

# MEETING MINUTES

MEETING	<b>Stakeholder Meeting #4</b>
DATE	October 25, 2018
LOCATION	Victoria Road Recreation Centre, Oak Room
TIME	1pm-3pm
PRESENT	Larry Kotseff, Kevin Brousseau, Astrid Clos, Richard Puccini, Susan Watson, Lin Grist, Craig Robson, Audrey Jacobs, Robin Gerus, Luke Jefferson, Kealy Dedman, Todd Salter, Trevor Lee, Scott Stewart, Gary Scandlan, Nancy Neale, Tara Baker, Darrell Mast, Wendy McQuade, Christel Gregson
REGRETS	Dr. Ron East, Mike Schreiner, Vivian Webb, Adam Zgraja, Josh Taylor, Jason Hingston, Domenic Natale, Jennifer Passy, Grant Worton, Neal Hallock, Allan Dillabough

## DISCUSSION ITEMS

### ITEM # DESCRIPTION

Gary Scandlan provided an overview of the study process to date and next steps. He also shared the latest DC rate and identified the changes since the September 17<sup>th</sup> version. He notified the group that any further comments must be received before the December release. Members may present their comments to council at the public meeting January 21<sup>st</sup>. The DC Bylaw has been updated to reflect the different types of development that the development community has introduced (live/work, special needs, back to back townhouse)

Q: Explain the drop in the water and wastewater rates?

A: Cost refinements and a shorter time horizon (from 19 years down to 13 years)

Q: Why is non-res increasing 23% but residential is only increasing 17%? Is this a disincentive to economic growth?

A: Staff will follow up with a review of the drivers and will take this question for consideration in the Council presentation.

Q: Is there an exemption for industrial expansion?

A: The 50% existing industrial expansion exemption is a statutory exemption.

Q: Is all non-res increasing by 23%

A: Yes, at the City there is one rate for non-res. The DCA permits more than one category for non-res i.e. commercial, institutional and industrial, or retail and non-retail.

Q: How does the DC calculation treat; a) projects that were not completed, b) projects that are over budget?

A: The Act allows the mix of projects to change, and any unspent, underspent or overspent funds are reflected in the reserve fund balance that is factored into the rate calculation. No project costs are ever 100% accurate in the DC Study and it is a dynamic process.

Q: What is the value of projects that are overspent?

A: We have not done that calculation.

<p>Q: Will the definitions in the DC By-law match the Zoning By-law?  A: We have tried to match the definitions where we could and the DC Staff Oversight Committee will take this comment away to ensure they are aligned where possible.  Q: What is the distinction between back-to-back and stacked townhouse?  A: Stacked are now considered high density and back-to-back are still medium density  Q: Can council increase or decrease the rate?  A: If the service standard is not fully utilized, Council could direct staff to go back to consider other projects and an addendum document would be prepared for approval on February 11, 2019.</p>
<p>Q: Can you confirm that Speedvale Underpass and the Downtown Pedestrian Bridge is included in the Study?  A: Yes, both projects are included.  Q: Will Council have another opportunity to provide input or be educated on DCs before January 21? If not, it seems unreasonable to expect that Council will have an appropriate level of understanding to make an informed decision.  A: Council input was received at the Council workshop June 27<sup>th</sup>. The DC study pulls the growth related costs from all Council approved masterplans, secondary plans and studies. The Study is just the tool to fund the projects that are already approved by Council.</p>
<p>Q: Is the DC and the local service increasing? If so, housing will become unaffordable which should be discussed.  A: Nothing has been added to the total cost, we have just slightly changed how we split the growth related costs between direct developer responsibility and the DC  Q: If developers do not pay, then it becomes a cost to existing tax and rate payers. Can you please ensure that the impact to tax and rate payers is minimized.  A: Industry best practice is for Council to approve grant programs like the community improvement plan or Affordable housing program to incentivize a particular project or achieve a particular goal.</p>
<p>Comment: The one-time DC collection at building permit is a good improvement.  Q: 48 month time limit on redevelopments is too little, particularly on a brownfield site.  A: Please provide the time period that you feel would work better and specifically the types of redevelopment that an extended time period should be considered.  Q: Despite the decision to not implement an area rating in the 2018 DC Study, could you implement one for the Clair Maltby Secondary Plan (CMSP)?  A: The DC Study and the area rating concept can be revisited any time Council wants and the window for this consideration is not closed.  Q: Are you still collecting 'frontage fees'?  A: The changes proposed for the LSP and DC By-law encompass the updated DC legislation (Bill 73)..</p>
<p>Q: What have you decided to do about the University Exemption?  A: Based on feedback heard from Stakeholders and Council, Staff evaluated alternative exemption options and are currently reviewing these options internally. Staff will share the proposed recommendation with the stakeholder group as soon as possible.  Comment: Exempting parking garages doesn't incentivize transit. I do not agree with this exemption.</p>

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Comment: Staff should be clear when presenting to Council that 100% of the growth related costs in the LSP are borne by the developer, but if the costs are shifted to the DC, the impact of the 10% statutory deduction, exemptions and service level cap means a greater impact on existing tax and rate payers.

Comment: Responses to the October 9<sup>th</sup> IBI memo were received yesterday (October 24) which is not sufficient time for review and to respond.