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Mr. Bill Hughes
Commissioner of Finance and Treasurer
York Region
17250 Yonge Street
Newmarket, Ontario

February 29, 2012

Sent via email

**Re: 2012 Development Charge By-law Update
March 1, 2012 Public Meeting**

I represent Metrus Properties, a member of the Con- Drain Group of Companies. Metrus Properties is in the business of developing and managing Employment, Office and Retail lands. We are writing this letter to express our deep concern with the proposed development charge increase identified in the recently released York Region 2012 Development Charge Background Study (2012 DC Background Study). Our concerns are specifically related to the proposed Industrial/ Office/ Institutional and Retail rates.

As shown on Table ES-1 of the 2012 DC Background Study, York Region is proposing to increase the IOI and Retail rates to \$20.26 and \$40.49 per square foot (from \$14.05 and \$26.74 per square foot) respectively, representing increases of 44% and 52% to the current rates.

Table 3-6 of the 2012 DC Background Study identifies the growth of Industrial, Office and Retail uses in ten-year periods (2001- 2011, 2011-2021 and 2021-2031).

Ten-Year Period	Industrial	Office	Retail	% of Period to Period change
2001- 2011	31,078	47,239	32,321	
2011-2021	37,526	57,039	39,027	Approx. +21%
2021-2031	17,792	27,047	18,504	Approx. -.53%

Growth in all three land use categories increase by approximately 21% from 2011 to 2021, but decline in the next ten-year period. These proposed rate increases will make it difficult for Metrus Properties, and other IOI and Retail developers, to efficiently develop employment lands that the Growth Plan and Region are steadfastly protecting from conversions.

We ask that the Region re-evaluate their conclusions and provide rate increases that are more in-line with the proposed growth increase outlined in their 2012 DC Background Study.



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Should you have any questions, please do not hesitate to contact me.

Yours very truly,
METRUS PROPERTIES

A handwritten signature in black ink, appearing to be "M Quarcoopome".

Martin Quarcoopome, MCIP, RPP
Project Planner

CC: D. Kelly; Clerk, York Region (via email)
R. DeGasperis; Metrus Properties (via email)
F. DeGasperis; Metrus Development (via email)
M. Pozzebon; Metrus Development (via email)