** There is a compelling need for a more fulsome analysis to examine all material supply and demand side factors in Ontario that affect housing availability and affordability, measures to address them, responsible parties and timing.

**Gap 6:** Many municipalities maintain that substantial inventories of developable lands for housing exist that can proceed to construction now, but are not being built. There is an urgent need to review municipal land inventories to understand existing

developable land availability to builders (e.g. draft approved plans of subdivision that can proceed to development today, larger parcels of pre-zoned land available for intensification) and the reason(s) for which development has not proceeded.

**Gap 7:** It is unclear why Bill 23 does not enable area municipalities to contract with Regional governments to provide growth-related services, particularly for small rural municipalities with minimal planning resources.

**Gap 8:** There appears to be a lack of Provincial-municipal- development industry engagement tables that meet regularly to address both occasional and systemic bottlenecks in the development review process.

**Gap 9:** It is unclear whether anyone is leading in the actual measurement of outcomes for “in the ground” prototype developments that keep a range of housing types or arrangements (at various levels of affordability) truly affordable.

**Gap 10:** Bigger pilot projects are not occurring through partnerships between the Province, municipalities and the home building industry to construct a range of units targeting different levels of housing affordability at much larger scales.

**Gap 11:** There remains an urgent need to create a tangible, workable, on the ground strategy for building “hard to get” housing affordability types on publicly owned lands.

**Gap 12:** As a result of Bill 23, there is an urgent need to revisit the process for determining the right infrastructure to be built, sustainable financing approaches and accelerated construction timelines for a variety of communities across Ontario.

**Gap 13:** Should the Province ultimately choose to proceed to reduce or waive municipal rights to collect development charges and/or other municipal fees and charges, municipalities must be fully compensated for the gap created by such financial losses to be able to support growth.

**Gap 14:** Collaborate, collaborate, collaborate. There are many critical issues of the day. All parties must be mindful and responsive to related challenges.

**Gap 15:** Issues of greater risk, liability and litigation are real and expected outcomes of Bill 23. Upper Tier Official Plans will ultimately be eliminated, and those same Upper Tier Municipalities will no longer be able to appeal planning decisions, removing critical tools in protecting vital public interests.

**Gap 16:** There is a compelling need to better plan for student enrollment levels with major post-secondary institutions that can negatively and materially impact available local housing supply, especially housing that is affordable to lower income households.

**Gap 17:** There is an urgent need to review the process, content and turnaround times for Ministries and other Provincial bodies that receive development applications for comment and planning frameworks for approval.

**Gap 18:** Likewise, there is an urgent need to review the process, content and turnaround times for Provincial responses to development applications on more complex contaminated sites (i.e. properties requiring some form of environmental remediation), and revisit remediation options.

**Gap 19:** There is a long-standing need to consider major changes to the Ontario Land Tribunal in terms of both hearing resources and the appeal process itself.

**Gap 20:** The development industry should explore more contemporary ways of approaching home building.

**Gap 21:** Under Bill 23, there appears to be no explicit connection made between Ontarians having good housing choices and support for both preventive and reactive health care needs. This disconnect is apparent despite health care remaining one of the Province's greatest cost centres, which also continue to rise rapidly. Recognize, accommodate, and support housing arrangements that also create health care solutions.

**The draft legislation supporting the Province's Bill 23, the *More Homes Built Faster Act*, seeks to support building more homes, helping home buyers, reducing construction costs and fees, and streamlining development approvals. In fact, the legislation is seriously misaligned with these goals, and does little to address the Big Gaps described in this report.**

**However, municipalities also share the same concerns, and are willing to work with the Province to create legislation that is better-aligned with these goals.**

**Major unintended consequences are also expected to result from the misalignment of the legislation with the main themes of Bill 23. These unintended consequences include increasing the financial burden for municipal taxpayers by making them pay more for growth, reducing the ability to create new parks and other open spaces, limiting citizen rights, making it impossible for some municipalities to build supporting infrastructure on time to support growth, and removing effective regional growth management,**

**especially in ensuring the efficient use of infrastructure and protecting vital natural systems that cross municipal boundaries.**

**All parties involved in the creation of new homes should make working to increase the velocity of housing production their highest shared priority. This must include the many different housing affordability types and tenures.**

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## Introduction

The Regional Planning Commissioners of Ontario (RPCO) is an organization whose upper and single-tier municipal members provide planning services and give planning advice to municipal Councils that represent approximately 80% of Ontario's population. As such, we are fully engaged on a daily basis in matters which are urban and rural; northern and southern; small town and big city. We also understand the importance of having a healthy development industry to support community vitality across Ontario.

This report, entitled *Making Room: Shaping Big Housing Growth and Affordability in Ontario*, seeks to address the current state of Ontario in the face of today's growth pressures by providing a big picture view of housing dynamics. The report also identifies big implementation gaps that pertain to or affect the ability to address key growth pressures across Ontario.

You will find that many of these gaps pertain to housing affordability, arguably the Province's biggest housing challenge.

**We have concluded that the gaps identified in this report need to be addressed now, and in conjunction with constructive changes to the Province's Bill 23, *More Homes Built Faster Act*, 2022. Some of these gaps specifically pertain to municipal service delivery.**

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## Why do we need to more actively plan for and shape growth now?

Over the past few years, especially during earlier days of the Covid-19 pandemic, Ontarians experienced an abrupt shift in their daily living and working environments. This was followed by many major economic events, including material (supply chain) shortages, record inflation (especially for energy and groceries) and a torrid real estate market, with buyers taking advantage of record low borrowing rates and high equity positions. Growth pressures were seen across Ontario communities, especially as remote work became an accepted norm, and people were able to live at much greater distances from their traditional places of work.

In the face of these changes and growth pressures, this report has been prepared, recognizing that municipalities and the Province of Ontario have some common contemporary goals. As municipal planning leaders and community builders, foremost to us today are the following issues:

- **Addressing big growth demands and affordability pressures in communities across Ontario using comprehensive Growth Management Strategies and Tactics that reflect regional geographies and economies. Ontario is a “community of communities”, with widely differing contexts;**
- **Protecting and where possible enhancing the quality of life of all Ontarians**, and always through the application of design excellence (both in form and function). The development of complete communities should also be enhanced with a broader suite of housing affordability opportunities and more community-benefitting features (e.g. more public services and green space);
- **Aggressively supporting economic vitality**. This includes aspects that the pandemic has shone a light on, such as remote work, place-making, the evolution of retailing, the need to strengthen domestic supply chains, and the economic opportunities accruing to Provinces that are nimble and responsive in doing so;
- **Adding more people to most sectors of the work force**, and addressing the sustained critical shortage of skilled trades;
- **Protecting and maintaining a healthy natural environment** to support all of our activities, and the need to avoid artificially separating economic from environmental considerations;
- **Recognizing that we are experiencing climate change impacts and that people are making greener energy shifts**, both of which have big planning and financial implications;
- **Designing better health and wellness systems in Ontario**, including the protection and expansion of parks and other natural areas, the ability of neighbours to help neighbours through more flexible housing arrangements, and placing greater emphasis on preventive and in-home health care solutions;
- **Recognizing that roles and levers exist at all levels of government that must be active, coordinated and nimble**; and
- **Supporting Ontario’s desire to achieve nationally and globally shared objectives.**

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## The Big Picture and Big Implementation Gaps

To address today's challenges and opportunities, RPCO has developed the following six foundational themes, and has identified a series of implementation gaps that need to be addressed now. We see all levels of government and the development industry collaborating to fully address these gaps, using well-conceived and practical implementation tools, with defined timelines and responsible parties.

