Present: Councillors B. Clark, B. McHattie, D. Mitchell, M. Pearson; A. Irani, M. Moccio, T. Pettit, K. Antonides

Also Present: Councillor T. Whitehead

A. Election of Chair and Vice Chair

(Pearson/McHattie)
That Councillor B. Clark be appointed Chair of the Development Charges Stakeholders Sub-Committee.  CARRIED

(Pearson/Mitchell)
That Councillor B. McHattie be appointed Vice Chair of the Development Charges Stakeholders Sub-Committee.  CARRIED

1. Call to Order/Declarations of Interest

Councillor Clark called the meeting to order and requested any declarations of interest, of which there were none.

Introductions were made by all in attendance.
2. Presentations:

2.1 Development Charges Overview
2.2 Draft Water/Wastewater Development Charge Background Study and Quantum
2.3 Existing City Development Charges Policy

Joe Spiler, together with Gary Scandlan of C. N. Watson, provided a power point presentation on the water/wastewater development charges background study and by-law review. The presentation included:

- Purpose of Development Charges (DC)
- Limitations on services
- Overview of the Development Charges Act, including policy matters
- Overview of DC Update Changes
- Population/Employment – 2004 vs 2008 (including GRIDS)
- Summary of Changes
- Changes to Water and Wastewater Projects
- Calculated Charges
- Recommended Charges
- DC Comparison with Existing By-law
- DC Comparison with Other Municipalities for Residential Single Family, Commercial and Industrial
- DC By-law Renewal – Every 5 years
- Composition of DC Stakeholders Committee and purpose
- Development Constraints
- Provincial Residential Development Forecast vs Staff Assumptions – Rate Budget
- Rate Budget – DC Debt vs Revenues Forecast
- 10-year Quantum Summary
- 10-year DC Quantum Summary
- Current DC Policies – Options (Phase-in of industrial DC’s; commercial/institutional DC’s; commercial expansions; redevelopment credits; brownfields; downtown DC exemption; hospitals; places of worship; farm buildings; schools)
- Distribution of Additional Information
- New DC By-law schedule.

Staff advised that the development charges study will cover only the water/wastewater component at this time. All other costs will be looked at later on. The DCs will recover only growth capital costs (one-time big expenditures) and not day to day operating costs that are often covered through water/wastewater rates and/or property taxes.

Gary Scandlan advised that the Committee will be provided with a list of projects over the next week, including mapping and backup of how the calculations have been done. The Background Study will be distributed to the Stakeholders Sub-Committee by January 16, 2009.
3. Stakeholder Discussion

Comments made by the members of the Committee included, but were not limited to:

- With respect to the comparison slides in the power point presentation, most of the municipalities are in the GTA and therefore, Hamilton is at the top end of the non-GTA municipalities; would make more sense to have comparison with non-GTA areas; also look at the industrial costs as well

- Staff responded that similar information exists for other areas, including London, Windsor – will e-mail this information to all stakeholders, as well as information for commercial/industrial

- Why two by-laws, with two processes, instead of one; faced with reviewing at this by-law essentially in the next two months, which is a short period of time to analyze information for a $1.8 billion program

- Staff responded that the work is about three to four months behind from the original time frame, part of the reason being due to some difficulties with the capital budget; original intent was to have two by-laws; staff were proposing two by-laws for the following reasons:
  
  - The probability of an appeal for the water/wastewater component was very high
  - Staff needed to bring to Council the proposed higher DC water/wastewater rates as soon as possible to deal with the current capacity issues, as well as the impact on current financing impacts on the Rate Capital Budget

- Staff originally thought that the current provincial government would bring in changes to the provincial Development Charges Act which would have increased the ability for municipalities to recover more growth-related costs; therefore, by delaying the other services, the City might be able to recover more costs; this scenario does not appear likely

- Staff will make themselves available to the development community to discuss all of the capital detail and take their concerns into consideration

- Detailed costing information will be distributed to the Stakeholders by December 15

- Committee would benefit more from a chart showing what can and cannot be influenced; want a sense of what has actually been decided

- Staff to provide list of exemptions with respect to health care facilities – i.e., hospitals, clinics, etc.
Councillor Mitchell indicated that Binbrook residents are paying 100% of their own DC’s, as well as contributing to the City-wide water/wastewater growth requirements; no commercial component; requested staff to prepare figures with respect to Binbrook.

Request to have population projection figures and units and staging of development plan in order to reconcile numbers – single detached unit equivalents.

Joe Spiler will be point of contact for members of the Committee wishing to provide input.

4. Other Business

4.1 Future Meeting Dates

January 26, 2009 (Tentative)

5. Adjournment

There being no further business, the meeting adjourned at 3:25 p.m.

Respectfully submitted

Councillor B. Clark, Chairman
Development Charges Stakeholders Sub-Committee

Carolyn Biggs
Legislative Assistant
December 11, 2008