

BAZIL

DEVELOPMENTS INC.

April 30, 2010

Mr. Lloyd Russel
Commissioner of Finance & Treasurer
The Regional Municipality of York
17250 Yonge Street
Newmarket, On L3Y 6Z1



**Re: The Regional Municipality of York – Development Charges
Draft 2010 Development Charge By-Law Amendment Background Study
April 21, 2010**

Dear Mr. Russel:

Bazil Developments Inc. is in receipt of the *Draft 2010 Development Charge By-Law Amendment Background Study (April 21, 2010)* and submits the following comments for the Committee's consideration at the May 6th Finance and Administration Committee Meeting.

We appreciate that York Region Staff have consulted with BILD Chair and members, with the onset of the opening of the Development Charges By-Law. We also appreciate Staff's commitment to continue to meet with our working group in effort to gain more clarity and understanding. However, we do request more time to produce a comprehensive review and provide thorough comments, as part of the public process.

We are very concerned with proposed changes in this background study as it represents significant increases in charges and the timelines to adopt the recommendations of this background study are very brief, with an anticipated June 18th adoption date. This does not afford sufficient time to review the Background Study thoroughly and properly in order that productive discussion is enabled.

We recommend that this process be delayed, until at least September 2010. In addition to this delay, we would request that the proposed changes are recommended with a phase-in strategy for the increases. This would result in a more fair and reasonable approach to these significant increases, especially with projects in queue near to registration.

Lloyd Russel.....page 2

Finally, we recommend that the prepayment option be made available for all development types, not just high-rise or infill.

We trust that you will take these comments into consideration and look forward to working with you on this and other mutually significant matters of concerns. If you have any questions or concerns, please do not hesitate to contact the undersigned.

Yours very truly,

BAZIL DEVELOPMENTS INC.

A handwritten signature in black ink, appearing to read "Paul Bailey". The signature is fluid and cursive, with the first name "Paul" being more prominent than the last name "Bailey".

Paul Bailey

Copies: Fraser Nelson, BILD Chapter Chair
Joe Vaccaro, BILD