### **1. *Shaping Growth and Creating Opportunities for Affordability at a Macro Scale***

The Smart Prosperity Institute, under demographer Dr. Mike Moffatt, has undertaken some analysis on the prospect of adding 1.5 million new housing units in Ontario by the end of 2031. This work was funded by the Ontario Home Builders Association. Through its publication entitled "*Baby Needs a New Home: Projecting Ontario's Growing Number of Families and Their Housing Needs*" (October 2021), Dr. Moffatt and his team examined some supply side factors affecting growth, and RPCO has had the opportunity to discuss this work and other related issues with Dr. Moffatt.

At this point, it is unclear how this proxy of 1.5 million new homes across Ontario by the end of 2031 relates to the Province's *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (the Growth Plan). The Growth Plan has now been used for well over a decade to define areas for development, coordinate infrastructure, and define areas requiring protection (e.g. the Green Belt). The Growth Plan has formalized good planning requirements in tangible ways, including mandates for transit, higher orders of development density and the protection of employment lands.

There are several points of clarification that need to accompany any review of this work. First and foremost, Dr. Moffatt openly notes that 1.5 million new homes does not have to be 1.5 million newly built units. In fact, Dr. Moffatt acknowledges that better, more fulsome use of Ontario's existing housing stock can create a large proportion of these units, including ownership, rental and secondary suites. In discussion with RPCO, Dr. Moffatt also indicated that he does not advocate for allowing more development to occur in the Green Belt (which includes the Oak Ridges Moraine). Members of RPCO also remain committed to the protection of natural environmental systems across Ontario (including the Niagara Escarpment), as well as the protection of prime agricultural land, whose importance has been highlighted through many ongoing discussions regarding the need to bolster domestic supply chains.

Secondly, the Smart Prosperity Institute report acknowledges that its work focused on what Ontarians want, and that the study does not offer predictions or forecasts. In fact, the results are noted as representing "a projection of one of many possible futures".

On the methodological side, RPCO discussed several issues with Dr. Moffatt and has identified other questions through its own review. This includes the study's approach of "a unit being a unit" (i.e. not differentiating unit types), headship rates in Ontario, average household sizes (in relation to "rest of Canada"), and the accuracy of disaggregated Ministry of Finance growth estimates.

One of the most important aspects of the approach used in *Baby Needs a New Home* is what supply side issues were considered and how other influences, including demand side factors, were not accounted for. As an example, Dr. Moffatt noted his interest in examining the labour side of growth management and the bottleneck that labour shortages create. In fact, Canada Mortgage and Housing Corporation noted the same concerns in its October 2022 report on labour capacity constraints. These supply and demand-side factors are described in greater detail in Section 2 below.

**Gap 1: It is unclear how the allocation of 1.5 million new homes across Ontario by the end of 2031 can occur in light of big mitigating factors like labour shortages, rising interest rates, and substantially reduced municipal development-related fees and charges. It is also unclear how the delivery of different housing affordability types will be guaranteed to be built.**

**Gap 2: Regional governments play essential roles in planning, financing and delivering big infrastructure to support growth management for millions of people. It is unclear why, at a minimum, Regions are not given status in Bill 23 as "Regional Infrastructure Delivery Agencies" or Authorities. Furthermore, a big gap exists in the definition of infrastructure, which should include natural infrastructure like groundwater recharge and discharge features. The protection of such natural systems that extend beyond local boundaries does not appear to have been addressed in Bill 23.**

**Gap 3: In introducing more intensification as-of-right in all Ontario municipalities, all forms of development must reflect design excellence (in terms of form, function and performance), and intensifying in built up areas must be especially sensitive to (existing) built and natural environments. However, Bill 23 would reduce site plan requirements and would limit the ability of municipalities to require sustainable design performance measures like the City of Toronto *Green Standard*. More work-from-home rights may also be needed.**

**Gap 4: Some municipalities have already been creating public green or recreational spaces on privately owned property and have looked to other solutions like public spaces on roof tops, both arguably less than optimal solutions to having adequate and accessible ground-level, publicly owned recreational or passive natural areas. However, the reduction of the ability of municipalities to shape the amount, location and type of green space under Bill 23 would seem to contradict these compelling and growing community needs.**

## **2. *Housing Affordability at a Deeper Level: Understanding and Addressing Both Supply and Demand Dynamics***

The availability of housing is affected by both supply-side and demand-side factors. What does this mean?

In the case of housing, supply-side issues include the following key factors:

- Availability of raw land for development, especially where demand is greatest;
- Pace of development by builders, especially their ability to bring land to market even sooner than occurs today. Builders are very challenged in hyper-demand housing markets by a variety of issues;
- Approvals in place for development to proceed, including decisions made through appeals;
- Availability of supporting infrastructure;
- Building material availability (including dealing with domestic supply chain constraints);
- New material uses (e.g. more engineered wood products).
- A ready supply of workers, including skilled trades; and
- Ways to be more efficient (e.g. using more pre-sized material to reduce time and waste).

Demand-side Issues affecting housing include the following key factors:

- Household Income, which largely determines the ability to be lending-eligible and to cash flow a home. It is important to note that income levels have not kept pace with the rapidly increasing price of housing in Ontario. Extensive work on this and related housing issues has been published by RBC, as well as by many other housing researchers;
- Lending (Interest) rates, which are now rising significantly but were at record lows in the past few years, allowing more households to be eligible for much larger borrowing levels, and driving the ability to pay more;

- Household equity, which grew at record levels during the most recent real estate market surge, fueling buying power;
- Household formation preferences, like multi-generational families who may choose to always live together;
- Historical and emerging unevenness of demand (e.g. there are real signs of the market cooling, especially in the face of significant increases in lending rates); and
- Immigration and foreign investment demand, exemplified by enrollment decisions made by post-secondary institutions that can drive up local housing demand, especially in “town and gown” communities.

The Smart Prosperity Institute openly and transparently acknowledges that its work was focused on specific matters on the supply side of the housing equation. Some supply factors that create bottle necks were not thoroughly examined. As previously noted, for example, the Smart Prosperity Institute remains interested in examining in greater detail how and to what extent labour and skills shortages affect housing production. These shortages have been prominently raised in media coverage as well, including the *Globe and Mail's* John Lorinc noting “A bad mixture of an aging workforce, stalled immigration and slow training has many worried”.

