

June 11, 2019

**By E-Mail to *regionalclerk@york.ca***

The Regional Municipality of York  
17250 Yonge Street  
Newmarket, ON L3Y 6Z1  
*Attention: Regional Clerk – Mr. Chris Raynor*

Dear Mr. Raynor:

**Re: Financial Incentives for Office Buildings**

I am writing in my capacity as development manager for various project companies and land owners in York Region.

I am writing to confirm that I am now in receipt of a copy of your report for the Committee of the Whole, Planning and Economic Development June 13, 2019, Report of the Commissioner of Corporate Services, the Commissioner of Finance and the Chief Planner entitled:

**“Potential Financial Incentives for Office Buildings”**

I would firstly like to acknowledge the efforts of senior staff on their fresh approach to this much needed incentive program for office development in York Region. It appears they have taken the time to now commission, draft and present this very important report and recommendation. We are supportive of the proposed immediate consultation with industry stakeholders and those developers and land owners who can build major office.

We have been advocating for a “Regional” level initiative for office incentives for some time, including meetings as recent as the Fall of 2018, but as long ago as 2012.

We believe this report, and mandate is the correct approach, for various reasons, including:

- a. The Region has the opportunity to increase its Balance Sheet assets and market value assessment assets in the ‘office’ category, which appears to be less than other jurisdictions in proportion to income from its total tax base necessary to sustain the level of services needed by the Region stakeholders without putting pressure on other categories.

- b. The Region has made significant strides infrastructure investments in Centres and Corridors and KDA's as a result of continued implementation of the goals of ROPA 43, however the amount of office buildings by GFA and assessment base has not increased in proportion to those investments as much as it could have. This incentive program, plus additional incentive tools not in the report, could improve the addition of office base assessment income for the Region, as well as possibly improve land supply conditions for other product types proactively.
- c. For current and future residents and business owners, it is important to ensure that the foundation for major office exists so that the Region can transition from a traditional community to a full service and life cycle community with major office job opportunities and residences near major transit and other infrastructure.
- d. It is important for the Region to be seen as a true leader in the office market in North America and offer businesses a leading edge office attraction policy to ensure that the Region's ROPA 43 program and other capital expenditure programs, including in Centres and Corridors and Key Development Areas, receive adequate take up and returns to help city building and complete communities where planning is directing transit and densities.

We appreciate the time all your team members have taken to commission, draft and present this fresh report. On behalf of our organization, I would like to make a brief deputation on Thursday (via this letter or in person) to (a) acknowledge the efforts of staff; and (b) support the recommendation for immediate consultation with industry stakeholders who can build major office.

I believe this initiative is important for the future of York Region and the future residents, and businesses in this great community. We are looking forward to the final program design and participation in this consultation as soon as possible.

Sincerely,  
**Liberty Development Corp.**  
for and on behalf of certain  
Project companies in York Region



Marco A. Filice, B.E.S., Hons., LL.B., M.B.A.  
Senior Vice-President & General Counsel