

MEETING MINUTES



MEETING DC Study External Stakeholder Meeting #1

DATE December 13, 2017

LOCATION 121
TIME 1pm

PRESENT Jennifer Passy, Upper Grand District School Board
Astrid Clos
Larry Kotseff, Guelph & Wellington Development Association
Richard Puccini
Vivian Webb, Resident
Alan Dillabough, Stone Road Mall
Dominic Natale, Cooper Construction
Mike Schreiner, Green Party
Grant Worton, Worton Homes
Kevin Brousseau, Stantec & Guelph and District Home Builders Association
Susan Watson, Guelph Old City Residents' Association
Craig Robson, Robson Carpenter & Guelph and District Home Builders Association
Jason Hingston, Meridian Credit Union
Dr. Ron East, Council of Canadians – Guelph Chapter
Adam Zgraja, Walter Fedy
Lin Grist, Resident
Gary Scandlan, Nancy Neale, Tara Baker, Darrell Mast, Todd Salter, Wendy McQuade, Christel Gregson, Peter Busatto, Heather Flaherty, Luke Jefferson, Terry Gayman, Kealy Dedman

REGRETS Kevin Brousseau, Neal Hallock, Josh Taylor, Janet Sperling, Daryush Esmaili,

DISCUSSION ITEMS

ITEM #	DESCRIPTION
1	Tara Baker – welcome, introduction, high level summary of the City’s approach to completing the 2018 DC Background Study and 2019 DC Bylaw, including schedule, roles, responsibilities and highlighted the fact that the City will not be procuring peer reviewers, but is more than willing to work with peer reviewers, if a member of the stakeholder team wishes to employ one
2	Gary Scandlan - presented an overview of DC’s, explained the changes to the DC legislation and informed the group about necessary policy discussions
3	Discussion/Questions/Comments/Suggestions/Issues to Consider <ul style="list-style-type: none">Public/Private Partnerships (providing services or covering costs). How does this affect the DC’s payable?Exemptions – suggestions for consideration: Brownfields (more than the existing program)

	<p>Affordable Housing/Housing Geared to Income Inclusionary Zoning Vehicle Charging Station GID</p>
4	<ul style="list-style-type: none"> • Is there information available to read regarding ideas that have been tried elsewhere? Answer: There are 212 municipalities that have Development Charge By-laws available for reading. There are also various publications i.e. legislation/The DC Act/OMB/Bill 73, papers from the homebuilders/development community. • Has the Service Level Calculations Changed for all services or just transit? Answer: Gary explained the changes introduced by Bill 73. For Transit, the 10% mandatory reduction has been removed. The 10% mandatory reduction remains applicable to all other services except Water Supply, Waste Water, Storm Water, Services Related to a Highway, Police, and Fire Services. Also, the service standard measure has been changed from a 10 year historical average to a 10 year future service standard for Transit only. The input for future service levels will come through Master Plans. • Local Service Policy – Who make the decisions regarding what costs are recovered through the Local Service Policy and what is included in the DC calculations? How do you ensure there is no duplication in cost recovery? Answer: The Local Service policy is updated with every background study update. Gary explained that the DC Treasurer Statements are a legislated requirement and posted on the website annually. Staff will provide a reconciliation of completed projects from the 2013 background study. • Can a list of the stakeholder group with contact information be distributed to the members? Answer: yes, on the condition that the group agrees, which they all did • Local Service Policy – What is the existing situation in Guelph regarding the infrastructure hierarchy? Is the chart in the presentation generic or City specific? Answer: The chart included in the presentation represents the currently division in Guelph. • Historically, what has been paid for by Development Charges and what portion has been paid by the tax payers? Answer: 75% of cost is growth is paid for by growth • Better information about the cost of growth is needed so we can see financial impacts of development decisions. And improved transparency • Has the City flagged the Guelph Innovation District (GID)? • What effect does the privatization of Guelph Hydro have on the DC's? Answer: There is no effect in this example because the cost of supplying hydro is not recoverable by DC's. • Environmental Stewardship – Guelph is viewed as a leader in Environmental Issues, such as the Guelph Innovation District initiative. Can we consider exemptions to encourage sustainable/green development?