Ontario's Big City Mayors (OBCM) noted early in 2022 that there are thousands of units approved for development in Ontario's largest municipalities but are not built. Why is this the case? It is an important issue that needs to be addressed.

Finally, the challenges of getting infrastructure in place to support this level of growth (e.g. financed, built and operational in a timely manner) is also a concern shared by both RPCO and Dr. Moffatt. Infrastructure is more fully addressed in Section 4 below (Building and Financing).

**Gap 5: There is a compelling need for a more fulsome analysis to examine all material supply and demand side factors in Ontario that affect housing availability and affordability, measures to address them, responsible parties and timing.**

**Gap 6: Many municipalities maintain that substantial inventories of developable lands for housing exist that can proceed to construction now, but are not being built. There is an urgent need to review municipal land inventories to understand existing developable land availability to builders (e.g. draft approved plans of subdivision that can proceed to development today, larger parcels of pre-zoned land available for intensification) and the reason(s) for which development has not proceeded.** This can assist in better understanding comments made by Ontario's Big City Mayors (OBCM) in 2022 that more approved development lands and buildings are available in larger

Ontario communities than are being built for new housing. RPCO understands that the Province has committed to review the existing development land supply noted by the OBCM.

**Gap 7: It is unclear why Bill 23 does not enable area municipalities to contract with Regional governments to provide growth-related services, particularly for small rural municipalities with minimal planning resources.** Local municipalities may not want to possess new skilled staff, and limited development potential may not warrant the creation of a new business unit in any event.

**Gap 8: There appears to be a lack of Provincial-municipal development industry engagement tables that meet regularly to address both occasional and systemic bottlenecks in the development review process.** These tables should be led by independent facilitators. Municipalities continue to review their municipal service delivery processes and are grateful for more recent Provincial support under the *Streamlining Development Approval Fund*.

### **3. Addressing Affordability Issues Outside of Open Market Housing Dynamics**

For some Ontarians, there are housing needs that cannot be met through healthy open market (supply and demand) dynamics. This can include lower wage-earning households, the elderly, and people with other special needs and vulnerabilities. In these cases, housing solutions must somehow be subsidized or otherwise provided outright by government, not for profit and philanthropic sources. These “out of market” housing needs can vary across Ontario communities. In major employment areas, lower paid employees may have little opportunity to find and afford suitable housing, creating long daily commutes and sometimes ultimately leaving their places of employment. This has tangible impacts on our provincial economy.

Ontario also possesses a population of people who require additional supports for daily living. For example, they may be recipients of the Ontario Disability Support Program who live with their aging parents. They also do not possess the economic means to sustainably support themselves, especially when their parents become no longer able to provide daily care. Ontario and Canada have always supported people in need through our “social safety nets”. Bill 23 does not appear to address compelling “outside of open market” needs, like those provided in supportive housing communities.

**Gap 9: It is unclear whether anyone is leading in the actual measurement of outcomes for “in the ground” prototype developments that keep a range of housing types or arrangements (at various levels of affordability) truly affordable,** especially in the medium to longer terms. Furthermore, there are no accompanying targets for subgroups like rental housing and supportive living communities. Even the ability of municipalities to maintain existing rental housing is unaddressed.

**Gap 10: Bigger pilot projects are not occurring through partnerships between the Province, municipalities and the home building industry to construct a range of units targeting different levels of housing affordability at much larger scales,** and in communities across Ontario (e.g. rural, urban, north, south). A fair and reasonable return on investment should also be included in such contractual arrangements. Members of RPCO are gratefully aware of a handful of developers that have already entered this market space, but there appears to be sizable room for more developers to begin to build a broader range of housing affordability types as well.

**Gap 11: There remains an urgent need to create a tangible, workable, on the ground strategy for building “hard to get” housing affordability types on publicly owned lands.** While all three levels of government (Federal, Provincial and Municipal) have surplus property disposition protocols, by-laws and other disposal mechanisms, there appears to be little in the way of an integrated implementation strategy that actually creates housing at larger scales, especially housing that is affordable to households in the greatest need. This housing should also be integrated into larger housing developments that reflect a diversity of community needs and choices, and tangibly support equity, diversity and inclusion.

#### **4. Building and Financing: The Right Infrastructure at the Right Time, Fees and Charges**

The infrastructure needed to support new development comes in many forms and at significant cost. Water and sewer mains, roads, parks, emergency services, sewage treatment plants, schools and hospitals are only a few examples. Energy supply and supporting infrastructure have also emerged as urgent issues to be addressed by the responsible entities, especially as Ontario moves toward much greater consumer-based electrification in the short term.

As development is planned, there are three basic questions that need to be answered. First, “What is the right infrastructure to be built?” This step includes matters like determining the size of the necessary infrastructure and the area that it will serve, often as part of a larger system or service area. Whether the development is in a greenfield or in an existing built up area will also influence the answer to this question.

The second question is “How will it be paid for?” Municipalities are entitled to collect fees through provincial legislation, including the collection of development charges for growth-related net capital costs. Municipalities need to also have adequate funds to pay for eligible infrastructure, or be willing to borrow funds, as long as their debt limits are not exceeded.

The third question is “How quickly can infrastructure be built?”. Municipalities participate in tendering projects every day for a variety of products and services. The development industry also has its own procurement process or agreements in place as well for things like labour, materials and infrastructure that it is responsible for.

The overarching question is whether the infrastructure required to support growth in Ontario can be defined, financed and built more efficiently. Absent key infrastructure being in place, construction and occupancy cannot occur. Furthermore, the infrastructure challenge may differ in communities across Ontario.

The reduction or “waiving” (forgiveness) of fees and charges is a decision that is particularly susceptible to unintended consequences. There are two main reasons for this susceptibility.

First, there will be a shift from “development paying for development”, to the municipal property taxpayer funding the cost of development (through the municipal tax levy). This means that the industrial and commercial sectors, as property owners, are also expected to be asked to pay in perpetuity for growth-related costs. Economically, this decision would be expected to affect the cost of doing business in Ontario and erode the province's economic competitiveness. Ontario (and all provinces) must be mindful of not creating higher tax jurisdictions, and imposing even greater pressure on consumers, especially at a time when there is very little capacity to absorb any further cost increases.

Secondly, municipalities themselves have a limited capacity to absorb additional costs. Any revenue shortfalls as a result of changes in the ability of municipalities to collect development charges will require municipalities (and more specifically property taxpayers) to pay for these costs. Given the tight state of municipal finances to even maintain existing service levels, the unintended consequence of fee and charge reductions or waivers may well be a delay in the funding and delivery of growth-related infrastructure. If municipalities are not able or willing (e.g. in the face of other compelling community pressures and their own debt limits) to absorb the additional financial burden related to growth, necessary infrastructure may not be built in a timely manner, or at all.

