



July 2, 2013

Executive Committee
City of Toronto
Toronto City Hall
100 Queens Street West
Toronto ON M5H 2N2
c/o Kelly McCarthy, Committee Administrator
exc@toronto.ca

Dear Executive Committee Members,

RE: EX33.1 Development Charges By-law Review

The Greater Toronto Apartment Association (GTAA) represents the owners and property managers of approximately 150,000 suites of multi-family housing in the Toronto area. Our membership includes many of the original entrepreneurs and companies that invested in the construction of much of Toronto's apartment stock a half-century ago. Without the vision and risk taken by these construction pioneers, our city would not be the size and success it is today. Cities don't grow into worldwide metropolises without housing their residents. Housing providers have been and will continue to be essential to the continued growth and success of Toronto.

The construction of purpose-built rental housing has been stagnant for decades. In recent years, there have been some new developments. Our industry is trying to build momentum, in spite of economics that do not favourably support new rental construction. A small group is leading the way, and the rest of the industry is carefully watching. The proposed doubling of the current development charges would be detrimental to any future projects.

Toronto Planning repeatedly states that it wishes to encourage growth in the City's rental housing stock. There are several incentives that should be considered to encourage the construction of new purpose-built rental housing, including:

- DECREASE in Development Charges for purpose-built rental construction
- Delayed/deferred property taxes
- Reduced/excused Section 37
- Reductions of other related 'in lieu of' fees (art, parkland, etc)
- 10 years to pay (10 equal annual instalments, with interest) the typical upfront costs required prior to construction

Please defer this decision until October 2013 to allow for further discussions and consultation with the development and the housing provider community, with a special emphasis on incentives to promote the construction of new purpose-built rental housing.

Regards,

A handwritten signature in blue ink, appearing to read 'Daryl Chong', with a large, stylized initial 'D'.

Daryl Chong
President & CEO
Greater Toronto Apartment Association