

The Regional Municipality of Durham

MINUTES

**FINANCE & ADMINISTRATION, PLANNING, AND WORKS
COMMITTEES**

TUESDAY, JUNE 10, 2008

A Tri meeting of the Finance & Administration, Planning, and Works Committees was held on Tuesday, June 10, 2008, in the Lower Level Boardroom (LL-C), Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:37 a.m.

Present: Councillor Pearce, Chair, Finance & Administration Committee
Councillor McLean, Vice-Chair, Finance & Administration Committee
Councillor Abernethy
Councillor Mitchell

Councillor Gray, Chair, Planning Committee
Councillor McMillen, Vice-Chair, Planning Committee
Councillor Grant
Councillor Novak
Councillor Ryan
Councillor Shepherd

Councillor Trim, Chair, Works Committee
Councillor Johnson, Vice-Chair, Works Committee, attended the meeting 9:51 a.m.
Councillor Emm
Councillor Herrema
Councillor Pidwerbecki

Regional Chair Anderson

Also

Present: Councillor Cullen
Councillor Jordan attended the meeting at 9:42 a.m.
Councillor Littley attended the meeting at 9:55 a.m.
Councillor Neal
Councillor O'Connor attended the meeting at 9:42 a.m.

Absent:

Councillor Crawford
Councillor Drumm
Councillor Henry was absent on municipal business
Councillor Kolodzie was absent on municipal business
Councillor Nicholson
Councillor Parish was absent on municipal business

Staff

Present: G.H. Cubitt, Chief Administrative Officer
R.J. Clapp, Commissioner of Finance
C. Curtis, Commissioner of Works
A.L. Georgieff, Commissioner of Planning
G. Asselin, Senior Economist, Financial Planning, Finance Department
C. Boyd, Solicitor, Legal Department
J. Brooks, Principal Planner, Planning Department
N. Chornobay, Director, Strategic Planning
C. Drimmie, Policy and Research Advisor, Office of the Chief Administrative Officer
R. Jagannathan, Manager, Transportation Planning & Research, Planning Department, attended the meeting at 10:08 a.m.
N. Killens, Deputy General Manager, Support Services, Durham Region Transit, attended the meeting at 9:43 a.m.
G. Kippen, Director of Support Services, Works Department
S. Munns-Audet, Director of Corporate Communications
P. Olive, Commissioner of Economic Development and Tourism, attended the meeting at 9:46 a.m.
J. Paquette, Works Communications Officer
J. Presta, Director of Environmental Services, Works Department, attended the meeting at 9:51 a.m.
B.J. Roy, Regional Solicitor
R. Saunders, Manager, Policy Planning & Special Studies, Planning Department
M. Simpson, Director of Financial Planning, Finance Department
J. Weber, Senior Solicitor, Legal Department
D. Bowen, Deputy Clerk
T. Fraser, Committee Secretary

Councillor Pearce, Chair of the Finance and Administration Committee, assumed the Chair.

1. DECLARATIONS OF INTEREST

There were no declarations of interest.

2. DELEGATIONS

a) MR. KEITH JONES, OSHAWA RESIDENT, REGARDING THE REGIONAL CYCLING PLAN

Mr. Keith Jones appeared before the Committee regarding the Regional Cycling Plan. He provided a copy of his presentation as a handout.

Mr. Jones advised that he has three reasons for speaking to the Regional Cycling Plan, which included his belief in the wisdom of the initiative and that

the plan will align the Region with other Regions and municipalities; to help Committee gather a full complement of information on which to judge the Regional Cycling Plan initiative and its merit; and to keep a light on the plan and show there is a public vigilance and expectations on the plan.