**Gap 12: As a result of Bill 23, there is an urgent need to revisit the process for determining the right infrastructure to be built, sustainable financing approaches and accelerated construction timelines for a variety of communities across Ontario.** This work should include collaboration with the Regional Public Works Commissioners of Ontario (RPWCO) and the Ontario Regional and Single Tier Treasurers (ORSTT).

**Gap 13: Should the Province ultimately choose to proceed to reduce or waive municipal rights to collect development charges and/or other municipal fees and charges, municipalities must be fully compensated for the gap created by such financial losses to be able to support growth.** Development charges pay only for growth related net capital costs and that ultimately, this infrastructure is assumed by the municipal taxpayer to maintain and replace in perpetuity (typically through multi-year municipal capital asset programs). Direct involvement of RPWCO and ORSTT representatives should again occur in undertaking this fiscal impact analysis and compensation.

## **5. Creating Velocity and Avoiding Unintended Consequences through Meaningful Collaboration**

There are two key types of active collaboration that are foundational to accommodating and shaping affordable growth in Ontario today. Both need to be strengthened.

The first collaboration is active, meaningful interaction amongst Municipal, Provincial and Federal government levels. As a starting point, all government levels should be well aligned in identifying shared priorities and their commitment to nimbly act on them. More traditional approaches to problem solving have involved protracted periods of time to reach consensus, marginal time spent on project strategy and management, and sub-optimal implementation.

The second collaboration that requires strengthening is between government and the private sector. Members of RPCO acknowledge that the development industry is the most adept at building housing at scale. Constructing a small number of new affordable housing units is important, but it will not address the large-scale need for many types of housing affordability across Ontario.

**Gap 14: Collaborate, collaborate, collaborate. There are many critical issues of the day. All parties must be mindful and responsive to related challenges,** like better advanced planning to effectively address impending employee shortages. It is essential

that unintended consequences be avoided, like those described in this report that can result from the reduction or forgiveness of municipal fees and charges.

**Gap 15: Issues of greater risk, liability and litigation are real and expected outcomes of Bill 23. Upper Tier Official Plans will ultimately be eliminated, and those same Upper Tier Municipalities will no longer be able to appeal planning decisions, removing critical tools in protecting vital public interests.** One of our biggest worries is the greater potential for catastrophic events to occur, like widespread groundwater contamination and permanent groundwater table draw-down. In the absence of any government level (including Conservation Authorities) being responsible for the planning-related protection of watershed-scale natural systems, there is a big gap. We need only remind ourselves of past catastrophic events like Hurricane Hazel to drive home the need for comprehensive planning and implementation measures. Furthermore, in the absence of well-coordinated and financed infrastructure, a great deal of litigation involving the Province, municipalities and the development industry should be anticipated. The outcome could well be longer periods required for infrastructure to be built, and even the deferral of projects.

**Gap 16: There is a compelling need to better plan for student enrollment levels with major post-secondary institutions that can negatively and materially impact available local housing supply, especially housing that is affordable to lower income households.**

## **6. Supporting Innovation, Continuous Improvement and Nimbleness**

Innovation can be looked at as inventing anew or as if anew. This opens the door to approaches like revisiting former best practices and applying those practices to different problems.

As Ontarians begin to see more “consistent normalcy” since the Covid-19 pandemic began in 2020, there have been many experiences and lessons learned. First, the public did not expect perfection, but it did expect best efforts and adjustments as necessary in delivering programs and services. Employers also discovered that remote working is a viable way of doing business, and that there are less traditional working arrangements that could or should stay in place. Furthermore, government, business and not-for-profits have worked hard to ensure that their business units work well together and remain focused on their visions and strategies. So what does this mean when it comes to planning for growth?

It is imperative that opportunities for innovation be kept in mind, and three situational examples are offered below:

- Work from home may be a permanent full or part time arrangement for thousands of working households. This is very different from the minimal home occupations that were a much more incidental part of the work force pre-pandemic;
- Travel and infrastructure needs and patterns may also change significantly. This may have impacts on Provincial highways and major arterials (e.g. less peak hour commuting). In neighbourhoods, much heavier reliance on fast and reliable high speed internet services have already emerged as requiring major improvement; and
- Growth may be much more spread out across Ontario, creating large growth pressures on smaller and more distant communities and areas. As commuting daily to the workplace may no longer be necessary, impacts on major employment regions like the GTHA may also be both problematic and opportunistic.

**Gap 17: There is an urgent need to review the process, contents and turnaround times for Ministries and other Provincial bodies that receive development applications for comment and planning frameworks for approval.** Members of RPCO possess many examples of process inefficiencies that affect the timing of reports to Municipal Councils to make timely development approval decisions.

**Gap 18: Likewise, there is an urgent need to review the process, content and turnaround times for Provincial responses to development applications on more complex contaminated sites (i.e. properties requiring some form of environmental remediation) and revisit remediation options.** This measure could significantly improve intensification opportunities in many Ontario communities.

**Gap 19: There is a long-standing need to consider major changes to the Ontario Land Tribunal in terms of both hearing resources and the appeal process itself.** While it is essential that natural justice mechanisms exist (i.e. the right to an unbiased, fair hearing), cases must be strictly land use focused and more time-limited (for both hearings and decisions). The process and outcomes continue to be long, uncertain and expensive for all parties. Limiting public participation under Bill 23 is not the solution.

**Gap 20: The development industry should explore more contemporary ways of approaching home building.** This could include new strategies around developing people for skilled trades (e.g. implementing more aggressive diversity, equity and inclusion recruitment practices, including greater opportunities for Indigenous Peoples),

exploring new material and construction approaches, and scaling up niche markets, like smaller condominium buildings with modest features and minimal common elements (i.e. more gentle intensification).

**Gap 21: Under Bill 23, there appears to be no explicit connection made between Ontarians having good housing choices and support for both preventive and reactive health care needs. This disconnect is apparent despite health care remaining one of the Province's greatest cost centres, which also continue to rise rapidly. Recognize, accommodate, and support housing arrangements that also create health care solutions.** The Province should consider new forms of tax credits or deductions for housing arrangements where tenants or co-inhabitants also provide basic home support for other occupants of the home. The Province should also ensure that the Federal government understands and fully implements similar provisions, which can materially take financial and other resource pressures off of overwhelmed health care institutions and programs (e.g. hospitals, retirement, assisted living and long term care homes, outpatient programs, home support services) and all of the front line workers who support them.

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## A Closing Note

The Regional Planning Commissioners of Ontario recognize and appreciate the need to address today's emerging growth pressures now. Its upper and single tier members work to support growth through good planning every day, and have also been tasked by their municipal Councils in finding better ways of delivering municipal services.

