



July 1, 2013

Mayor Rob Ford (Chair) & Members of Executive Committee  
Executive Committee  
City of Toronto  
100 Queen street West  
Toronto, Ontario  
M5H 2N2

Dear Mayor Ford & Members of Executive Committee,

**Re: City of Toronto Development Charges Review 2013 (EX33.1)**

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On behalf of ICON Homes, I would like to express my concerns with the proposed Development Charges (DC) By-law.

ICON Homes is a family owned and operated business, that primarily develops low-rise residential in the City of Toronto. Our infill communities help to regenerate City neighborhoods and provide housing options that are affordable. We pride ourselves on our commitment to building quality homes and providing excellent support for the new homebuyers.

As a current resident, landowner and homebuilder in the City of Toronto, I understand the importance and need for development charges, and its contribution towards funding the City's services. With that said, ICON Homes is very concerned with proposed Development Charges By-law.

Specifically, our concern is the By-law's implementation timeline put forward by the City. The proposal does not provide sufficient transition to those developers and/or builders who currently have active development projects in the City. Given the significance of the percentage increases in the proposed DC By-law, it is crucial that the City recognize the detrimental impact of the increases on the purchase price of the new home. Particularly the proposed charge will impact home prices on those active developments that will not receive building permits prior to the by-law adoption.

The proposed DC increase, in addition to the expedited by-law implementation date is unjust. I would request that the Executive Committee defer the adoption of the proposed DC by-law in order to allow for fair and proper phasing of the DC.

The phasing of the by-law would permit a gradual increase to the total 93% DC increase, which would allow developers to minimize the costs passed on to the new homebuyers. In addition, this would also allow small builders such as ICON Homes, to adjust our business practices by incorporating the increased development charge on future development projects.

It is not unreasonable to ask for a gradual implementation of the DC above and beyond the staff recommended transition. We would request that the Executive Committee seriously consider a multi-year phase in of the charge to ensure that small builders in the City continue building in the City, and provide new homebuyers options for quality and affordable homes.

On behalf of ICON Homes, I would like to thank the Executive Committee for the opportunity to submit this letter and express our concerns.

Feel free to contact the undersigned if you have any questions.

Sincerely,

Corey Brown  
Director  
ICON Homes Inc.