

## Problems with the conservative's changes to land use planning

The current state of land use planning is upset by provincial government interference. Planning processes, some years in the making, are now stalled as we await poorly thought out rules from above.

- Costs are being downloaded to municipalities.
- There is an erosion of democracy. The conservatives are using public concern over a shortage of housing to override democratic institutions and impose policy from above, mainly to benefit their corporate donors.
- Redundancy. Guelph has already eliminated exclusionary zoning, and implemented other impediments to building density. The provincial conservatives are throwing a bomb into existing processes, just so they can reinvent the wheel.

## Guelph needs to push back

The government folded in response to pushback against its suspension of charter rights. Guelph should unite with other municipalities to resist further interference in local democracy. Past events have shown that this government will pivot if pushed sufficiently. Let the pushing begin.

We need more housing, but the provincial conservatives plan seems unlikely to substantially increase it. The conservatives plan is to force more land to be opened to development. This seems to be a developer driven initiative. This is not surprising because the greatest profit in the land development industry is to have land up zoned at the stroke of a pen by various levels of government, not by actually building housing.

## We need more information

Currently in Guelph there are over 6000 units that are fully permitted but construction has not yet started. We need to find out why that is.

- Have units been pulled to boost prices?
- Are developers waiting for a return to a seller's market?
- Is there a shortage of contractors able to finish the work?

If it is the latter, then increasing the supply of developable land won't increase the supply of housing, but it will pad the value of developer landholdings.