

THE REGIONAL MUNICIPALITY OF NIAGARA
REGIONAL DEVELOPMENT CHARGES TASK FORCE

REPORT 5-2009

Minutes of a meeting of the Regional Development Charges Task Force held in Committee Room 4, Regional Municipal Building, Thorold, Ontario, on Wednesday, June 24, 2009, commencing at 2:05 p.m.

ATTENDANCE

Members: Councillors D'Angela, Committee Chair.

Staff: Mr. Brothers, Commissioner, Public Works; Mr. Robson, Commissioner, Integrated Community Planning; Ms. Matthews-Malone, Director, Water & Wastewater Services; Mr. Murphy, Manager, Policy & Development; Ms. Rae, Legal Counsel; Mr. Colosimo, Director, Development Services; Mr. Steele, Associate Director, Strategic Business Management; Mr. Baker, Associate Director, Water & Wastewater Engineering; Mr. Bendell, Financial Analyst; Ms. Vanecko, Acting Director, Administration; Ms. Reilly, Legislative Assistant.

Others: Ms. Barb O'Conner, Watson & Associates.

PRESENTATION

41. 2009 Development Charges Background Study

Ms. O'Connor, Watson & Associates, provided an overview of the 2009 Development Charges Background Study. A schedule of key development charge process dates for the Region of Niagara was presented.

The presenter highlighted the proposed key policy modifications; key changes to Water and Wastewater Program since the November 7, 2008 draft; and summary of key changes made since May 27th update with respect to Infrastructure Stimulus Funding and CSO Control Projects.

A summary of revised development charges rates (as proposed) was presented as follows:

	<u>November 7, 2008 Draft Background Study</u>	<u>May 27, 2009 Update</u>	<u>June 22, 2009 Background Study</u>
\$/Single Detached Unit	\$10,645	\$10,734	\$9,746
\$/sq.ft. of non-residential gfa	\$10.00	\$10.05	\$9.23

The consultant also presented the following:

- Table ES-1 - Region of Niagara Comparison of Development Charges;
- Table ES-2 - Region of Niagara DC Capital Program and Deductions
- Table ES-3 - Region of Niagara 20-09 Region-wide Development Charge Calculation for Fully Serviced Development
- Schedule "B" – Regional Development Charge Rates Table September 1, 2009 to August 31, 2014
- Table F-2 – Regional Upper Tier Residential Development Charges per Single Detached Dwelling (as of April 1, 2009)
- Table F-3 – Regional Upper Tier Non-Residential Development Charges Per GFA (\$/sq.ft.) of Commercial/Institutional Floor Area (as of April 1, 2009)
- Table F-4 – Regional Upper Tier Non-Residential Development Charges Per GFA of Industrial Floor Area (as of April 1, 2009)

(A copy of the presentation by Ms. O'Connor, Watson & Associates is attached to the minutes.)

During discussion of the study, Task Force members requested some further information with respect to comparatives with municipalities and other Regions regarding indexing, construction starts and uncollected development charge revenues. Ms. O'Connor will provide this information for the July 16, 2009 Committee of the Whole - Public Meeting. Staff was also asked to provide information on the implications of "freezing" the development charge or reducing the charge.

The Regional Development Charges Task Force members requested a copy of the consultant's July 16th presentation prior to the meeting. If required, a staff meeting may be held to discuss matters relating to the presentation.

42. Minutes

The Task Force received Report 4-2009 being the minutes of the Regional Development Charges Task Force meeting of May 27, 2009.

43. Timetable for Passing New Development Charges By-law

The timetable for Passing the New Development Charges By-law will be amended to remove the July 2nd Corporate Services Committee meeting and July 9th Council meeting.

ADJOURNMENT

The Regional Development Charges Task Force adjourned at 4:05 p.m. to meet again at the call of the Chair.

Henry D'Angela
Chair

Gail Reilly
Legislative Assistant