



BUILDING A GREATER GTA
Building Industry and Land
Development Association

April 29, 2010

Mr. Lloyd Russell
Commissioner of Finance and Treasurer
York Region
17250 Yonge Street, Newmarket
Ontario, L3Y 6Z1

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

The Building Industry and Land Development Association (BILD) 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.

BILD appreciates that York Region Staff have consulted with BILD Chair and members, with the onset of the opening of the Development Charges By-Law. BILD also appreciates 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.

BILD is very concerned with proposed changes in this background study as it represents significant increases in charges to our members and the timelines to adopt the recommendations of this background study are very narrow, with an anticipated June 18th adoption date. This does not afford us with sufficient time to review the Background Study.

As such BILD recommends that this process be delayed to September 2010. In addition to this delay, BILD requests that the proposed changes are recommended with a phase-in strategy for the increases. This would result in a more palatable approach to these significant increases, especially with projects in queue. Finally, BILD recommends that the prepayment option be made available for all development types, not just high-rise.

We trust that you will take these comments into consideration and we 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.

Best regards,



Danielle Chin, BURPI
Municipal Government Advisor

cc. *Fraser Nelson, BILD York Chapter Chair*
 Joe Vaccaro, BILD
 BILD York Chapter