



TRICAP
PROPERTIES INC

May 3, 2010

The Regional Municipality of York
17250 Yonge St.
Newmarket, ON L3Y 6Z1

Attention: Lloyd Russell
Commissioner of Finance and Treasurer

Dear Sir:

**Re: Regional Municipality of York – Development Charges
Proposed 2010 Development Charge By-Law Amendment**

We have reviewed the material regarding your proposed revised development charge rates and wish to express our concerns, both as to the quantum of the proposed increase and the method in which the increases are proposed to be implemented.

We agree with BILD's statement in their April 29, 2010 letter that your proposed adoption date does not provide sufficient time to review the Background Study for such a major increase in development charges.

We believe that:

- the adoption should be delayed to permit review and discussion;
- the increases should be phased in; and
- prepayment options should be made available for all development types.

We appreciate your taking these comments into consideration and hope that the Region will decide to work with the industry to address these issues in a consultative manner.

Regards,

David Woods
Vice President

c. Denis Kelly, Regional Clerk, Corporate Services Department
Danielle Chin - BILD