

Development Charges Task Force
Meeting held September 26, 2019

A meeting of the Development Charges Task Force is held this day commencing at 1:00 o'clock p.m. in Room 204, 350 City Hall Square West, there being present the following members:

Councillor Kieran McKenzie, Chair
Councillor Chris Holt
Councillor Gary Kaschak
David Colle
John Miller
Evangelos Kalmantis
Jake Rondot

Regrets received from:

Shane Mitchell

Also present are the following administrative personnel:

Craig Binning, Project Manager, HEMSON Consulting Ltd.
Julia Cziraky, Consultant, HEMSON Consulting Ltd.
Courtney King, Consultant, HEMSON Consulting Ltd.
Tony Ardochini, Deputy Treasurer, Financial Accounting
Joe Mancina, Chief Financial Officer
John Revell, Chief Building Official
Neil Robertson, Manager Urban Design, Deputy City Planner
Karen Kadour, Committee Coordinator

Also present are members of the Technical Working Committee:

Eric Bailey, Operations
Joe Baker, Building
Mike Clement, Parks
Ian Day, Traffic
Pat Delmore, Transit Windsor
Anna Godo, Engineering
Steve Laforet, Windsor Fire & Rescue
Chris Manzon, Enwin
Angela Marazita, Public Works Operations – Fleet
Lee McGrath, Windsor Essex Economic Development Corporation

Fahd Mikhael, Engineer
Melissa Osborne, Asset Planning
Mark Spizzirri, Finance
Patrick Winters, Engineering

1. Call to Order

The Committee Coordinator calls the meeting to order at 1:00 o'clock p.m. and the Task Force considers the Agenda being Schedule A attached hereto, matters which are dealt with as follows:

2. Election of Chair

The Committee Coordinator calls for nominations from the floor for the position of Chair. Councillor Holt nominates Councillor McKenzie, seconded by Councillor Kaschak. The Committee Coordinator asks if there are further nominations for the floor for the position of Chair. Seeing none, the Committee Coordinator asks Councillor McKenzie if he accepts. Councillor McKenzie accepts and assumes the Chair.

Moved by Councillor Holt, seconded by Councillor Kaschak,
That Councillor McKenzie **BE ELECTED** Chair of the Development Charges Task Force.
Carried.

3. Declaration of Conflict

None disclosed.

4. Presentation by Hemson Consulting

The presentation entitled "City of Windsor 2020 Development Charges Study – Task Force Meeting #1" provided by Craig Binning, Julia Cziraky, and Courtney King is distributed and **attached** as Appendix "A". The highlights of the presentation are as follows:

- Development charges (DC's) are fees imposed on development to fund "growth-related" capital costs
- DC's pay for new infrastructure and facilities to maintain service levels
- Principle is "growth pays for growth"
- DC's are imposed by by-law. Prior to passing a by-law the City must
 - Undertake a background study
 - Hold at least one public meeting

- Bill 108: More Homes, More Choice Act changes 15 pieces of legislation including DCA and Planning Act
- Key changes include – DC exemptions for secondary suites in new construction, DC rates frozen at site plans/rezoning application, DC's payable in annual installment from occupancy for non-residential development and non-profit/rental housing, discounted "soft" services removed from DCA framework
- Bill 108 DCA changes – Eligible Services Now Prescribed includes:
 - Water supply services
 - Waste water services
 - Storm water drainage and control services
 - Services related to a highway
 - Policing services
 - Fire protection services
 - Transit services
 - Waste diversion services
- *"Soft" services to be removed from DC framework (except transit, waste, and ambulance, which will be 100% cost eligible) To be replaced by a "Community Benefits Charge (CBC) under the Planning Act*
- Key steps in passing a DC By-law includes
 - Release background study 60 days prior to by-law passage
 - Advertise public meeting
 - Release DC study and proposed by-law
 - Hold statutory public meeting
 - Receive feedback and amend proposed changes and by-law if warranted
 - Determine if additional public meeting is required
 - By-law passage

5. Questions and Discussion

In response to a question asked by the Chair regarding what is the risk to the municipality in terms of the timelines when the DC rates are frozen at the beginning of this process, C. Binning responds in the City of Windsor because it is a relatively small portion of the charge and overtime the rates have not been significantly increased, within the one year time framework there is not a big risk. He adds the regime is intended to be revenue neutral with current practices.

C. Binning advises the City of Windsor has three different zones of development charges – city-wide, Area 1 and Sandwich South.

Councillor Holt indicates when the Development Charges exercise was undertaken five years ago, Council was determined to prioritize infill development brownfield sites and he questions if Bill 108 will affect the ability to do this. C. Binning responds that Bill 108 will have no impact on infill development brownfield sites.

The Chair adds so through this process, the consultant's role is to help identify in the context of our municipality where we want to have clarity and potentially should have concerns. C. Binning replies this information including any consequences will be made available to the Task Force.

6. Date of Next Meeting

The next meeting will be held in late November/early December 2019.

7. Adjournment

There being no further business the meeting is adjourned at 2:00 o'clock p.m.

CHAIR

COMMITTEE COORDINATOR