



BUILDING A GREATER GTA
Building Industry and Land
Development Association

May 28, 2013

Mayor Frank Scarpitti and members of the City of Markham Council
101 Town Centre Boulevard
Anthony Roman Centre
Markham, ON
L3R 9W3

Dear Mayor Frank Scarpitti and members of the City of Markham Council,

RE: May 28th City Council Meeting: City of Markham – Development Charges Review

The Building Industry and Land Development Association (BILD) is in receipt of the May 27th staff report for the proposed Development Charges By-law review and we submit the following comments for your consideration at the May 28th City Council meeting.

We understand that at the May 17th DC Sub-Committee meeting a transition policy was established for complete building permit applications filed prior to the enactment of the new by-laws. In the transition policy, applicants would be charged the existing rates so long as a building permit is issued by September 30, 2013. We also understand that the DC Sub-Committee is recommending that the definition of large and small apartments be refined from 750 sq.ft. to be consistent with the Region of York and that the by-law be enacted and brought into force and effect on May 29, 2013.

BILD appreciates the continued efforts of the DC Sub-Committee to acknowledge the issues raised by our members and to work in cooperation with our members toward a transition policy. However, we have heard that there are still many outstanding concerns with the proposed transition policy.

In the interest of Markham's future new homeowner, BILD believes that applications well under review should not be subjected to the proposed development charge increases, especially given the city's decision to advance the review of its soft services by-law a year in advance of the expiry timeframe required by the *Development Charges Act*. As previously noted in our April 16th and May 13th correspondence to council, we continue to believe that any project that has a signed subdivision agreement prior to the expiry of the existing by-law should not be subjected to the increase, including the soft services component that is paid at the building permit stage. If projects in queue cannot absorb the cost of the proposed increase it may lead to projects being delayed or halted altogether.

We also remain significantly concerned with the alternative development charges methodology, as presented by our solicitor, Rob Howe of Goodmans LLP in his deputation at the May 13th DC public meeting, and as written in our April 16th and May 13th correspondence to council. The effects of these two policy directions are detrimental to the affordability of new homeownership in the City of Markham. These policy directions have the ability to cross municipal boundaries, and as partners in prosperity, we need to ensure that the by-law is fairly executed and adopted.

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Unfortunately, at this time BILD is continuing to assess its options related to an appeal of the new development charges by-law. This is not our preferred course of action but we hope it would allow for additional time to discuss a fair resolution.

Thank you for the opportunity to submit comments. Please feel free to contact the undersigned if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Danielle Chin', with a stylized flourish at the end.

Danielle Chin, RPP, MCIP
Senior Planner, Policy & Government Relations

Cc: *Paula Tenuta, Vice President, Policy & Government Relations, BILD*
Michael Pozzebon, BILD York Chapter Chair
BILD York Chapter Member

Hau, Lucy

From: Nick Pileggi [npileggi@mgp.ca]
Sent: Tuesday, May 28, 2013 5:19 PM
To: Hau, Lucy; Kitteringham, Kimberley
Cc: Scarpitti, Frank; Landon, Gord; Jones, Jim; Heath, Jack; Li, Joe; Burke, Valerie; Shore, Howard; Moretti, Carolina; Hamilton, Don; Campbell, Colin; Ho, Aian; Kanapathi, Logan; Chiu, Alex; hashem@timesgroupcorp.com
Subject: Markham Development Charges

To Mayor Scarpitti and Members of Council,

I am writing to you on behalf of my client Times Group Corporation.

We understand that the Development Charge By-law may be presented to Council this evening for adoption (though as of 5pm tonight it is not listed on the website agenda).

We appreciate the proposal by staff for a 4 month transition (phasing in) period for applications that are far enough down the line in the approvals process. Our recent experience in similar situations has shown that some applications that require agreements and registrations beyond our control, have taken longer than 4 months to complete.

We respectfully request a transition period of 6 months for the new DC by-law.

While this includes a time extension, it should not affect the number of applications that qualify for the transition policy, since the terms of the qualification would remain unchanged, it would simply allow additional time to complete a lengthy process, which, as I mentioned, includes aspects which are not directly controlled by the application.

We appreciate your consideration of this matter.

Nick Pileggi, MCIP, RPP
Principal

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