

I really think it would be a win-win situation for both the City and also small builders and private citizens to be able to construct, in older completely established neighborhoods and areas of the City, without the substantial development charges imposed. This would greatly encourage the development of any empty lots, severing of very large properties into smaller lots, and in-turn "filling up" neighborhoods and areas, helping reduce sprawl.

To develop and build a single family home or duplex/triplex/fourplex etc. all fees: water hook-up, site plan fees, permit fees, severance fees, variances, in-lieu of parkland fees, "study" reports and all legal costs attached to the development, including road dedications are all paid for by the owner, the City has absolutely no cost. The City would not have to expand roads, sidewalks, enlarge/enhance services and other requirements, for a handful or less of homes built on any given street. The City though would benefit greatly by the additional property tax payable.

The development charges imposed make building in these areas very difficult to justify. I (and others) also think the charges are unfair and must be subsidizing other (bigger) projects possibly. I am encouraged and hopeful hearing that most council want in-fill projects to increase. I really think this will happen very quickly if development charges would be exempt in these cases, and again benefiting the City by increasing property tax revenue and slowing down urban sprawl.

I'm looking forward to any future public discussions on this subject.

Kind Regards,
Nadio Di Pardo