	Answer: It is better to implement programs that can be used to offset Development Charges because it is easier to modify programs than it is to modify the DC By-law to react to changes over time.
5	Stakeholder Group to provide input, comments and feedback by January 15, 2018

ACTION ITEMS

ITEM #	ASSIGNED TO	DUE DATE	DESCRIPTION
1	Christel Gregson	January 31, 2018	Summary of completed projects from 2013 DC Background Study
2	External Stakeholders	January 15, 2018	Comments, input and suggestions
3	Christel Gregson, Tara Baker, Darrell Mast	January 31, 2031	Draft Local Service Policy
4	Click to insert name	Click to insert date	Click to insert item

City of Guelph

Stakeholder Meeting

December 13, 2017

Overview of Presentation

- This presentation is to provide Stakeholders an overview of the recent changes to the Development Charges Act due to Bill 73, and the process to be used in developing the draft rate calculations
- Timelines of the Study
- Review of other Policy Matters:
 - Consideration of Area Rating
 - Discretionary Exemptions
 - By-law Refinements
- Services being reviewed for inclusion in the D.C.
- Growth Forecast
- Local Service Policy Refinements

D.C.A. Overview

- The D.C.A. 1997 provided a major change to the D.C.A. 1989 which resulted in a significant loss of potential revenue to municipalities. The 1997 Act introduced a number of:
 - Service Limitations
 - Service Standard Restrictions
 - Mandatory Reductions
 - Mandatory Exemptions
- Bill 73, passed in December, 2015, introducing changes to the D.C.A 1997

Update on Bill 73

Effective January 1, 2016, D.C.A. changes include:

- ❑ Transit Services – mandatory 10% deduction removed and basis for service standard measure changed
- ❑ Waste Diversion – to be included as an eligible service
- ❑ Ineligible Service definition moved from Act to regulations
- ❑ D.C. Background Studies to examine area rating – also to provide asset management plan for new capital
- ❑ Annual Report of the Treasurer – increased reporting requirements
- ❑ No Additional Levies
- ❑ Housekeeping changes to the Act

Update on Bill 73: Impact on City of Guelph

- ❑ Need to consider Area Rating as part of the Background Study (but not mandatory to impose)
- ❑ Consider impact of “no additional levies” in development process / detailed local service policy required to be developed
- ❑ Asset Management Plan required for all growth related projects identified in the study, to ensure financial sustainability of the growth infrastructure

Timelines of the Study

- ✓ Meetings and discussions with City Staff regarding Service Standard information and Growth-related Capital needs.
- ✓ Policy Review and discussions with Staff
- ❖ Meetings with Stakeholders (December 13, 2017, February, May & November, 2018)
 - Draft Growth forecast
 - Council Workshops (February & May, 2018 and January, 2019)
 - Approval of Local Service Policy (Early 2018)
 - Steering Committee Meeting on Policy Issues (February and November, 2018)
 - Draft Background Study and draft by-law prepared (early Fall 2018)
 - Final Background Study and draft by-law released to public (November, 2018)
 - Public Meeting (January, 2019)
 - Council Consider By-law for adoption (February, 2019)

Consideration of Area Rating

Legislated requirements as per Bill 73:

- ❑ Requires that Municipalities must examine the use of area-rating but is not mandatory to impose
- ❑ While there are no specific “prescribed” services, this section identifies that the background study must consider this to reflect the different needs for different areas
- ❑ Council will consider the pros and cons to area rating in February at the first Council workshop and provide staff and Watson with direction on what services they may wish to have calculated on an area specific basis.

Exemptions via the D.C.A.

