The Clerk called the meeting to order. Item A was suspended until all Committee members that had confirmed attendance were present.

A. ELECTION OF CHAIR AND VICE CHAIR

(Pearson/Johnson)
That Councillor Brad Clark be appointed as Chair of the Development Charges Stakeholders Sub-Committee for the 2010-2014 term of Council.

CARRIED

(Johnson/Clark)
That Councillor Maria Pearson be appointed as Vice-Chair of the Development Charges Stakeholders Sub-Committee for the 2010-2014 term of Council.

CARRIED

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

None

2. APPROVAL OF MINUTES

2.1 April 18, 2011
(Pearson/Johnson)
That the minutes of the Development Charges Stakeholders Sub-Committee, be approved. **CARRIED**

3. **DELEGATION REQUESTS**

(Pearson/Johnson)
That the delegation request by Mr. Fred Losani, be approved. **CARRIED**

4. **PRESENTATIONS (Item 2)**

4.1 (a) Development Charges By-laws Update re;
- Review of DC presentation from April 18.
- Additional Information requested
- Preliminary 2011 DC Report Recommendations
- DC Process/Next Steps

With the aid of a PowerPoint, Joe Spiler gave a presentation respecting the City of Hamilton’s development charges and proposed development charges By-law. Mr. Spiler’s comments included but were not limited to the following:

**2011 Development Charges Stakeholders Meeting #2**
- Review of last meeting
- Additional information
- Preliminary 2011 DC report recommendations
- DC process next steps

**2011 DC Background Study and By-law Review – 1st Stakeholders mtg**

**Major Issues**
- Provincial and Federal infrastructure subsidies have been granted.
- In 2009 staff assumed any subsidy would be for existing infrastructure only.
- Staff are reflecting a sharing of Provincial WWTP grand funding only.
- Staff is recommending that the new DC By-law reflect the sharing of committed infrastructure subsidies with the development industry. This does not include the requested $100 million Federal GIF subsidy.


**Requested Information from Stakeholders mtg. #1**

Hamilton’s DC’s Compared to other municipalities:
- Hamilton is inline with other GTA West municipalities.
- Hamilton’s commercial DC rate is near the top of all competitors.
Attracting Industry – industrial Competitiveness:

- Many factors have to be considered in determining where to locate (site requirements, land cost, permits and approvals, development charges, construction, transportation, labour, property taxes, water/sewer costs) Hamilton is near the middle when compared to competitors.

The Committee discussed the presentation. Their comments included but were not limited to the following:

- Do we have an agreement in place for the Federal subsidy?
- Do we have an agreement in place for the Provincial subsidy?
- Who did you consult in the development industry regarding land cost?

(Pearson/Johnson)

That the presentation by Joe Spiler respecting the proposed development charges By-law, be received. CARRIED

At this time, all scheduled members of the Committee were present and the Clerk asked for nominations for the position of Chair of the Development Charges Stakeholders Sub-Committee. Councillor B. Clark was named Chair, and Councillor M. Pearson was named Vice Chair of the Development Charges Stakeholders Sub-Committee.

(b) Fred Losani, Developer, respecting:
- The application of the grants from the Provincial government and their inclusion in the DC By-Law
- Merging of the Binbrook SAC in to the City-wide development charge

Chair Clark welcomed Fred Losani and asked him to address the Committee. Mr. Losani introduced himself as the owner of Losani Homes. His comments included but were not limited to the following:

The application of the grants from the Provincial:

- It was his understanding that grant money was pledged to areas of growth, but there has been cases where it has been used in existing sectors.
- Mr. Losani supports the staff recommendation to share grant monies with the development community.
- Mr. Losani indicated that developers are interested in working in conjunction with the City to attain any available Federal subsidies.

Merging of the Binbrook SAC in to the City-wide development charge:

- Mr. Losani indicated that Glandbrook and Binbrook are being charged for water/wastewater equipment that was installed in 1999, prior to amalgamation.
Since amalgamation, Binbrook is still paying off this expense and paying the standard City rate for water/wastewater facilities.
Mr. Losani indicated that he would like to see this inequity stopped and have the development charges across the City harmonized.
Mr. Losani is interested in having the City investigate a way to eliminate this inequity.

The Committee discussed the matter. Their comments included but were not limited to the following:

- How much of the expense is still outstanding?
- Has this special charge served its purpose?
- How much of the expense is still outstanding and how long will it take to pay the remainder off?
- Mr. Losani and those in attendance indicated that this matter is under appeal and is currently before the OMB.
- Committee indicated that they would not discuss the matter, as they do not want to cause a conflict with the OMB hearing.

(Pearson/Johnson)
That the presentation by Fred Losani, be received.  CARRIED

5. OTHER BUSINESS (Item 4)

(a) Future Meeting Dates (Item 4.1)

The Committee agreed to meet again on May 27, 2011.

6. ADJOURNMENT

(Johnson/Pearson)
That the Development Charges Stakeholders Sub-Committee, be adjourned at 10.40 am.  CARRIED

Respectfully submitted

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

Christopher Newman
Legislative Assistant
May 13, 2011