

Tracy Nowak

From: Rob Sampson [REDACTED]
Sent: Tuesday, February 6, 2024 5:09 PM
To: Tracy Nowak
Subject: Re: Meeting Link Enclosed - Development Industry Consultation Session - Development Charges - February 6, 2024 - 5pm

I may not be able to attend all of the meeting today. I would like to ask:

1. If higher density is needed to help solve the affordability issue, why then is there not consideration given for a number of residential tiers with more favourable DC rates for higher densities? The current recommendation is the same as it has been for a number of years – one DC rate for single and semis.
2. What consideration will the Town give to the ever increasing soft costs as part of the overall infrastructure costs? What will the Town do to reduce these costs and therefore better manage overall infrastructure build costs and DC charges?

Rob Sampson | Managing Director, Operations | Ceres BioSystems Limited

[REDACTED]

Skype Address: ceresbiosystems
Twitter: @ceresindia
@cerescanada

From: Tracy Nowak <tnowak@thebluemountains.ca>
Date: Tuesday, February 6, 2024 at 4:13 PM
To: Tracy Nowak <tnowak@thebluemountains.ca>
Subject: Meeting Link Enclosed - Development Industry Consultation Session - Development Charges - February 6, 2024 - 5pm

Good afternoon:

The link for the session at 5pm today is below.

Thank you,

Tracy

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Tracy Nowak

From: Corrina Giles
Sent: Tuesday, March 5, 2024 7:31 AM
To: [REDACTED]
Cc: council; SMT; Tracy Nowak; Kyra Dunlop; Carrie Fairley
Subject: FW: Development Charges Feedback
Attachments: 2024 Public Meeting Development Charges[4].pdf

Importance: High

Good morning Mr. Von Teichman,
I acknowledge receipt of your comments in response to the [March 12 2024 Notice of Public Meeting Re: Development Charges Background Study](#) and confirm I have forwarded the same to Council for their information and consideration. Your comments will be included in the record of the March 12 Public Meeting, and attached to a followup staff report regarding this matter.

Kind regards,



Corrina Giles, CMO
Town Clerk
Town of The Blue Mountains, 32 Mill Street, P.O. Box 310, Thornbury, ON N0H 2P0
Tel: 519-599-3131 ext. 232 | Fax: 519-599-7723
Email: cgiles@thebluemountains.ca | Website: www.thebluemountains.ca

From: Andrew von Teichman [REDACTED]
Sent: Monday, March 4, 2024 9:39 AM
To: Town Clerk <townclerk@thebluemountains.ca>
Cc: Krystin Rennie [REDACTED]
Subject: Development Charges Feedback
Importance: High

To whom it may concern,

I was appalled to read the summary shared by the Town of the Blue Mountains dated January 29th, 2024. The proposed **DOUBLING** of fees on apartments is completely disconnected to the driving issues facing our municipality, region and province. We are currently facing a dramatic shortage of rental units, and in particular ones that are accessible and affordable for residents who fuel our local business with their labour.

Passing this motion will absolutely bring a halt to projects in the pipeline that are designed to help the town and province achieve their housing and rental start goals. Coupled with high interest rates and construction costs being at an all time high, this motion is tone deaf, anti-development and simply out of touch with development support in general.

As it impacts my business in particular, Annu Holdings Ltd, which currently has a development for review before council, (178 Marsh St, Clarksburg) the 10 proposed residential units and subsequent development charges will go from **\$395,000 to \$794,450. Moreover, it doubles the development fees for the two proposed commercial spaces on a prime real estate location at the four corners of town.**

This is simply crippling to a project like this, diminishing any possible return and absolutely precluding the project from placing affordable and accessible units into the market. In short, the proposed fee "increase" will erase any prospect of the town achieving their goals, and put neighboring communities in pole position to take from the Town of the Blue Mountains meaningful development investment.

Complaining without suggestions is unreasonable, so at very least, I suggest a more thorough review and proposal that looks at a graduated escalation in fees over a 10 year period, vs an overnight doubling of fees.

I am unable to be present in person to share this point of view, but do hope it is given consideration at the March 12th public meeting.

Sincerely,

Andrew von Teichman



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March 5, 2024

Clerk
Town of the Blue Mountains
32 Mill Street, Box 310
Thornbury, Ontario
NOH 2P0

**RE: 2024 Development Charges By-law – Public Meeting
On Behalf of Pinnacle Building Group**

We are planners on behalf of Pinnacle Building Group (Pinnacle). Pinnacle are the owners and developers of 209806 and 209808 Highway 26, Town of the Blue Mountains, Town of the Blue Mountains. We are writing to provide comment on the Development Charges By-law being considered at the statutory public meeting on March 12, 2024.

The Development Charges Background Study prepared by Hemson Consulting proposes significant increases to all development charges Town wide. Pinnacle lands are within the Area-Specific Craigeleith catchment area and as such the proposed Development Charges will institute a 77% increase from a cost of \$31,569 per (row) unit to \$55,967 per (row) unit for its proposed seventeen (17) units. The proposed increase calculates out to a total Town Development Charge of \$951,439 from the current Town DC Charges of \$536,673. This doubling of DC charges to a development of this size ultimately results in higher housing prices to the end user.

