
Impacts of Bill 23



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Rental Protections and Eviction Prevention

- Municipalities losing ability to have fulsome rental replacement bylaws.
- 4000+ rental units preserved in Toronto and Mississauga
- SDC Eviction Prevention team seeing impact of renovations first hand:
 - Landlord intimidation and harassment - forced evictions
 - Poor enforcement of property standards & LTB backlog
 - Abuse of N12 and N13 notices

[Read Eviction Prevention Report Here](#)

A graphic with the text "EVICTON PREVENTION" in white on a dark green background. The background of the slide features a photograph of a multi-story apartment building with a mix of brick and modern grey panels.

EVICTON
PREVENTION

Displacement and Gentrification

Displacement in Kitchener's Inner Suburbs: Experiences and perspectives from low-income tenants 2022

- Renovations and evictions used to replace tenants and charge higher rents in high rises - not recorded
- Gap in enforcement surrounding three months rent and right of first refusal

Building on previous research

- Renovictions common in both core and inner suburbs
- Unit-by-unit renovations/gentrification of units in four buildings studied in Traynor-Vanier

[Read Latest Displacement Report Here](#)

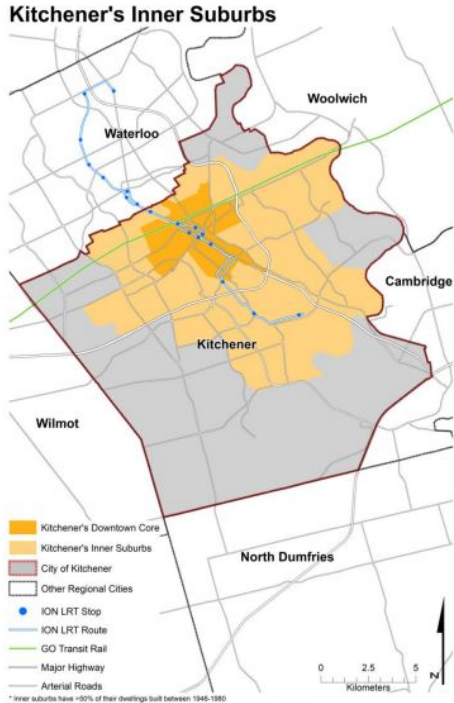


Figure 1. Map of Kitchener's inner suburban boundary

Inclusionary Zoning

Best Practices

- a) Affordability based on income
- b) Prioritize affordable rental
- c) Units should be permanently affordable-
- d) Set aside rates in other jurisdictions
 - i) North American average: 10%-20%
 - ii) New York City: 25%-30%
 - iii) Montreal: 35%-40%
 - iv) Recommended for region: 12-20%
- e) Equivalent cash-in-lieu transfer to an affordable housing provider

Bill 23

- a) Affordability set at 80% of market rate
 - b) Affordability period capped at 25 years
 - c) Set aside rates capped at 5%
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Development Charges, Parkland Levies and Municipal Finance

25% Grant		2021 DC Rate	Grant 25%	Units @ \$250,000	Units @ \$500,000	Units @ \$1,000,000
Suburban	Multiple	\$ 9,831	\$ 2,458	100	200	400
Central	Multiple	\$ 6,585	\$ 1,646	150	300	600

50% Grant		2021 DC Rate	Grant 50%	Units @ \$250,000	Units @ \$500,000	Units @ \$1,000,000
Suburban	Multiple	\$ 9,831	\$ 4,916	50	100	200
Central	Multiple	\$ 6,585	\$ 3,293	75	150	300

100% Grant		2021 DC Rate	Grant 100%	Units @ \$250,000	Units @ \$500,000	Units @ \$1,000,000
Suburban	Multiple	\$ 9,831	\$ 9,831	25	50	100
Central	Multiple	\$ 6,585	\$ 6,585	37	75	150

Restricting these municipal finance tools could shrink funding available for municipal housing and homelessness initiatives.

Kitchener already uses Development Charge grants to support non-profit housing projects.

Poor definition of IZ and affordability create loopholes for developers to avoid supporting affordable housing.

Downloading of land use planning to cities and townships will increase their expenses and stressors on staff capacity.



City of Kitchener Capital Forecast 2022 - 2031

Source of Funding	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Totals
C/C	22,228	19,634	18,255	14,879	17,459	18,840	18,052	19,145	17,574	20,917	186,983
DC - DEVELOPMENT CHARGES	13,858	14,528	31,728	34,580	29,802	27,521	27,981	7,878	6,863	6,988	201,727
RES-PRKLD - PARKLAND RESERVE FUND	588	2,069	815	1,078	981	1,001	2,475	837	852	867	11,563



No Third Parties at OLT

No appeals to Ontario Land Tribunal outside of developer, municipality, first nations or utility.

Restrict our ability to advocate to developers for stronger affordable housing provisions

- 22 Weber Street modelling IZ for City



Bill 23 Joint Provincial Letter

[Read and share the letter here](#)

[Regional Councillors Concerns re Bill 23](#)

[AMO Unpacks Bill 23](#)

“The cumulative impact of proposed changes to municipal fees and charges is significant and contrary to the widely accepted concept that growth should pay for growth.”
