

January 18, 2017

Mayor John Tory and members of the Executive Committee  
City of Toronto  
100 Queen Street West  
Toronto, ON  
M5H 2N2

Dear Mayor Tory and members of the Executive Committee,

**RE: EX 21.7 TOcore: Planning Downtown – Legislative Tools to Support Growth**

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*With more than 1,450 member-companies, BILD is the voice of the land development, home building and professional renovation industry in the Greater Toronto Area. Our industry is essential to Toronto's long-term economic strength and prosperity. In 2015 alone, the residential construction industry in Toronto generated nearly 75,000 on-site and off-site jobs in new home building, renovation and repair – one of the City's largest employers. As a simple rule of thumb, one crane in the sky represents 500 jobs. These jobs paid \$4.3 billion in wages and contributed \$10.9 billion in investment value to the local economy.*

On behalf of the members of the BILD Toronto Chapter, we submit the following comments to you regarding agenda item EX21.7 TOcore: Planning Downtown – Legislative Tools to Support Growth. BILD has been closely monitoring the progress of the TOcore study and outcomes, as well as several of the aligned initiatives noted in the Appendix of the report; such as, the City-wide Parkland Strategy, Parks and Recreation Facilities Master Plan, Section 42 of the *Planning Act* policies, and Planning for Families in Vertical Communities. Our members have also been a part of stakeholder engagements with City Planning staff through TOcore consultation meetings.

We acknowledge that this report provides an overview, for information purposes, of planning and legislative mechanisms to manage growth. Of notable mention, the report outlines mechanisms such as; conditional zoning, holding symbols or interim control by-laws. BILD Toronto Chapter would like to take this opportunity to express our members opposition for these development-prohibitive and restrictive tools. BILD and its members are particularly concerned with the rising cost of government imposed fees and charges and any effect this may have on the affordability of housing, especially in light of a diminishing availability of housing supply. We acknowledge that the report provides an overview of financing tools by outlining the role of Development Charges, as well as Section 42, 37 and 45(9) of the *Planning Act*. With respect to parkland dedication, the City's "alternative rate" for the calculation of cash-in-lieu of parkland and the cap on the revenues, is based on the resolution of an OMB decision to account for intensification/infill sites (*City of Toronto vs. the Greater Toronto Home Builders' Association*). Any potential changes to revert back to the old calculation is problematic from an industry perspective and counter-intuitive to the goals and objectives of the Growth Plan, and the City's own policies related to intensification.

BILD and its members looks forward to continued consultation on the TOcore project, especially the forthcoming discussions on a financial strategy as we work together to find solutions for challenges faced by the City and our industry. Thank you for the opportunity to submit these comments. If you have any questions, please contact the undersigned.

Sincerely,



Danielle Chin MCIP RPP  
Senior Manager, Policy & Government Relations