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April 20, 2020

Mr. John Ballantine
Ministry of Municipal Affairs and Housing
College Park 13th floor, 777 Bay St.,
Toronto, Ontario, M7A 2J3
<https://ero.ontario.ca/notice/019-1406>

Subject: ERO Number 019-1406
Community Benefits Authority
More Homes, More Choice Act, 2019 (Bill 108)
Cornell Community – Markham
Master Parks Agreement

Re:

- **Transition to the new Community Benefits Charge (CBC) and the Community Impact if Existing Master Parks Agreements are allowed to survive within Bill 108 and the Community Benefits Charge**
- **Percentage of land value for determining a maximum community benefits charge should be capped as proposed: single-tier municipalities: 15% : lower-tier municipalities: 10% : upper-tier municipalities: 5%**

Dear Mr. Ballantine,

I'm sure you are familiar with the saying "We are all in the same boat" but in the case of the 1,500-acre Cornell Community development in Markham, where my company, Diamondwood, is developing land, it is not true. What is true is that we are all in the same river, but we are not in the same boat.

In Cornell there is low density development, and there is also high-density development. By land area the low-density developments will achieve a population of approximately 25,000 people over 1,350 acres. The high-density development will achieve a population of approximately 15,000 people, but only needs approximately 130 acres to do it: **Demonstrably more efficient, but only viable with capped CBC's.**

Under Cornell's existing Master Parks Agreements (MPA) the high-density development increases the denominator and thereby lowers the low-density builder's MPA costs: **But by lowering their costs it burdens high density developments disproportionately and unfairly.**

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This impact immensely affects the viability of high-density development to the point they are not financially viable. These much-needed developments, one of which is a TOD, therefore cannot and will not be built, de facto eliminating the most important component the "More Choices Legislation" is designed to foster.

The lack of high-density development will have a major impact on the success of the, York Region Rapid Transit, transit terminal, which is currently under construction. The high-density development surrounding it is the community of Cornell's only Transit Oriented Development, and a capped CBC is the only way it will get built out.

Municipalities are going to plead for latitude in the cap on CBC's: **Above all, don't give it to them!** By allowing municipalities to increase CBC's above the Provinces stated levels you don't rock the boat of low-density development, unfortunately instead, **you sink the boat of the More Homes, More Choices Legislation, with respect to high-density.**

I am requesting that serious consideration be given to the negative impact that will result if Municipalities are allowed to continue within the framework of excessive costs levied on high-density developments. Bill 108 and the CBC's capped charges are required to break the mould of what is holding back higher order developments within the 905. **The Province must not yield on the Community Benefits Charge beyond the percentages of what the Province has already stated.**

If I can provide any additional information or further clarity, please don't hesitate to contact me.

Respectfully,

Lawrence Litvack

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