Pinnacle began the planning process with the Town in August 2021 for the development of 209806 and 209808 Highway 26 in Craigeleith. The development consists of seventeen (17) townhouses. The development required an Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval. A statutory public meeting was held on January 23, 2023. Over the last year, we have been resolving technical issues and providing response comments to departments and agencies. In January 2024, we submitted what we anticipate being the final submission, following resolution of the department and agency outstanding concerns. This is a project that is significantly through the development process. The developer has a budget and contingencies related to such items as interest rate increases and the uncertainty surrounding construction costs. Pinnacle has not budgeted for a 77% increase in Development Charges. This level of increase most surely will result in higher housing prices that the end user will pay, which is counterintuitive to the Province, County and Town's intensification policies and the overall housing crisis.

We would ask that Council defer the decision at the March 12, 2024 and subsequent Council meeting to allow additional time for review, discussion with developers in anticipation of resolutions surrounding the overall level of increase and potential timing/phasing in of the proposed Development Charges.



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Yours truly,
Loft Planning Inc.

[REDACTED]
Kristine Loft, MCIP RPP
Principal

cc. Pinnacle



loftplanning.com



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loftplanning.com

March 5, 2024

Clerk
Town of the Blue Mountains
32 Mill Street, Box 310
Thornbury, Ontario
N0H 2P0

**RE: 2024 Development Charges By-law – Public Meeting
On Behalf of Rhemm Properties Inc.**

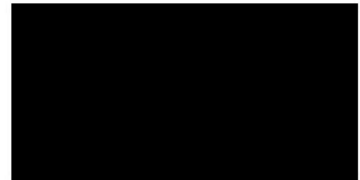
We are planners on behalf of Rhemm Properties Inc. (Rhemm). Rhemm are the owners and developers of 372 Grey Road 21, Town of the Blue Mountains. We are writing to provide comment on the Development Charges By-law being considered at the statutory public meeting on March 12, 2024.

The Development Charges Background Study prepared by Hemson Consulting proposed significant increases to all development charges Town wide. Rhemm lands are within the Area-Specific Craigeith catchment area and as such the proposed Development Charges will institute a 97.5% increase from a cost of \$31,569 per (single and semi) unit to \$62,358 per (single and semi) unit. The proposed increase calculates out to a total Town Development Charge of \$4,177,986, whereas the current DC Charge payable is \$2,115,123.

Rhemm is working with the Georgian Triangle Development Institute (GTDI) to assist in a review of the Town's Development Charge review process. While the Town's dialogue with GTDI has been helpful, there remains outstanding concerns regarding the proposed development charge levels of increase. Key outstanding concerns remain, and we would ask that the Town defer the passing of the Development Charges By-law.

Among the concerns are the following:

- While the area experiences and continues to anticipate reductions in new development as a result of interest rates, a proposed increase of 97.5% to the Town Development Charges will create an even greater reduction in new development.
- A shortage of new development then places pressure on re-sales and ultimately increases overall housing costs in the area when there is a shortage of new development coming online.
- This level of Development Charge increases is counterintuitive to the creation of attainable housing which is being sought after by the Province, County and Town.
- Concern regarding the implications of sudden increases in Development Charges for a project already underway, specifically for Rhemm who are already well underway with the technical submission for a proposed 67-unit Draft Plan Approval at 372 Grey Road 21, Town of the Blue Mountains.



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- The Development Charges are a key component of a developer's budget and development costs. A dollar value increase effects these budgets and the development costs – but the proposed percentage level of increase is unreasonable and unjustified, at a time when there is a policy directive to build 1.5 million homes by 2031 in this Province.

We would ask that Council defer the decision at the March 12, 2024, meeting to allow additional time for review, discussion with developers and resolutions are the level of increase and potential timing/phasing in of the proposed Development Charges.

Yours truly,
Loft Planning Inc



Kristine Loft, MCIP RPP
Principal

cc. Rhemm Properties Ltd.



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March 7, 2024

Clerk
Town of the Blue Mountains
32 Mill Street, Box 310
Thornbury, Ontario
NOH 2P0

**RE: 2024 Development Charges By-law – Public Meeting
On Behalf of Primont (Peak Meadows) Inc.**

We are planners on behalf of Primont (Peak Meadows) Inc. (Primont). Primont are the owners and developers of Block 38, Plan 16M-24, Town of the Blue Mountains. We are writing to provide comment on the Development Charges By-law being considered at the statutory public meeting on March 12, 2024, and to reserve the Right to Appeal.

Primont Homes are the developers of Block 38, Plan 16M-24, Town of the Blue Mountains. The lands are currently draft approved including a Draft Plan of Subdivision approval (42T-2018-13A) and Draft Plan of Condominium (42 CDM-2018-13B). The Pre-Servicing Agreement was entered into on April 1, 2022, and the Subdivision Agreement was entered into on December 8, 2023, and registered on title on December 11, 2023. The Town has now signed off on the engineering detailed submission and we have submitted Final Approval documents to the County of Grey. The approval is for thirty-one (31) single detached units and Development Charges were payable as per Schedule H in the Subdivision Agreement upon the execution of the Agreement by the Developer.

