

Appendix B – Public Input Received Since March 1, 2019

B-1. Survey Report – Over to You – DC Background Study (survey responses up to May 14, 2019)

B-2 Public response received on May 7, 2019

B-3 Letter from Sudbury & District Chamber of Commerce on May 7, 2019

List of speakers at the Public Input meeting held during City Council meeting on May 7, 2019:

- Connie Cyr
- Les Lisk – Coniston Seniors Non Profit Housing Corporation
- Karla Colasimone – Sudbury and District Home Builders Association
- Mathieu Labonte
- Paul Kennedy
- Joel Sauve
- Tom Price
- Michel Lalonde

Survey Report

16 January 2018 - 14 May 2019

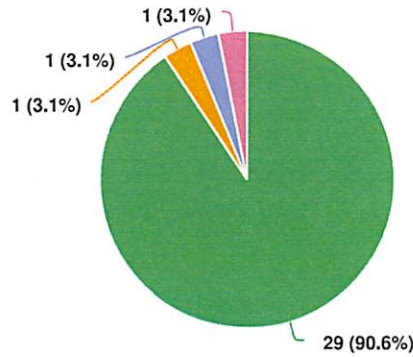
Development Charges Background Study

PROJECT: Development Charges Background Study

Over To You Greater Sudbury

engagement 
by Bong the Table

Q1 I identify as:

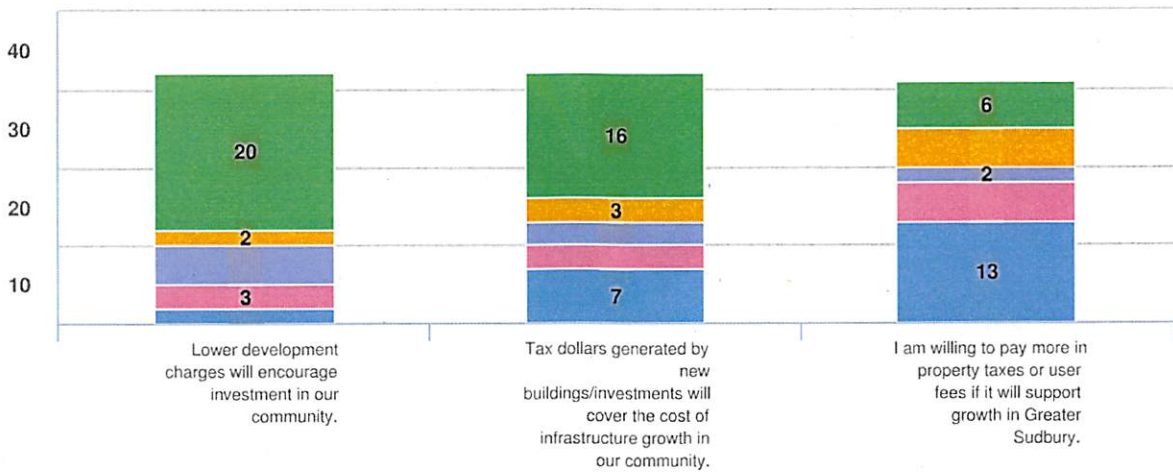


Question options

- A residential taxpayer
- A non-residential taxpayer
- A developer or landowner actively constructing new building(s)
- Prefer not to answer

Optional question (32 responses, 10 skipped)

Q2 Please rate your level of agreement with the following statements:



Question options

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree

Optional question (32 responses, 10 skipped)

Q3 Do you feel that lower development charges will encourage investment in our community? If so, how?

Anonymous
4/9/2019 03:38 PM

0.9% is not lowering, it's making people go elsewhere. The fee is outrageously priced!

Anonymous
4/9/2019 06:21 PM

Yes, growth is at a minimal. By eliminating these hefty development fees it would entice more people and businesses to invest in our community. It would allow people and businesses to put this money back into their business and offer more services this creating more employment. An increase Residential building would also allow for more job creation.

Anonymous
4/10/2019 09:06 AM

The minor changes proposed will not make a noticeable difference. The key would be to target the best ideas. Infill and intensifying residential development should be have the rates greatly reduced as these serve the best interest over the longest terms. The plowing under of agriculture lands should have the charges doubled at min as the infrastructure required for these McMansions in the middle of nowhere is crippling the budgets

Anonymous
4/10/2019 09:16 AM

Possibly however the real issues are the lack of infrastructure and services yielded or maintained from the dollars collected

Anonymous
4/10/2019 01:57 PM

We need to cut the rates at least in half. The fee is hurting development.

Anonymous
4/10/2019 03:32 PM

Given the historical track-record in Greater Sudbury, by-and-large, development charges are gross compared to other cities in the surrounding area. Sudbury has a multitude of untapped land which can be used to grow our city and attract new, tax-paying citizens and businesses. By making up-front costs prohibitive, it scares investors away. Additionally, permits require agreements for new spaces, particularly commercial spaces, to meet certain requirements and provide specific landscapes which add to the overall cost of the project. Our viewpoint on new buildings and developments needs to change from an "infrastructure burden" to a "longer benefit" to our city.

Anonymous
4/10/2019 05:08 PM

Yes.

Anonymous
4/10/2019 06:06 PM

When someone has to put that large amount of money before a shovel is put in the ground is sickening. Do you realize what 15000 can buy in lumber.

Anonymous
4/10/2019 09:35 PM

As a 30 something future home builder, I believe that the opportunity to save almost 20k off the top of the total cost of building a new home will be vastly beneficial for young people like myself. Building new houses and dwellings will be more affordable and I believe more people will start doing just that. The city will be able to recoup costs from the new property tax revenues and future increases in property taxes. Also potentially amalgamating more areas just outside of the city boundaries as the city grows and our services spread farther.

Anonymous

They should be reduced by atleast 50 percent.

