

May 18, 2017

**Regional Chair Wayne Emerson**  
**Committee of the Whole**  
**Regional Municipality of York**  
17250 Yonge Street  
Newmarket, Ontario  
L3Y 6Z1

Re: 2017 Development Charge Bylaw

Dear Regional Chair Emerson,

On behalf of the Newmarket Chamber of Commerce and its almost 900 members, I am writing a letter in support of the vote on the 2017 Development Charge Bylaw. I understand that bylaw itself is based on input from stakeholders throughout the region. We recognize that the Region is bound by the *Development Charges Act* which limits how much a municipality is able to recover through project costs. Therefore, we are encouraged by York Region's forward-thinking approach to development and the need for incentives which will pay for themselves in the form of new developments in the region.

Some of these incentives include a 36-month development charge deferral policy for high density rental buildings that complement the recently announced changes to Provincial Housing Policy through the 'Fair Housing Plan'. Another incentive is a significant reduction in the non-residential development charge rates from the current rate of **20.32** per square foot to **17.90** per square foot. We are pleased that the 2017 Development Charge Bylaw has introduced these measures to attract further investment in the region. We at the Newmarket Chamber have always maintained that the only way to attract investment is to lower the cost of doing business and speaking on behalf of our members, this is exactly the kind of measures the business community has been waiting to see.

However, we are extremely concerned about the proposed charge on parking structures. In particular, there is a lack of a distinction between a facility that exists as a parking structure and specific parking structures at car dealerships. The sole purpose of the former is to generate revenue from parking while the latter exists to store vehicles for sale. There is no reason why the full 'retail rate' would be applied to the car dealerships when its sole purpose is storage. A parking structure built for the sole purpose of storing cars at the dealership does not generate additional revenue. Nor does it require regional services such as water, wastewater, roads etc. Therefore, we urge you to revisit the proposed bylaw and include a separate provision for parking structures when calculating the DC rates.

We are in support of the bylaw as it will increase investment in the Region and in particular the Town of Newmarket. The Newmarket Chamber is the voice of the business community in Newmarket and this bylaw will strengthen business investment in our community.



Thank you,

Debra Scott  
President and CEO  
Newmarket Chamber of Commerce

cc: Mayor Tony Van Bynen

cc: Regional Councilor John Taylor