Mr. Jones provided some information to reinforce the value of the plan and show a need to expedite its progress. He stated that when the first open house was held there was a large turnout of people. He also stated that there was a variety of people in attendance and people were embracing this initiative. Mr. Jones further stated that the open house was one of the best definitions of a community building event. He also stated that the reason more people were not in attendance at today's meeting is there is trust that once the plan began it would be carried through to completion and that the products of it will be seen. Mr. Jones further stated that the plan is a good thing because it is in tune with the goals set out in the Region's Strategic Plan, it is in tune with the Metrolinx document, and it is in tune with the Places to Grow document.

Mr. Jones requested that the goal be to secure common ground and adopt the Regional Cycling Plan in principle in the fall so that it can become the tool that it was designed to be. He also stated that the Regional Cycling Plan can be a tool to enable the Region to systematically build connections within the Region; to facilitate the implementation planning, budgeting, engineering, and Environmental Assessments that enable the building of cycling networks; and to give municipalities the tools and the support to pursue their own individual initiatives.

Mr. Jones further stated that there may be some shock with the costs of the implementation of the plan, but when the plan is seen as the long term tool that it is and the costs viewed in the context of the entire transportation budget, and as an expenditure per person, per year over the 25 year life span, it is achievable. He also outlined other Regions and municipalities that have commissioned cycling plans and provided details of the cycling infrastructure that has been built in the Region of Niagara since adopting their plan in 1995.

Mr. Jones concluded by stating that the Regional Cycling Plan is a good thing and is visionary, although not the first since other Regions are well advanced in their cycling networks. He also stated that through the commissioning of the plan the Region will send a clear message to the public that it sees the need for cycling networks.

Mr. Jones responded to questions of the Committee.

- b) MR. JOHN GENEST, PARTNER, MALONE GIVEN PARSONS LIMITED,
ON BEHALF OF THE BROOKLIN NORTH LANDOWNERS GROUP,
REGARDING THE GROWTH PLAN IMPLEMENTATION STUDY

Mr. John Genest, Partner, Malone Given Parsons Limited, appeared before the Committee on behalf of the Brooklin North Landowners Group and provided a PowerPoint presentation. A copy of his presentation was provided as a handout.

Mr. Genest advised that Malone Given Parsons, on behalf of the Brooklin North Landowners Group, has completed a comprehensive land needs study for the Region. He stated that the decisions that will be made through the Region's Growth Management Strategy are essentially forever decisions as they shape the structure of land use in Durham Region going forward. He displayed an illustration of Malone Given Parsons' recommended structure for the Region.

Mr. Genest stated that the Consultant's Recommended Preferred Growth Scenario was presented to Planning Committee on June 3, 2008 and did not include lands in north Whitby for future living area. He provided an illustration outlining the infrastructure capacity in north Whitby and stated that the north Whitby lands are the cheapest and most readily serviced in the Region. Mr. Genest also stated that enabling development of these lands is efficient, addresses the Town of Whitby's land shortfalls, and generates development charge revenues to fund the extension of services to other areas of the Region. Mr. Genest provided a table analyzing servicing costs and fiscal benefits for potential future growth areas and advised the locations are ranked based on estimated servicing cost per hectare.

Mr. Genest concluded by requesting the Committee to direct the Consultant and staff to fully consider the costs and benefits of designating all the north Whitby lands as future living area.

Mr. Genest responded to questions of the Committee.

c) MS. MARY BONE, EXECUTIVE DIRECTOR, HABITAT FOR HUMANITY,
REQUESTING CONSIDERATION FOR DEVELOPMENT CHARGES AND
FEES ASSOCIATED WITH BUILDING IN THE REGION OF DURHAM

Ms. Mary Bone, Executive Director, Habitat for Humanity Durham, appeared before the Committee and requested that the Region either waive, provide a grant for, or put off until the time of occupancy the payment of fees and development charges for building within the Region.