4/10/2019 10:44 PM

Anonymous

yes

4/11/2019 10:42 AM

Anonymous

4/11/2019 03:33 PM

It will enable the average family to build their dream home, instead of relying on rich developers such as Dalron and Zulich to build their dream home. These high fees impede the average family from taking on this project, opting instead for cookie-cutter options in the same price range as the build would have cost them.

Anonymous

4/12/2019 02:59 PM

More affordable, people will think twice before moving to the outskirts to build where charges are nil or much cheaper

Anonymous

4/12/2019 08:26 AM

Yes It would be a deciding factor for younger couples who would like to build their own homes.

Anonymous

4/16/2019 07:55 AM

As a contractor, we recently erected a 40x60' storage building on Lorne Street for Bell Canada. The building was deemed to be an extension to the exiting building and development charges applies of approx. \$ 25,000. There are no utilities in the building expect for hydro, no water, no sewer and anything else. The project was almost halted as no one expected to pay this fee. The building didn't create additional jobs, no tie in to any city infrastructure yet was unfairly classified as a add on to exiting building (it is over 200' away from the existing office building), it is simply a storage building to keep their quads, boats etc. I never have seen anything so unprofessional in my 30 years as a contractor, it was not an extension to the existing structure yet that is how it was classified. This is why so my business's build elsewhere other than Sudbury.

Anonymous

4/21/2019 10:33 PM

It will cost less to operate a business in the city

Anonymous

4/23/2019 11:00 AM

I believe that lower development charges will encourage investment in CGS because it will promote the building of new infrastructure and dwellings within our city, thus creating more taxation base. I also believe it would help our housing market and stimulate our economy by creating more jobs in the construction field and everything that spawns off the building of new infrastructure.

Anonymous

4/26/2019 05:45 PM

People, developers and business will be more likely to invest in building their homes, properties and businesses within our city because it will be cheaper for them to initially set up therefore making CGS more attractive to invest in

Anonymous

5/02/2019 01:06 PM

People, developers and business will be more likely to invest in building their homes, properties and businesses within our city because it will be cheaper for them to initially set up therefore making CGS more attractive to invest in

AN

5/03/2019 07:18 PM

I think that lowering charges should be strategic to ensure infilling and not encourage urban sprawl. I believe that we can better use buildings already in existence, and not have to expand and create new infrastructure. This should not be a free for all of discount development. We aren't the dollar store.

Anonymous

5/04/2019 08:33 AM

No, if there are no jobs for people and with the failing infrastructure we have it just raise taxes

Anonymous

5/04/2019 09:17 AM

The problem in Sudbury isn't development charges, it's Building Control. Anyone who has had any permitted work done or built either a new home or a commercial project has a horror story to tell. The attitude there is "how can we make this more difficult for you", not "how can we help". Sudbury has earned a reputation as a difficult city to get anything built and it is costing us a lot of tax dollars from companies that won't locate here because it is so difficult to get a project done without having building inspectors making your life hell.. I speak from personal experience and 20 years of financing both residential and commercial projects in Sudbury.

Anonymous

5/04/2019 09:35 AM

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Anonymous

5/05/2019 09:05 PM

Yes. Sudbury is an expensive city to build

Anonymous

5/06/2019 06:47 AM

NO IT WILL NOT. SUDBURY, LIKE OTHER NORTHERN ONTARIO MUNICIPALITIES HAS ONLY EXPERIENCED MINIMAL GROWTH OVER THE LAST 60 SOME YEARS. THE GREATER SUDBURY POPULATION DID NOT GROW AT A FASTER RATE BEFORE THE INTRODUCTION OF DEVELOPMENT CHARGES THAN AFTER. THE RATE OF MINIMAL GROWTH HAS BEEN CYCLICAL AND FAMILY COMPOSITION, SMALLER HOUSEHOLDS ARE THE MAIN REASON FOR RESIDENTIAL DEVELOPMENT GROWTH.

Anonymous

5/06/2019 11:00 AM

Less money to be spent in red tape allows for other money to be spent in development.

Anonymous55

5/06/2019 02:53 PM

Yes - I grew up here, and with the exception of Costco 15 years ago, and the box stores surrounding it, not much else has changed.

Anonymous

5/06/2019 08:26 PM

Development charges for business should be tied to goals of Sudbury's strategic plan. Industrial is already lower than commercial but could even be lower if industrial development takes place in brownfield environments rather than greenfield. Same with commercial, lower development charges if commercial development leads to urban intensification rather than urban sprawl.

Anonymous

5/08/2019 03:10 PM

No

Anonymous

5/13/2019 08:41 AM

Yes, Up front fees are a primary concern in deciding whether to build a new house. It factors in the overall affordability of the project.

Optional question (30 responses, 12 skipped)

Q4 Do you believe that development charges are a significant consideration in a company's decision to locate in Greater Sudbury?

Anonymous 4-09-2019 03:38 PM	100% agree
Anonymous 4-09-2019 05:21 PM	Yes. Sudbury is very slow growth in comparison to other cities. There is so much red tape and fees it deters companies to want to invest and locate in our community.
Anonymous 4-10-2019 09:06 AM	Not really. If they were places like Markstay who will give the land away would be booming.
Anonymous 4-10-2019 09:16 AM	Yes
Anonymous 4-10-2019 01:57 PM	yes
Anonymous 4-10-2019 03:32 PM	Yes, but perhaps indirectly. In addition to development charges, the requirements added to site plan agreements further increase costs. The City should be picking one and not both. Either development charges are high to cover all, or the Site Plan Agreement is extensive, but not both. I have had friends who have built commercial buildings pay extensive development charges only to have to undertake upgrades to adjacent and right-of-way property because they are working in the vicinity. In cases such as this, what then are the development charges put towards if the investor has to also pay for the local upgrade?
Anonymous 4-10-2019 05:08 PM	I think it's a consideration for company's and citizens alike.
Anonymous 4-10-2019 06:06 PM	No. They have deeper pockets and easier financing available.
Anonymous 4-10-2019 09:35 PM	I believe that if a company can locate their business a few km out of the city to avoid these charges, they will. Not to mention home builders
Anonymous 4-10-2019 10:44 PM	Yes
Anonymous 4-11-2019 10:42 AM	yes
Anonymous 4-11-2019 03:33 PM	Companies should be the ones paying the development fees, not the average family or homeowner. Companies are the bigger users of our water/wasterwater system, their large trucks damage our roads, therefore they should pay a bigger portion of the taxes, not receive drastic cuts.
Anonymous 4-12-2019 02:59 PM	Yes

