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ONE INDUSTRY - ONE VOICE

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May 22, 2007

Chair Bill Fisch & Members of Council
Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario
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RE: *Proposed York Region Development Charges*
May 24, 2007 Council Public Meeting

GTHBA-UDI is in receipt of the proposed York Region development charge by-law, rates and related staff report which will be presented to Council for approval at its meeting of May 24th.

Since the commencement of this year, a series of working meetings have taken place between GTHBA-UDI York Chapter members ("the Chapter"), its consultants, and staff from the various York Region departments. Throughout this process, GTHBA-UDI members have been able to provide the Region with input in an attempt to resolve outstanding issues. The industry's concerns were also expressed at the April 5th Public Meeting held in conjunction with the Finance & Administration Committee proceedings.

At this point, **GTHBA-UDI would like to reiterate the need for a reasonable transition period and/or grandfathering clause.** The magnitude of the proposed charges is substantial. The impact, and current short anticipated timeframe for them to take effect is quite concerning. Considering this, and to acknowledge development applications that are in process, **GTHBA-UDI hereby requests that Council give serious thought to extending the transition provisions that has been proposed by staff in Report No.4 of the Regional Commissioner of Finance.**

The residential rate for single-family and multiple-dwelling units is proposed to increase by 10% on June 18th, with full-cost recovery anticipated for September 18th. This short time-frame will have a significant impact on existing purchase and sale agreements.

GTHBA-UDI strongly recommends that a more reasonable six month transition, at a minimum, be approved to enable projects within the approvals system to be registered. GTHBA-UDI also recommends that a nine month transition is implemented for high-rise projects to allow for the same consideration.

As expressed on multiple occasions, the proposed non-residential development charges will have paralyzing effects on the industry to produce this product, with a resulting significant economic impact to the Region.

GTHBA-UDI recommends that Council consider a 4.5 year time-frame to reach full-cost recovery for the non-residential development charges.

Considering the significance of this issue and its economic impact on the industry and the Region as a whole, we trust that you will take our comments under advisement.

Sincerely,

Paula J. Tenuta, MCIP, RPP
Director, Municipal Government Relations