Ms. Bone advised that Habitat North Durham was formed in 2003 and in 2007 became Habitat for Humanity Durham. She also advised that they have completed one build in the Township of Uxbridge and that the Township of Uxbridge donated the lands for the build. She further advised that they currently have another project which will break ground in the City of Oshawa on June 24, 2008 and that the City of Oshawa has donated the land for this

build. She noted that they are also looking at possibly breaking ground on another project in the fall as they have another house which has been donated. Ms. Bone further advised that they have a 12 member board and all members have been interactive with the community and helpful in moving forward.

Ms. Bone also advised that Habitat for Humanity is a worldwide network and currently builds a new home every 21 minutes. She further advised that they build houses with the hope of putting a family into them and removing the family from the low income housing bracket. Ms. Bone also advised that any municipalities they approach and build within, the residents from within that municipality are considered first. She explained that the family can sell the home at anytime, however Habitat for Humanity provides a no-interest mortgage and the monthly mortgage payment is much lower than market rent. Ms. Bone also stated that they want to help provide the opportunity for another avenue to move people out of the system and into their own homes and give them the sense of homeownership.

Ms. Bone outlined their community partners, which include Durham Radio who provides air time every Thursday morning to do updates on what is taking place with the build sites, Durham College, the University of Ontario Institute of Technology; CAW members; and Home Depot. She also noted that they have over 250 new volunteers.

Ms. Bone concluded by advising that she is hopeful the Region can help with the fees and development charges associated with building in the Region by either waiving, providing a grant for, or putting off the payment until the time of occupancy.

Ms. Bone responded to questions of the Committee.

3. CORRESPONDENCE

- a) SC #2008-45 FROM MR. STEVEN A. ZAKEM, AIRD & BERLIS LLP, WRITING TO REGIONAL CLERK, PAT MADILL, ON BEHALF OF THE BROOKLIN NORTH LANDOWNERS GROUP ("BROOKLIN NORTH") IN REGARDS TO THE REGION OF DURHAM 2008 DEVELOPMENT CHARGE BACKGROUND STUDY. MR. ZAKEM HAS REVIEWED THE BACKGROUND STUDY WITH THE BROOKLIN NORTH LANDOWNERS GROUP AND HAS SENT ALONG THEIR COMMENTS IN REGARDS TO THE STUDY.
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MOVED by Regional Chair Anderson,
"THAT Standing Committee Correspondence Item SC #2008-45
from Mr. Steven A. Zakem, Aird & Berlis LLP, be referred to
consideration of Report #2008-J-15."

CARRIED

[See Item 4. a) on pages 9 to 17 of these minutes.]

- b) SC #2008-46 FROM MR. ROBERT D. HOWE, GOODMAN'S LLP, WRITING TO REGIONAL CLERK, PAT MADILL, ON BEHALF OF SMOOTH RUN DEVELOPMENTS ("SMOOTH RUN") AND BROOKFIELD HOMES (ONTARIO) LIMITED ("BROOKFIELD") IN REGARDS TO THE REGION OF DURHAM 2008 DEVELOPMENT CHARGE BACKGROUND STUDY. MR. HOWE WISHES TO EXPRESS SOME OF THE CONCERNS HIS CLIENTS HAVE WITH THE BACKGROUND STUDY.
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MOVED by Regional Chair Anderson,
"THAT Standing Committee Correspondence Item SC #2008-46 from Mr. Robert D. Howe, Goodmans LLP, be referred to consideration of Report #2008-J-15."
CARRIED

[See Item 4. a) on pages 9 to 17 of these minutes.]

- c) SC #2008-47 FROM MS. LUCY STOCCO, EXECUTIVE VICE PRESIDENT, TRIBUTE COMMUNITIES, FORWARDING TO REGIONAL CLERK, PAT MADILL THEIR COMMENTS IN REGARDS TO THE REGION OF DURHAM 2008 DEVELOPMENT CHARGE BACKGROUND STUDY.
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MOVED by Regional Chair Anderson,
"THAT Standing Committee Correspondence Item SC #2008-47 from Ms. Lucy Stocco, Executive Vice President, Tribute Communities, be referred to consideration of Report #2008-J-15."
CARRIED

[See Item 4. a) on pages 9 to 17 of these minutes.]