Development Charges Background Study : Survey Report for 16 January 2018 to 14 May 2019

Anonymous 4/13/2019 08:26 AM	Yes for the company and their employees. Unless the work is direct with say vale or strata
Anonymous 4/16/2019 07:55 AM	I was 100% agree that this is a significant consideration, how can you reasonably justify a development charge on what was described as above ? I don't think there is a reasonable explanation. Just because it was a commercial development doesn't mean it automatically qualifies for a development fee charge. I know of people who erected residential garages larger than this, and no development fees were added to the cost of the permit.
Anonymous 4/23/2019 11:00 AM	I believe that a start up or company would feel a lot better about their investment in our city with significantly reduced development charges. Less of a financial risk for them.
Anonymous 4/26/2019 05:45 PM	I believe that if a company can locate their business and infrastructure 30 min outside of the city to save 15-20k then that will definitely be something they would consider doing.
Anonymous 5/02/2019 01:06 PM	I believe that if a company can locate their business and infrastructure 30 min outside of the city to save 15-20k then that will definitely be something they would consider doing.
AN 5/03/2019 07:18 PM	Yes, but I believe strong initiatives to encourage them in-filling (residential) and using existing industrial areas before creating new neighborhoods and shopping areas. I believe that we need industry here not investment in entertainment.
Anonymous 5/04/2019 08:33 AM	No they look at the long term costs and with the failing infrastructure , mismanagement at city hall, no cost projects that cost hundreds of millions and the condition of roads they know that taxes are going to skyrocket.
Anonymous 5/04/2019 09:17 AM	No, our reputation as a difficult city to build in is the obstacle.
Anonymous 5/01/2019 09:35 AM	No, our reputation as a difficult city to build in is the obstacle.
Anonymous 5/05/2019 09:05 PM	Yes. Along with other obstacles to building here
Anonymous 5/06/2019 08:47 AM	NO. IT IS NAIVE TO THINK THAT A ONE TIME DEVELOPMENT FEE IS THE DECISIVE FACTOR WHEN LOOKING AT A LONG TERM INVESTMENT FOR A COMPANY. IT IS AT THE BOTTOM OF THE LIST. WHAT WOULD BE THE MARGINAL DIFFERENCE IN INITIAL COST BETWEEN SUDBURY AND OTHER MUNICIPALITIES? THIS DIFFERENCE IN COST MUST OVERRIDE ALL OTHER LOCATIONAL CONSIDERATIONS.
Anonymous 5/06/2019 11:00 AM	No
Anonymous55 5/06/2019 02:53 PM	Absolutely. Why pay a fee when our city has so little to show on what happens with our money? People want to build in a city that functions. People want to invest in a community that does something of value with their money, much UNLIKE Sudbury.

Development Charges Background Study : Survey Report for 16 January 2018 to 14 May 2019

Anonymous

5/06/2019 06:26 PM

From anecdotal evidence that seems to be the case but it would help if there was a group at City Hall that championed all new projects (not just "big" projects). For example, our company is currently moving to new space in Midland and the renovations from warehouse to office space require an upgraded septic system and the City planner is making sure we get our permits but don't spent money needlessly on a new septic system until they decide for sure whether or not they are putting in a new sewer line on our street in 2020. It is my understanding that North Bay assigns someone to help companies wanting to locate there through the permitting and various administrative processes. Maybe the cost of development charges are not as important as the city showing they really want the business.

Anonymous

5/08/2019 03:10 PM

Not significant

Anonymous

5/13/2019 08:41 AM

I own a waterfront lot on Whitewater lake and leave in the Maritimes. My roots are in Sudbury and would like to have a summer residence on the lake. However, I was told by the Planning Dept of the upfront cost before even putting a shovel in the ground. These costs are outrageous and will discourage new construction. My lot has a private road with no services and will likely never be serviced. Therefore these fees will not be used for my benefit.

Optional question (29 responses, 13 skipped)

Q5 : Do you feel that Greater Sudbury is an attractive place for businesses to invest?

Anonymous
4/9/2019 03:08 PM

The cost of utilities and if building (dev fee) mostly scares them off! Imagine we had an Amazon warehouse here but we aren't even in the runnings!

Anonymous
4/9/2019 06:21 PM

No. We have high fees, minimal growth along with minimal well paying jobs.

Anonymous
4/10/2019 09:06 AM

No. But it has nothing to do with development charges. It has to do with the perception of graft and nepotism within the city. The crumbling roads were actually brought up as a negative at a meeting of a large call centre company who later left the city due to perceived insider actions at city hall

Anonymous
4/10/2019 09:16 AM

No

Anonymous
4/10/2019 01:57 PM

No

Anonymous
4/10/2019 03:52 PM

No, I unfortunately do not. We are not welcoming to new ideas, and there is a perception of corruption. KED is a good example of this, and by and large, the issue most people have with it is the perception of corrupt decision-making at the highest levels. If someone has connections within the City staff, work can progress easily. If they have no connections, then road-block after road-block are in place.