Members of RPCO also recognize that conditions across Ontario and Canada have dramatically changed in a relatively short period of time, prompting a renewed call to also assess our collective effectiveness in supporting Ontario's vitality. In this respect, we look forward to more active collaboration that results in positive, measurable outcomes, beginning in the short term.

**The draft legislation supporting the Province's Bill 23, the *More Homes Built Faster Act*, seeks to support building more homes, helping home buyers, reducing construction costs and fees, and streamlining development approvals. In fact, the legislation is seriously misaligned with these goals, and does little to address the Big Gaps described in this report.**

**However, municipalities also share the same concerns, and are willing to work with the Province to create legislation that is better aligned with these goals.**

**Major unintended consequences are also expected to result from the misalignment of the legislation with the main themes of Bill 23. These unintended consequences include increasing the financial burden for municipal taxpayers by making them pay more for growth, reducing the ability to create new parks and other open spaces, limiting citizen rights, making it impossible for some municipalities to build supporting infrastructure on time to support growth, and removing effective regional growth management, especially in ensuring the efficient use of infrastructure and protecting vital natural systems that cross municipal boundaries.**

**All parties involved in the creation of new homes should make working to increase the velocity of housing production their highest shared priority. This must include the many different housing affordability types and tenures.**

We trust that understanding the big picture and addressing the big gaps will help to advance our shared cause of protecting and enhancing Ontario's environmental, economic, social, and cultural vitality.

Thank you for allowing us to share *Making Room* with you, and to identify the many ways we need to work together now.

Sincerely,

**Thom Hunt, Chair**  
**Regional Planning Commissioners of Ontario**  
thunt@citywindsor.ca

**Brian Bridgeman, Vice Chair**  
**Regional Planning Commissioners of Ontario**  
[brian.bridgeman@Durham.ca](mailto:brian.bridgeman@Durham.ca)

**Steve Robichaud, Vice Chair**  
**Regional Planning Commissioners of Ontario**  
steve.robichaud@Hamilton.ca

**Paul Freeman, Chair, GGH Caucus**  
**Regional Planning Commissioners of Ontario**  
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November 23, 2022

The Hon. Doug Ford  
Premier of Ontario  
Legislative Building, Queen's Park  
Toronto, ON M7A 1A1

The Hon. Steve Clark  
Minister of Municipal Affairs and Housing  
17th Floor - 777 Bay St.  
Toronto, ON  
M7A 2J3

Dear Premier Doug Ford and Minister Clark,

As Chair of Ontario's Big City Mayors (OBCM) I am writing to you today on behalf of our membership (see signatories below) regarding Bill 23, More Homes Built Faster Act, 2022. We were grateful for the opportunity to present to the Standing Committee on Heritage, Infrastructure and Cultural Policy and would like to take this opportunity to further elaborate on our comments.

OBCM is supportive of the government's goal of building 1.5 million homes over the next 10 years in Ontario. We see daily the impact of the current housing crisis in our municipalities, and we want to ensure we can work with the government to achieve our collective goal to build affordable, safe and thriving communities. There are positive components to Bill 23, however we are writing to you today to highlight our key concerns for Ontario's biggest cities.

### **Legislated Funding Cuts to Municipalities**

The proposed amendments to development charges (DC's), including exemptions and removals for housing services and background studies will likely result in billions of dollars worth of infrastructure deficits that, without offsetting, will severely impact our ability to support the building of new homes. Municipalities have always used a "growth pays for growth" model, and without a new model put in place, the financial burden for this infrastructure will fall to the existing tax base. In line with the asset management planning that is mandated by the province for municipalities, the DC's collected are determined through background studies to meet our infrastructure needs. These funds are then allocated and put in reserve for these projects and future growth. Our municipalities will realize significant tax increases over the next several years to maintain the infrastructure needed to support these developments without offsetting and/or support from other levels of government. The impact on the proposed changes to parkland spaces could also place an additional significant financial burden on municipalities, as we do not have the funds allocated to secure public greenspace from privately held spaces to secure safe outdoor spaces for our residents.

### **Work With Municipalities to Get It Done, Effectively**

OBCM feels that the proper place for discussions these concerns is at the Housing Supply Action Plan Implementation Table. We are committed to working through that table to find unity with all stakeholders in building the homes Ontarians need and we feel that the best timeline to accomplish this is having it coincide with the March 1<sup>st</sup>, 2023, date of pledges that municipalities are required to sign. This group is an important tool to bring together all levels of government, including partner ministries and other municipal and industry associations, to oversee important and

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Item #1c  
December 5, 2022

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impactful changes that will build more housing. At that table a full review can take place and all partners can work together to find solutions that will meet the goal of building affordable housing across the province while including a sustainable funding model to address the critical infrastructure deficits outside of the property tax base.

### **Accountability for All Partners**

We agree accountability can be found through the pledges outlined in Bill 23. Our municipalities have been working hard to ensure we are building more affordable homes and have been making progress on meeting our targets. We are all in this together, yet there are factors outside of all our control right now that could impact outcomes. The province has already reduced the projections for housing starts for 2023 and 2024 as outlined in the Fall Economic Statement, due to the impact of the current slow down in sales, inflation and increasing interest rates as well as labour shortages and supply chain issues in the building sector. Homebuyers deserve accountability throughout the home building process and these impacts and others such as waiting on ministry approvals or incomplete applications from builders, can cause a significant delay to our municipal building targets.

We are requesting that the province require all partners, not just municipalities to sign pledges outlining the actions each partner is responsible for to ensure they are doing their part to help reach these building targets. It is important for all partners to be held accountable if targets cannot be met, and metrics put in place to measure the impacts of the unprecedented outside forces we are currently experiencing.

### **Building Housing for Ontarians Is Too Important to Rush**

We would like to thank the government for extending the commenting period for the majority of regulatory postings that were to end tomorrow. An extra two weeks provides much needed time to assess the impacts of these proposals and allows for more municipal participation in the consultations.

November 15<sup>th</sup> was the date set by the province for new terms of councils to begin. This means most municipalities are holding their first council meetings this week, welcoming many new mayors and councillors. Due to this, it has been impossible for municipal councils and professional staff to be fully engaged in the legislative process for Bill 23, and even with appreciated extensions, still difficult for them to approve a council position in time to submit comments on all their priority areas. It is critical that the full impacts of these measures are explored before implementation, allowing municipalities to work with the province to get this right. Our cities are also facing a capacity issue throughout many departments, and with outside consultants already working on the implementation of Bill 109, our resources are limited to be able to focus on responses to this bill.

Bill 23 will forever shift the way municipalities run their planning departments which is why we are asking that the government continue consultations with the municipal sector before final reading of this legislation and to continue this approach throughout the creation of the regulations.

In a spirit of continued cooperation and collaboration, as you have shown through extending the commenting period, we would ask that you consider the other issues that we have brought to light. OBCM supports that your government is taking on the issue of increased housing supply, including through many of the measures found in Bill 23. We want to work together with you to get it all right.

