

2019 Development Charges Study Consultation Committee

Date: Monday, February 11, 2019

Time: 9:30 a.m. – 11:30 a.m.

Location: City Hall, Room 305

Members: Councillor Paul Sharman (chair), Mayor Marianne Meed Ward (vice-chair), Perla Lopez, Mark Bales, Suzanne Mammel, Anita Cassidy

Other Attendees: Ann Marie Coulson, Andrew Grunda (Watson & Associates), Reena Bajwa, Ellen Chen

Regrets: Tom Muir, Keith Hoey

<i>AGENDA ITEM</i>	<i>DISCUSSION</i>	<i>CONSIDERATIONS, ACTION ITEMS & DECISIONS</i>
Introduction and Confirmation of Membership	<ul style="list-style-type: none"> • Councillor Paul Sharman - chair • Mayor Marianne Meed Ward – vice-chair • Development charge update process is slightly different this year <ul style="list-style-type: none"> ○ Election year • Anticipate next study will happen earlier than the 5yr requirement as city studies/ master plans are completed and growth projections are updated 	<ul style="list-style-type: none"> - Confirmed Consultation Committee membership
Terms of Reference Review	<ul style="list-style-type: none"> • Reviewed Terms of Reference for the Consultation Committee 	<ul style="list-style-type: none"> - Remove BUILD - Add BEDC - Confirm Terms of Reference as amended (attached)
Presentation by Watson & Associates	<ul style="list-style-type: none"> • 2 draft documents distributed to the committee; <ul style="list-style-type: none"> ○ Overview Presentation ○ Draft Technical Appendix • DCs to recover growth-related costs • Identify capital needs that have been endorsed by Council • Current by-law expires July 1, 2019 	

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DC Methodology and Legislative Changes	<ul style="list-style-type: none"> • Process is prescriptive • Legislative amendments to the provincial DC Act and Ontario regulations, key areas being: <ul style="list-style-type: none"> ○ Transit service ○ Ineligible services ○ Study requirements ○ Public process 	<ul style="list-style-type: none"> - Provide list of eligible and ineligible services (attached) - Provide list of mandatory and discretionary exemptions (attached)
- Process of Calculating DC Charge	<ul style="list-style-type: none"> • Benefit to Existing (BTE) <ul style="list-style-type: none"> ○ Based on technical analysis completed by working groups ○ Master plans used to show the needs and identifies limitations from growth <ul style="list-style-type: none"> • Eg. Expansion of capacity needed due to change in growth of population 	- Skyway arena – staff to follow up
- Transit	<ul style="list-style-type: none"> • 100% of growth-related costs can be recovered, no longer deemed a soft service • Develop a forward looking level of service (10yr), usually informed by a Transportation master plan • Cannot include over-capacity • Include ridership forecasts - new vs existing riders • Include full asset management plan based on provincial guide 	
- Area Specific Vs. City Wide Charges	<ul style="list-style-type: none"> • Common to use uniform/city-wide charges • Examine the use of area specific charges • City will review the analysis of type of charges for next update when studies/ master plans are complete 	- 2014 DC update recommended and proceeded with city-wide charges
Growth Projections - Residential	<ul style="list-style-type: none"> • Consistent with the 2011 Halton Best Planning Estimates (BPE) forecast allocation to the City • Updated population from 2016 census • Dwelling units on pace with BPE • Population surpassed BPE <ul style="list-style-type: none"> ○ Suggests occupancy per household have increased • Growth outlook is based on dwelling units of BPE but increased underlying occupancy/unit 	- Continue to use existing Transportation model

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Growth Projections - Employment	<ul style="list-style-type: none"> • Current numbers in line with BPE • Institutional forecast outpaced BPE, not redistributed from commercial and industrial 	
Highlights of Draft Anticipated Capital Needs	<ul style="list-style-type: none"> • No new services added • Project listing is largely being carried forward from 2014 study of projects that were not completed • New projects added shown as NEW • Transit service is the largest portion of BTE value <ul style="list-style-type: none"> ○ Increased Transit ridership forecast due to change in mode share of existing population, not growth • Grants relate to PTIF (Transit) and recoveries from other municipalities and region (roads) 	<ul style="list-style-type: none"> - Proposed increase in Trails program (Park & Rec) - Review of detail listing and technical review at future meeting
Current vs. Draft Calculated Charges	<ul style="list-style-type: none"> • Draft Residential - increase of \$4,053 cost per Single Family Dwelling (SFD) unit <ul style="list-style-type: none"> ○ Transportation represents largest portion • Charges are indexed annually but have not been keeping pace with inflation • No-Fixed-Place-of-Work (NFPOW) and Work-at-Home (WAH) removed from non-residential growth forecast, removing stranded capital costs under the 2014 Study 	
Future Meetings	<ul style="list-style-type: none"> • Consultation Committee meetings: <ul style="list-style-type: none"> ○ February 19, 2019 (8.00 am – 11.00 am) ○ March 4, 2019 (8.00 am – 10.30 am) ○ <i>March 18, 2019 (8.00 am – 10.30 am, as required)</i> ○ March 6th, 2019 – cancelled meeting 	<ul style="list-style-type: none"> - Finance will send update regarding new meeting dates

Attachments:

- Revised Terms of Reference
- Options of Timelines
- Summary of Eligible Services and Exemptions

Adjourned: 11:45 am