Anonymous
4/10/2019 05:06 PM

Yes

Anonymous
4/10/2019 05:06 PM

No

Anonymous
4/10/2019 09:35 PM

Sudbury is the hub of the north, it has great untapped potential. We have 333 lakes within the city limits, great location from provincial parks, an almost complete 4 lane to the south. Sudbury is becoming the jewel of the north and investors see this.

Anonymous
4/10/2019 10:44 PM

Possibly

Anonymous
4/11/2019 10:42 AM

no

Anonymous
4/11/2019 03:33 PM

Yes, provided we play our cards right. Taxing the small guy while giving cuts to the big guys is reverse economics.

Anonymous
4/12/2019 02:59 PM

Not with the high taxes and development charges

Anonymous
4/13/2019 08:26 AM

Yes

Development Charges Background Study : Survey Report for 16 January 2018 to 14 May 2019

Anonymous

4/16/2019 07:55 AM

For the most part, I think most developers and contractors find Sudbury a suitable place for their business, however, the permit application process, the review of the drawings for the permit, etc is a very slow process, it should not take 6 to 8 weeks to get a permit for such a simple structure that can be reviewed in a matter of days. The building was built during the winter months, slow construction period for the year, so I find it hard to believe adequate resources were not available to expedite the permit in a timely fashion.

Anonymous

4/21/2019 10:33 PM

No

Anonymous

4/23/2019 11:00 AM

According to a 2016 census survey, the population of Northern Ontario is 780,140 with Greater Sudbury being the largest city. I think companies would see Sudbury as an epicenter for an untapped market of people in Northern Ontario and therefore would want to base their operations out of Greater Sudbury. I also believe that they would feel a lot better about their investment in our city with significantly reduced development charges. Less of a financial risk for them.

Anonymous

4/26/2019 05:45 PM

CGS is a beautiful city of pristine lakes, gorgeous countryside and tons of potential . I think that it is an extremely attractive place for potential business opportunities being the largest city in northern Ontario and the gateway to the north

Anonymous

5/02/2019 01:00 PM

CGS is a beautiful city of pristine lakes, gorgeous countryside and tons of potential . I think that it is an extremely attractive place for potential business opportunities being the largest city in northern Ontario and the gateway to the north

AN

5/03/2019 07:16 PM

Not necessarily.

Anonymous

5/04/2019 08:33 AM

No that is why we have very little to no business invest. Dumb question wasn't it?

Anonymous

5/04/2019 09:17 AM

It should be and could be but we have to have a buy in from Building Controls. Any project here runs into unnecessary expenditures because of requests for unnecessary additional engineering reports or just the slow process of having an approval moved along. It costs business owners a lot of money when they can't open on time. I have seen too many businesses try to work with the City and think that everything is going smoothly and then at the last minute something comes up and they have to spend another \$20,000 or \$50,000 or more to do something in order to get their final inspection completed. That means someone missed something in the process. Regrettably I see no improvement in this area.

Anonymous

5/04/2019 09:35 AM

It should be and could be but we have to have a buy in from Building Controls. Any project here runs into unnecessary expenditures because of requests for unnecessary additional engineering reports or just the slow process of having an approval moved along. It costs business owners a lot of money when they can't open on time. I have seen too many businesses try to work with the City and think that everything is going smoothly and then at the last minute something comes up and they have to spend another \$20,000

Development Charges Background Study : Survey Report for 16 January 2018 to 14 May 2019

- or \$50,000 or more to do something in order to get their final inspection completed. That means someone missed something in the process. Regrettably I see no improvement in this area.
- Anonymous**
5:05:2019 09:05 PM
Yes
- Anonymous**
5:06:2019 06:47 AM
THE HISTORIC NO GROWTH OF NORTHERN ONTARIO LIMITS GROWTH INVESTMENTS. SUDURY IS NO DIFFERENT THAN OTHER NORTHERN ONTARIO MUNICIPALITIES.
- Anonymous**
5:06:2019 11:00 AM
No
- Anonymous55**
5:06:2019 02:53 PM
No, it used to be. Sudbury has literally become a laughing stock to the rest of Ontario. I travel for work, and I do not take it lightly when I say people from all over only know Sudbury as an "armpit of the north". Sudbury is deteriorating quickly, our roads, our buildings, and the priorities by our City Hall. Why do massive companies like Vale and Glencore get the privilege of destroying our roads yet contribute so little into our community in terms of tax deferrals and moving their footprint underground. Tax their use of the roadways instead of us who are already crippling in debt; or force them to go back to hauling by rail.
- Anonymous**
5:06:2019 08:26 PM
The City of Sudbury should be one of the most attractive places in Canada to invest, It's at the cross roads of the two cross Canada railways along with feeder lines, highways pointing in all directions, one of the larges bilingual workforces outside of Quebec, one of the world's larges mining complexes to build an industrial base from, great hospital and post-secondary educational complexes. There seems to be a total lack of vision to take advantage of Sudbury's strengths, The city staff is distracted by trying to justify a entertainment district by a landfill site and not focussing on the mundane tasks of maintaining infrastructure (roads) that will ultimately attract business to the City.
- Anonymous**
5:08:2019 03:10 PM
Yes
- Anonymous**
5:10:2019 06:41 AM
Sudbury needs to diversify its economy. There is too much dependence on mining. Take a look at Moncton New Brunswick and the loss of CNR which was the primary industry. The City Fathers capitalized on the bilingual population and attracted Call Centres. These have provided good paying jobs. As well, Moncton being so centrally located was ideal for industrial parks with trucking and storage facilities. Sudbury must have a strong cultural scene to attract people from the larger centres such as Toronto.

Optional question (30 responses, 12 skipped)

Q6 Not considering development charges, how do you think the City can encourage development and investments in our community?

Anonymous

4/9/2019 03:36 PM

Taxes are on a constant rise every year. Maybe a profit share from the casino that the tax payers will be paying for could be an incentive!