The Development Charges Background Study prepared by Hemson Consulting proposes significant increases to all development charges Town wide. Primont lands are within the Area-Specific Camperdown catchment area and as such the proposed Development Charges will institute a 119.6% increase from a cost of \$46,525 per (single and semi) unit to \$102,162 per (single and semi) unit. The current Development Charge payable is \$1,442,275. Whereas the proposed Development Charge payable is \$3,162,022. This is an increase of \$1,724,747.

Among the concerns are the following:

- Primont is within the Final Approval stages of the development of Block 38, Plan 16M-24 including having a registered Subdivision Agreement with the Town and registered on title. This extreme increase in development charges within this project timeline is unreasonable.
- There are twenty-eight (28) building permits to be submitted and issued (three have been previously issued). We wish to confirm timing for the new Development Charges By-law to be in full force and effect and applicable.




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- Primont has great concern regarding the implications of such an extensive and sudden increase in development charges on this project in particular based on the current financials of the project and ability to recoup a 119.6% increase.

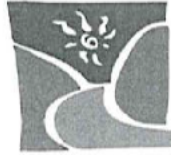
We would ask that Council defer the decision at the April 2, 2024, Council meeting to allow additional time for review and for discussion with Primont and the Georgian Triangle Development Institute (GTDI) to determine resolutions to this level of increase and potential timing/phasing in of the proposed Development Charges.

Yours truly,
Loft Planning Inc.



Kristine Loft, MCIP RPP
Principal

cc. Primont (Peak Meadows) Inc.



Land Use Planning, Development Approvals & Project Management Services
www.planwells.com

March 6th, 2024

By E-mail: townclerk@thebluemountains.ca

Ms. Corrina Giles
Town Clerk
Town of the Blue Mountains
32 Mill Street, Box 310
Thornbury, Ontario
N0H 2P0

***Re: Town Plot 13 to 15 Alice, E/S Lot 13 & 14 Louisa W/S Pt.
Lots 46 to 49 Louisa E/S
ARN#424200001700300
Town of the Blue Mountains, County of Grey***

Plan Wells Associates is the planning consultant for 2872991 Ontario Limited, owner of the above noted lands. This site is designated Commercial Corridor in the Town of Blue Mountains Official Plan. Institutional uses are also permitted under this designation.

We have reviewed the Town's Development Charges Background Study prepared by Hemson Consulting Ltd., dated February 2nd, 2024, and the draft By-law. We offer the following comments for Council's consideration at its meeting on March 12th, 2024.

Please note that these comments are preliminary only, bearing in mind that the owner's engineer and the Georgian Triangle Development Institute are currently undertaking a technical analysis of these documents.

Consequently, we may have further comments once we have had more time to review their detailed findings.

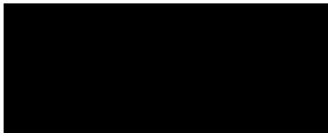
We find the significant proposed increase for Development Charges for commercial/retail uses will have a negative impact on the viability of any new business development in Thornbury. As well the proposed substantial increase in Development Charges for all residential uses will detrimentally affect many potential purchasers' ability to afford a home in the Town of Blue Mountains.

Kindly ensure that we are notified of further meetings and reports concerning this matter and that we receive notice of any decisions made by Town Council concerning the proposed Development Charges By-law.

Thank-you for your consideration in this regard.

Your truly,

Shelley Wells MES, MCIP, RPP



Plan Wells Associates

c.c. 2872991 Ontario Limited, Mr. Daniel Pasta.

Enclosures



Land Use Planning, Development Approvals & Project Management Services
www.planwells.com

March 6th, 2024

By E-mail: townclerk@thebluemountains.ca

Ms. Corrina Giles
Town Clerk
Town of the Blue Mountains
32 Mill Street, Box 310
Thornbury, Ontario
N0H 2P0

***Re: Lora Greens
Part Lots 35 and 36, Concession 10,
Town of the Blue Mountains, County of Grey***

Plan Wells Associates is the planning consultant for 1290337 Ontario Limited and 10 Keith Avenue Inc., owners of the above noted lands.

We have reviewed the Town's Development Charges Background Study prepared by Hemson Consulting Ltd., dated February 2nd, 2024 and the draft By-law. We offer the following comments for Council's consideration at its meeting on March 12th, 2024.

Please note that these comments are preliminary only, bearing in mind that the owner's engineer and the Georgian Triangle Development Institute are currently undertaking a technical analysis of these documents.

Consequently, we may have further comments once we have had more time to review their detailed findings.

We find the proposed substantial increase in Development Charges for all residential uses will detrimentally affect many potential purchasers' ability to afford a home in the Town of Blue Mountains. As well, the significant increase for commercial/retail uses will have a negative impact on the viability of any new business development in Thornbury.

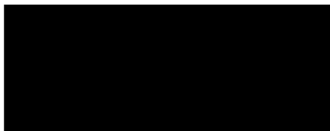


Kindly ensure that we are notified of further meetings and reports concerning this matter and that we receive notice of any decisions made by Town Council concerning the proposed Development Charges By-law.

