

HUMPHRIES PLANNING GROUP INC.

Celebrating **15** years

May 10, 2018
HPGI File: 13362

Delivered via Email: finance@caledon.ca

Town of Caledon
Finance Department
6311 Old Church Road
Caledon, ON L7C 1J6

**Re: Comments on the 2019 Town of Caledon Development Charge By-law Review Process
67 and 75 King Street East, 54 and 65 Mill Street, and 21, 27 and 34 Elm Street
Cancian Construction Limited**

Humphries Planning Group Inc. represents Cancian Construction Limited, owners of lands located north east of King Street and Queen Street, and within the current and proposed Bolton SPA. More specifically, the lands are municipally known as 67 and 75 King Street East, 54 and 65 Mill Street, and lastly 21, 27 and 34 Elm Street. HPGI is submitting the following comments to the Town of Caledon regarding the 2019 Town of Caledon Development Charge By-law Review Process.

The current Development Charge By-law 2014-054 exempts the Bolton Business Improvement Area as outlined in By-law No. 80-72. This was the result of the Bolton Community Improvement Plan (CIP), By-law 2009-052 adopted by Council on April 21, 2009 providing incentives to the Bolton CIP Area. The CIP is designed to remove barriers to redevelopment and reinvestment by enabling property or business owners, within the CIP approved area, who are undertaking property improvements, the eight financial incentives provide a wide range of options and flexibility.

The current Development Charge Grant Program as part of the Bolton CIP offers grants to eligible applicants to cover the cost of Town development charges related to the development or redevelopment, construction, or reconstruction of buildings or properties within the designated CIP Area for both residential and non-residential uses. The program provides assistance to eligible applicants by reducing property improvement costs through the granting of Town development charges. The Town of Caledon will benefit from the tax increase on the property as a result of the property improvement, in addition to the creation of additional residents and local economic activity associated with the additional residents and community improvement works undertaken.

As part of the 2019 Town of Caledon Development Charge By-law Review Process Watson and Associates in the 2019 Development Charges Background Study, dated March 22, 2019, recommend that the new Development Charge By-law only exempt non-residential uses within the Bolton Business Improvement Area as outlined in By-law No. 80-72. Upon

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reviewing the Background Study document, completed by Watson and Associates, we are unable to ascertain the rationale for this recommendation and object to the proposed changes recommended by Watson and Associates.

Cancian Construction Limited has assembled numerous landholdings in the Bolton CIP area and intends to develop in accordance with the Official Plan policies afforded to the subject lands under the guise of Development Charge By-law 2014-054, which exempts both residential and non-residential uses from Development Charges. The subject lands are also within the Bolton Special Policy Area Study, which places further restrictions on the lands and financial hardships on proposed redevelopment projects.

We request that Council not support Watson and Associates' recommendation that would only exempt non-residential uses within the Bolton Business Improvement Area from Development Charges, as it will have a substantially negative economic impact to the project and affect its viability. This in turn will also prevent the Town from achieving the intended goal of promoting redevelopment and re-investment in the Bolton Business Improvement Area. It is our opinion that Downtown Bolton requires new/additional residential development to not only support the existing businesses, but that it is also necessary to achieve a vibrant and complete community.

Further to the above we formally request that HPGL be placed on the notification list providing any updates regarding the 2019 Town of Caledon Development Charge By-law Review Process. Should you require any clarification regarding these comments, please contact the undersigned at Ext 244.

Yours truly,
HUMPHRIES PLANNING GROUP INC.



Rosemarie L. Humphries BA, MCIP, RPP
President

cc. Cancian Construction Limited
Mayor Allan Thompson