MALONE GIVEN PARSONS LTD.

140 Renfrew Drive, Suite 201, Markham, Ontario,
Canada L3R 6B3
Tel: (905) 513-0170; Fax: (905) 513-0177
E-mail: npileggi@mgp.ca
www.mgp.ca
www.mgpinfo.com

June 23, 2010

Chairman Bill Fisch and Members of Regional Council
Regional Municipality of York
Newmarket, Ontario
L3Y 6Z1

Attn: Denis Kelly, Clerk

Dear Chairman Fisch and Members of Council:

RE: 2010 Development Charges By-law Amendment – Proposed Rate Increases

We are the planning consultants for Times Group Corporation. Times Group has successfully developed high density residential and mixed use projects in York Region for many years and has a proven record of building sustainability into their projects (LEED Gold). Times Group intends to continue developing sustainable projects in the future. We respectfully request that the Region adjust its proposed new Development Charge Bylaw to recognize and encourage sustainable building projects by reducing the water and sewer portions of the charge for such qualifying projects.

The Region's sewer allocation policy acknowledges the benefit of reduced water and sewage flows in sustainable developments. The Region has implemented a 40% servicing allocation bonus for projects planned for LEED Gold and a 35% servicing allocation bonus for projects planned for LEED Silver. This program recognizes that sustainable projects require less sewer and water infrastructure. It follows then that the costs of delivering infrastructure for these projects are similarly less. Consequently, the Development Charge for such projects should also be reduced. We believe the line items in the charge for sewer and water services should be reduced by 40% for LEED Gold buildings and 35% for LEED Silver buildings.

Specifically, we request that the development charges shown in Table 2 of the June 10, 2010 Report be lowered as shown in the following tables:

40% Reduction for LEED Gold Buildings

Proposed Residential Regional Development Charges
($/unit)

Rate Component	Single & Semi-Detached	Multiple Unit Dwelling	Apartment 2 or more bedroom	Apartment Less than 2 bedroom
Water	$7,335	$6,078	~~$4,583~~ $2,749.80	~~$2,956~~ $1,773.60
Sewer	$11,582	$9,598	~~$7,236~~ $4,341.60	~~$4,667~~ $2,800.20
Roads	$9,216	$7,637	$5,758	$3,713
Total Hard Services	$28,133	$23,313	~~$17,577~~ $12,849.40	~~$11,336~~ $8,286.80
Revised increase vs. current rates	$6,833	$5,662	$4,267	$2,753
Total DCs (all services)	**$30,951**	**$25,604**	**~~$19,284~~ $14,556.40**	**~~$12,459~~ $9,409.80**

35% Reduction for LEED Silver Buildings

Proposed Residential Regional Development Charges
($/unit)

Rate Component	Single & Semi-Detached	Multiple Unit Dwelling	Apartment 2 or more bedroom	Apartment Less than 2 bedroom
Water	$7,335	$6,078	~~$4,583~~ $2,978.95	~~$2,956~~ $1,921.40
Sewer	$11,582	$9,598	~~$7,236~~ $4,703.40	~~$4,667~~ $3,033.55
Roads	$9,216	$7,637	$5,758	$3,713
Total Hard Services	$28,133	$23,313	~~$17,577~~ $13,440.35	~~$11,336~~ $8,667.95
Revised increase vs. current rates	$6,833	$5,662	$4,267	$2,753
Total DCs (all services)	**$30,951**	**$25,604**	**~~$19,284~~ $15,147.35**	**~~$12,459~~ $9,790.95**

Times Group has requested that the transition period to introduce the new charges be extended to one year. We concur with the contents of the letter dated May 19, 2010 from Kagan Shastri, attached here, requesting high density and office development be transitioned and subject to the existing rate for at least one year.

Thank you for your consideration of these requests.

Yours truly,

Malone Given Parsons

Jim Kirk

Jim Kirk
Partner

cc: Times Group Corporation