

Council Chambers
October 16, 2008

Council convened in formal session at 5:30 p.m.

Present: Mayor Farbridge, Councillors Beard, Bell, Billings, Burcher, Farrelly, Findlay, Hofland, Laidlaw, Piper and Wettstein

Absent: Councillors Kovach and Salisbury

Staff Present: Dr. J. Laird, Director of Environmental Services; Ms. M. Neubauer, Director of Finance; Ms. A. Pappert, Director of Community Services; Ms. L.E. Payne, Director of Corporate Services/City Solicitor; Mr. J. Riddell, Director of Community Design and Development Services; Mr. P. Cartwright, General Manager of Economic Development & Tourism; Ms. S. Aram, Deputy Treasurer; Mr. R. Philips, Transportation Planning & Development Engineering Manager; Ms. M. Plaunt, Manager of Policy Planning & Urban Design; Ms. T. Sinclair, Manager of Legal Services; and Ms. T. Agnello, Deputy Clerk

DECLARATIONS UNDER MUNICIPAL CONFLICT OF INTEREST ACT

The purpose of the meeting was to hear information on the proposed changes to the development charges for the City of Guelph.

Gary Scandlan of Watson & Associates was present and provided an overview of the development charges study process. He also reviewed the development charges function being to recover growth related capital costs and to review the entire needs/growth forecast at least every 5 years.

He outlined the steps in determining a development charge and the mandatory and discretionary exemptions.

He further outlined the draft policy matters reviewed by the Senior Management Team to be considered in the development charge such as:

- Downtown Area Boundary – existing policy is based on older built up area, planning is considering the Urban Growth Centre
- vary charge between older built up area and other
- marginal pricing for specific areas
- separate commercial/institutional and industrial charge

- industrial development charge – separate charge for manufacturing vs. warehouse/distribution – possible reduction for manufacturing/processing
- social housing to be added as a development charge funded service (under consideration).

He briefly outlined the grants versus development charge by-law. He further provided information relating to the draft definitions under consideration for inclusion in the development charge by-law.

He outlined in detail the changes to the cost of servicing since the 2004 development charge that have had a significant impact on the proposed development charge specifically:

- Water & Wastewater Master Plans recently completed
- cost of water supply and wastewater treatment facilities
- cost of infrastructure replacement/expansion to support the intensification goals of Places to Grow.

Councillor Burcher arrived at 6:30pm.

He highlighted the proposed development charges and the potential revenue shortfall areas. He further provided information with respect to the other municipality's development charge rates.

ADJOURNMENT

The meeting adjourned at 8:00 o'clock p.m.

Minutes read and confirmed October 27, 2008.

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Mayor

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Deputy Clerk