



BUILDING A GREATER GTA
 Building Industry and Land
 Development Association

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November 3, 2020

REGION OF PEEL

OFFICE OF THE REGIONAL CLERK

November 3, 2020

Chair Iannicca and Members of Council
 Region of Peel
 10 Peel Centre Drive
 Brampton, ON
 L6T 4B9

REFERRAL TO _____
 RECOMMENDED _____
 DIRECTION REQUIRED _____
 RECEIPT RECOMMENDED

Dear Chair Iannicca and Members of Council,

RE: Peel Region Development Services Fee Review

In Peel region, the building and renovation industry provides over 4.9 billion in investment value and employs over 39,000 people¹. As a simple rule of thumb one crane in the sky is equal to 500 jobs. With approximately 1,500 member companies, BILD is the voice of the home building, land development and professional renovation industry in the Greater Toronto Area and Simcoe County. Residential Construction is a key economic driver to every community in Canada.

On behalf of the Building Industry and Land Development Association (BILD) Peel Chapter members, we would like to take this opportunity to thank Staff for participating in our May 19th Peel Chapter meeting as well as their response to our June 2nd submission with additional supplementary information. Through this engagement and dialogue, we learned that this proposal will be brought forward to Council for approval on November 12th. Our Association and the Region of Peel have maintained a strong working relationship and we recognize the work involved to undertake this review.

We are writing you today to express our significant concern with the viability of development projects in the Region as they are now having to deal with the compounding effects of these proposed increases to the Region's Development Services fees, as well as the impending increases to the Region's Development Charges – within the same year.

These two significant increases come at a time when business planning has become increasingly challenging as the full impact of COVID-19 has yet to be determined. The evolving uncertainty around the situation has seeped into the businesses of our members and broadly, there is concern on changing market conditions and the viability of projects across all product types.

Through our consultation we felt that we were in clear alignment with Regional Staff that the complexity and uncertainty around the situation requires diligent monitoring, ongoing dialogue and fluid responses. We felt assured of this alignment when Regional Staff provided initial information outlining that it was their intention to propose a phased implementation strategy, such that none of the proposed fee recommendations would be implemented in 2021 in order to allow the development industry and local economy to recover from the widespread impacts of COVID-19. In 2022, staff were recommending that 50% of the proposed fee increase amounts be implemented and reflected in the

¹ Based on 2018 Canadian Mortgage and Housing Corporation and Statistics Canada data

2022 Regional User Fees By-Law and 2022 Budget. Since then, we have learned that staff are proposing to begin implementation in 2021.

We strongly recommend that staff revert back to the original implementation strategy, of a phased plan, beginning in 2022, as a means of Covid-19 recovery assistance to the industry.

We acknowledge Regional Staff's intent to report back to Council prior to full implementation of the fee recommendations on any updates to the recommendations with further policy considerations. We support this commitment to report back ahead of full implementation, as it will allow further reflection on how performance measures are implemented within this fee review.

There have been many positive changes made to the way applications and permits are being processed to prioritize safety during COVID-19 – we appreciate how swiftly the Region was able to adapt its development services throughout this pandemic. We believe these changes have translated into a number of streamlining initiatives which have positively impacted performance measures and should therefore reduce the amount of time Staff will require to administer and review files. We agree that it is unclear of the magnitude of these impacts but strongly believe that they should be accounted for in the background study as we continue to seek ways to adapt.

As your community building partners, we look forward to a continued positive and transparent working relationship in the years to come, but we do need your assistance during these very unprecedented times.

Stay safe and healthy,



Jennifer Jaruczek
Planner, Policy and Advocacy BILD

CC: Gavin Bailey, Peel Co-Chair
Katy Schofeild, Peel Co-Chair
John Hardcastle, Peel Region
Joe Vieira, Peel Region