

YONGE CORRIDOR CONDOMINIUM ASSOCIATION (YCCA)

ISSUES FOR 2013-14 ONTARIO ELECTION

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1) BILL 20, Respect for Municipalities Act (City of Toronto), 2013 (MPP Rosario Marchese)

BILL 41, Preserving Existing Communities Act, 2013 (MPP Frank Klees)

The City of Toronto has an elaborate network of agencies, governing bodies and political instruments whereby to evaluate, plan and decide upon its own development issues, and to undertake to provide social, utilities and transportation infrastructures in advance to support such development.

Together, these private members BILLS represent an effort to empower municipal councils to make the final decision about what their community should be, and to hold councillors accountable to their electorate for their decisions. We support these Bills.

2) Property Tax Equity

Inequities exist between residential property taxes paid on condominium units and single family homes, as Municipal services are provided more efficiently to multiunit condominium buildings than to less dense forms of housing. As already advanced by the Town of Markham and the Ontario Caucus of the Canadian Condominium Institute, YCCA advocates for new property classes to be created in Ontario law for residential condominium apartments and townhomes which would permit municipal councils to collect realty taxes differentially and, thus, equitably.

3) Yonge Street/Highway 401 Intersection – Traffic Congestion

Following a YCCA General Meeting on this subject in 2011, then Minister of Transportation Kathleen Wynne and City Councillor John Filion agreed that Provincial and City governments would co-operate to solve this problem, which has been under various states of action and inaction for over 16 years.

Each committed \$100,000 to fund a feasibility study. We urge both governments to expedite this vital infrastructure initiative, as traffic congestion at this intersection is now extreme, only to worsen as significantly more development is being planned along Yonge North to Steeles Avenue.

4) Funding for Infrastructure Growth

Coincidentally, the amalgamation of Toronto into its current configuration took place in the same year that The Condominium Act, 1998 passed into provincial law.

This accelerated the rise of the vertical dimension along the Yonge Corridor, creating new “land” literally from thin air, i.e. levels of taxable unit areas stacked atop a single ground floor footprint.

Expanded infrastructures were not put in place prior to the beginning of this construction cycle, and existing infrastructures have been only patch repaired on an emergency basis.

Residents have been under-served and inconvenienced in relation to greatly increased property and development tax revenues collected and expected to be reinvested in its community infrastructures.

We appeal for transparency on the subject of property taxes and development charges, seeking accountability for monies collected, distributed and spent, and by what authority such decisions have been and are made.

We wish not to repeat the past mistake of allowing infrastructures capacity to lag rather than precede development, as intensification continues along the Yonge Corridor.

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