

Appendix D –
Summary of Development Charges Input Received to February 28, 2019

Date	Name	Comments
July 25, 2018	Sudbury and District Homebuilders Association	Copy of submission is included in Appendix D.1.
July 27, 2018	Perry + Perry Developments Inc.	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
August 28, 2018	Perry + Perry Developments Inc.	Expand the Walden Development Charges Exempt Area to include the property at 20 Hill Road to facilitate the construction of a 50 unit senior's apartment residence.
October 24, 2018	Anonymous	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 homeowners 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.
October 29, 2018	Dalron	1. There are two "replacement" or "renewal" projects in the Parks & Recreation project list - "James Jerome Sports Complex Renewal" and "Rotary / Adanac Park Ski Lift Replacement" that have only received 70% and 50% BTE allocation respectively - if these are replacing existing works, should they be in the DC capital program at all? 2. The \$5.1 million for the "development of Soccer Fields at Gerry McCrory Sports Complex" seems high - what are the

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		<p>elements that comprise this cost?</p> <p>3. Cost for project "MR35 Widening from Azilda to Chelmsford" has increased from \$23 million to \$39.4 million since the 2014 DC Study. Further, the 2014 DC Study allocated \$15.3 million in 'grants/subsidies/other' funding for the project, which are absent from the 2018 DC tables. The 2014 DC Study also allocated 60% BTE, while the 2018 DC tables allocate just 40% to BTE</p> <p>4. There are significant cost increases for the Valley Water Looping project (+151%) and Helene Lift Station Upgrade project (+546%) compared to the 2014 DC study.</p> <p>5. We would like to see the City's service level and inventory tables if possible, ahead of the release of the full DC Study.</p> <p>6. We would like to see the City's local service guidelines that will accompany the full DC Study.</p>
November 7 th , 2018	Anonymous	Do not remove them and perhaps even raise them.
November 13 th , 2018	Anonymous	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.
November 13 th , 2018	Anonymous	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.
November 15 th , 2018	Coalition for a Liveable Sudbury	Resubmission from 2014 DC Study Process (see Appendix D.2).
December 8 th , 2018	Anonymous	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.
December 19 th , 2018	2356268 Ontario Ltd.	<p>Expand the Downtown Sudbury Development Charges Exempt Area to include the entirety of the property at 0 Van Horne Street (see Appendix D.3).</p> <p>Request an exemption from Development Charges for the construction of an 826 unit development project.</p>