Anonymous

4/9/2019 06:21 PM

Being more open to growth and development. Making a decision and sticking to it and moving forward and progressing towards the decision rather than having a media spectacle and meeting after meeting to discuss and review - like what has happened with the arena. Other cities would have had that arena built by now.

Anonymous

4/10/2019 09:06 AM

Be more responsible with the already existing city. The roads are what people notice when they come here and it's not a good impression. To have it be a well known secret that the city used and continues to use a contractor who does not comply with the terms of the contracts and fails to warranty the work... while having familial ties between the city management and engineers to said company is unacceptable. Adding to that the seemingly haphazard application of the master plan with the never ending list of civic projects which - while nice - are big affordable. Our city isn't appealing because we don't appear professional, open and honest. We appear to be a clique of cronies whose only goal is to enrich each other's portfolios with tax payer dollars.

Anonymous

4/10/2019 09:16 AM

Transparency and infrastructure maintenance to a sufficient level that doesn't result in an deterrent for investment or increased costs to businesses and their customers

Anonymous

4/10/2019 01:57 PM

Cut taxes

Anonymous

4/10/2019 03:32 PM

We need to stop imposing upgrade rules. The timing is onerous as well. It takes up to 8 months to receive acceptance of large developments to take place by the time meetings are held, any re-zoning takes place, plans are accepted and permits are issued. Large developments should be fast-tracked, and the process should be clear. If only a handful of people know how to navigate the system, that's a real problem.

Anonymous

4/10/2019 05:08 PM

By fixing our roads and investing in the downtown, transit, and bike lanes. By helping to reduce urban sprawl.

Anonymous

4/10/2019 06:06 PM

Business opportunities.

Anonymous

4/10/2019 09:35 PM

Keep the citizens engaged and listen to their positive feedback. But also their constructive criticisms as well. Be progressive when considering what future developments to invest in. Invest in infrastructure and the environment and the 2 working cohesively together.

Anonymous

4/10/2019 10:44 PM

Clean up down town

Development Charges Background Study : Survey Report for 16 January 2018 to 14 May 2019

Anonymous 4/11/2019 10:42 AM	get rid of development charges or lower them more then 43 dollars
Anonymous 4/11/2019 03:33 PM	I think they really need to be looked at on a case-by-case basis, instead of painting all projects with the same brush. Location also needs to be a major component, not just square footage.
Anonymous 4/12/2019 02:59 PM	Less red tape for site plan, the planning department
Anonymous 4/13/2019 08:26 AM	Fix the roads
Anonymous 4/21/2019 10:33 PM	Have less red tape
Anonymous 4/23/2019 11:00 AM	I think the city can do a better job of weighing the wants/needs of our citizens with a realistic approach. Maybe change some of the by law language and red tape that citizens have to deal with daily at TDS
Anonymous 4/26/2019 05:45 PM	More public input sessions. Invest more money in our current crumbling infrastructure. Focus on urban renewal projects and offer incentives for businesses who invest in renewal projects
Anonymous 5/02/2019 01:06 PM	More public input sessions. Invest more money in our current crumbling infrastructure. Focus on urban renewal projects and offer incentives for businesses who invest in renewal projects
AN 5/05/2019 07:18 PM	By actively seeking out opportunities like hemp and cannabis production, as well as healthcare investments like pharmaceuticals. Get more private LTC homes, fight for LTC beds for REAL to unburden the ED and create hundreds of jobs.
Anonymous 5/04/2019 08:33 AM	Not without some long term planning, and councillors already have stated they care about plans.
Anonymous 5/04/2019 09:17 AM	See above. There needs to be a total change in attitude from building inspectors and their department. We can have zero development charges but until that attitude changes no one will want to re locate here.
Anonymous 5/04/2019 09:35 AM	See above. There needs to be a total change in attitude from building inspectors and their department. We can have zero development charges but until that attitude changes no one will want to re locate here.
Anonymous 5/05/2019 10:24 AM	Il faut arrêter l'étalement urbain afin de contribuer à la diminution de l'impact du changement climatique global. Ensuite, pour contrer les coupures budgétaires de M. Ford, on doit améliorer la circulation pour piétons et cyclistes en conjonction avec le système de transport en commun. Ceci nous donnerait des trottoirs et pistes en bonne condition, les traversées prioritaires aux intersections et le tout bien lié aux abris des routes d'autobus. De cette façon, on invite plus de piétons-consommateurs chez les commerçants, ce qui encouragerait l'investissement commercial au Grand Sudbury.
Anonymous. 5/05/2019 09:05 PM	Promote advertise our city. Its a great place
Anonymous	OUR ROADS ARE ABYSMAL. A POTENTIAL INVESTOR UPON A FIRST

Development Charges Background Study : Survey Report for 16 January 2018 to 14 May 2019

5/06/2019 06:47 AM

TIME VISIT TO SUDBURY LOOKING AT THE STATE OF OUR ROADS WOULD THEN LOOK AT THE ADMINISTRATION AND QUESTION HOW THE GOVERNANCE COULD LET THIS HAPPEN. THIS INCOMPETENCE LEADS TO A LACK OF CONFIDENCE IN THE CITY LEADERS AND QUESTIONS AS TO WHY WE SHOULD INVEST HERE OVER OTHER LOCATIONS. THE PLANNING AND BUILDING PERMIT APPROVAL SYSTEMS OVER THE YEARS SUFFERED FROM TOO MUCH RED TAPE AND UNREALISTIC COSTLY CONDITIONS TO APPROVALS.

Anonymous

Not sure

5/06/2019 11:00 AM

Anonymous55

5/06/2019 02:53 PM

Invest in ourselves first. That doesn't mean an \$11 million dollar refurbish of the outdoor pavilion at Tom Davies that is of no use to 95% of the town's population. I mean re-evaluating where our revenues from taxes are already being misappropriated.

