



**GWDA**

**Guelph & District Home Builders' Association**  
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October 24, 2018

Guelph City Hall  
1 Carden Street  
Guelph, ON N1H 3A1

Attention:

Tara Baker, General Manager/City Treasurer  
Christel Gregson, Sr. Corporate Analyst Development Charges and Long-term Planning

RE: City of Guelph Development Charges Study Material

Representatives from both the Guelph & District Home Builders' Association (GDHBA) and the Guelph Wellington Development Association (GWDA) will attend the stakeholder meeting scheduled for October 25, 2018, but request that a separate meeting be scheduled to have discussions with staff and their consultant regarding the following:

- Proposed Local Service Policy does not respect the guidelines proposed by GDHBA and GWDA to the City back in March 2018. It is disappointing that we have had no dialogue on this and had to await the release of the draft DCBS to learn there was no serious consideration or discussion regarding this key area of our concern.
- A review of local service policy in comparable municipalities indicates that the proposed Local Service Policy in Guelph attributes more services to direct developer responsibility. Thus the LSP in Guelph results in a greater burden to the developer.
- Project sheets for Capital works projects remain outstanding.
- Since the draft presented in June 2018, the DC rate has increased from \$29k (current rate) to \$33.5k (proposed in June/18) to now \$35k as of Oct/18 for Single/Semi residential. This increase is mainly related to Highway, Transit, Parking and Library services. A similar increase is also realized for multiple and non-residential units.
- With respect to the capital projects presented for Road, Water, Wastewater and SWM, these generally remain similar to what was presented in May and further reinforce the principals outlined in the current Local Service Policy by where services (road, sewers, SWM etc.) that may be oversized to accommodate upstream development are to be cost shared with adjacent developers and not DC eligible as the minimum infrastructure sizes have not changed from the City's current practice.

The notes above are concerning to our industry, as forcing developers to cost share for oversizing can become very cumbersome and difficult to achieve when others may not be interested with development or willing to be at the table.

Please confirm your availability to schedule this follow up meeting.

Sincerely,

Kevin Brousseau  
President, GDHBA

Carson Reid  
President, GWDA