

EX33.3.3

From: [Danielle Chin](#)
To: [Executive Committee](#)
Cc: [Robert Hatton](#)
Subject: My comments for 2018.EX33.3 on April 17, 2018 Executive Committee
Date: April 16, 2018 1:51:47 PM
Attachments: [BILD Non-Appeal Letter - Toronto DCs.pdf](#)

To the City Clerk:

Please add my comments to the agenda for the April 17, 2018 Executive Committee meeting on item 2018.EX33.3, Development Charges Bylaw Review - Results of Additional Consultation

I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

Comments: attached.



BILD

BUILDING A GREATER GTA
Building Industry and Land
Development Association

April 6, 2018

Mr. Joe Farag, Acting Chief Financial Officer
Toronto City Hall
100 Queen Street West
Toronto, Ontario
M5H 2N2

Dear Mr. Farag,

RE: City of Toronto 2018 Development Charges By-law Review

As you know, the Building Industry and Land Development Association (BILD) has been fully engaged in the ongoing review of the City's development charge by-law. Over the course of the last year, BILD has participated in stakeholder consultation, and has had its team of consultants undertake a detailed technical review of background material provided by City staff, and the proposed development charge by-law and supporting Background Study by Hemson Consulting that was considered at the public meeting before the Executive Committee on January 24, 2018.

In the context of that review, BILD has raised serious concerns with the proposed development charges calculated in the Background Study, which have been communicated to the City through previous correspondence and in stakeholder consultation meetings convened by the City.

We hereby confirm that, notwithstanding BILD's concerns with the development charges calculated in the Background Study, BILD agrees that it will not appeal the 2018 DC By-law, or any part thereof, to the Local Planning Appeal Tribunal or support any such appeal, in whole or in part, provided that the 2018 DC By-law as enacted reflects the following:

1. Quantum: Development charges imposed by the by-law will be in accordance with Schedule A.
2. Transition: The new rates will take effect November 1, 2018, and therefore until that date, development charge rates payable under the current by-law will apply.

The total increase in the development charge that will be imposed by the new by-law will be phased in as follows:

- November 1, 2018: 50% of the total increase imposed;
- November 1, 2019: 80% of the total increase imposed; and
- November 1, 2020: 100% of the total increase imposed.

As you know, in the course of our discussions with staff BILD has also raised significant concerns with the City's practice of requiring developers to pay development charges on the issuance of the first above-grade building permit, as opposed to on the issuance of the first building permit, in accordance with a development charges deferral agreement. BILD would like to engage City staff further in respect of this practice, and implications for development proposals that are advancing through the approval process, following enactment of the by-law.

Finally, we wish to confirm that BILD's agreement not to appeal the new by-law is conditional on the following:

- If the by-law as enacted is materially changed from the draft previously considered at the January 24, 2018 Executive Committee meeting, except as amended to reflect the quantum and transition noted above, BILD will not be precluded from appealing any such changes;
- If the by-law is amended by way of an amending by-law in the future, BILD's ability to appeal such an amending by-law is not affected;
- The agreement of BILD not to appeal by-law, or any amendment, would in no way affect any individual landowner's right to appeal, including members of BILD; and
- BILD's decision not to appeal the by-law shall not be taken as an indication that BILD, or its members, accepts or supports the Background Study or the development charges recommended therein, nor does it affect BILD's ability to oppose or appeal future development charge by-laws proposed or enacted by the City.

Sincerely,



Dave Wilkes
President & CEO
The Building Industry and Land Development Association

Schedule A

Service	Residential Charge By Unit Type (1)					
	Singles & Semis	Multiples 2+ Bedrooms	Multiples 1 Bed and Bach.	Apartments 2+ Bedrooms	Apartments 1 Bed and Bach.	Dwelling Room
Spadina Subway Extension	\$2,511	\$2,076	\$1,041	\$1,470	\$960	\$681
Transit (balance)	\$28,002	\$23,146	\$11,610	\$16,393	\$10,700	\$7,590
Parks and Recreation	\$10,315	\$8,526	\$4,277	\$6,038	\$3,941	\$2,795
Library	\$1,811	\$1,497	\$751	\$1,060	\$692	\$491
Subsidized Housing	\$5,436	\$4,493	\$2,254	\$3,182	\$2,077	\$1,473
Shelter	\$911	\$753	\$378	\$533	\$348	\$247
Police	\$1,073	\$887	\$445	\$628	\$410	\$291
Fire	\$444	\$367	\$184	\$260	\$170	\$120
Paramedic Services	\$499	\$412	\$207	\$292	\$191	\$135
Development-related Studies	\$507	\$419	\$210	\$297	\$194	\$138
Civic Improvements	\$243	\$201	\$101	\$142	\$93	\$66
Child Care	\$762	\$630	\$316	\$446	\$291	\$206
Health	\$9	\$7	\$4	\$5	\$3	\$2
Pedestrian Infrastructure	\$50	\$41	\$21	\$29	\$19	\$13
Subtotal General Services	\$52,573	\$43,455	\$21,799	\$30,775	\$20,089	\$14,248
Roads and Related	\$12,817	\$10,594	\$5,315	\$7,503	\$4,898	\$3,474
Water	\$4,782	\$3,952	\$1,983	\$2,799	\$1,827	\$1,296
Sanitary Sewer	\$7,764	\$6,418	\$3,219	\$4,545	\$2,967	\$2,104
Storm Water Management	\$2,291	\$1,894	\$950	\$1,341	\$875	\$621
Subtotal Engineered Services	\$27,654	\$22,858	\$11,467	\$16,188	\$10,567	\$7,495
TOTAL CHARGE PER UNIT	\$80,227	\$66,313	\$33,266	\$46,963	\$30,656	\$21,743

Service	Non-Residential (\$/Square Metre)	
	Current Non-Residential Charge	Calculated Non-Industrial Charge
Spadina Subway Extension	\$19.30	\$15.79
Transit (balance)	\$84.12	\$176.35
Parks and Recreation	\$4.20	\$8.37
Library	\$1.18	\$1.47
Subsidized Housing	\$0.00	\$0.00
Shelter	\$0.00	\$0.00
Police	\$5.12	\$6.76
Fire	\$2.45	\$2.80
Paramedic Services	\$1.39	\$3.14
Development-related Studies	\$1.88	\$3.20
Civic Improvements	\$1.51	\$1.53
Child Care	\$2.65	\$4.80
Health	\$0.43	\$0.05
Pedestrian Infrastructure	\$3.94	\$3.04
Subtotal General Services	\$128.17	\$227.30
Roads and Related	\$32.95	\$82.98
Water	\$26.82	\$31.99
Sanitary Sewer	\$20.22	\$50.17
Storm Water Management	\$5.40	\$14.71
Subtotal Engineered Services	\$85.39	\$179.85
TOTAL CHARGE PER SQ.M.	\$213.56	\$407.15