



Developments

January 22, 2012

Mr. Bill Hughes
Commissioner of Finance & Treasurer
Region of York
17250 Yonge Street
Newmarket, ON L3Y 6Z1

VIA E-MAIL

Dear Mr. Hughes:

**RE: 2012 York Region Development Charges Background Study & By-law
March 1st, 2012 Public Meeting of Finance & Administration Committee**

Sobeys Developments is a national developer of predominantly food-anchored retail shopping centres and own approximately 17 acres of land at the southwest corner of Major Mackenzie Drive & Highway 48 (Markham Road). Our parent company Sobeys Ontario also owns, or operates on, various properties throughout York Region under our Sobeys, FreshCo and Foodland banners.

In response to the recent release of the Region's 2012 Development Charges Background Study, we would like to register our serious concerns to the proposed development charges rates for non-residential (retail) development.

The proposed increase to \$40.59 per sq. ft. represents a **52% increase** from the existing 2011 rate of \$26.74 per sq. ft. Given 2007 development charge rates of \$11.16 per sq. ft., the proposed increase is 264% within a five year period.

While we are not fundamentally opposed to "growth paying for growth," the proposed development charge increase is significantly large enough to prohibit the development of quality retail shopping centres for communities within York Region.

We would appreciate the opportunity to discuss and better understand the proposed increases to the development charges and look forward to hearing from Regional staff. If you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in black ink, appearing to read "Christine Yee".

Christine Yee, MCIP, RPP
Director, Real Estate & Development

c.c.

Councillor Carolina Morretti (Markham Ward 4) – via e-mail
BILD York Chapter, Ms. Danielle Chin – via e-mail