

October 10, 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**

**Large Office Building Development Charge Deferral Pilot Program**

I am writing in my capacity as development manager for various project companies and land owners in York Region, and further to my deputation of June 13, 2019, and prior communications with the municipality on this topic, including as far back as 2012.

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 October 10, 2019, Report of the Commissioner of Corporate Services, the Commissioner of Finance and the Chief Planner entitled:

**“Large Office Building Development Charge Deferral Pilot Program”**

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. The Commissioner of Finance, along with the Chief Planner and Commissioner of Corporate Services, have taken a tremendous step in the right direction to now commission, draft and present this very important report and recommendation. We applaud these leaders in York Region, and their staff and teams who supported them in this important initiative to continue to ‘elevate’ York Region as a premier place to do business in North America.



We believe this report and recommendation is a positive step in the right direction to roll out a comprehensive office attraction program that will make this jurisdiction a leader in trying to achieve the principles of A Place to Grow, which aims to, *inter alia*.

- Support the achievement of complete communities that offer more options for living, working, learning, shopping and playing; and
- Prioritize to make efficient use of land and infrastructure; and
- Direct major office to urban growth centres, major transit station areas and other strategic growth areas with existing or planned frequent transit service.

In order for the partners of the municipalities, the development industry, and users/tenants/office providers to achieve these principles, today's report provides a step in the right direction. We believe we can continue the dialogue to facilitate further achievement of these principles and help make York Region the most attractive office jurisdiction in North America and we look forward to continued discussions with this team.

We believe this approach can assist as follows, 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. We would like to acknowledge the efforts of staff and appreciate continued dialogue with industry stakeholders who can build major office, as it is important for the future of York Region and the future residents, and businesses in this great community.

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