Anonymous

5/06/2019 08:26 PM

Focus on the city's strength - there are many. Spend dollars maintaining infrastructure rather than chasing a promoter's vision and other pipe dreams and there may be dollars available to lower development charges.

Anonymous

5/08/2019 03:10 PM

By enriching the cultural attractiveness of the city. People want to live and identify with a creative, progressive, interesting community.

Anonymous

5/13/2019 08:41 AM

The business community must take an active part in determining the direction growth will take place. Get Rotary and the Chamber of Commerce involved in round table discussions. They know best what is required to create a vibrant business environment. Check with Moncton on how the accomplished their turn around.

Optional question (30 responses, 12 skipped)

Q7 | Please add any comments on current or future development charges in the City of Greater Sudbury.

Anonymous

8/02/2018 12:27 PM

Find the current development fees are quite expensive compared to other City's.

Anonymous

8/27/2018 10:31 AM

Perry + Perry Architects Inc. and Perry + Perry Developments Inc., long standing members of the Sudbury Business community, wish to submit the following recommendation for the upcoming review of Development charges for the Greater City of Sudbury: Affordable Housing Exemption - The current Development charge by-law offers that any/all affordable housing new starts are exempt from development charges, however, the affordable unit must remain affordable in "perpetuity"...this requirement has not to date and will not entice builders in the future to build affordable units. Our recommendation is to match the current IAH contribution agreement requirement for affordability to 20 years with units becoming available as market rent units after year 15 as vacancies arise. We trust with this approach, the rules will align with the current funding programs available and provide builders with the means and incentives necessary to construct more affordable units for our vulnerable populations. Jeff Perry President

mykul

10/24/2018 02:22 PM

Yes..... way too expensive for permit to build. Developers build the roads in a residential project, they build the side walks, hydro installation etc. In an existing residential area where one would buy a single lot those roads, sidewalks, services have already been paid for, the city does not have an expense for that. The cost of the installed sewers, like in Dowling, were passed on to homeowners who had to pay that cost associated with the lot they owned. Again, not the city. Sewer and water services is a separate bill home owners pay and the charges are for full amount of cost of water treatment so again, no cost to city. You want more construction then drop building costs.

Anonymous

11/06/2018 01:54 PM

Do not remove them and perhaps even raise them.

Jantonioni

11/13/2018 02:19 AM

Development charges are a barrier to economic growth. Get rid of them altogether. The only reason for development charges is to control the pace of overdevelopment in boom times. Obviously - it cannot be said that Sudbury is in booming development times. We need more cranes in the sky.

Anonymous

11/13/2018 08:28 AM

Make Ramsey motor free lake - rent paddle boats / kayaks / canoes - such a wasted revenue for our "city of lakes" and it's only accesible mainly by rich people. The only time in my life i've been on a boat on ramsey lake - was for a cortina ride.

bmwright08

12/08/2018 02:39 PM

Reduce DCs to attract investment. Economics 101. If you want growth, what are you waiting for? It just needs to be slightly lower than competitive cities, and investors will come.

Anonymous

3/20/2019 12:49 PM

I have a degree in Economic Policy and have been a Sudbury business person for 30 years. I have railed against the City's Economic Development

policy many times and it remains in my opinion misguided. By the City's own admission development charges exist solely to reduce the burden on residential rate payer. How is that working out? Well, we hide our tax increases in sewer and water rates while our stock of commercial and industrial buildings is deteriorating year after year because nobody will renovate or build. We now find that over the past several years the City has collected barely half of what the projected revenue from these charge was expected to be. So we continue to believe the charges are working? We continue to promote them as some panacea to give relief to the poor beleaguered individual rate payer? What nonsense. This charges are a fundamental hindrance to economic growth and activity, without which the pie simply does not grow. Here's a radical idea: Start using development charges as a tool of economic development and urban renewal rather as a revenue generator because clearly this has failed. Too many building and properties throughout our City sit vacant or are crumbling away! Owners won't touch them. The eyesores abound and every major street in the City. The urban blight in our City has become truly alarming and what are we doing about it? Dropping development fees by \$26 bucks? Let's get serious folks and save our City from ongoing decay!!! Slash these charges in half for two years and watch the money pour in as the property assessment base grows and our City undergoes a long overdue building renaissance. Or keep using them in a vain attempt to get revenue from developers who refuse to develop or builders who refuse to build or owners who refuse to renovate and see how that works out for the City in the next 5 years. I would be more than happy to continue this discussion and offer my thoughts to anybody willing to listen. Sincerely, Mark McKillop [REDACTED]

Anonymous

0/25/2019 00:12 AM

Yes we have comments, we work hard for our money and UNLIKE the crooked government policy makers and red tape bureaucrats, we only have ONE source of income? stop shafting Canadians with your [REDACTED] development policies and procedures and find YOUR own way to get your FEES and TAXES...we're sick of it already....too many years of your dictatorial [REDACTED]. If you want to grow Sudbury, use its natural RESOURCES and stop stealing from the taxpayers like in the big cities. I will NEVER, EVER pay any of your ransom fees or taxes while you dangle our city like a carrot!! if you can't do the job...LEAVE. Yes, we know you need a secure paycheck but don't try getting it from us by pretending to DEVELOP anything..We HATE development, thats why we live HERE, get it!. Our birthright is "OUR" country, not yours to pillage and plunder...so [REDACTED] and leave us alone and out of your suffocating rules, regulations, fees, taxes, licensing and permits scams. ENOUGH already, we can see right through your money grabbing habits. NO MORE "DEVELOPMENT" fees or taxes or anything else EVER.....I repeat, EVER!!!!!!

Anonymous

0/29/2019 12:00 PM

Lowering or eleminating development charages will definitely help make it affordable ot buil a home in the sudbury area, not to mention help lower the price on newly constructed homes.

