

July 3, 2013

City Clerk's Office
Toronto City Hall,
100 Queen Street West,
10th floor, West Tower,
Toronto, ON M5H 2N2,

Attention: Kelly McCarthy, Committee Administrator, Executive Committee,

Also sent via e-mail to exc@toronto.ca.

Re:

**EX33.1 (10:00 AM) Development Charges By-law Review (Ward All -
Statutory: Development Charges Act, SO 1997)**

His Worship Mayor Rob Ford, and Members of Executive Committee,

Greenpark has been building homes and condominiums in the GTA for over 47 years. Toronto has always been a market leader in development, economics and commerce. Greenpark concerned with the proposed new Development Charge Bylaw being considered by the Executive Committee on July 3rd, 2013.

We have been actively working with your staff to reach a mutually acceptable by-law but have not reached agreement to date. To allow for additional consultation with the industry so that we can arrive at a more reasonable quantum we are asking that item not be considered by the Executive Committee on July 3rd, but deferred to the Executive Committee meeting of October 30th.

We would request that the committee consider that the proposed by-law not take effect until April 2014 when the current by-law expires. We have two active projects in the Toronto area, including 424-460 Adelaide Street East, and 19 Glebe Road that may be affected by this proposed new bylaw. Our sales program was initiated prior to any knowledge of the potential increase in

development charges. The New charges will greatly impact the economic viability of the projects. In addition to affecting the projects directly, we feel that this will severely affect the overall affordability for potential purchasers. The market is already being affected by all the costs associated with buying a home and this will certainly affect some purchaser's ability to buy altogether.

If the Committee could postpone any new charges until the old bylaw expires in April 2014 and then implements a transitional period. The transitional period being requested is similar to that which is the same grandfathering and transition provision adopted by Council for the 2009 by-law review. The transitional request was for a 2 year freeze, and then a 4 year phase-in. We feel that this is entirely appropriate as the market is significantly more depressed than it was in 2009.

We would further request that any new rates not apply to any applications accepted by the City and/or in progress. The staff report also considers not offering a refund to buildings that in completion of buildings does not build all the units as planned. Minor modifications as the building is completed are normal industry practice and as such refunds for un-built units should be reinstated.

Greenpark is committed to building Quality built Homes and Condominiums in Toronto and greatly appreciates the City's cooperation in resolving this issue.

Yours truly,

GREENPARK GROUP



Lino Pellicano BAA

Vice President, High Rise