Thank you for your consideration in this regard.

Your truly,

Shelley Wells MES, MCIP, RPP



Plan Wells Associates

c.c. 1290337 Ontario Limited and 10 Keith Avenue Inc., Mr. Daniel Pasta.

Enclosures

March 7, 2024

VIA EMAIL ONLY
Corrina Giles - Town Clerk
Town of The Blue Mountains
townclerk@thebluemountains.ca



Dear Ms. Giles,

**Re: Notice of Public Meeting
2024 Development Charges Background Study and By-law
496857 Grey Road 2**

Travis and Associates have been retained by Homefield Communities ("Homefield") who are proposing to develop lands located at 496857 Grey Road 2. Formal pre-consultation occurred with the Town in September 2023 and our team has been working on the Town's requirements to submit formal applications in July of 2024.

Homefield has been made aware of the Notice of Public Meeting dated January 29, 2024 with regard to the 2024 Development Charges Background Study and By-law 2019-17 and wish to note the following:

Background

Homefield held preliminary discussions with Town and County planning staff beginning in 2021 regarding interest in developing the above noted lands for lower cost housing geared toward the local workforce.

In August 2023, a formal application for Preconsultation was submitted and received first review comments in October 2023. Homefield is currently finalizing materials for the requested second Preconsultation submission.

Homefield is proposing to develop approximately 403 residential units consisting of 197 standard rowhouse units and 206 back-to-back rowhouse units on municipal water and sewer services for a net density of approximately 43 units per hectare. Some key highlights of the updated proposal include:

- a neighbourhood park and stormwater management pond are located adjacent the Georgian Trail and will buffer the residential community from the trail.

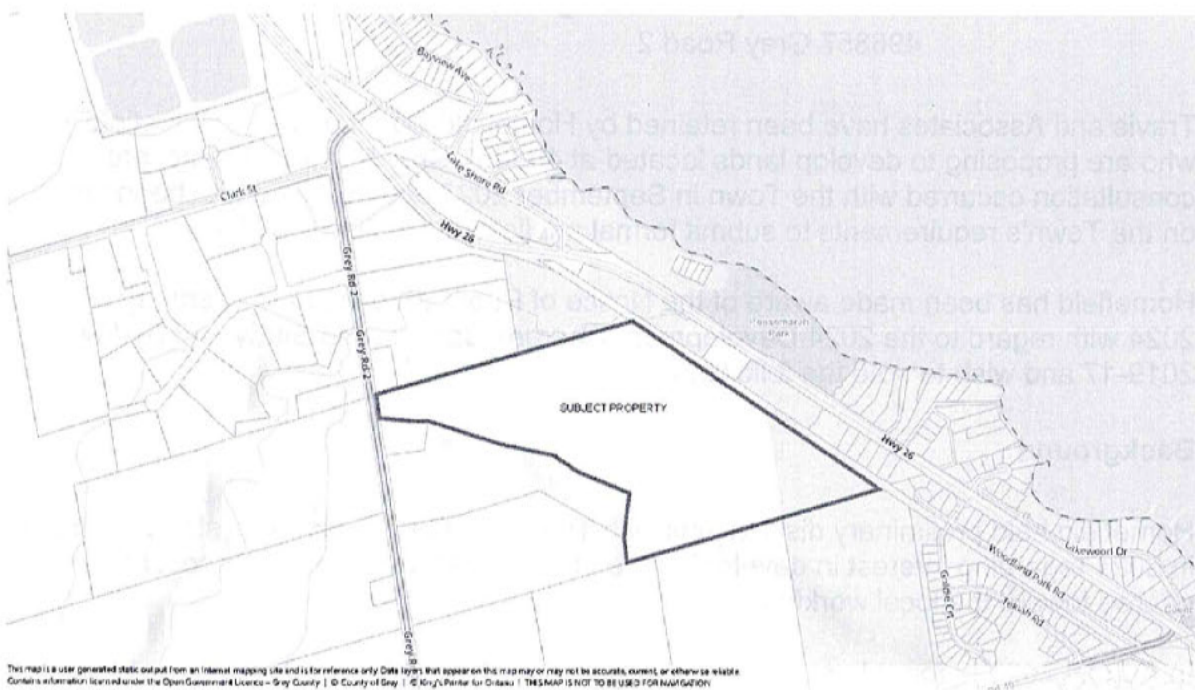


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- In addition to providing the required parking on individual lots, there are 73 visitor parking spaces.
- Areas have been strategically located for snow storage.
- A divided access to meet Fire Department requirements has been provided.
- Two additional small parkettes have been included, one of which provides a linkage to the Recreational Trail within the Natural Heritage Constraint Area.

Most important to note is that it is the objective of Homefield is to develop an attainable housing land lease community geared towards the “missing middle” housing market and deliver much needed workforce housing to the community.

We are well into the Town’s Preconsultation process and are working with Town staff to determine optimum servicing which would most likely be obtained as an extension of the Camperdown Service area.



Homefield has an executed agreement of purchase and sale to acquire the lands. The current Owner has been made aware of this process and Homefield’s intent to submit comments on the proposed Development Charges.

