

Teddington Park Residents Association Inc.

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July 2, 2013

City of Toronto Executive Committee
10th Floor, West Tower, City Hall
100 Queen Street West
Toronto ON M5H 2N2

Attention: Ms. Kelly McCarthy
Email: exc@toronto.ca

Dear Mayor Rob Ford and Members of the Executive Committee:

EX33.1 Development Charges By-law Review Executive Committee – Statutory Public Meeting – July 3, 2013 10:00am

Teddington Park Residents Association Inc. (TPRA) is writing in support of City Staff Report dated June 18, 2013 recommending an increase in development charges.

The residents of this City have for years subsidized the development industry to the tune of millions of dollars. The Staff Report, supported by the consultant's background study, recommends an increase in the development charges to the maximum permitted by the Development Charges Act. The proposed increase in development charges will reduce the sizeable subsidy of the development industry by Toronto taxpayers and reduce the tax burden placed on them.

The last time TPRA wrote to the Executive Committee on this matter was in November 2008 opposing the freeze of the development charge rates at the 2009 level to be phased-in at increments of 25% per annum over 4-years provided housing starts meet a certain threshold. The economic gloom at the time did not translate into the development industry and in fact the high rise housing market has increased steadily. The City has the 2nd highest number of completed tall buildings in North America and today there are approximately 150 tall buildings currently under construction. In the meantime the taxpayers picked up the difference.

Our residents, as with other residents in the City, do not believe we should be subsidizing the development industry with our tax dollars. We find it inappropriate for this industry to suggest that existing taxpayers continue to bear this burden. However, we do believe that the development industry can and should bear the cost of growth as

stipulated in the Development Charges Act. In addition, we ask that the phase-in be limited to the recommendation as suggested in the Staff Report. These are some of the reasons to support the Staff recommended increase and limited phase-in of development charges:

- Shift the burden of infrastructure cost for new growth where it belongs—an amount that should be absorbed by the development industry.
- The Development Charges Act and the City's development charge by-law states that the capital costs resulting from growth are to be paid from development charges and not from operating costs paid for by existing taxpayers.
- The City's debt level is reduced and thereby reducing the interest charges paid by existing taxpayers.
- The tax relief achieved can then re-deploy tax dollars to address the City's other infrastructure and/or city building initiatives.
- The new development charges remain lower than the average charges commanded by other GTA municipalities. These higher development charges have not stifled their growth.

Teddington Park Resident's Association expects the Mayor and Executive Committee members to take leadership on this issue and consider the welfare of all taxpayers. Every dollar not collected or delayed will be funded by existing taxpayers through property taxes. Every dollar not collected or delayed will allow our infrastructure to decline further. We seek your support to not perpetuate this unjust use of our tax dollars and ask you to advance the City Staff recommendation.

Respectfully,

H. Reis-Smart

H. Reis-Smart, Secretary
On behalf of the Board of
Teddington Park Residents Association Inc.
tpra@rogers.com