



THE GRAND CIRCUS ~ LAND USE ADVISORS
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July 2, 2013

Kelly McCarthy
Committee Administrator
Executive Committee
100 Queen Street West, 10th floor, West Tower
Toronto, ON M5H 2N2

Re: Development Charges
Apartment Use Exemption

To Whom It May Concern,

We are writing to encourage City Council to **exempt all new apartment units from Development Charges**. As you may be aware, the current policies of the Official Plan encourage the construction of new apartments in all sectors of the City. More specifically, the OP establishes:

- **Stimulating production of new private sector rental housing supply**
All levels of government need to do all they can to create a business environment in which private rental housing, especially at affordable and mid-range rents, is an attractive investment. This includes federal and provincial tax reform as well as the provision of municipal incentives.
- **Preserving what we have**
As long as there is no new supply to meet the demand for rental housing, our existing stock of affordable rental housing is an asset that must be preserved. In this sense, rental housing is not unlike our heritage buildings - we need to do all we can to prevent losses.

An exemption of Development Charges would assist with balancing housing affordability and stimulate the construction of new apartment units. I trust City Council will agree and address the language of the proposed Development Charges By-law to align with the City's Official Plan policies.

Yours truly,

Joe Cimer, RPP
Owner, The Grand Circus