

Presentation on Bill 23 by Anne Taylor-Scott

Selected Slides

Purpose & Effect of Bill 23

- The proposed changes appear to have the effect of:
 - Alleviating the financial burden to the developer
 - Removing layers of environmental review, environmental protection, and measures to require sustainable development
 - Introducing a “use it or lose it” approach for heritage listings
 - Reducing opportunities for public participation and eliminating opportunities for residents to appeal decisions
- There are limited positive elements that can be gleaned from the changes:
 - Standardizing definitions including “affordable housing”
 - Incentivizing affordable housing
 - Addressing frivolous appeals
 - Ensuring transparency by requiring Municipalities to publish a copy of their Heritage register on their website

Scaling back the role of the Conservation Authorities across the Province

- Significant change to the scope of what CAs can review:
 - Land conservation, pollution is no longer under their purview – limited to natural hazards (floodplains, shoreline, steep slopes)
 - Regulatory limits/setbacks changing – 120m to 30m
 - Appears Town will lose GRCA expertise relating to EIS review, Water Resource Engineering
- CAs are being tasked with freeing up land for development
- Permit Fees frozen
- Could be detrimental to the health and wellbeing of our community and is a step backwards in the Town’s efforts to address the effects of climate change.
- Open the door for development to sprawl into currently identified natural areas that serve functions for flood attenuation, biodiversity, water quality, and may have financial implications for liability, insurance, and longterm maintenance

An overhaul of the Development Charge framework

- Development charges (D.C) are a funding tool designed to recover the costs associated with providing the infrastructure required to service growth based on the principle that “growth should pay for growth”.
- Alternative is property taxes, user fees
- Residential unit exemptions, new statutory exemptions, mandatory phase-in DC charges, rental housing discounts and interest rates on eligible installment plans, background study preparation, eligible capital costs to be funded by DCs, and the allocation of funds received.
- Will result in adjustment to services levels or property tax increase
- Could have a counter effect and delay development if a development relies on a significant capital project that relies on DC funding

3rd units permitted as of right on Residential properties

- A 3rd dwelling unit as-of-right on residential properties that permit single detached semi-detached, and townhouse units. The legislation also limits the amount of parking that can be required to one (1) space per dwelling unit.
- To have a significant impact to on-street parking demands, complaints, and enforcement.
- Also, the 3rd unit as-of-right may impact the ability to provide adequate water and sanitary sewer services, including impacts to other hard and soft services.
- These changes will require further staff analysis and an overhaul of how neighbourhoods are planned and designed to avoid any unintended consequences relating to parking, servicing, and other municipal services.

Stripping the items to be reviewed as part of Site Plan Approval

- Bill 23 proposes to remove Staff's ability to comment on matters such as: urban design and architectural elements; landscaping; and the implementation sustainable and green development standards which the Town is currently working towards drafting and implementing
- While some developments come in at the start of the process with good designs and landscaping, this is not always the case.
- Staff rely on the Town's Urban and Landscape Design Guideline, unfortunately this Council approved document will no longer be a reference tool for developments

Changes to planning, acquiring and providing for Parkland

- Changes have the effect of reducing the amount of parkland that could be accessed and exempt affordable, attainable, non-profit, and additional residential dwelling units.
- Private condominium parkettes can now count toward the developer's parkland contribution
- The Town will be acquiring parkland at a reduced rate, and discounted values.
- Intensification of developed land will lead to increased demand for public greenspace and recreational activities.
- The Town will have limited resources to maintain parkland service levels for intensified areas.
- The new ratios reduce Cobourg's ability to ensure growth pays for growth, and will force the Corporation to do more, with less.

Ability to implement parts of the Integrated Community Sustainability Plan project including the Green Development Standard and a Green Energy Retrofit Program

- Clauses have the effect of limiting municipalities from addressing energy efficiency and climate change in new buildings.
- Remove the Town's ability to review and comment on exterior design elements, including sustainable design from the Site Plan approval process.
- The proposed amendments could result in negatively impacting the Town's ability to address climate change through the Site Plan approval process.