

THE REGIONAL MUNICIPALITY OF NIAGARA
REGIONAL DEVELOPMENT CHARGES TASK FORCE

REPORT 3-2009

Minutes of a meeting of the Regional Development Charges Task Force held in Committee Room 4, Regional Municipal Building, Thorold, Ontario, on Monday, April 27, 2009, commencing at 10:00 a.m.

ATTENDANCE

Members: Councillors D'Angela, Committee Chair; Augustyn; Badawey.

Staff: Mr. Bergsma, Commissioner, Corporate Services; Mr. Robson, Commissioner, Integrated Community Planning; Ms. Matthews-Malone, Director, Water & Wastewater Services; Mr. Murphy, Manager, Policy & Development; Mr. Cherrington, Manager, Engineering Planning & Development; Mr. Colosimo, Director, Development Services; Mr. Bendell, Financial Analyst; Mr. Steele, Associate Director, Strategic Business Management; Mr. Teichroeb, Niagara Economic Development Corp.; Ms. Reilly, Legislative Assistant.

Others: Mr. Richardson, Sullivan Mahoney; Mr. Gordon, Rolling Meadows Land Development; Mr. Handley, Rudan Holdings; Mr. Stephen Kaiser, Chair, Regional Development Charges Public Advisory Group; Mr. Kithio Mwanzia, Policy Coordinator, St. Catharines-Thorold Chamber of Commerce; Mr. C. Clark, Walker Industries.

PRESENTATIONS

17. T. Richardson, Sullivan, Mahoney
Re: The Neighbourhoods of Rolling Meadows

Mr. Richardson, Sullivan Mahoney, attended on behalf of Rolling Meadows Land Development and to speak to the requests from the City of Thorold in their letter of April 14, 2009. Mr. Richardson provided a "Book of Exhibits" which provided background information on a City of Thorold report approving the draft plan of subdivision of the Neighbourhoods of Rolling Meadows; A map of the project detailing the conditions met and progress report for Phase 1 of The Neighbourhoods of Rolling Meadows; Excerpt from Watson & Associates Economists Ltd 2008 RDC Development Charge background study highlighting the Decew Falls project noted within the study for increased service needs; A map of the Peel Street Pumping Station Sewer Area detailing draft approved Rolling Meadows Subdivision = 141.4 ha; Excerpt from the Final Report, The Regional Municipality of Niagara Northeast Area Wastewater Servicing Study

detailing anticipated implementation schedule for the Peel Street PS Upgrade (For which Mr. Richardson commented is unacceptable for a project that has received draft plan approval a year ago); an excerpt from Associated Engineering, City of Thorold report that indicates the new CSO tank, while it will have some benefit to addressing basement flooding overflows into the creek, it is highly unlikely that it will eliminate basement flooding in a significant manner given the amount of extraneous flow and possible bottlenecks in the existing conveyance system; and various excerpts from Niagara Region staff regarding commitments to advance Thorold infrastructure.

Mr. Richardson, in referring to the resolution from the City of Thorold, requested that the City's first request:

"That the Regional Municipality of Niagara assist the City in exchanging sanitary sewer capacity from the Highway Commercial lands of The Neighbourhoods of Rolling Meadows located on the north side of Highway 20, to the first phase of development of The Neighbourhoods of Rolling Meadows representing approximately 60 units" be referred to Public Works staff for report to the Integrated Community Planning and Public Works Committee.

Mr. Richardson requested that the Task Force consider the following request from the City of Thorold:

"That the Regional Municipality of Niagara include \$4.3 million in its development charge by-law for the upgrading of the Peel Street pumping station in 2009-2010 to serve the east side of the City of Thorold."

Mr. Richardson asked that the Regional Development Charges Draft Bylaw be amended to included the project as outlined in the Watson 2008 Draft Background Study and that staff determine that this work be initiated in 2009-2010.

18. S. Kaiser, Chair, Regional Development Charges Public Advisory Group
Re: The Neighbourhoods of Rolling Meadows

Stephen Kaiser, Chair, Public Advisory Group and Member, Niagara Homebuilders Association, attended to express his concerns on the state of the building industry and the economic impact related to the cost of growth. Mr. Kaiser provided statistics highlighting the benefits with respect to jobs, new taxes and positive impact on the economy related to new housing starts while commenting that housing starts have been reduced. Mr. Kaiser expressed concerns that the infrastructure is not in place to facilitate growth. The presenter reiterated the industry's request that an increase in development charges not take place at this time but to wait until the industry returns to the level of business experienced last year. Mr. Kaiser requested that the task force further review the

Public Advisory Group's proposed discounts and development charge rates and projected development charges revenues as well as the background study as it relates to growth related issues and proposed projects/development.

Moved by Councillor Augustyn
Seconded by Councillor Badawey

That the two issues relating to Development Charges discounts and rates; and background study growth related matters; be referred to the consultant, Cam Watson and the Regional Development Charges Task Force for review.

