1. Call to Order/Declarations of Interest (Item 1)

Chair Clark called the meeting to order and requested if there were any declara- 
tions of interest, of which there were none.

2. Approval of Previous Minutes – December 11, 2008 (Item 2)

(Mitchell/Pettit)
That the Minutes of the December 11, 2008 meeting of the Development Charges Stakeholders’ Sub-Committee, be adopted as presented.  CARRIED

3. Presentations:
3.1 Development Charge Update for all services.

Gary Scandlan provided a power point presentation reviewing some of the hard services information previously distributed. Additional information subsequent to the presentation will be available over next week and forwarded to Committee members.

Mr. Scandlan also indicated that since the water and wastewater presentation given last year – everything was in 2008 dollars and moving forward on non-water wastewater; bit of gap because of two timeframes – non water is in 2009 dollars; have had to tweak water and wastewater numbers to 2009 dollars – adjusted for inflation

The power point presentation included:

- Overview of Development Charge Update Changes
- Population/Employment – 2004 vs. 2008 (including GRIDS)
- Calculated Charges for Water and Wastewater (updated from December, 2008)
- Recommended Charges for Water and Wastewater
- Calculated Charges for Hard and Soft Services
- Draft Recommended Charges for Non-water and Wastewater
- DC Comparison with Existing By-law
- Calculated Charges – Binbrook (Area Specific vs. Municipal DC)
- Calculated Charges – Dundas/Waterdown (Area Specific vs. Municipal DC)
- DC Comparison with Other Municipalities for Residential Single Family/Commercial/Industrial
- DC By-law Renewal – Every Five Years
- New DC By-law(s) Schedule

As a result of the presentation, staff is to provide the following additional information:

- Studies on newer soft services
- Information that supports $750,000,000 for social housing
- Do numbers in the presentation take into account the subsidies that the City receives from the Province for social services
- Worksheets on storm drainage
- Details/definition of airport space.

A copy of the power point presentation has been retained in the Office of the City Clerk for the public record.

(Mitchell/Iannuzzi)
That the presentation be received. CARRIED
4. Draft Development Charge Staff Recommendations (Item 4)

The Committee was distributed with a draft of the 2009 City of Hamilton Development Charge Recommendations to allow the members the opportunity to review the recommendations and the status of issues.

Chair Clark suggested that staff comment on the variances in the draft recommendations as a result of the information given in the presentation. Joe Spiler indicated that this document is a draft only for the 2009 by-laws, which will include one for water/wastewater and one for all of the services combined. This will total one development charge quantum.

Adi Irani requested that the wording of Recommendation (c) be made more clear to indicate that the intent is only to re-examine wastewater treatment plant DC costs in the future.

With respect to Recommendation (r), Councillor Mitchell commented that the development charge should be paid at the time that a farm property is sold. Staff is to discuss this further with Councillor Mitchell.

With respect to Recommendation (s), Councillor Mitchell commented that there may be different categories relative to “greenhouses”, where some should be considered farm operations. He requested that staff investigate this further, and possibly receive input from the Agricultural and Rural Affairs Advisory Committee. He suggested that “greenhouses” should be considered as agricultural and therefore, be exempt.

Adi Irani requested staff to provide the Minutes of Settlement with respect to OPA 28, as referenced in Recommendation (a).

Karl Gonnsen pointed out that the Flamboorugh OPA charge in the neighbour- hood of $1200 per unit is not addressed at all, and asked if there have been any discussions as to whether this should continue or not in view of changes and substantial increases. Staff responded that this issue was not going to be re-visited as this would re-open the whole agreement. Staff also advised that the money generated from this is budgeted 100% to the Flamborough twin pad arena.

Adi Irani indicated that he has been in discussions with Tony Sergi and as a result, there may be additional recommendations with respect to storm water management.

Joe Spiler indicated that staff will e-mail the appropriate link to all stakeholders which will allow access to detailed sheets regarding all growth capital included in
the quantum. Adi Irani requested maps to accompany the roads and storm water spread sheets.

(Mitchell/Iannuzzi)
That the draft 2009 City of Hamilton Development Charge By-laws, be received. CARRIED

5. 2009 Development Charge Briefs (What’s been happening in neighbouring municipalities; new articles, summary of issues; letter to staff from HHHBA, Metropolitan Consulting, etc.) (Item 5)

The Committee was distributed with an information package containing comments from Adi Irani and Karl Gonksen with respect to the proposed development charges, together with articles published in The Spectator, Guelph Mercury, Brantford Expositor, Viewmag and on the CATCH website.

(Pettit/Mitchell)
That the Information package, be received. CARRIED

6. Stakeholder Discussion (Item 6)

See Items 3 and 4 for discussion of items.

7. Other Business

7.1 Future Meeting Dates

Next meeting date: May 12, 2009

8. Adjournment

There being no further business, the meeting adjourned at 10:45 a.m.

Respectfully submitted

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

Carolyn Biggs
Legislative Assistant
April 16, 2009