I look forward to hearing from you on this matter and discussing further how OBCM can work with the province on building affordable, safe and thriving communities together.

Sincerely,



Mayor Cam Guthrie  
Mayor of Guelph  
Chair of OBCM



Mayor Jan Liggett  
City of Cambridge



Mayor Berry Vrbanovic  
City of Kitchener



Mayor Shaun Collier  
Town of Ajax



Mayor Darrin Canniff  
Municipality of Chatham-Kent



Mayor Josh Morgan  
City of London



Mayor Alex Nuttall  
City of Barrie



Mayor Adrian Foster  
Municipality of Clarington



Mayor Frank Scarpitti  
City of Markham



Mayor Patrick Brown  
City of Brampton



Mayor Paul Lefebvre  
City of Greater Sudbury



Mayor Gordon Krantz  
Town of Milton



Mayor Kevin Davis  
City of Brantford



Mayor Andrea Horwath  
City of Hamilton



Mayor Bonnie Crombie  
City of Mississauga  
Vice-Chair of OBCM



Mayor Marianne Meed Ward  
City of Burlington



Mayor Bryan Paterson  
City of Kingston



Mayor Rob Burton  
Town of Oakville



Mayor Dan Carter  
City of Oshawa



Mayor Mat Siscoe  
City of St.Catharines



Mayor Steven Del Duca  
City of Vaughan



Mayor Kevin Ashe  
City of Pickering



Mayor Ken Boshcoff  
City of Thunder Bay



Mayor Dorothy McCabe  
City of Waterloo



Mayor Dave West  
City of Richmond Hill



Mayor John Tory  
City of Toronto



Mayor Elizabeth Roy  
Town of Whitby

CC:

OBCM Mayors and CAOs

Association of Municipalities of  
Ontario (AMO)

Mayors and Regional Chairs of  
Ontario (MARCO)

November 28, 2022

Michael Duben  
Chief Administrative Officer  
Municipality of Chatham-Kent  
315 King Street West  
PO Box 640  
Chatham, ON N7M 5K8

**RE: Entegrus Dividend**

Dear Michael

At the October 27, 2022 Entegrus Inc. Board meeting, dividends in the amount of \$4,361,103.00 were declared and approved to be paid to the Municipality of Chatham-Kent. This meets our budget and is consistent with our 2022 business plan.

Our employees continue to work hard to stay safe and provide exceptional service to our customers in all the communities we service.

Also in 2022, Entegrus and our employees consistently strive to be good corporate citizens by donating over \$400,000 to local groups and agencies. Included in the total amount donated we provided over \$125,000 to community partners that directly assist our customers in paying their electricity bills.

I look forward to continuing to work together in 2023.

Sincerely



Jim Hogan  
President and CEO  
Entegrus Inc.



Chris Cowell  
CFO & VP Administration  
Entegrus Inc.

Cc: Gord Quinton, CFO Municipality of Chatham-Kent

Item #1d  
December 5, 2022

**From:** Josh Thomas <Josh.Thomas@patternenergy.com>  
**Sent:** November 28, 2022 12:16 PM  
**To:** CKmayor <CKmayor@chatham-kent.ca>  
**Subject:** I am thankful and proud to share Pattern Energy's Sustainability Report

Mayor Caniff,

With the holiday season upon us, there is much to be thankful for as I reflect on a year of new heights for Pattern. Transitioning the world to renewable energy is not just a written mission at Pattern. We engrain it in everything we do as a company, leading us to reach exciting milestones.

As a valued stakeholder on our journey, we are thankful for your relationship with Pattern and the shared interest in creating a better planet for future generations. As such, we are pleased to share our latest [Sustainability Report](#). We will plant a tree for every click to view our report to celebrate its release.

Some highlights since our last report include:

- We improved the assessment of our carbon impacts and business risks from climate change, including completing a 3-year research project on the effects of global weather disruptions.
- Over a thousand workers installed 1,050 MWs of wind power and its accompanying 155-mile transmission line, completing the construction of Western Spirit Wind, the largest single-phase wind installation in the Americas.
- We continue development of SunZia Wind – a facility three times the size of Western Spirit – to deliver clean power to customers in the Western U.S.
- Our first wind project in Alberta is under construction, bringing us to eleven wind energy facilities in five Canadian provinces.
- We are building our first offshore wind and utility-scale energy storage project in Japan with our affiliate GPI.
- We diversified our business strategy and expanded into the C&I solar market by acquiring Solect Energy in 2021 and Dynamic Energy in 2022.
- Investment in our core competencies and to support diversity, equity, and inclusion in our workforce continues.

This work is helping us advance our exciting 25 GW+ development pipeline. Representing billions of dollars of sustainable investment, the economic infusion from our pipeline of projects will generate renewable revenue for families and communities for generations to come.

I hope you will read about these stories and more topics in our [Sustainability Report](#). Thank you for being a valued stakeholder in our pursuit to transition the world to renewable energy.

p.s. Don't forget we will plant a tree for every click through this email to [view our report](#) over the next two weeks.

**Josh Thomas** (*he/him/his*)  
**Senior Executive Assistant**

Direct: [+1 415-277-3469](tel:+14152773469)  
Mobile: [+1 512-826-5950](tel:+15128265950)  
[Josh.Thomas@patternenergy.com](mailto:Josh.Thomas@patternenergy.com) - [patternenergy.com](http://patternenergy.com)  
1088 Sansome St, San Francisco, CA 94111

Read how Pattern is transitioning the world to renewable energy in our latest [Sustainability Report](#)



Item #1e  
December 5, 2022

**From:** AMO Communications <Communicate@amo.on.ca>  
**Sent:** November 29, 2022 3:01 PM  
**To:** Judy Smith <JUDYS@chatham-kent.ca>  
**Subject:** Call for Applications: 2022 - 2024 AMO Board of Directors

AMO Update not displaying correctly? [View the online version](#)  
Add [Communicate@amo.on.ca](mailto:Communicate@amo.on.ca) to your safe list



November 29, 2022

## **Call for Applications: 2022 - 2024 AMO Board of Directors**

AMO is soliciting applications from qualified candidates for the 2022 - 2024 AMO Board of Directors. The vacancies remain following the AMO Board Elections held in August 2022 and the recent municipal elections. The vacant positions are:

- County Caucus: Two (2) vacant municipal elected official positions; One (1) vacant municipal staff position
- Regional & Single Tier Caucus: Two (2) vacant municipal elected official positions
- Rural Caucus: One (1) vacant municipal elected official position
- Small Urban Caucus: One (1) vacant municipal staff position

The [2022 – 2024 AMO Board of Directors Call for Applications package](#) includes:

- A summary of current vacancies for which expressions of interest will be received;
- A summary of the qualifications to serve on the Board of Directors;
- An overview of the process for filling the vacancies;
- An estimate of the annual time commitment required to serve on the AMO Board of Directors and for those who will then serve on the AMO Executive Committee; and
- The application form.