Carried.

19. Kithio Mwanzia, Policy Coordinator,
St. Catharines-Thorold Chamber of Commerce
Re: The Neighbourhoods of Rolling Meadows

Kithio Mwanzia, Policy Coordinator, St. Catharines-Thorold Chamber of Commerce, attended to address the Task Force on a matter of importance to one of their members, for Southern Expansion and Economic Growth. In expanding serviced land capacity, developers will be able to successfully complete the first phase of the planned Rolling Meadows Neighbourhoods. He commented that completion of this first phase will yield a positive economic impact that will contribute to funding further southern expansion. The Chamber urged the Region to upgrade the Peel Street Pump Station and include it as part of its capital works plan in the short term moving forward.

Mr. Mwanzia reiterated the Chamber's position that raising Development Charges at this time further impedes growth and that solutions need to be found that would eliminate the red tape that businesses must go through to move forward. Mr. Mwanzia urged the Task Force to recommend that the Region assist the City of Thorold in expanding sanitary sewer capacity from the Highway and Commercial Lands of the Neighbourhoods of Rolling Meadows located on the north side of Highway 20 and include the \$4.3 million expansion of the Peel Street Pumping Station in the Regional Public Works Work Plan for 2009-2010.

20. Jim Handley, Rudan Holdings

Jim Handley, Rudan Holdings, attended to express his concerns regarding the delay in the upgrading of the Peel Street pumping station as detailed in the Northeast Area Wastewater Servicing Study. The study indicates that the upgrade will take place in 2022-2026 which he commented is unacceptable, noting that there are 300 acres of vacant land that cannot be developed until the upgrade is completed. Mr. Handley commented that while the new CSO tank will have some benefit to addressing basement flooding, it is unlikely that it will eliminate flooding in a significant manner. The presenter urged the Region to move forward with the necessary servicing upgrades.

21. Carey Clark, Property Manager, Walker Industries

Carey Clark, Property Manager, Walker Industries, attended in support of Mr. Gordon's position with respect to The Neighbourhoods of Rolling Meadows, commenting that Walker Industries has a parcel of land at Rolling Meadows awaiting development. He urged the Region to do what is required to move the development of these lands forward.

22. Moved by Councillor Badawey
Seconded by Councillor Augustyn

That the presentations from Tom Richardson, Sullivan, Mahoney; Stephen Kaiser, Public Advisory Group; Kithio Mwanzia, St. Catharines – Thorold Chamber of Commerce; Jim Handley, Rudan Holdings and Gary Clark, Walker Industries, be received.

Carried.

23. Moved by Councillor Badawey
Seconded by Councillor Augustyn

That staff continue with the Development Charges By-law process; and

That staff and the consultant meet to review the requests for changes to the By-law Study prior to approval of the Development Charges By-law.

Carried.

The Task Force discussed the process for following up on the requests from the presenters and it was:

24. Moved by Councillor Badawey
Seconded by Councillor Augustyn

That the matters related to the approval of an exchange of sewage capacity from commercial lands fronting on the north side of Highway 20 at Highway 58 to be used by the first phase of development in the Rolling Meadows plan of subdivision; and the request for inclusion of upgrades to the Peel Street Pumping Station in the Regional Development Charge By-law, be referred to staff for a report to the Integrated Community Planning and Public Works Committee meeting of May 20th.

Carried.

The Task Force suggested that Mr. Richardson, Sullivan, Mahoney, make his presentation at the Integrated Community Planning & Public Works Committee on April 29, 2009.

The Regional Development Charges Task Force will schedule a meeting after that date.

MINUTES

25. **2-2009**

Moved by Councillor Badawey
Seconded by Councillor Augustyn

That Report 2-2009 being the minutes of the Regional Development Charges Task Force meeting of Monday, March 9, 2009, be received.

Carried.

ITEMS FOR CONSIDERATION

26. Moved by Councillor Badawey
Seconded by Councillor Augustyn

That RDCTF 4-2009 from Ashley Grigg, Deputy City Clerk, City of Thorold (April 14, 2009) respecting The Neighbourhoods of Rolling Meadows –Various Requests and attached letter from Janet Pilon, Acting Regional Clerk regarding same, be received.

Carried.

27. Moved by Councillor Badawey
Seconded by Councillor Augustyn

That RDCTF 5-2009 being a memorandum from John Murphy, Manager, Policy & Development (March 12, 2009), to Randy Grimes, IBI Group, regarding Response to Questions in Respect to Niagara's Draft DC Background Study, be received.

Carried.

ADJOURNMENT

The Regional Development Charges Task Force adjourned at 11:15 a.m. to meet again at the call of the Chair.

Henry D'Angela
Chair

Gail Reilly
Legislative Assistant