

2019 Development Charges Study Consultation Committee

Date: Monday, March 4, 2019

Time: 8:00 a.m. – 10:30 a.m.

Location: City Hall, Room 305

Members: Mayor Marianne Meed Ward (chair), Mark Bales, Perla Lopez, Anita Cassidy

Other Attendees: Ann Marie Coulson, Andrew Grunda (Watson & Associates), Reena Bajwa, Ellen Chen, Allan Magi, Vito Tolone, Sue Connor, Tony Zhuang, Marion Rabeau

Regrets: Councillor Paul Sharman (chair), Suzanne Mammel, Tom Muir, Keith Hoey

<i>AGENDA ITEM</i>	<i>DISCUSSION</i>	<i>CONSIDERATIONS, ACTION ITEMS & DECISIONS</i>
	<ul style="list-style-type: none"> • Confirmation of minutes • Official Plan (OP) workshop on March 18th <ul style="list-style-type: none"> ○ Housing Supply study may be upcoming OP project 	<ul style="list-style-type: none"> - Respond to Tom Muir's comments and questions - Staff will provide BEDC's sq.ft information to Watson - Staff will follow up on outcome of OP workshop
<p>Technical Appendix</p> <ul style="list-style-type: none"> - Transportation 	<ul style="list-style-type: none"> • Majority of Capital needs derived from 2014 DC study, few new projects added • Map of projects provided for reference • Used Transportation model from 2014 as basis • Only incremental capacity is subject to inclusion in DCs <ul style="list-style-type: none"> ○ Additional work on existing infrastructure, such as repaving, is considered benefit to existing (BTE) • City to continue to use long-standing principles/guidelines from previous DC studies to determine appropriate split 	<ul style="list-style-type: none"> - Provide information from Transportation model from 2014 DC study for reference

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	<p>between BTE and growth</p> <ul style="list-style-type: none"> • Adjustment for balance in reserve fund to account for money already collected for projects that are not completed yet • Current mode share based on 2014 study (moderate target) <table border="1" data-bbox="493 478 1131 596"> <thead> <tr> <th>Mode Share</th> <th>Transit</th> <th>Walking/Cycling</th> <th>Auto</th> </tr> </thead> <tbody> <tr> <td>2031</td> <td>12%</td> <td>10%</td> <td>78%</td> </tr> </tbody> </table> <ul style="list-style-type: none"> ○ City to increase investment in Transit to accommodate additional mode share 	Mode Share	Transit	Walking/Cycling	Auto	2031	12%	10%	78%	
Mode Share	Transit	Walking/Cycling	Auto							
2031	12%	10%	78%							
- Transit	<ul style="list-style-type: none"> • Historic level of service (2014) vs. Planned level of service (2019) <ul style="list-style-type: none"> ○ 'Planned' based on 2014 transportation model seeking mode share of 12% by 2031 • Increasing headways (frequency) to facilitate increase in demand • Conventional buses, 38 → 88 (creates capacity for increased riders and frequency) • Ridership expected to grow to 10.8M by 2031 <ul style="list-style-type: none"> ○ Significant portion of cost due to change in behavior of existing community vs. increased development • DCs restricted to 2029, new development estimated at 17% of total trips, BTE 83% • 2014 study included 6 buses (vs. 2019's 26 conventional buses) • Grants deducted is PTIF funding 									
- Parks	<ul style="list-style-type: none"> • Map of projects provided for reference • Program is largely unchanged from 2014 • Investment in multi-use trails (MUT) due to increase in projected mode share (as per above) 									
- Storm Drainage	<ul style="list-style-type: none"> • Map of projects provided for reference • Program is largely unchanged from 2014 • Significant cost escalations due to material changes and recent tender experience (updated benchmarking costs) • BTE is determined by assumptions on share of waterflow attributed to existing communities vs. new development lands • Split of res vs. non-res based on technical 									

<i>AGENDA ITEM</i>	<i>DISCUSSION</i>	<i>CONSIDERATIONS, ACTION ITEMS & DECISIONS</i>
	analysis of water flows <ul style="list-style-type: none"> • Total cost of \$22M (2014) → \$28M (2019) 	
Future Meeting	<ul style="list-style-type: none"> • Consultation Committee meetings: <ul style="list-style-type: none"> ○ March 18, 2019 (8.00 am – 10.30 am) 	- Provide a summary of all 'NEW' DC projects

Attachments:

- Email response from Tom Muir
- Summary of New DC projects
- Policy and By-law Presentation
 - Summary of DC Policy changes

Adjourned: 9:50 am