□ Mandatory exemptions

- for industrial building expansions (may expand by 50% with no D.C.)
- May add up to 2 apartments for a single as long as size of home doesn't double
- Add one additional unit in medium & high density buildings
- Upper/Lower Tier Governments and School Boards

□ Discretionary exemptions

- Reduce in part or whole D.C. for types of development or classes of development (e.g. industrial or churches)
- May phase-in over time
- Redevelopment credits to recognize what is being replaced on site (not specific in the Act but provided by case law)

Guelph's Current Discretionary Exemptions

- Land, buildings or structures:
 - for University-Related Purposes within the University a defined area;
 - outside the defined area as set out in Schedule C of the by-law which are now owned directly or indirectly by the University or on behalf of the University or which may be acquired by the University and which are developed or occupied for University-Related Purposes;
 - used or to be used for a Place of Worship or for the purposes of a cemetery or burial ground exempt from taxation under the Assessment Act;
 - Used or to be used by a college of applied arts and technology established under the Ontario Colleges of Applied Arts and Technology Act, 2002, as amended, or any successor thereof;
- the Development of non-residential Farm Buildings constructed for bona fide farm uses;
- Development creating or adding an Accessory Use or accessory structure not exceeding 10 square metres of Gross Floor Area;
- a public hospital receiving aid under the Public Hospitals Act, R.S.O. 1990, c. P.40, as amended, or any successor thereof;

Potential Refinements to D.C. By-law

- ❑ Multiples: To be refined to include back-to-back towns, stacked towns, and residential components of live/work units (each of these will also have a new definition included in the by-law);
- ❑ Non-Residential to be refined to clarify the charges for residential & non-residential components of live/work units.
- ❑ Definitions to be added/refined regarding the following:
 - Industrial Use
 - Marijuana Facilities
 - Private Parking Structures
 - Temporary/Seasonal Structures
- ❑ Other?

Services being reviewed for inclusion in the D.C.

Existing Services:

- ❑ Transit
- ❑ Parking Services
- ❑ Fire Protection Services
- ❑ Police Services
- ❑ Outdoor Recreation Services
- ❑ Indoor Recreation Services
- ❑ Library Services
- ❑ Provincial Offences Act
- ❑ Health
- ❑ Ambulance
- ❑ Services Related to a Highway
- ❑ Stormwater Drainage and Control Services
- ❑ Wastewater Services
- ❑ Water Services

New Services under Consideration:

