

Office of the Chief Financial Officer
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December 27, 2017

Re: Ratepayer Group and General Public Consultation for the Development Charges Bylaw Review – Thursday, January 11th, 2018; Monday, January 15th, 2018 and Wednesday, January 17th, 2018

The City of Toronto is currently reviewing its development charges bylaw and is pleased to invite you to participate and provide input into the review. A consultation meeting with ratepayer groups in the City of Toronto has been scheduled as follows:

Ratepayer Consultation – Meeting

Date: **Thursday, January 11th, 2018**
Time: 1:00 p.m. – 3:00 p.m.
Location: Toronto City Hall, Committee Room 2
100 Queen Street West, Toronto, ON M5H 2N2
Public Transit: Subway to Queen (Yonge line) or Osgoode (University line) and walk on Queen Street. Alternatively, take Bay bus #6 or #6A north from Union Station or south from Bay station (transfer required). Disembark at Albert Street

In addition, two evening general public consultation sessions have been scheduled as follows:

General Public Consultation - Meeting # 1:

Date: **Monday, January 15th, 2018**
Time: 6:00 p.m. – 8:00 p.m.
Location: North York Civic Centre, Committee Room 3
5100 Yonge Street, Toronto, ON M2N 5V7
Public Transit: Subway to North York Centre Station.

General Public Consultation – Meeting # 2:

Date: **Wednesday, January 17th, 2018**
Time: 6:00 p.m. – 8:00 p.m.
Location: Toronto City Hall, Committee Room 4
100 Queen Street West, Toronto, ON M5H 2N2
Public Transit: Subway to Queen (Yonge line) or Osgoode (University line) and walk on Queen Street. Alternatively, take Bay bus #6 or #6A north from Union Station or south from Bay station (transfer required). Disembark at Albert Street

Please register by sending an email to Susanti.Andriyani@toronto.ca, and confirm your name, organization and number of persons attending or by calling Susanti at 416-392-8089.

Background:

Development charges are municipal fees collected from developers to fund growth-related capital projects. The revenues pay for new infrastructure to maintain service as the City grows. The principle is that "growth should pay for growth" so that new development does not place an undue burden on existing residents and businesses in the form of property taxes or user fees.

A Background Study determines the calculated maximum development charges rates that can be levied. City Council, in considering the bylaw, must decide whether to levy the maximum rate or some lesser amount. Council will also consider a variety of development charge policies, such as exemptions and transition provisions.

In making these decisions, the City must balance the tradeoffs between raising the development charges rates and the impact the charges may have on the City's other policy objectives, such as official plan or economic development objectives, amongst other things. Any funding shortfall from development charges discounts or exemptions must be funded from other sources, such as higher property taxes or user fees. Most municipalities in Ontario impose development charges. Toronto's development charge rates are currently one of the lowest in the GTA.

We are seeking input from the public on the level of rates to impose and any related development charges policies that should be implemented.

Next Steps:

The City will be releasing a Background Study and bylaw on or before January 9, 2018 for consideration at a statutory public meeting at Executive Committee on January 24, 2018.

More information on the City's development charges bylaw review is available on the City's website toronto.ca/finance/devcharges. Details on the statutory public meeting will be posted on the website.

If you have any questions or need more information, please contact Robert Hatton by phone at 416-392- 9149 or by email at Robert.Hatton@toronto.ca or Shirley Siu by phone at 416-397-4205 or by email at Shirley.Siu@toronto.ca.

Sincerely,



Joe Farag
Acting Chief Financial Officer