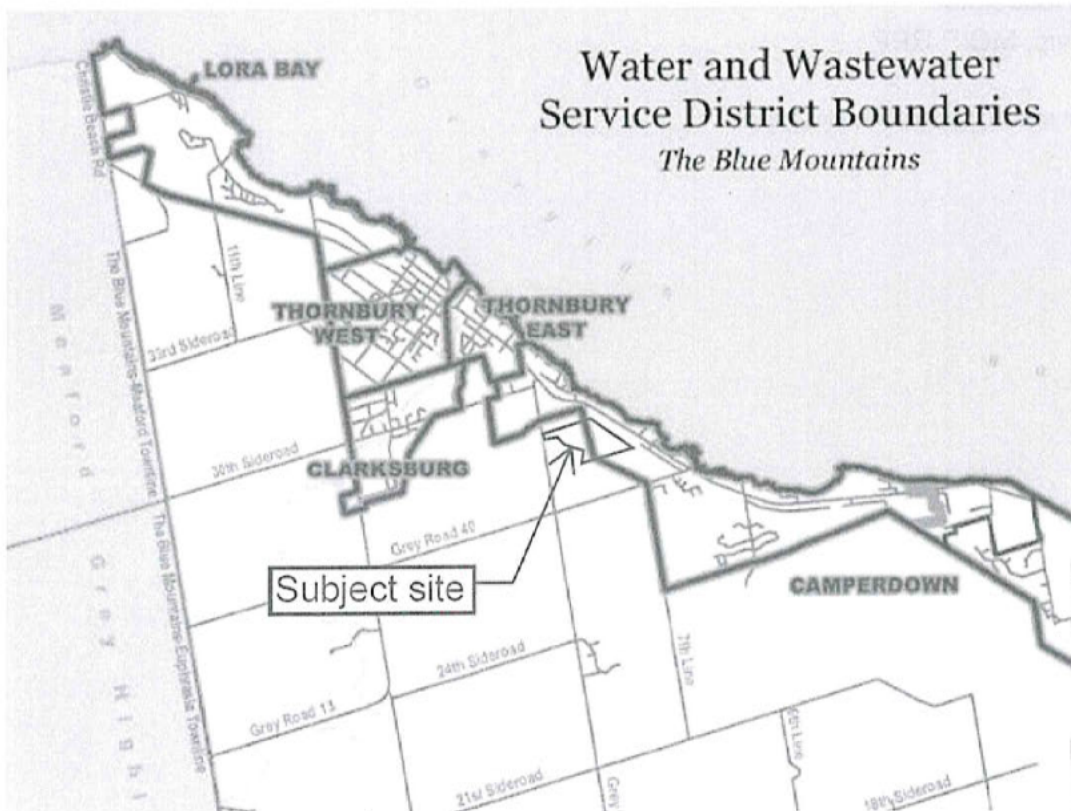


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Comments

As per the map included in the Draft Development Charges By-law (below), a portion of the subject lands are not included in a defined Service Area. These lands are located within the Primary Settlement Area of the Grey County Official Plan and are also within the Settlement boundary of the Town of The Blue Mountains Official Plan, however, are not currently designated for development. The Homefield application will be pursuing redesignation in accordance with the Settlement Area boundaries.

It is requested that the service area boundary be expanded to include the Settlement Area boundary and that the growth in the Camperdown Service Area reflect these additional lands.



Conclusion

We appreciate the opportunity to submit comments. My client and his team request the opportunity to review these comments further with the Town.

Homefield will be available to speak at the Public Meeting and we request notice of any future meetings or approval on this matter.

Yours Truly



Travis & Associates
Colin Travis, MCIP RPP

Cc: Homefield Communities: Alex Hahn





March 7, 2024

VIA EMAIL: cgiles@thebluemountains.ca

Corrina Giles, Town Clerk
The Town of the Blue Mountains
32 Mill Street
Thornbury, ON N0H 2P0

Dear Ms. Giles:

RE: Freed Developments – Town of the Blue Mountains 2024 Development Charges Background Study and By-law 2019-17

On behalf of Freed Developments (Freed), please accept this letter as preliminary comments on the Town of the Blue Mountains 2024 Development Charges Background Study and By-law 2019-17. Freed has several landholdings earmarked for future development in the Town, including at the Blue Mountain Resort, where applications have been filed to facilitate the development of just over 1,000 units.

We have had an opportunity to review the proposed development charge rate increases outlined in the Town's Development Charges Background Study and By-law 2019-17 and have concerns with respect to how the proposed increases will negatively impact project feasibility.


Freed's lands are located within the Craigleith Service Area, which is proposed to have development charge increases of 149% for apartment units and other multiples/hotel dwelling units, and 124% for non-residential uses:

- **Other multiples/hotel dwelling units** – increase of \$33,534 per unit (\$22,433 to \$55,967)
- **Apartment dwelling units** - increase of \$25,150 per unit (\$16,825 to \$41,975)
- **Non-residential GFA** - increase of \$137.23 per square metre (\$110.52 to \$247.75)

Such drastic increases have the potential to negatively impact the viability of current developments and discourage future investment in the Town.

