DEVELOPMENT CHARGE STAKEHOLDERS SUB-COMMITTEE MINUTES
Monday, April 18, 2011
1:00 p.m.
Room 264
Hamilton City Hall
71 Main Street West

Present: Councillors M. Pearson, B. Johnson, J. Partridge
J. Iannuzzi, J. Bonner, A. Irani

Absent: Councillor B. Clark – City Business
T. Pettit

Also Present: R. Rossini, M. Zegarac, J. Spiler, S. Yong-Lee, T. Sergi,
W. Thompson, G. Scandlan, B. Bishop, C. Hamel, M. Zamojc
C. Newman

A. ELECTION OF CHAIR AND VICE CHAIR

The Committee deferred the appointment of a Chair and Vice Chair until their
next meeting.

1. CALL TO ORDER/DECLARATIONS OF INTEREST (Item 1)

None

2. PRESENTATIONS (Item 2)

(a) Development Charges By-laws Update (no copy) (Item 2.1)

- By-law renewal process
- Overview of Development Charges (DC)
- DC rates summary
- Current DC policies
- Proposed DC policy changes
- Staff meetings with HHHBA re; Water/Wastewater Capital
- DC Stakeholder Committee
With the aid of a PowerPoint presentation, Joe Spiler gave a presentation respecting the City of Hamilton’s development charges and development charges By-law. Mr. Spiler’s comments included but were not limited to the following:

2011 Development Charge Background Study and By-law Review

Development Charge - Purpose
- Development Charges are imposed to recover the capital costs associated with residential and non-residential growth within the municipality.

Limitation on Services
- Development Charges do not provide for parkland acquisition, City Halls, Tourism, Museums, Solid Waste Service or Hospitals.

Overview of DCA

Overview of DCA – Policy Matters

Overview of 2011 DC Charges

Population/Employment – 2009 vs. 2011

City of Hamilton Development Charges
- The City of Hamilton has increased development charges in line with surrounding municipalities.
- Staff is presenting the Committee with 2 development charges pricing options. 1. Same assumptions as in 2009 (federal and provincial subsidies not shared with development 2. Shared.

DC Quantum Summary

2011 DC By-law – Water, Wastewater, Stormwater and GO-Transit Services
- The City of Hamilton’s By-law respecting development charges is set to expire in July, because of the expiry the issue is somewhat time sensitive.

Wastewater Plant Capacity
- In 2009 a development charges background study was completed and plant expansion was to occur in 2012. For the 2011 study, the expansion has been split into 2 phases one in 2017 and the other in 2025.

Wastewater Plant Costing 2009 vs. 2011

Wastewater Plant Revised Costs/Funding Assumptions 2009 vs. 2011

2011 Wastewater Plant Rehab and Expansion Grant Funding
Grants received to date:
• $5.2m COIP
• $35m ISF
• $20m CSIF
• $100 Provincial (no signed agreement)

Sharing of Grants – Rate Budget Impact

2011 DC By-law – Proposed Policy Charge, Stormwater Service

• Staff are proposing to remove non-residential stormwater growth costs from development charges and have non-residential developers provide the facilities directly.

2011 DC Quantum Options

DC Comparison with Other Municipalities – Residential Single Family

DC Comparison with Other Municipalities – Commercial/Retail

DC Comparison with Other Municipalities – Industrial

DC Stakeholders Committee

DC Process/Next Steps

Public Meeting Purpose

The Committee had a discussion respecting the presentation. Their comments included but were not limited to the following:

• Development charges are exempt to Ontario Collages.
• Universities are not exempt from development charges. They are given special consideration with respect to academic buildings and student residences.
• The Committee inquired as to the status of funds provided by the Provincial Government. Staff indicated that $100 million has been given to the City of Hamilton, but no direction has been given to the City as to how the funds may be spent.
• The Committee inquired as to the status of funds provided by the Federal Government. The City has received a presentation and letter from the Government indicating interest in the development of a wastewater treatment plant in Hamilton. The City has received a verbal agreement but no funds have been received.
• The Committee indicated that at a future meeting they would like to see where Hamilton’s development charges compare with competing municipalities.
3. STAKEHOLDERS DISCUSSIONS (Item 3)

None

4. OTHER BUSINESS (Item 4)

(a) Future Meeting Dates (Item 4.1)

The Committee agreed to meet again on May 13, 2011.

5. ADJOURNMENT

There being no further business, the meeting adjourned at 3:00 p.m.

Respectfully submitted

Councillor M. Pearson
Development Charges Stakeholders
Sub-Committee

Christopher Newman
Legislative Assistant
April 18, 2011