### **Qualifications**

From the [AMO By-Law No. 2](#) Part 3, Directors shall:

- be an individual of eighteen (18) or more years of age;
- be an elected official of a Member Municipality or an employee of a Member Municipality of the Corporation;
- not be an undischarged bankrupt; and
- not be declared incapable.

Please note the following:

- To provide the broadest representation possible, AMO By-law No. 2 stipulates that a member municipality can only have one representative on the Board unless another representative is on the Board as an appointed official from a municipal group. Please see the [AMO Board](#) webpage for a current list of Board members and their municipality.
- In filling any vacancy, the Board and Caucuses are required to be mindful of the need for broad geographic representation and gender representation.

### **Submission**

A completed application and supporting material must be received no later than **12:00 p.m. (noon) Friday, February 10, 2023**. Late or incomplete submissions will not be accepted beyond that time and date.

Please forward a completed Application Form to the Association via email [amoelections@amo.on.ca](mailto:amoelections@amo.on.ca) or fax at (416) 971-6191 or mail to the attention of Brian Rosborough, Executive Director. Scans and photographic images of documents are acceptable.

If you have any questions regarding this information, please contact Brian Rosborough, Executive Director at (416) 971-9856, ext. 362, e-mail [brosborough@amo.on.ca](mailto:brosborough@amo.on.ca) or Adam Garcia, Manager, Executive Office, ext. 356, email [agarcia@amo.on.ca](mailto:agarcia@amo.on.ca).

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\*Disclaimer: The Association of Municipalities of Ontario (AMO) is unable to provide any warranty regarding the accuracy or completeness of third-party submissions. Distribution of these items does not imply an endorsement of the views, information or services mentioned.



# TOWNSHIP OF WARWICK

"A Community in Action"

5280 Nauvoo Road | P.O. Box 10 | Watford, ON N0M 2S0

Township Office: (226) 848-3926  
Watford Arena: (519) 876-2808  
Website: [www.warwicktownship.ca](http://www.warwicktownship.ca)

Works Department: (519) 849-3923  
Fax: (226) 848-6136  
E-mail: [info@warwicktownship.ca](mailto:info@warwicktownship.ca)

## **BY E-MAIL ONLY**

November 16, 2022

Tracy Robinson, CN Rail President and CEO  
Montreal (Headquarters)  
935 de La Gauchetière Street West  
Montreal, Quebec, Canada  
H3B 2M9

Dear Tracy Robinson:

**Re: CN Railway Contribution Requirements under the *Drainage Act* and Impacts on Municipal Drain Infrastructure in Ontario**

At the October 17, 2022, regular Council meeting Warwick Township Council discussed the continuing impacts of CN's decision not to participate in funding municipal drains in Ontario, as per the *Drainage Act*, and the negative consequences on our community and others in the Province and approved the following resolution to be circulated to CN and related partners:

***WHEREAS municipal drains are considered critical rural infrastructure that support food production, food security, the environment and economic sustainability in rural Ontario;***

***AND WHEREAS the creation, maintenance and contribution requirements towards municipal drain infrastructure are governed by the *Drainage Act*;***

***AND WHEREAS an official from CN Rail has formally communicated to the Township of Warwick that "CN's decision is that it is a federally regulated entity under CTA guidelines, as such, are not governed by provincial regulations";***

***AND WHEREAS the implication that any public utility could become exempt from the financial requirements invalidates the underlying principle that all benefitting from municipal drain projects are required to contribute financially, including all public utilities;***

Item #2a  
December 5, 2022

***AND WHEREAS there are currently at least fifty-five municipal drainage projects in Ontario being impacted by CN's actions and refusal to contribute as per the Drainage Act;***

***AND WHEREAS the Township of Warwick and many rural municipalities have expressed concerns over this CN Rail position to the Ministry of Agriculture and Rural Affairs consistently over at least the past four years;***

***AND WHEREAS the Township of Warwick and other rural municipalities met with Minister Thompson at the Association of Municipalities in Ontario (AMO) on this issue and Minister Thompson has confirmed it remains the Provincial government's position that the Drainage Act does apply to all federally regulated railways;***

***NOW THEREFORE the Council of the Township of Warwick hereby declares as follows:***

***THAT Ontario's Drainage Act is an important piece of legislation used to meet the drainage needs of a variety of stakeholders, including agricultural businesses and ultimately food production, thereby supporting families, neighbours, and thriving communities;***

***AND THAT CN Rail be called upon to act as a partner to municipalities and agriculture in Ontario and reconsider its position that the Drainage Act does not apply to it as a public entity;***

***AND THAT CN Rail contribute to all municipal drains in Ontario, as per section 26 of the Drainage Act, and work to expedite its response timelines to the fifty-five projects currently on hold in Ontario so that the projects impacting the agriculture sector can proceed and be dealt with in a timely manner after years of delay caused directly by CN Rail;***

***AND THAT a copy of this resolution be circulated to Minister of Agriculture Food and Rural Affairs Lisa Thompson, local MPP Monte McNaughton, Minister of Agriculture and Agri-Food Marie-Claude Bibeau, CN Manager Public Affairs, Ontario & Atlantic Canada Daniel Salvatore, the President and CEO of CN Rail Tracy Robinson, Director of Government Relations Railway Association of Canada Gregory Kolz and to all municipalities in Ontario for their support.***

***- Carried.***

Warwick Township Council looks forward to a timely response from CN in the hopes that this issue impacting rural Ontario can be resolved.

Sincerely,



Amanda Gubbels  
CAO/Clerk  
Township of Warwick

Cc:

Lisa Thompson, Minister of Agriculture Food and Rural Affairs,  
Monte McNaughton, MPP Lambton-Kent-Middlesex  
Marie-Claude Bibeau, Minister of Agriculture and Agri-Food  
Daniel Salvatore, CN Manager Public Affairs, Ontario & Atlantic Canada  
Cyrus Reporter, CN Vice-President, Public, Government and Regulatory Affairs  
Jonathan Abecassis, CN Media Relations & Public Affairs  
Gregory Kolz, Director of Government Relations, Railway Association of Canada  
All Ontario municipalities



Legislative Services  
Michael de Rond  
905-726-4771  
clerks@aurora.ca

Town of Aurora  
100 John West Way, Box 1000  
Aurora, ON L4G 6J1

November 23, 2022

The Honourable Doug Ford, Premier of Ontario  
Premier's Office, Room 281  
Legislative Building, Queen's Park  
Toronto, ON M7A 1A1

**Delivered by email**  
**premier@ontario.ca**

Dear Premier:

**Re: Town of Aurora Council Resolution of November 22, 2022; Re: Motion 7.1 – Mayor Mrakas – Modifications to York Region Official Plan**