Anonymous

4/09/2019 03:35 PM

Don't decrease the development fee, remove it!

Anonymous

4/9/2019 05:21 PM

Abolish them and you will see growth and people investing in the city.

Anonymous

4/10/2019 09:06 AM

The city needs, NEEDS to decide if it wants to move into the future or not .
The future is intensified residential development, which allows for a better run and more utilized transit system. It allows for better use of water/sewer infrastructure by concentrating the usage and allowing better return on investment. Sprawl needs to be curtailed, but not by prohibition edict. Simply refusing to issue severance for lands is a mean policy. Instead the development charges for 4+ story residential should be halved or even less and the charges for single detached on former rural should be tripled. Someone who is planning to build a \$700,000house won't refuse to build a \$750,000 house with \$50k in charges. There are ways to make this city amazing and functional. None of those ways involve piecemeal half-assed crony driven policies. The time has come for bold action. Step up or get out of the way.

Anonymous

4/10/2019 01:57 PM

Sault Ste Marie and Northbay doesn't have development charges.

Anonymous

4/10/2019 03:08 PM

Dev. Charges for new construction in outlying areas of the City of Greater Sudbury where there is no water, or waste water service should be abolished. New developments should have lower development fees.

Anonymous

4/10/2019 06:06 PM

Companies that are developing new areas that need infracture should pay for the cost. Those that make income from large rental areas

Anonymous

4/10/2019 10:44 PM

Land owners wanting to build however cost of development fees are ridiculous

Anonymous

4/11/2019 10:42 AM

Please get rid of the development charges, I cant even keep track of the amount of people I know in my demographic that wont even consider building because of the development fees. You talk about growth pays for growth, this doesn't even make sense when someone is building a home in a rural area with no access to sewer and water and has to pay to have their own hydro and gas brought to the new build. When a new home is being built it creates a new tax revenue of 6,000 dollars + per year, that alone should offset the "growth pays for growth" scam you keep referring to. You should be encouraging young families to invest in their own city. There shouldn't be these types of barriers in place to prevent them from realising their dreams.

Anonymous

4/11/2019 03:33 PM

Charging the same Development Fees to both rural and urban builds is a flawed approach, especially when these folks are not tied into the city's water and wastewater systems (having to use wells and septic systems), having [poor snow removal...etc... basically not accessing the same level of city services and infrastructure as someone building in New Sudbury, for example, despite paying taxes to the Greater City of Sudbury. This needs to be reevaluated to consider how many families would prefer to build in farm country and raise their family away from the town core.

Anonymous

As a carpenter I know many people I frame for expecially privates that wont

Development Charges Background Study : Survey Report for 16 January 2018 to 14 May 2019

4-12-2019 02:59 PM

Anonymous

4-13-2019 08:26 AM

Anonymous

4-15-2019 07:55 AM

Anonymous

4-23-2019 11:00 AM

Anonymous

5-03-2019 03:17 PM

AN

5-03-2019 07:18 PM

Anonymous

5-04-2019 08:33 AM

Anonymous

5-04-2019 09:17 AM

Anonymous

5-04-2019 09:35 AM

Anonymous

5-05-2019 10:24 AM

Anonymous

5-06-2019 08:47 AM

Anonymous

5-06-2019 11:00 AM

build here because of development charges. They call me once they purchase property outside sudbury like eden township, estaire so on. They should be rated on all services required. Much lower in rural areas were you supply all your own services and have no sidewalks etc.

Development charges should be reviewed on a case by case basis, and there should be an option to appeal the decision or have a reasonable explanation provided as to why development charges apply to projects.

I think it would be in the city's best interest to run a trial period of no development charges or significantly reduced charges to see if the housing construction market bounces back. Weigh out the tax revenue that is gained from new builds and see if it can help offset the loss of the DCs

Sudbury has a severe sprawl problem. We could try to curb that in part by reducing dev charges close to core areas.

Residential tax payers cannot afford any more. Please breathe some life into the city without gouging us anymore.

Just what we need more no cost to taxpayers projects that cost million. But check the mayor election donations to see how the vote is going to go.

We can fiddle with development charges all we want , it won't change a thing until there is a change in attitude. I feel like I am repeating myself but in over 20 years of working with businesses to renovate or build there has been no change in how difficult Building Controls makes life for people. A lot of money is wasted on unnecessary engineering reports or redos. I love this City but it is very discouraging to see growth opportunities missed because of the reputation we have here.

We can fiddle with development charges all we want , it won't change a thing until there is a change in attitude. I feel like I am repeating myself but in over 20 years of working with businesses to renovate or build there has been no change in how difficult Building Controls makes life for people. A lot of money is wasted on unnecessary engineering reports or redos. I love this City but it is very discouraging to see growth opportunities missed because of the reputation we have here.

Les jeux d'argent (KED!) et l'alcool sont des problèmes sociaux. L'éducation et les services en santé sont des responsabilités sociales. Les coupures en éducation et santé de M. Ford, et son appui pour l'extraction sans conséquences (le cercle de feu de l'Ontario) et l'alcool (a buck a beer!) démontrent que les francophones paieront plus pour moins!

USER PAY PRINCIPLE. OUR TAXES SINCE THE 1950'S UNTIL THE INTRODUCTION OF DEVELOPMENT CHARGES PAID FOR ALL THE INFRASTRUCTURE IMPROVEMENTS OF THE NEW DEVELOPMENTS, WHO GOT A FREE RIDE. THE EXISTING TAX BASE CANNOT REVERT TO THE OLD DAYS OF SUBSIDIZING THE DEVELOPERS. THEY MUST PAY THEIR FAIR SHARE. OUR HIGH TAXES ARE A DETERRENT WHICH COULD GO HIGHER WITHOUT DEVELOPMENT CHARGES.

