



BUILDING A GREATER GTA
Building Industry and Land
Development Association

October 18, 2011

Mayor Rob Ford and members of City Council
12th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

**Re: *October 24/25 Meeting of City Council
Development Charge By-law - Amendment***

Dear Mayor Rob Ford and members of City Council,

The Building Industry and Land Development Association is in receipt of the September 16th Staff Report for the proposed amendment to the Development Charges By-law, and we offer the following comments for your review and consideration at the October 24/25 City Council meeting.

We acknowledge that this amendment attempts to rectify an anomaly in the availability of a development charge exemption for certain non-residential lands that are redeveloped to other non-residential uses, in cases where there is no change to the floor area of the building. BILD agrees with the report that in some cases this provision has created an undue financial burden on some development applicants, especially small businesses, and has resulted in a disincentive to the redevelopment of certain non-residential uses.

In the course of implementing the by-law, it has been noted that staff have reconsidered this policy and recommends amending the relevant provision of Development Charge By-law 275-2009 so that development charges are only imposed on the additional floor area created and not on the floor area that exists or existed prior to the redevelopment.

BILD firmly supports this amendment as describe in the staff report and would encourage Council to adopt these changes in compliance with the *Development Charges Act, 1997*.

We trust that you will take these comments into consideration and we look forward to working with you on this and other mutually significant matters of concern. If you have any questions or concerns, please do not hesitate to contact the undersigned.

Sincerely,

Danielle Chin, MCIP, RPP
Municipal Government Advisor

Cc: *Joe Farag, City of Toronto
Leona Savoie, BILD Toronto Chapter Chair
Steve Deveaux, BILD Toronto Chapter Chair
Paula Tenuta, Vice President, Policy and Government Relations, BILD*

20 Upjohn Rd, Suite 100
North York, ON M3B 2V9

Tel: 416.391.3445
Fax: 416.391.2118

www.gthba.ca