- d) SC #2008-48 FROM MR. ROBERT D. HOWE, GOODMAN'S LLP, WRITING TO REGIONAL CLERK, PAT MADILL, ON BEHALF OF CENTRAL PICKERING COMMUNITY (SEATON) LANDOWNERS IN REGARDS TO THE REGION OF DURHAM 2008 DEVELOPMENT CHARGE BACKGROUND STUDY. MR. HOWE WISHES TO EXPRESS SOME OF THE COMMENTS AND CONCERNS HIS CLIENTS HAVE WITH THE BACKGROUND STUDY.
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MOVED by Regional Chair Anderson,
"THAT Standing Committee Correspondence Item SC #2008-48 from Mr. Robert D. Howe, Goodmans LLP, be referred to consideration of Report #2008-J-15."
CARRIED

[See Item 4. a) on pages 9 to 17 of these minutes.]

- e) SC #2008-49 FROM MS. PAULA J. TENUTA, DIRECTOR, MUNICIPAL GOVERNMENT RELATIONS, BUILDING INDUSTRY AND LAND DEVELOPMENT ASSOCIATION (BILD), WRITING TO REGIONAL CHAIR ROGER ANDERSON AND MEMBERS OF COUNCIL IN REGARDS TO THE REGION OF DURHAM 2008 DEVELOPMENT CHARGE BACKGROUND STUDY. MS. TENUTA HAS FORWARDED BILD'S COMMENTS AND CONCERNS IN REGARDS TO THE BACKGROUND STUDY.
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MOVED by Regional Chair Anderson,
"THAT Standing Committee Correspondence Item SC #2008-49 from Ms. Paula J. Tenuta, Director, Municipal Government Relations, Building Industry and Land Development Association, be referred to consideration of Report #2008-J-15."
CARRIED

[See Item 4. a) on pages 9 to 17 of these minutes.]

- f) SC #2008-50 FROM MR. M. PESTALUKY, PRESIDENT, DELTA URBAN INC., WRITING TO REGIONAL CLERK, PAT MADILL, ON BEHALF OF THE WEST WHITBY LANDOWNERS GROUP INC. IN REGARDS TO THE REGION OF DURHAM 2008 DEVELOPMENT CHARGE BACKGROUND STUDY. MR. PESTALUKY WISHES TO EXPRESS HIS CLIENT'S CONCERNS ON THE REGION'S DEVELOPMENT CHARGE BACKGROUND STUDY.
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MOVED by Regional Chair Anderson,
"THAT Standing Committee Correspondence Item SC #2008-50 from Mr. M. Pestaluky, President, Delta Urban Inc., be referred to consideration of Report #2008-J-15."
CARRIED

[See Item 4. a) on pages 9 to 17 of these minutes.]

- g) SC #2008-51 FROM MR. SCOTT JEFFREY, PRESIDENT, DURHAM REGION HOME BUILDER'S ASSOCIATION (DRHBA), WRITING TO REGIONAL CHAIR ROGER ANDERSON AND MEMBERS OF COUNCIL IN REGARDS TO THE REGION OF DURHAM 2008 DEVELOPMENT CHARGE BACKGROUND STUDY. MR. JEFFREY HAS FORWARDED DRHBA'S COMMENTS AND RECOMMENDATIONS IN REGARDS TO THE BACKGROUND STUDY.
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MOVED by Regional Chair Anderson,
"THAT Standing Committee Correspondence Item SC #2008-51 from Mr. Scott Jeffrey, President, Durham Region Home Builder's Association, be referred to consideration of Report #2008-J-15."
CARRIED

[See Item 4. a) on pages 9 to 17 of these minutes.]

