

Peter Raynes

From: Valesa Faria
Sent: March-15-19 3:44 PM
To: 'Brad Clifton'; Katherine Bailey
Cc: Paula White; Mike Dror; Ashley Varajão; Peter Raynes; Sean Gadon
Subject: Grenville/Grosvenor - Fee Calculation

Hello Brad,

We have reviewed your question. Please use option 1 for calculating fees as noted below:

- Option 1 - (210/257 total =82.7%). This results in an affordable GFA of **17,614.96 m2**, and a fee of **\$430,974.28**.

Should you have any further questions/concerns, please do not hesitate to let us know.

Thanks,

Valesa Faria | Manager, Affordable Housing Development
City of Toronto | Affordable Housing Office
Metro Hall, 7th Floor | 55 John Street | Toronto, ON. | M5V 3C6
T: (416) 392.0602 | **M:** (647) 273.9739 | **E:** valesa.faria@toronto.ca

Confidentiality Notice:

This e-mail message is privileged and confidential. Any unauthorized use or disclosure is prohibited. If you have received this email and are not the intended recipient, please advise the sender and delete it. Thank you.

From: Brad Clifton [mailto:BClifton@greenwin.ca]
Sent: March 12, 2019 11:49 AM
To: Katherine Bailey <Katherine.Bailey@toronto.ca>
Cc: Paula White <Paula.White@toronto.ca>; Valesa Faria <Valesa.Faria@toronto.ca>; Mike Dror <mdror@bousfields.ca>; Ashley Varajão <aVarajao@bousfields.ca>
Subject: RE: Fee Calculation

Just following up here. please advise. We are eager to submit this application for review.

Much appreciated.

Thanks.

Brad Clifton, RPP, MCIP

Tel: (416) 487-3883 | Cell: (416) 678-2455

From: Brad Clifton
Sent: Monday, March 11, 2019 12:44 PM
To: 'Katherine Bailey' <Katherine.Bailey@toronto.ca>

Cc: Paula White <Paula.White@toronto.ca>; Valesa Faria <Valesa.Faria@toronto.ca>; 'Mike Dror' <mdror@bousfields.ca>; Ashley Varajão <aVarajao@bousfields.ca>

Subject: RE: Fee Calculation

Importance: High

Katherine / Paula,

just following up here as we have done some additional calculations for these fees as a result of only being able to submit for 210 affordable units.

- Option 1 simply multiplies the GFA for the affordable suites by the proportion of units we can count as affordable (210/257total =82.7%). This results in an affordable GFA of **17,614.96 m²**, and a fee of **\$430,974.28**.
- Option 2 calculates affordable GFA based on the largest units (i.e. all the 2-bedrooms, all the 3-bedrooms and 52 of the 1-bedrooms = 210 units). It still assumes that the non-suite residential GFA is discounted by 82.7%. This results in a slightly larger affordable GFA of **18,097.21 m²**, and a slightly reduced fee of **\$426,714.73**.

Our preference is to submit option 2 as it results in a larger deduction at this moment in time. Especially since we will be following up with the affordable housing office immediately and requesting a further deduction for the full 257 units.

Can you please advise as to how you would like us to proceed? We would like to submit the application this week. I have also attached the project data sheet and the excel file we used to break out the calculations.

I am around to answer any questions you may have.

Brad Clifton, RPP, MCIP

Tel: (416) 487-3883 | Cell: (416) 678-2455

From: Katherine Bailey <Katherine.Bailey@toronto.ca>

Sent: Wednesday, March 6, 2019 11:03 AM

To: Brad Clifton <BClifton@greenwin.ca>

Cc: Paula White <Paula.White@toronto.ca>; Valesa Faria <Valesa.Faria@toronto.ca>

Subject: RE: Fee Calculation

Hi Brad,

I believe the process to revise the number of units would require reporting to Council again. Valesa can confirm.

Katherine

From: Brad Clifton [<mailto:BClifton@greenwin.ca>]

Sent: March-06-19 10:26 AM

To: Katherine Bailey <Katherine.Bailey@toronto.ca>

Cc: Paula White <Paula.White@toronto.ca>; Valesa Faria <Valesa.Faria@toronto.ca>

Subject: RE: Fee Calculation

Thanks Katherine,

Is the process as simple as getting an updated letter from the affordable housing office? Sean Gadon is back next week. If I can not get the letter quickly we will submit based on the 210 but request a refund on the remaining fees.

Thanks so much, this is very helpful.

Brad Clifton, RPP, MCIP

Tel: (416) 487-3883 | Cell: (416) 678-2455

From: Katherine Bailey <Katherine.Bailey@toronto.ca>
Sent: Wednesday, March 6, 2019 9:57 AM
To: Brad Clifton <BClifton@greenwin.ca>
Cc: Paula White <Paula.White@toronto.ca>; Valesa Faria <Valesa.Faria@toronto.ca>
Subject: RE: Fee Calculation

Hi Brad,

Paula (copied here) is the Planning Consultant for Scarborough District who can review your completed fee schedule if you send it to her along with the project data sheet and the fee exemption documentation.

I understand from Valesa that the number of affordable units might now be more than 210, which is what the fee exemption is based on. If the proposal has increased the number of exempt units, we are unable to capture any credits beyond the 210 units at this time. These are the options that Paula has suggested:

1. Submit the proposal without the increase above 210 exempt units and capture the additional units on a subsequent resubmission
2. Submit the proposal and pay development fees over the exempt 210 units and then request a refund at a later date if they are successful getting an additional exemption.

Sincerely,
Katherine

From: Katherine Bailey
Sent: March-05-19 4:56 PM
To: 'Brad Clifton' <BClifton@greenwin.ca>
Subject: Fee Calculation

Hi Brad,

I got your message about the fee calculation question. Peter Raynes is the person to ask, but he's away this week. I'm hoping to get someone else to help before then, so I was asking around today. Hoping to have an answer for you tomorrow.

Thanks,

Katherine Bailey

Planner, Community Planning
City Planning
City Hall, 100 Queen Street West
East Tower, 18th Floor
Toronto, ON M5H 2N2

416-397-1761

Katherine.Bailey@toronto.ca