



BUILDING A GREATER GTA
Building Industry and Land
Development Association

September 9, 2012

Mayor Rob Ford & Members of the Executive Committee
City of Toronto, City Hall
100 Queen Street West
Toronto, Ontario
M5H 2N2

Dear Mayor Rob Ford & Members of the Executive Committee,

Re: September 10th Executive Committee Meeting
Agenda Item: EX22.1 Port Lands Acceleration Initiative – Final Report
(Ward 28, 32)

The Building Industry and Land Development Association is in receipt of the staff report entitled “Port Lands Acceleration Initiative – Final Report” and we offer you the following comments in advance of the September 10th Executive Committee meeting.

We note that recommendation 8 of the report sets out financing direction to “...*further review utilizing City-wide development charges for infrastructure, and area-specific development charges or any other appropriate mechanisms for the Port Lands and Don River flood plain area to pay for flood protection and infrastructure in the Port Lands and other impacted areas.*”

As interested and affected stakeholders, and considering the financial implications that are being brought forward, we wish to consult with any and all of the appropriate staff on these matters. We also trust that we will be kept apprised of any further reporting with ample time for review and dialogue. Maintaining housing affordability is of the utmost importance to our membership and any potential development charges impact will have relevance to our industry.

Recommendation 9 of the report also provides direction “...*to coordinate the creation of a land-owner group consisting of property owners and long-term lease holders within the Port Lands in order to secure infrastructure cost sharing and front-ending agreements as well as other mechanisms for funding the infrastructure necessary for redevelopment and direct the land owners group to report back on their progress within one year.*”

We trust that BILD will be made a part of this group and in the spirit of cooperation we would be happy to ensure that the appropriate industry representatives are at the table for these discussions.

Finally, recommendation 10 of the report provides direction “...*to include the infrastructure projects required for the redevelopment of the Port Lands on the list of works considered for incorporation within the Development Charges By-law Review currently underway.*”

In past years, BILD members and City Staff have benefited from early and meaningful stakeholder consultation with respect to the general development charges by-law and any alternative mechanisms for funding, and we trust that our excellent dialogue/working relationship with staff

will continue moving forward. We look forward to the opportunity to meet with staff at their convenience.

BILD recommends that the members of the Executive Committee provide direction to staff to consult with BILD members on recommendations 8, 9 & 10 of the EX22.1 Staff Report and that staff be directed to report back to this Committee when this consultation has commenced.

BILD appreciates the opportunity to submit comments and we look forward to future opportunities for stakeholder engagement. Please feel free to contact the undersigned if you have any comments or concerns.

Sincerely,

Danielle Chin, MCIP, RPP
Municipal Government Advisor

CC: *Joe Farag, City of Toronto*
Leona Savoie, BILD Toronto Chapter Co-Chair
Steve Deveaux, BILD Toronto Chapter Co-Chair
Paula Tenuta, Vice President, Policy & Government Relations, BILD
BILD Toronto Chapter Members