



*lyttonparkresidentsorg@gmail.com*

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**CC1.2 Update on Bill 23, More Homes Built Faster Act, 2022 (Ward All)**

Dear Mayor Tory and City Councillors:

The Lytton Park Residents' Organization (LPRO) is an incorporated non-profit association, representing residents living in the area bounded by Lawrence Avenue West to Roselawn and Briar Hill Avenues, Yonge Street to Saguenay and Proudfoot Avenue.

We agree that there is a shortage of housing, and in particular a shortage of affordability housing in Toronto. We support the broad goal that new housing should be built and that it should be available across a spectrum of incomes and needs.

Bill 23, however, shifts the public interest so that housing overrides everything else. Bill 23 has significant negative impacts on the City of Toronto. Complete communities are less important. Employment areas can be converted to new residential uses. The province can override municipal rules. Any building of ten units or less is exempt from site-plan control. Heritage timelines are lifted, and the bar is raised on listing a property on the heritage register. Rental replacement conditions are lessened or removed. There is no third-party appeal, and costs can be assigned to the unsuccessful party. Conservation Authority is weakened. Development charges towards needed infrastructure is lessened. Parkland contribution is reduced, and the owner can use encumbered land and POPS as parkland conveyance.

The Provincial Government has not demonstrated how implementation of the significant changes proposed in Bill 23 will actually result in more affordable housing for the residents of Toronto. Bill 23 has not demonstrated how, under these changes, the City of Toronto will be able to develop as a City we all want to live in. Bill 23 has not demonstrated that the taxpayers of Toronto will not be left to pay for these changes.

Sincerely,

Maureen Kapral  
President, Lytton Park Residents' Organization

c Councillor Mike Colle  
Linda McCarthy, Planning, Development, and Committee of Adjustment Assistant

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*<https://lyttonparkro.ca/>*