- h) SC #2008-52 FROM MS. SUSAN D. ROGERS, PARTNER, TOWNSEND ROGERS LLP, WRITING TO REGIONAL CLERK, PAT MADILL AND MEMBERS OF COUNCIL ON BEHALF OF SMARTCENTRES IN REGARDS TO THE REGION OF DURHAM 2008 DEVELOPMENT CHARGE BACKGROUND STUDY. MS. ROGERS WISHES TO ADVISE OF THEIR CLIENT'S CONCERNS TO DATE ON THE BACKGROUND STUDY AND WILL FORWARD IN THE NEAR FUTURE MORE DETAILED COMMENTS FROM THEIR CLIENT ON THE STUDY.
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MOVED by Regional Chair Anderson,
"THAT Standing Committee Correspondence Item SC #2008-52 from Ms. Susan D. Rogers, Partner, Townsend Rogers LLP, be referred to consideration of Report #2008-J-15."
CARRIED

[See Item 4. a) on pages 9 to 17 of these minutes.]

- i) SC #2008-53 FROM MR. NICK J. MENSINK, PRINCIPAL, SENIOR PROJECT MANAGER AND PROJECT TEAM DIRECTOR, SERNAS ASSOCIATES, WRITING TO REGIONAL CHAIR ROGER ANDERSON AND MEMBERS OF COUNCIL REGARDING THE REGIONAL DEVELOPMENT CHARGE BACKGROUND STUDY. SERNAS ASSOCIATES IS A MEMBER OF THE CONSULTING TEAM WORKING WITH DELTA URBAN INC., REPRESENTING INTRACORP DEVELOPMENTS LIMITED AND PRESTON GROUP, COMBINED PROPERTY OWNERS OF 130 ACRES ON THE NORTH SIDE OF BLOOR STREET BETWEEN PRESTONVALE ROAD AND COURTICE ROAD IN COURTICE. MR. MENSINK STATES THAT "WE ARE ENCOURAGED BY WHAT WE SEE WITHIN THE REGIONAL DEVELOPMENT CHARGE BACKGROUND STUDY (APRIL 22, 2008) TABLE G.1: REGIONAL SANITARY SEWAGE CAPITAL COST SUMMARY RESIDENTIAL AS IT RELATES TO THE SOUTH-WEST COURTICE TRUNK SEWER FOR BOTH TIMING AND COST ALLOCATION."
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MOVED by Regional Chair Anderson,
"THAT Standing Committee Correspondence Item SC #2008-53 from Mr. Nick J. Mensink, Principal, Senior Project Manager and Project Team Director, Sernas Associates, be referred to consideration of Report #2008-J-15."
CARRIED

[See Item 4. a) on pages 9 to 17 of these minutes.]

- j) SC #2008-54 FROM MR. EVAN RODGERS, MANAGER, POLICY AND SPECIAL PROJECTS, DEVELOPMENT SERVICES DEPARTMENT, CITY

OF OSHAWA, WRITING TO THE CLERK'S DEPARTMENT ADVISING THAT AT THEIR MEETING HELD ON MAY 12, 2008, THE COUNCIL OF THE CITY OF OSHAWA PASSED A RESOLUTION WITH RESPECT TO THE NEW REGIONAL DEVELOPMENT CHARGE BY-LAW AND BACKGROUND STUDY.

MOVED by Regional Chair Anderson,

"THAT Standing Committee Correspondence Item SC #2008-54 from Mr. Evan Rodgers, Manager, Policy and Special Projects, Development Services Department, City of Oshawa, be referred to consideration of Report #2008-J-15."

CARRIED

[See Item 4. a) on pages 9 to 17 of these minutes.]

