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YONGE CORRIDOR CONDOMINIUM ASSOCIATION

c/o ANDREW SIMON

18 Sommerset Way, Toronto, ON M2N 6X5

2013-10-07

Ms. Ulli Watkiss, City Clerk

100 Queen Street West

City Hall, Floor 13 West, Toronto, ON M5H 2N2

Subject: City Council Agenda Item EX34.1 – Development Charges Bylaw Review

Dear Ms. Watkiss:

Our organization represents most condo corporations and some 15,000 condo unit owners in what is arguably the condo capital of Canada, in the North York Centre redevelopment area. All these units generated development charge funds to the City government.

Transparency in the administration of development charges is one of our Association's key advocacy issues, believing as we do that the funds should be applied as close as possible to buildings which generate them.

Although the cheques were written by the developers, the cost was in reality paid by the tens of thousands of purchasers in whose condo prices the developer included a share of the development charge. Residents had every reason to expect that that these funds would, to a significant extent, be used to help fund growth-related capital projects in the North York Centre area. We believe this has not happened in the past, and we have no reason to be confident that it will happen in the future.

Some examples:

1. Growth has caused extreme traffic congestion on Yonge Street between Sheppard Avenue and Highway 401, likely the worst daily jam in the City. We are advised that the existing entrance to eastbound 401 from southbound Sheppard is the worst of its kind in North America. Although this project is urgent by any standard, and should qualify for development charge funding, we do not see it identified as such.
2. Although condo purchasers have contributed to a development charge fund for child care, young families in these units experience long wait-lists for space for infants and toddlers. We are not aware of any child care centres in the area that have been funded through development charges, nor have we seen plans for any to be so funded – although this is clearly a growth-related need.
3. The extreme population growth in the area has created a demand for new parks. Development charge funds should be made available to develop parks.

4. Our North York Central Library is the busiest circulating library in the Toronto system. The facility is now some 25 years old and in need of renovation and improvements to support the ever-increasing demands placed on it by the continuously growing number of new residents. What development charge funds have been allocated to capital funding to enable the library to serve the new population?

We ask that you defer passage of the proposed development charge bylaw until you can demonstrate that the funds collected have been used and will be used for their intended purpose, particularly in the North York Centre area.

Should the bylaw be approved, please provide us with notice of its passing.

Yours truly,

Andrew Simon

President, Yonge Corridor Condominium Association

cc Mr. Joe Pennachetti, City Manager, Finance, 100 Queen Street West, City Hall, Floor 11 East. Toronto, ON M5H 2N2