We thank you for your consideration of the enclosed comments and we would be more than happy to discuss with the Town.

Yours truly,


Derrick Canete
Director, Development
Freed Hotels and Resorts



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

March 7th, 2024

Corrina Giles | Town Clerk
The Town of the Blue Mountains
32 Mill Street
Thornbury, ON N0H 2P0

Dear Ms. Giles;

**RE: Trailshead Subdivision - 2024 Development Charges Background Study and By-law
2019-17
OUR FILE Y537P**

On behalf of our Client, Eden Oak (Trailshead) Developments Inc. ("Eden Oak"), please find enclosed preliminary comments regarding the 2024 Development Charges Background Study and By-law 2019-17 as they relate to our Client's Draft Plan Approved lands known as the Trailshead Subdivision (Town File No. 42T-2012-01).

The Trailshead Subdivision consists of 194 residential dwelling units that are site specifically approved in the Town's Official Plan and Zoning By-law and are Draft Plan Approved. Eden Oak is currently working towards registration and commencing construction of the subdivision, having made 3 detailed engineering design submissions and formally requested the pre-servicing agreement. Ministry of Transportation (MTO) approval for the required Highway 26 improvements is imminent, and a contract has been awarded to a contractor to complete the work this Spring/Summer. In addition to the Highway 26 upgrades, Eden Oak is participating in the Regional Drainage Act upgrades alongside two other Developers.

We have had a chance to review the proposed development charge (DC) rate increases related to the Town's 2024 Development Charges Background Study and By-law 2019-17 and we have concerns with the proposed increases and question whether the Town has considered how these proposed increases will impact the goal of providing more affordable and attainable housing supply.

It is noted that the Trailshead Subdivision is located within the Craigeith Service Area, which is proposed to have a DC increase of \$34,316 (\$28,042 to \$62,358) or 122.3% for single detached and semi-detached dwellings, as well as a DC increase of \$33,354 (\$22,433 to \$55,967) or 149.5% increase for townhouse dwellings.

To put this into perspective regarding single detached and semi-detached dwellings, an additional \$22,896 of Town DCs on a 25-year mortgage at current interest rates (7.2%) amounts to an additional \$59,969.63 over the lifespan of the mortgage and an additional \$199.89 to the Town's residents'



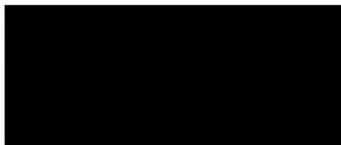
monthly mortgage payments. For townhouse dwellings, an additional \$33,354 of Town DCs on a 25-year mortgage at current interest rates (7.2%) equates to an additional \$71,324.93 over the lifespan of the mortgage and an additional \$237.75 for the Town's residents' monthly mortgage payments.

It is noted that in addition to the aforementioned Drainage and Highway 26 upgrades being undertaken by Eden Oak, the DC Background Study identifies 1.27 km of Lakeshore Road East to be upgraded between Grey Road 19 and Highway 26 with a cost of just over \$7 million, with \$6.7 million identified as net growth related. Eden Oak has undertaken upgrades to 220 m of this section, which included road, streetlighting, drainage and sanitary sewer works.

Given the drastic increases, we would request that the Town allow Eden Oak the ability to pre-pay DCs at the current rate. When a developer elects to proceed with a development it is impossible to predict sudden increases to Town fees of almost 123% and 150%, and this severely impacts the viability of current developments and also discourages others from investing in the Town in the future when Town fees are so unpredictable.

Yours truly,

MHBC



Kory Chisholm, BES, MSc, MCIP, RPP
Partner



Shayne Connors, BAH, MSc
Intermediate Planner



GEORGIAN TRIANGLE DEVELOPMENT INSTITUTE

March 8th, 2024

Corrina Giles | Town Clerk
The Town of the Blue Mountains
32 Mill Street
Thornbury, ON N0H 2P0
Submitted via email to: cgiles@thebluemountains.ca

Dear Ms. Giles:

**RE: Georgian Triangle Development Institute – Town of The Blue Mountains Proposed
Development Charge By-law & Significant Development Charge Increases**

The Georgian Triangle Development Institute has had a chance to conduct a preliminary review of the Town's proposed new Development Charge By-law and have hosted a members meeting to canvas our membership on their comments and concerns.

We would like to advise the Town that there are significant concerns across our membership with the proposed increases which will have consequences across the local development industry and housing affordability for the Town's future residents.

We anticipate the Town will be receiving separate comments from our individual members specific to their landholdings.

On behalf of our membership the GTDI has retained Daryl Keleher | Keleher Planning & Economic Consulting Inc., an expert in Development Charge By-laws and Background Studies and he will be submitting detailed comments at a later date.

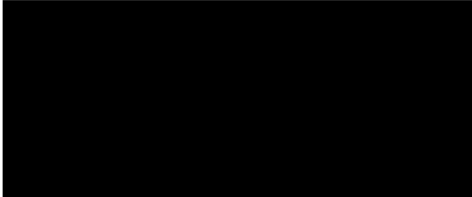
With the gravity of the proposed sudden increases to the Town's Development Charges the GTDI is concerned with the limited amount of time that has been provided to allow members of the public and the development community to meaningfully participate in the process.

