

Development Studies Task Force

Minutes

Thursday, May 19, 2022

Electronic Meeting at 4:00pm

Attendance:

Councillor Lori Littleton (Chair)
Chuck McShane (Vice-Chair)
Councillor Dawn Dodge
Councillor Carlos Garcia
Councillor Karrie Porter
Councillor Bill Phillips
Kevin Jacobi

Absent:

Cameron Banach
Hugo Chesshire
Alex Ganassini
Rob Hill

Guests:

Gary Scandlan, Watson & Associates Economists Ltd.

Staff Liaison:

Adam Smith, Manager, Accounting & Payroll/Deputy City Treasurer
Kristine Douglas, Director, Financial Management Services & City Treasurer
Tami Kitay, Director, Planning & Building Services
Margaret Josipovic, Manager of Planning Services
Taya Devlin, Senior Planner
Jenna Northcott, Development Finance Specialist

1. Call meeting to order (Chair)

Councillor Littleton called the meeting to order at 4:03pm

2. Recognition of Traditional Territories

Councillor Littleton acknowledged that the land on which the Development Studies Task Force meets today is the traditional territory of the Haudenosaunee and Anishinaabe peoples, many of whom continue to live and work here today. This territory is covered by the Upper Canada Treaties and is within the land protected by the Dish with One Spoon Wampum agreement. Today this gathering place is home

to many First Nations, Metis, and Inuit Peoples. Acknowledging this is a reminder that our great standard of living is directly related to the resources and friendship of Indigenous people.

3. Amendments to the Agenda

There were none

4. Motion to approve the agenda

Moved by: Councillor Garcia

That the Development Studies Task Force adopt the agenda as presented.

Carried

5. Motion to adopt the minutes of the previous meeting

Moved by: Councillor Porter

That the Development Studies Task Force adopt the minutes from the meeting of August 23, 2021.

Carried

6. Declarations of Interest

There were none.

7. Presentations (invited guests)

Refer to section 8.

8. Business

a. 8.1 – Presentation 2022 Community Benefits Charge- Task Force Meeting Related to agenda items 8.2 to 8.4

Mr. Gary Scandlon from Watson and Associates Economists Ltd. Provided a presentation covering an overview of the Community Benefits Charge, methodology, capital project costs, the process, and next steps. Discussion points included the definition of density and units for CBC strategy, the value of land self-adjusting to recognize density, exemptions, grants that can be captured outside of the by-law, in-kind contributions, and the administration of the charge.

Motion to receive the presentation for information.

Moved by: Councillor Phillips

Carried

b. 8.2 – Draft Growth Forecast

Motion to receive the Draft Growth Forecast document for information.
Moved by: Councillor Porter

Carried

c. 8.3 – Draft Capital Project Listing

Motion to receive the Draft Capital Project listing document for information.
Moved by: Councillor Phillips

Carried

d. 8.4 Draft Calculated Rates

Motion to receive the Draft Calculated Rates document for information.
Moved by: Councillor Garcia

Carried

e. 8.5 – Development Example CBC Calculation

Adam Smith, Manager of Accounting & Payroll provided an example development within the City and what the CBC fees would be in relation to other development fees. Discussion included the possible dis-incentivization to build high density developments due to the additional charge and the incentives to higher density as the CBC fee does not change based on the number of units once the development is above 5 stories and 10 residential units.

Motion to receive the Example CBC Calculation for information.
Moved by: Councillor Dodge

Carried

f. 8.6 – Draft Public Survey Questions

Councillor Porter has requested staff add a question related to affordable housing be included.

Motion to receive the Draft Public Survey Questions for information with the noted question addition.

Moved by: Councillor Phillips

Carried

9. Direction to Staff

Mr. Jacobi and Councillor Porter suggested staff and Watson & Associates look at other single and lower tier municipalities to see what they are doing with respect to affordable housing and encouraging intensification, and report back so that the Task Force can make the best decisions to serve the public.

10. Date of next meeting

Wednesday, June 15, 2022

Prior to the June public council meeting.

11. Motion to Adjourn

Moved by: Mr. Jacobi

That there be no further items to discuss, this meeting be adjourned at 5:23pm.

Carried