Lowering/freezing residential taxes would allow for citizens to be able to afford homes and allow for citizens to stay to fill the jobs of these developers

Anonymous55

5/08/2019 02:53 PM

Sudbury, I am a vacant land owner. I am also a home owner and Landlord. I am a full-time employed young professional. I am educated. I am aged under 40 and have much of my future ahead of me. I'm just getting started. But Sudbury, you are failing me. You are failing people like me. The harder we work, the harder it is to be proud of investing in this community. The harder it is to see OUR futures in this community. I grew up here, proud to be from the 'Nickle City' and wore that pride with an open vision to growing here, in this community. I moved away and I came back because I so loved this city. I saw potential here and not just because I work in our largest (and historical) sector in mining. But I saw myself raising a family here, investing my future and my finances here. Me, like so many other young adults struggle now to see that. Like so many businesses, we no longer see Sudbury with a viable, sustainable, or rewarding future. I know that I am not alone. Three years ago I purchased my second property here in Sudbury. I worked hard for this, I took every minute of overtime work possible to earn this, I saved for this. I was so proud to own two properties before I reached 30 years old. A feat not many can say they've achieved. I thought I could build a home to raise a family and continue my future, my investment, in this community. But these fees hit me with such force it stopped all hope of a future in Sudbury dead in it's tracks. I pay taxes on both properties, and the city will collect these taxes for each year, increasing them annually - forever. The development fee though? Sure, it's just a one time fee. A one time, astronomical fee that costs more than the windows alone for the home and in addition to the permit! This land I hoped to build on, it has ZERO municipal services. No water, no waste-water, no road maintenance (private road) no garbage pick up, no recycling, no school busses but it's within city limits. Yes, I chose this. Yes I could have picked an existing home and not had to deal with any of this - but shouldn't I be able to create my own future in this city? Haven't I worked hard enough to do so? Three years ago when I applied for the building permit and inquired on this fee no-one could tell me where this money would go. "Back into financial services" was the only response. Since that day, I have not been able to do anything with my property. Why is there no application for building permits / development fees based on circumstance. Not every application is the same. Why does a landowner looking to build one home have to pay the same fee a developer pays for an entire subdivision, with absolutely no municipal servicing? It makes no sense, Sudbury you are failing us. It's so hard to see where our money goes in this city. You see the crumbling roads, the buildings in such a deteriorated state and the focus of our City Hall on projects that only scream added dollar signs. It's hard to see where these development fees hold any value, let alone where our taxes go. Frankly, I'm set to sell and move out of this city. Sincerely, My Future No Longer Belongs in Sudbury.

Anonymous

5/10/2019 09:41 AM

The City must be invest in infrastructure such as industrial parks and have the staff necessary to sell the projects. If the serviced land is available then they will come. I wish Sudbury all the best and hope to some day return.

Optional question (33 responses, 9 skipped)

Appendix B-2

[REDACTED] - Request to speak to council re development fee changes

From: Evie Moores [REDACTED]
To: "clerks@greatersudbury.ca" <clerks@greatersudbury.ca>
Date: 5/7/2019 7:10 PM
Subject: Request to speak to council re development fee changes

Dear Council

My name is Evie Moores . I live on the edge of greater Sudbury west. I'm looking to build a modest dwelling this summer. A one floor 450 square foot tiny house. From what I discerned off the greater Sudbury website, I will have to pay the same amount of development fees as someone building a mansion. This formula seems discouraging to those with modest income or those concerned with their carbon footprint. Could you please consider a square footage type formula for development fees for dwellings similar to industrial development

Evie Moores
[REDACTED]



Appendix B-3

May 7, 2019

Mayor Brian Bigger and City Council
City of Greater Sudbury
Tom Davies Square
P. O. Box 5000
Sudbury, ON P3A 5P3

RE: Development Charges By-law

Dear Mayor Bigger and City Council,

I am writing to you today regarding the city's review of the development charges by-law. The Greater Sudbury Chamber of Commerce represents over 750 businesses and serves as the *voice of business* in Greater Sudbury.

The chamber's Municipal Advocacy Committee had the opportunity to hear from Kris Longston, the city's Manager of Community and Strategic Planning, regarding city staff's work on the development charges review. We applaud the efforts of city staff for taking on a difficult undertaking and for producing such a thorough report.

The Greater Sudbury Chamber of Commerce supports the city staff's recommendations for moderate changes in residential and non-residential development charges. The chamber supports the idea that growth should pay for growth, and the cost of development should not fall on existing taxpayers. Despite projections of limited population growth, investments in critical infrastructure for new developments will be necessary in the next five-year period, and it is sound policy to impose development charges on those investments. Council has deliberated the idea of eliminating these charges altogether and we cannot support such an approach. If the city was to eliminate development charges for the coming five-year period, there would be no opportunity to collect revenue from new developments which will require essential infrastructure. The solution would either be to not invest in critical infrastructure or to place the burden on taxpayers – both undesirable options.

We would also suggest that investments such as the Wanapitei Lake Water Treatment Plant and other city-funded investments in critical infrastructure expansion should be subject to development charges, if they are not already. Additionally, it is important that the city, keeping with recent progress on this front, implement a sound communications strategy to explain council's decision to the community.

The chamber commends the work of city staff in their review of the development charges by-law, and supports the recommendations put forth for limited changes to the existing development charges rates and we urge you to follow their recommendations. Given the research that has been conducted, it is evident that development charges are a necessary investment for the future of our community.

Yours truly,

A handwritten signature in black ink that reads "Debbi Nicholson." The signature is written in a cursive, flowing style.

Debbi M. Nicholson
PRESIDENT & CEO

cc Ed Archer, CAO, City of Greater Sudbury
Kris Longston, Manager of Community and Strategic Planning, City of Greater Sudbury