We appreciate the Town and their Consultant Team's consideration of these comments and we look forward to the Town's responses. As noted we will be providing additional detailed comments from our retained consultant.

Should you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

GTDI Board of Directors



Kory Chisholm, BES, M.Sc, MCIP, RPP
Past President, GTDI



March 7, 2024

VIA EMAIL ONLY
Corrina Giles - Town Clerk
Town of The Blue Mountains
townclerk@thebluemountains.ca

Dear Ms. Giles,

**Re: Notice of Public Meeting
2024 Development Charges Background Study and By-law
Aquavil Subdivision, Highway 26**

We are the planning consultants of record working with the Owners on land use and development matters for the Aquavil project at the above-noted location. Please accept this as preliminary commentary on the proposed Development Charges By-law.

According to Schedule A to the Draft Development Charges By-law, the Aquavil lands fall within the Craigeith Service Area. My client has reviewed the proposed Development Charges By-law and notes that the land use description applicable to the Aquavil subdivision are the "Single and Semi-Detached", "Other Multiples/Hotel", "Apartment" and "None-Residential" classifications.

The Aquavil project has an executed Master Development Agreement. A final draft of a Subdivision Agreement is anticipated within the month. Nonetheless, the land use planning and approvals program for this project began in 2019. At that time, the 2019 Development Charges were used to establish a Development Charges budget line-item. Increases in Development Charges have been assumed in the project budget over time. However, the proposed Development Charges By-law grossly exceed the increases assumed in the project budget.

The proposed increases per land use classification that would be applied to Aquavil have orders of magnitude ranging from 122% up to 149% (from 2019 to 2024).

Similar to the Blue Vista project referred to under separate cover, the planning, design, engineering and approvals processes were initiated in 2019. Also similar, a pre-sales program was initiated and helped establish a market, market demand and sales for budget and lender planning purposes.



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Although budgets and updates have anticipated increases in costs, increases in the order of 122% to 149% were simply not imagined. The proposed increases have very serious project budget implications. Consequently, my clients advise they need more time to review the Development Charges Study. They need time to assess the serious implications of drastic increases.

They also advise that, as with many other developers, absorbing extraordinary increases in line items such as Development Charges in existing sales contracts is not possible.

Finally, it goes without saying that significant increases in Development Charges have cascading cumulative impact on the price of housing in general.

We will be attending the Public Meeting and request this be read into the record. We will be available to answer questions from Council if needed.

Yours truly,



Travis & Associates
Colin Travis MCIP RPP

Cc: Owner: Samer Chaya, Sal Chaya





March 7, 2024

VIA EMAIL ONLY
Corrina Giles - Town Clerk
Town of The Blue Mountains
townclerk@thebluemountains.ca

Dear Ms. Giles,

**Re: Notice of Public Meeting
2024 Development Charges Background Study and By-law
Blue Vista – Grey Road 21, Part Lot 17, Concession 1**

We are the planning consultants of record working with the Owners on land use and development matters for the Blue Vista project at the above-noted location. Please accept this as preliminary commentary on the proposed Development Charges By-law.

The Blue Vista lands fall within the Craigeith Service Area. My client has reviewed the proposed Development Charges By-law and notes that the land use description applicable to the Blue Vista subdivision is the "Single and Semi-Detached" classification. Under that classification, the proposed Development Charges By-law would increase charges to \$62,358/unit from the current \$37,020/unit. This is a \$25,338 or 68% increase. Such a large increase has significant implications on the project.

The Blue Vista project began a pre-sales program in 2019. Pre-sales programs are a normal and standard developer practice. Pre-sales programs are important as they establish market acceptance of product and price and, confirm the sales levels for purposes of project lenders. Most development projects are funded through lenders.

In 2019 the Development Charges were \$28,042/unit in the "Single and Semi-Detached" classification for Craigeith.

If approved as presented, the Development Charges increase over 5 years would be from \$28,042 to \$62,358 or a \$34,316 increase. Such an increase is 122%.

The pre-sales program is also integral to the initial development business plan. At the time, overall inputs into the business plan included, among other items, land costs, servicing cost estimates, construction cost estimates, a variety of soft costs and development charges.



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Assumptions on increases in costs over time are included in the business plan. However, a 122% increase in Development Charges between 2019 and 2024 could not have been imagined.

Overall, it appears the development industry has been caught unaware of the dramatic Development Charge increase proposals, or the basis of such proposals.

My clients advise they need more time to review the Development Charges Study. They need time to assess the serious implications of drastic increases.

They also advise that, as with many other developers, absorbing extraordinary increases in line items such as Development Charges in existing sales contracts is not possible.

Finally, it goes without saying that significant increases in Development Charges have cascading cumulative impact on the price of housing in general.

We will be attending the Public Meeting and request this be read into the record. We will be available to answer questions from Council if needed.

