



# Toronto Industry Network

**EMAILED**

August 23, 2023

Mayor Olivia Chow and Members of the Executive Committee,  
Second Floor, City Hall,  
100 Queen Street West,  
Toronto, Ontario,  
M5H 2N2.

**Attention: Cathrine Regan**

Dear Mayor Chow and Committee members:

**Re: EX7.1 Updated Long-Term Financial Plan**

The Toronto Industry Network (TIN) appreciates the opportunity to write regarding this important initiative and would like to address specifically Development Charges, the Imagination, Manufacturing, Innovation & Technology (IMIT) program as well as the proposed stormwater/administration charges.

Toronto must be able to compete with other North American jurisdictions for new investment and for existing businesses to re-invest here. This applies particularly to the manufacturing community with is a source of good jobs and tax revenue for the City. Unlike other competing jurisdictions, Toronto does not have a lot of options to offer businesses to invest here.

## Development Charges

At the July Council meeting during the debate on conversions, the Chief Planner and others pointed to the need to intensify the manufacturing use of employment lands to provide more jobs and make products for use by Torontonians as well as to generate wealth through exports. Retaining and increasing manufacturing capability is an important revenue generator for the City.

Toronto is unique in that it does not levy Development Charges for new industrial construction including new administration office space which compliments the need to intensify manufacturing. There is a growing move towards vertical manufacturing that would be subject to development charges. We note that vacant office space may lend itself to specialized manufacturing which according to the staff report would likely be subject to development charges. It is important that the City retain it is current policy of encouraging new industrial construction.

### Imagination, Technology, Information & Technology (IMIT) Program

TIN is pleased to be part of the ongoing review of IMIT. While program is not used very often, it can play an important part in attracting new investment to Toronto.

We encourage the City retain the IMIT program and explore ways it could be re-purposed, for example, for the upgrading and intensification of existing manufacturing facilities.

### Stormwater and Water Administration charges

For many years, TIN has asked that water bills be revised to include a stormwater as well as an administrative charge that reflect the true cost of water being consumed rather than having these non - consumption costs unrelated to water use embedded in the water bill. Breaking out stormwater and administration costs is a common practice elsewhere, is fair and should be part of the competitiveness package the City offers large Block 1 water users.

### Conclusion

Through maintaining the Development Charge exemption and IMIT program, we believe that it is important that the City provides the environment that encourages manufacturing to invest here. Manufacturing does not have to make products here to sell into the Toronto market.

Some time ago, Toronto Council made the decision to gradually close the gap regarding the tax ratio between industrial and residential assessment that was out of step with 905 communities. The gap is closing and compliments the Development Charges and IMIT programs. It is this kind of progressive policy that helps the City maintain and grow industrial investment here.

Thank you for your attention.

Sincerely,

A handwritten signature in blue ink, appearing to read "Craig McLuckie".

Craig McLuckie,  
President