



November 14, 2022

To the Standing Committee on Heritage, Infrastructure and Cultural Policy

Whitney Block
Room 1405
99 Wellesley Street W
Toronto, ON
M7A 1A2

Re. BILL 23: More Homes Built Faster, 2022

The Manotick Village and Community Association (MVCA) is a voluntary, not-for-profit, rural community organization serving more than 5,000 citizens residing on 1,660 acres on the Rideau River on the un-ceded territory of the Algonquin Anishinabe peoples.

We are committed to advocate in the interests of our community to enhance the quality of life of our residents and character of our historic village. Policies or programs that impact the City of Ottawa and its planning and development impact directly on us.

We are writing to express serious concerns with Bill 23, More Homes Built Faster Act, 2022.

Although our members support and prefer development through intensification within current urban boundaries, we believe it need not come at the expense of a compromised public consultation process, or circumscribed appeal rights.

We believe it need not come at the expense of environment protection or parkland and green spaces, more urban sprawl, or of sound urban design principles.

It particularly need not come at the expense of revenues cities need for the infrastructure and amenities required to make them more livable habitats.

The MVCA shares concerns identified by the City of Ottawa and we strongly recommend that:

- Risks of environment degradation be minimized by requiring municipalities to establish criteria for development in conservation areas to better protect wetlands, natural habitat systems, woodlands and farmlands.
- Conservation Authorities are continued to comment on development applications if requested by the City.
- Urban sprawl be contained and greenbelt reduction be disallowed.
- Citizens who participate in planning decisions that affect their neighbourhood should retain their current ability to appeal such decisions to the Ontario Land Tribunal, an important process to our community.
- The province offset the loss of Development Charges; Community Benefit Charges; Parkland Dedication fees as a result of Bill 23 to minimize the impact on the City's ability to collect the revenues needed to support growth.
- The Site Plan Control process be streamlined but to provide an exemption to allow municipalities to retail/introduce High Performance Development Standards (HPDS).
- The City be allowed to develop an Inclusionary Zoning bylaw with up to 10% affordable units (or more subject to Provincial approval) to better address the housing affordability and homelessness crises.

We acknowledge that Bill 23 is well-intentioned but needs improvement.

We call for immediate public consultation on Bill 23. This would not slow down the pace of development but produce a better outcome with wider public acceptance and serve to demonstrate the Government's commitment to meaningful engagement with all Ontarians.

Respectfully submitted,

Irene Staron
President, MVCA
Manotick Village and Community Association

Cc:

Honourable Steven Clark, Minister of Municipal Affairs & Housing
Honourable David Piccini, Minister of the Environment, Conservation and Parks
Goldie Ghamari, MPP, Chair, Standing Committee on Social Policy
Mark Sutcliffe, Mayor, City of Ottawa
George Darouze, Councillor and Deputy Mayor
David Brown, Councillor, City of Ottawa
Steve Desroches, Councillor, City of Ottawa