Yours truly,



Travis & Associates
Colin Travis MCIP RPP

Cc: Owner: Samer Chaya, Sal Chaya





March 7, 2024

VIA EMAIL ONLY
Corrina Giles - Town Clerk
Town of The Blue Mountains
townclerk@thebluemountains.ca

Dear Ms. Giles,

**Re: Notice of Public Meeting
2024 Development Charges Background Study and By-law
Blue Mountain Resorts**

We have been retained by Blue Mountain Resorts to assist in reviewing the proposed Development Charges. The developable land east of the toe of the escarpment lies within the Craighleith Service Area.

We offer the following comments regarding three applicable classes of development impacted by Development Charges.

The three applicable classes are: Hotels, Apartments and Non-Residential.

1. The proposed charges for Hotels increases to \$55,967/suite from the current \$29,614/suite. This represents a \$26,353 increase, or 88.9%.
2. The proposed charges for Apartments increases to \$41,975 from the current \$22,213. The increase is \$19,762 or 88.9%.
3. The proposed charges for Non-Residential increases to \$247.75/m2 from the current \$140.90/m2. The increase is \$106.85/m2 or 75%.

Although my client can appreciate that various cost inputs have increased and need to be addressed in in the Development Charges update, my client is concerned over the amount of increases and how such large increases can be absorbed into its business plan. Consequently, Blue Mountain Resort is asking for additional time to review the details presented in the Development Charges Study.

In addition, the municipality is aware of my clients ongoing work to address employee housing. As a land use category, we do not see how such housing is accounted for, other than being



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included under the "Apartment" category. In such a case, the proposed Development Charges jeopardize the feasibility of providing such housing.

Blue Mountain Resort has serious concerns over the increases and how such increases impact the resort. My client requests additional time to review the Development Charges Report and present questions and concerns to Staff.

We will be attending the Public Meeting and request this be read into the record. We will be available to answer questions from Council if needed.

Yours truly,



Travis & Associates
Colin Travis MCIP RPP

Cc: Blue Mountain Resorts: D. Skelton, S. Vint



March 8, 2024

Corrina Giles
Town Clerk
Town of The Blue Mountains
32 Mill Street, PO Box 310
Thornbury, ON N0H 2P0



Dear Ms. Giles;

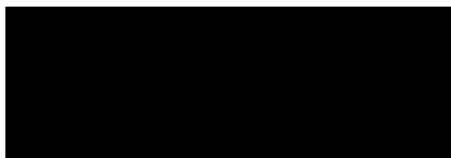
**RE: 2024 Development charges Background Study and By-Law
24 Alfred Street
Thornbury, Town of The Blue Mountains**

Georgian Planning Solutions has been retained by Pheasant Run Realty Holding/Holly Morin to review the proposed changes to the Town of the Blue Mountains Development Charges. Their property is location in Thornbury and we are actively working towards final approval of a 17 unit Subdivision in the Thornbury West Service Area.

The 2024 Development Charges Background Study prepared by Hemson was reviewed and we note proposed Development Charges would increase from \$73,583/unit to \$135,223 /unit for single detached and semi-detached units. This represents an 83% increase in development charges with a total increase of \$61,640 per unit.

The substantial change has significant impact on the proposed development and my client is asking for consideration for additional time to review the Development Charges Report and follow up with staff with questions and concerns.

Yours truly,



Georgian Planning Solutions
Krystin Rennie, MAES MCIP RPP

cc: Holly Morin



March 8, 2024

Mayor Andrea Matrosovs and Members of Council
Town of the Blue Mountains
32 Mill Street.
Thornbury, ON
NOH 2P0

Sent via email to townclerk@thebluemountains.ca

RE: **The Town of the Blue Mountains
Public Meeting
March 12, 2024**

**Item B.3 | 2024 Development Charges Background Study and By-law
2019-17**

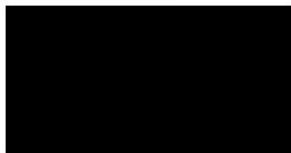
The Building Industry and Land Development Association (BILD) has recently received the Town of the Blue Mountains 2024 Development Charges Background Study. Through this correspondence, in anticipation of the public meeting on March 12th, BILD is expressing our concern regarding the proposed increases.

At present, BILD is supporting the efforts of the Georgian Triangle Development Institute (GTDI), which has engaged a consultant to conduct a more in-depth analysis of the material. BILD will provide additional comments based on the findings of GTDI's consultant once they become available.

It's important to keep in mind that housing affordability is currently at an unprecedented low, and consumers are facing significant challenges. Development charge increases, which make it less affordable for new home purchasers, underscore the need for Council to approach these increases with careful consideration. We recommend thoroughly reviewing all materials that will be provided by the development industry in the near future.

Thank you for the opportunity to submit this correspondence. If there are any questions, please do not hesitate to contact the undersigned.

Kind regards,



Victoria Mortelliti, MCIP, RPP.
Senior Manager, Policy & Advocacy

CC: GTDI
BILD Members

The Building Industry and Land Development Association is an advocacy and educational group representing the building, land development and professional renovation industry in the Greater Toronto Area. BILD is the largest home builders' association in Canada, and is affiliated with the Ontario Home Builders' Association and the Canadian Home Builders'



Association. It's 1,300 member companies consists not only of direct industry participants but also of supporting companies such as financial and professional service organizations, trade contractors, as well as manufacturers and suppliers of home-related products.