MA-E2-1

KRAVENSIDE DEVELOPMENTS INC.

June 14, 2012

RECEIVED

JUN 14 2012

REGION OF PEEL
LEGISLATIVE SERVICES

LEGISLATIVE SERVICES			
COPY TO:		FOR:	
Chair	✓	Committee	
CAO	✓		
Corporate Services	✓	Council	✓
Public Works			
Employee and Business Services		RC Jun 28/12	
Health Services		File	
Human Services			
Peel Living			

Regional Municipality of Peel
10 Peel Centre Drive
Brampton, ON L6T 4B9

Attention: Ms. Norma Trim
Chief Financial Officer and Commissioner of Corporate Services

Dear Ms. Trim:

REFERRAL TO
RECOMMENDED
DIRECTION REQUIRED
RECEIPT RECOMMENDED ✓

Re: Region of Peel Development Charges
Kravenside Developments Inc.
Draft Plan 21T-10005B

Kravenside Developments Inc. is a partnership between Runnymede Development Corporation Limited and Tribute Communities. We are currently in the process of marketing, servicing, and registering 312 lots in Neighbourhood 703 in the City of Brampton near highway 410 and Countryside Drive.

We have been monitoring the Region of Peel's Development Charge proposal and are extremely concerned with both the proposed quantum increase and the proposed timing of implementation of the revised charge.

The large increase in quantum (122% increase) will have a significant impact on home ownership affordability in Peel. As the increase is a direct cost to each and every unit, ultimately new home purchasers will be obligated to pay the cost in the sales price. With no ability to offset the cost, home prices will rise immediately and affordability will drop "overnight".

The proposed timing is of even greater concern for Kravenside and others in the industry. We have been marketing homes in our "Landscapes" community since October 2011 and have sold close to half of our product. We have been diligently advancing the project through grading, servicing, and the ongoing registration process. Should the new Bylaw become effective in July as proposed, we would be unfairly tagged with a $20,000+ cost increase per unit (approximately $3,000,000 total). As a proud and reputable builder who provides purchasers with a "No Hidden Costs" guarantee, we would have no ability to recover this massive and unforeseen cost increase. Sufficed to say, any early implementation and indeed any significant increase without a minimum six month transition process from the expiry date of the current bylaw would be patently unfair will certainly attract appeals from the industry.

... /2

1051 TAPSCOTT ROAD, SCARBOROUGH, ONTARIO M1X 1A1
TELEPHONE: 416 298-0066 FAX: 416 299-8008

MA-E2-2

Please consider this letter as a request to carefully review the significant quantum increase with a view to reducing same, to reconsider any early implementation date, and to provide for a fair six month transition policy from the expiry date of the current bylaw.

We thank you for your consideration of this request.

Yours truly,
KRAVENSIDE DEVELOPMENTS INC.

computer generated signature

Glen Murphy
Vice-President
Land Development and Planning

Direct Line: 416 298-0066 x352
Fax: 416 299-8008
Email: glen@runnymede-dev.com

GM:cc
0916e1.620.BILD Contribution.wpd

c: Lucy Stocco, Executive Vice-President - Tribute Communities
Paula Tenuta, VP, Policy & Government Relations - BILD
Alana De Gasperis, Planning Coordinator - BILD