Please be advised that this matter was considered by Council at its meeting held on November 22, 2022, and in this regard, Council adopted the following resolution:

**Whereas the Province on November 4, 2022, approved the York Region Official Plan with 80 modifications; and**

**Whereas these modifications to the Regional Official Plan have been made by the Minister including two in the Town of Aurora; and**

**Whereas these modifications have been made without consultation or support by the Town of Aurora; and**

**Whereas Section 4.2 is modified by adding a new policy subsection after policy 4.2.29, titled "Special Provisions", followed by new policies: "4.2.30 Special provisions for the lands known municipally as 1289 Wellington Street East in the City of Aurora (PIN 036425499). Notwithstanding any other policies in this Plan to the contrary, the minimum density target to be achieved is 330 units per hectare and minimum building height of 12 storeys.";**

- 1. Now Therefore Be It Hereby Resolved That the Town of Aurora opposes the modification by the Minister of Municipal Affairs and Housing for the lands known municipally as 1289 Wellington Street East in the Town of Aurora (PIN 036425499); and**
- 2. Be It Further Resolved That the Town of Aurora requests the Minister to revoke special provision 4.2.30 to allow for the normal planning process to occur, as the Modification to the Regional Official Plan is contrary to the**

Item #2b  
December 5, 2022

**planning applications (OPA and ZBA) currently before the OLT (case files: OLT-22-004187 and OLT-22-004188); and**

- 3. Be It Further Resolved That a copy of this Motion be sent to The Honourable Doug Ford, Premier of Ontario, The Honorable Sylvia Jones, Deputy Premier of Ontario, The Honourable Steve Clark, Minister of Municipal Affairs and Housing, Peter Tabuns, Interim Leader of the New Democratic Party, and all MPPs in the Province of Ontario; and**
- 4. Be It Further Resolved That a copy of this Motion be sent to the Association of Municipalities of Ontario (AMO) and all Ontario municipalities for their consideration; and**
- 5. Be It Further Resolved That a letter be submitted to The Honourable Doug Ford, Premier of Ontario, The Honourable Steve Clark, Minister of Municipal Affairs and Housing, The Honourable Michael Parsa, Associate Minister of Housing and MPP Aurora—Oak Ridges—Richmond Hill, and Dawn Gallagher Murphy, MPP Newmarket—Aurora, expressing our disappointment with the lack of consultation and communication with the Town of Aurora and requesting that an explanation as to why this significant change was warranted be provided.**

The above is for your consideration and any attention deemed necessary.

Yours sincerely,



Michael de Rond

Town Clerk

The Corporation of the Town of Aurora

MdR/lb

Copy: Hon. Sylvia Jones, Deputy Premier of Ontario  
Hon. Steve Clark, Minister of Municipal Affairs and Housing  
Peter Tabuns, Interim Leader, New Democratic Party  
All Ontario Members of Provincial Parliament  
Association of Municipalities of Ontario (AMO)  
All Ontario Municipalities



**Corporate Services Department  
Clerk's Office**

CITY of STRATFORD  
City Hall, P.O. Box 818  
Stratford ON N5A 6W1

519-271-0250 Ext. 5237  
Fax: 519-273-5041  
www.stratford.ca

November 28, 2022

Right Hon. Justin Trudeau  
Prime Minister of Canada  
Office of the Prime Minister  
80 Wellington Street  
Ottawa, ON K1A 0A2

justin.trudeau@parl.gc.ca

Dear Prime Minister:

Re: Resolution – Funding and Support for VIA Rail Services

At their November 14, 2022, Regular Council meeting, Stratford City Council adopted a resolution petitioning the federal government to adequately fund and fully support VIA Rail Canada in increasing the frequency, reliability and speed of VIA Rail service.

A copy of the resolution is attached for your consideration. We kindly request your support and endorsement.

Sincerely,

Tatiana Dafoe  
Clerk

Encl.  
/ja

cc: Premier Doug Ford  
MPP Matthew Rae  
MP John Nater  
Association of Municipalities of Ontario  
Federation of Canadian Municipalities  
All Ontario municipalities

Item #2c  
December 5, 2022



**THE CORPORATION OF THE CITY OF STRATFORD**  
**Resolution: Funding and Support for VIA Rail Service**

**WHEREAS** The Corporation of the City of Stratford supports the National Transportation Policy and Section 5 of the *Canada Transportation Act*, S.C. 1996, c. 10 (as amended), which states in part:

*"a competitive, economic and efficient national transportation system that meets the highest practicable safety and security standards and contributes to a sustainable environment, makes best use of all modes of transportation at the lowest cost is essential to serve the needs of its users, advance the well-being of Canadians, enable competitiveness and economic growth in both urban and rural areas throughout Canada. Those objectives are achieved when:*

*(a) competition and market forces among modes of transportation, are prime agents in providing viable and effective transportation services;*

*(b) regulation and strategic public intervention are used to achieve economic, safety, security, environmental or social outcomes*

*(c) rates and conditions do not constitute an undue obstacle to the movement of traffic within Canada or to the export of goods from Canada;*

*(d) the transportation system is accessible without undue obstacle to the mobility of persons, including persons with disabilities; and*

*(e) governments and the private sector work together for an integrated transportation system."*

**WHEREAS** the Government of Canada has stated: "*we are serious about climate change*" and "*smart investments in transit help connection communities .... We will continue to work with communities and invest in the infrastructure they need today and into the future*";

**WHEREAS** Abacus data has indicated that Canadians are focused on building transit to reduce congestion and connect communities;

**WHEREAS** the Canadian Transport Commission main finding at public hearings in 1977 was that there should be no further reductions to passenger rail services;

**WHEREAS** the frequency of VIA trains running in Canada has been reduced significantly since 1977, causing a subsequent significant drop in ridership;

**WHEREAS** there is a need for balanced transportation with more using transit and less using automobiles;

**WHEREAS** the changing demographic relating to house prices, housing affordability will require further expansions of transit;

**WHEREAS** there is a need to visit tourist sites located along rail lines;

**WHEREAS** the annual cost of congestion to the Greater Toronto Hamilton Area economy alone is between \$7.5 and \$11 billion;

**WHEREAS** there are 10 million more vehicles on the road today than there were in 2000; and

**WHEREAS** the City of Stratford requests the support of this resolution from all communities served by VIA;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Corporation of The City of Stratford recommends to the Government of Canada to adequately fund and fully support VIA Rail Canada in increasing the frequency, reliability and speed of VIA rail service in 2022 and successive years.

-----  
Adopted by City Council of The Corporation of the City of Stratford on November 14, 2022

The Corporation of the City of Stratford, P.O. Box 818, Stratford ON N5A 6W1  
Attention: City Clerk, 519-271-0250 extension 5329, [clerks@stratford.ca](mailto:clerks@stratford.ca)