

# CITY COUNCIL AGENDA



**Consolidated as of November 15, 2013**

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**Council Chambers, Guelph City Hall, 1 Carden Street**

**DATE Monday, November 18, 2013 – 6:00 p.m.**

Please turn off or place on non-audible all cell phones, PDAs, Blackberrys and pagers during the meeting.

## **Disclosure of Pecuniary Interest and General Nature Thereof**

**Public Meeting Under The Development Charges Act to Hear Delegations with Respect to the City's Proposed New Development Charges By-Law**

**2013 Development Charge Background Study and 2014 By-law**

### **Presentation:**

- Al Horsman, Executive Director of Finance
- Gary Scandlan of Watson & Associates

### **Delegations:**

None

### **Correspondence:**

- Paul Kraehling
- Suzanne Swanton, Chair, Wellington-Guelph Housing Committee

### **Recommendation:**

1. That the report FIN 13-48 2014 Development Charges Background Study and By-law dated November 18, 2013 regarding the City of Guelph's 2014 Development Charges Study be received and referred to the January 27, 2014 meeting of Council.
2. That an administrative report be prepared for the January 27, 2014 Council meeting that includes any additional information requested by Council at the Public Meeting.
3. That final adoption of the Background Study and approval of the Development Charges By-law be considered at the scheduled January 27, 2014 Council meeting.

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## **ADJOURNMENT**

## From the Desk of Paul Kraehling, MCIP RPP

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November 10, 2013

Delivered by Email to:

**Al Horsman**

Chief Financial Officer/Executive Director

Finance and Enterprise Services

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

[al.horsman@guelph.ca](mailto:al.horsman@guelph.ca)

**Re: Comment on the City of Guelph Draft 2013 Development Charges By-law**

Dear Mr. Horseman,

Thank you for this opportunity to comment on your draft 2013 Development Charges By-law. This is an important piece of legislation which attempts to apportion both the short and long term costs of growth to residents and businesses. In reading through the background documents and in comparing this material to reports prepared for neighbouring jurisdictions, I was quite surprised there are several matters that **are missing** for the City. For the purpose of providing a brief overview commentary on one specific area of the By-law, I will direct my comments to the **'health and wellbeing'** segment of the DC charge.

1) Where are the charges for social housing? Several neighbouring municipalities have substantive charges for this element, and with plans in place on this topic both for the City<sup>1</sup> and the County<sup>2</sup>, I'm at a loss why this is not included in the By-law. For example, in Halton Region, there is a charge of nearly \$400 for this service for a single detached home; in Hamilton, the charge approaches \$500. Are we so distinctively different here in Guelph that a fee should not be assessed for new development?

As you are aware the responsibility for the provision of social housing was downloaded to municipalities in 2000 through the Social Services Reform Act. While over 10,000 additional new dwelling units have been constructed in the City since 2000, no new social housing has been constructed. The requirement to service new lower income residents coming to the City with their social housing needs has fallen on the backs of existing taxpayers in the City.

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<sup>1</sup> City of Guelph 2009 Affordable Housing Discussion Paper

<sup>2</sup> County of Wellington Housing and Homelessness Plan – February 6, 2013 Discussion Paper

## From the Desk of Paul Kraehling, MCIP RPP


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2) Where are the charges that are required for senior facilities? As an example of a neighbouring municipality with a specific seniors' facility assessment, refer to the City of Hamilton's by-law for their charge for 'Homes for the Aged'.

The existing tax base of the municipality must be used to pay for the additional costs of growth that are not compensated via the Development Charges Act (through legislation 'arbitrary' limitation specifications and service exclusions), and also at the local level by not charging for growth related expenses. It is not hard to understand that annual local tax rates need to exceed the rate of inflation due to the financial challenges of new growth not paying for itself.

I hope you can examine the social service 'errors and omissions' that I have identified here, and include additional charges in your final DC by-law. Thank-you.

Yours truly,

  
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Paul Kraehling

cc Blair Labelle, City Clerk  
[clerks@guelph.ca](mailto:clerks@guelph.ca)



Wellington-Guelph Housing Committee  
c/o Wellington-Dufferin-Guelph Public Health  
503 Imperial Road, Guelph, ON, N1H 6T9

November 14, 2013

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

Dear Mayor and Members of Council:

Thank you for the opportunity to comment on the 2013 Development Charges By-law. The Wellington & Guelph Housing Committee is a non-partisan broad-based community group advocating for adequate and affordable housing for low and modest income individuals and families.

We note matters related to affordable housing and development charges (DC) are not reflected in the By-Law and we urge Members of Council to consider the tools and charges available to support the development of affordable housing within the context of growth.

As you are aware, affordable housing is a critical need in our community and an issue that cannot be tackled by the County as Service Manager alone. Many municipalities are exploring all options for developing affordable housing for households with modest and low incomes. Given the tools at the municipality's disposal, an exemption from Development Charges for affordable housing projects approved for senior level of government funding should be stipulated in the By-Law (see Hamilton as example). Also, developers interested in building affordable housing (80% of market rent) with a minimum commitment of 20 years should receive deferral of charges, or other incentives to encourage supply. If an exemption cannot be built into the bylaw, some process for expanding a fund to provide offsetting grants for DC for affordable housing units needs to be incorporated.

Also, it is noted that Affordable/Social Housing is not listed in the By-Law as a service supported by Development Charges. We question why there is not a charge for this given the City's commitment to ensuring housing for moderate and low-income households. It is our understanding the City has an affordable housing reserve fund that could be enhanced through inclusion of affordable housing in the services listed for Development Charges. Other municipalities (e.g. Halton Region, Hamilton) have a component of the DC attributed to social/affordable housing.

Thank your for your consideration of these comments.

Sincerely,

Suzanne Swanton  
Chair, Wellington-Guelph Housing Committee