

The Public Cost of Growth

The citizen sticker price for the Housing Pledge?

\$747,000,000

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Cost per citizen:

\$4,883.52

Cost per year:

\$74,700,000

It's like building a new library - EVERY YEAR!

“Being Made Whole” is a
mirage.

Ask Mr. Scandlan for his
observations

I understand Mr. Scandlan has
NEVER seen a drop in DCs or lot
levies translate into lower prices
for home buyers.

Proposed Updated Development Charges

| | Single det. Semi det. | 2-bed apt. Stacked towns. | 1-bed units | Multiple units |
|--|--------------------------|------------------------------|-------------|----------------|
| Development Charge | \$68,902 | \$41,248 | \$30,227 | \$49,615 |
| Additional public contribution: 20% (AMO) | \$17,225 | \$10,312 | \$ 7,557 | \$12,404 |
| Total cost to citizens per unit for “waived DCs” | \$86,127 | \$51,560 | \$37,784 | \$62,019 |

“Affordable Residential Unit”

Bill 23 Definition:

- ▶ “The price of the residential unit is no greater than 80 per cent of the average purchase price, as determined in accordance with subsection (6)”
- ▶ In Guelph, that could be a \$600,000 home!
- ▶ Subsidies will be going to people who don’t need them.
- ▶ Ask Mr. Scandlan his opinion on elderly citizens subsidizing million dollar homes in some jurisdictions.

In 2020, we already had a \$1.4 billion infrastructure deficit

- ▶ In 2020 staff identified \$1.4 billion in infrastructure that will need to be replaced during the same time period that Guelph is attempting to fulfill the housing pledge. (\$1.4 billion is an aggregate of past due, very poor and poor)
- ▶ With inflation, that figure will now be much higher.
- ▶ In 2020, the cost per Guelph citizen was \$9,221.
- ▶ How can current citizens afford higher gas prices, food prices, mortgage rates and property taxes?

Impact of downloading development costs to citizens:

- ▶ Higher taxes and fees?
- ▶ Deep cuts to services and amenities?
- ▶ Increased debt?
- ▶ Crumbling infrastructure?

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Unaffordability or compromised quality of life!

Just Say NO!

- ▶ Collingwood implemented an “Interim Control By-law” to place a moratorium on growth.
- ▶ Clearwater recently passed a similar “Interim Control By-law” as a response to Bill 23. (Ask Mr. Scandlan for more details).

City Council was elected to represent the interests of the citizens of Guelph, not the interests of Doug Ford and his developer cronies.