

2019 Development Charges Study Consultation Committee

Date:	Tuesday, February 19, 2019
Time:	8:00 a.m. – 11:00 a.m.
Location:	City Hall, Room 307
Members:	Councillor Paul Sharman (chair), Mayor Marianne Meed Ward (vice-chair), Perla Lopez, Suzanne Mammel, Anita Cassidy
Other Attendees:	Ann Marie Coulson, Andrew Grunda (Watson & Associates), Reena Bajwa, Ellen Chen, Leah Smith, Alison Enns
Regrets:	Mark Bales, Tom Muir, Keith Hoey

<i>AGENDA ITEM</i>	<i>DISCUSSION</i>	<i>CONSIDERATIONS, ACTION ITEMS & DECISIONS</i>
	<ul style="list-style-type: none"> February 11th meeting minutes confirmed Provided additional supporting documents as part of meeting package in response to action items from February 11th meeting 	- Email from Tom Muir received, will include in March 4 th meeting to discuss Transit specifically
Continue Presentation by Watson & Associates	<ul style="list-style-type: none"> Municipal Comparator Survey – Residential <ul style="list-style-type: none"> Region has different charges based on greenfield vs. built boundary (BB) Burlington → only BB Draft calculated City's share of DC charge is approx 21% of total charge Draft calculated Impact of \$4k is approx 9% of the overall rate (with region and education) Non-Retail charges lower than Retail <ul style="list-style-type: none"> Based on underlying demand for service of transportation systems (ie. type of trips and frequency) Servicing needs are same across geography of the City, does not support area-specific charges 	
Timelines	<ul style="list-style-type: none"> Discussion on proposed timelines for public release of Background study 	- Aim for May 13 th COW to give adequate time to make changes

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Technical Appendix - Growth Forecast - Residential	<ul style="list-style-type: none"> • Based on 2011 BPE and current Transportation plan • Population # includes census amount undercount <ul style="list-style-type: none"> ○ Considers people unavailable at time of census • Occupancy in dwelling units higher than 2014 study • Maintained dwelling count and updated occupancy = increased population • Decline in Housing estimates – not occurring as quickly as expected <ul style="list-style-type: none"> ○ Decline in population creates capacity, can offset some cost of growth ○ In part due to aging in place (not downsizing) and inter-generational homes 	<ul style="list-style-type: none"> - Provide background on 2016-2019 building permit activity <ul style="list-style-type: none"> ○ Relationship between Sch. 2 and Sch. 5
- Growth Forecast - Employment	<ul style="list-style-type: none"> • Overall, lagging compared to BPE <ul style="list-style-type: none"> ○ Institutional employment exceeded → increased employment numbers ○ Industrial employment maintained BPE • Focused on land-based employment (9,001) <ul style="list-style-type: none"> ○ Adjusted for NFPOW and Work at Home 	<ul style="list-style-type: none"> - For ease of comparison, will provide BPE figures - Sq. Ft/employee information to be provided by BEDC for review
- Service Standards	<ul style="list-style-type: none"> • Considers quantity and quality standards • Calculate historic level-of-service to determine service level cap (based on historical 10-yr investment average) <ul style="list-style-type: none"> ○ Maximum eligibility for growth ○ Cost to maintain existing levels of service applied to new population ○ Exception is Transit – forward looking plan • 10% reduction to soft service (DC Act) • Draft capital needs (projects) related to growth shown • “reserve fund adjustments” included in calculation <ul style="list-style-type: none"> ○ Adjusts for \$ already collected for growth needs 	
- Fire Service	<ul style="list-style-type: none"> • Changes in service due to change in dwelling types (ie. more high rises) to be addressed in master plan 	
- Library Service	<ul style="list-style-type: none"> • Includes new collection materials attributed to growth 	

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- Development Related Studies	<ul style="list-style-type: none"> • Mobility Hubs – could further work be included? 	<ul style="list-style-type: none"> - Provide breakdown of OP costs in the 2014 study and DC amounts - Staff to follow up on Mobility Hubs and how DCs impacted this project
Future Meeting	<ul style="list-style-type: none"> • Consultation Committee meetings: <ul style="list-style-type: none"> ○ March 4, 2019 (8.00 am – 10.30 am) ○ March 18, 2019 (8.00 am – 10.30 am) 	<ul style="list-style-type: none"> - Provide map of growth-related transportation programs - For Transit discussion: <ul style="list-style-type: none"> ○ Calculation of BTE (ridership) ○ Show # of new buses for each year

Attachments:

- Email from Tom Muir
- Background on 2016-2019 Building Permit activity
- BPE Figures and comparison
- Transit Projections

Adjourned: 10:45 am