- ❑ Waste Diversion
- ❑ Cemeteries

Growth Forecast

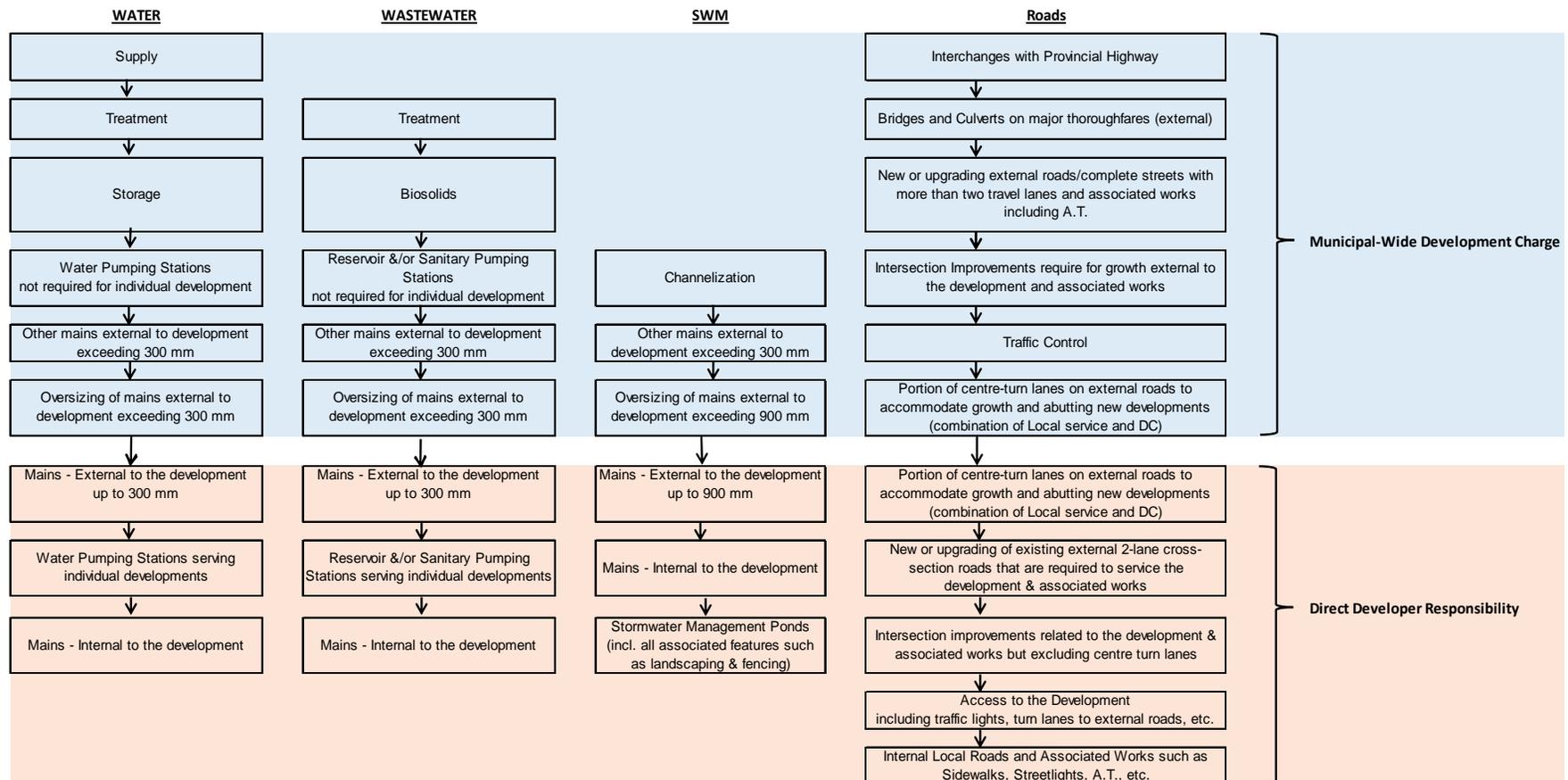
- Adjustments being made to incorporate 2016 Census data
- Status Quo targets based on development envelope excluding Clair Maltby Secondary Plan.

Year	Population	Employment
2016 Census	131,794	Not available
OP (2031)	175,000	92,000

Local Service Policy

- ❑ Subdivision Agreement Conditions - the Act broadens the coverage of such agreements to include “local services related to a plan of subdivision or within the area to which the plan relates”, rather than simply local services within a plan of subdivision, as under the old Act.
- ❑ This suggests the need for a D.C. Background study to provide a local service policy
- ❑ Further, due to Bill 73, “no additional levies” clause, a Local Service Policy is required to be developed and approved by Council, through the D.C. study process, to clearly define what developers would be required to do as part of their development agreements versus what would be included in the D.C. This may result in increases to the D.C. and reductions for specific local costs.
- ❑ Items to consider are collector & arterial roads, intersection improvements & traffic signals, streetlights & sidewalks, Bike Routes/Bike Lanes/Bike Paths/Multi-Use Trails/Naturalized Walkways, Noise Abatement Measures, Land dedications/easements, water, wastewater, stormwater, and park requirements.

Local Service Policy Infrastructure Hierarchy



Discussion

- Are there any comments surrounding the draft Local Service Policy?
- Are there any comments regarding Area Rating vs. continuing with the City-wide approach?
- Are there any comments regarding DC policies:
 - Exemptions?
 - Definitions?
- Other?

Written input welcomed by January 15th to Christel Gregson at: christel.gregson@guelph.ca

Next Steps

- Draft Growth forecast
- Council Workshops (February & May, 2018 and January, 2019)
- Approval of Local Service Policy (Early 2018)
- Stakeholder Meetings (February, May & November, 2018)
- Steering Committee Meeting on Policy Issues (February and November, 2018)
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