



November 28, 2022

Mayor Frank Scarpitti and Members of Council
City of Markham
101 Town Centre Blvd.
Markham, ON
L3R 9W3

Sent via email to clerkspublic@markham.ca

RE: City of Markham
November 29th Development Services Committee
ITEM 10.2 - 2023 Development Fee and Building By-laws

The Building Industry and Land Development Association (BILD) is in receipt of report Item 10.2 entitled *2023 Development Fee and Building By-laws* as presented on the November 29th Development Services Committee agenda.

We would like to thank City staff for hosting BILD and representatives of our York Chapter on November 21st to introduce the proposed 2% increase for the Development Fee and Building By-law for 2023. Today, we acknowledge that City staff are proposing a 2% increase, which BILD will not be disputing.

Though 2% may seem like a modest increase, it is compounding a longstanding issue that Markham has no cap or sliding scale on fees which makes the City's fees among the highest in the GTA. Increases in Markham, no matter the size, cause astronomical changes to industry pro-formas because the City's fee by-law lacks necessary efficiencies. For years, BILD members have been assured by the City that a Comprehensive Fee Review that investigated efficiencies and better parity with other municipalities would be completed by now.

However, this review continues to be delayed causing these year-over-year increases to exponentially increase fees beyond what can be reasonably justified for the level of review required. Fees being collected in Markham are running into the millions of dollars for applications when compared to similar municipalities. For example, the City of Vaughan which is similar in population and geography to Markham, has implemented sliding scales and caps to certain development fees causing fees to be substantially lower. Vaughan has efficiently recognized that submitting a larger application with higher unit-counts does not mean longer and more expensive review times.

As an outcome of our November 21st meeting, and as noted in the City's Staff report, we have confirmed that a working group will be struck in January 2023 between the City and BILD with the intention that a **full review** of the City's fees will occur by Q4 2023. This review must include an investigation into efficiencies such as fee caps and sliding scales in addition to Bill 109 implementation measures. The industry has been patient with Markham while staff work towards a fair, reasonable, and transparent funding model that is commensurate to the level of service required to process development applications. We support this working group and look forward to this critical discussion.

Kind regards,



Victoria Mortelliti, MCIP, RPP
Manager of Policy & Advocacy

CC: Arvin Prasad, City of Markham
Gabe Di Martino, BILD York Co-Chair
Mike McLean, BILD York Co-Chair
Paula Tenuta, SVP, BILD
Danielle Binder, Director, BILD
Members of the BILD York Chapter

The Building Industry and Land Development Association is an advocacy and educational group representing the building, land development and professional renovation industry in the Greater Toronto Area. BILD is the largest home builders' association in Canada, and is affiliated with the Ontario Home Builders' Association and the Canadian Home Builders' Association. It's 1,500 member companies consists not only of direct industry participants but also of supporting companies such as financial and professional service organizations, trade contractors, as well as manufacturers and suppliers of home-related products.