- k) SC #2008-55 FROM MS. TERESA FRITSCH, SENIOR VP, INTERNAL GROWTH, DEVELOPMENT, CHARTWELL SENIORS HOUSING REIT, WRITING TO REGIONAL CLERK, PAT MADILL IN REGARDS TO THE REGION OF DURHAM 2008 DEVELOPMENT CHARGE BACKGROUND STUDY. CHARTWELL SENIORS HOUSING REIT FEELS THAT RETIREMENT AND LONG TERM CARE HOMES PLACE A LOW DEMAND ON REGIONAL AND MUNICIPAL SERVICES COMPARED TO THE GENERAL POPULATION AND AS A RESULT THEY FEEL THAT THE SUGGESTED FEE INCREASE IS EXCESSIVE. MS. FRITSCH IS REQUESTING A CLEAR EXPLANATION ON HOW THE DEVELOPMENT CHARGES ARE BEING CALCULATED FOR RETIREMENT HOMES AND THAT CHARTWELL SENIORS HOUSING REIT BE NOTIFIED OF ANY PUBLIC MEETINGS AND/OR COUNCIL DECISIONS REGARDING THIS ISSUE.
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MOVED by Regional Chair Anderson,

"THAT Standing Committee Correspondence Item SC #2008-55 from Ms. Teresa Fritsch, Senior VP, Internal Growth, Development, Chartwell Seniors Housing REIT, be referred to consideration of Report #2008-J-15."

CARRIED

[See Item 4. a) on pages 9 to 17 of these minutes.]

4. COMMISSIONER'S REPORT

- a) FINAL RECOMMENDATIONS REGARDING REGIONAL RESIDENTIAL, COMMERCIAL, INSTITUTIONAL AND INDUSTRIAL DEVELOPMENT CHARGES (2008-J-15)
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Report #2008-J-15 from R.J. Clapp, Commissioner of Finance, C. Curtis, Commissioner of Works, and A.L. Georgieff, Commissioner of Planning, was

received. A revised page 2 to the Recommended Regional Development Charge By-law, Attachment #7 to Joint Report #2008-J-15, was provided as a handout.

MOVED by Regional Chair Anderson,
"THAT we recommend to Council:

- a) THAT pursuant to Section 10(1) of the Development Charges Act, 1997, the Regional Development Charges Background Study dated April 22, 2008 be adopted (with the amended pages provided in Appendix #1 to Report #2008-J-15) (including the forecasts of anticipated development, the underlying capital forecasts and the development charges calculations contained in the Background Study) and further, that the approval of the capital forecasts in the Background Study indicate Regional Council's intention to ensure that such an increase in need for services will be met as required under paragraph 3 of Section 5(1) of the Development Charges Act, 1997 and Section 3 of Ontario Regulation 82/98;

Residential, Commercial, Industrial & Institutional Development Charge Rates

- b) THAT the Regional Residential Development Charges for each service and unit type as indicated in Table 1 below be imposed on a uniform Region-wide basis effective July 1, 2008:

Table 1

| REGION OF DURHAM RECOMMENDED RESIDENTIAL DEVELOPMENT CHARGES EFFECTIVE JULY 1, 2008 \$ PER DWELLING UNIT | | | | |
|---|----------------------------------|--|--|--|
| | <u>Single Detached</u> \$ | <u>Low Density Multiples</u> \$ | <u>2 Bedrooms and Larger</u> \$ | <u>1 Bedroom and Smaller</u> \$ |
| Water Supply ⁽¹⁾⁽²⁾ | 5,923 | 4,768 | 3,453 | 2,174 |
| Sanitary Sewerage ⁽¹⁾⁽²⁾ | 4,723 | 3,802 | 2,754 | 1,733 |
| Regional Roads | 6,252 | 5,239 | 3,645 | 2,294 |
| Police Services | 447 | 360 | 264 | 166 |
| Long Term Care | 33 | 27 | 20 | 12 |
| Emergency Medical Services | 109 | 88 | 64 | 40 |
| Development Related Studies | 25 | 20 | 14 | 9 |
| Total – Proposed By-Law | <u>17,512</u> | <u>14,304</u> | <u>10,214</u> | <u>6,428</u> |

| | | | | |
|---|---------------|---------------|---------------|--------------|
| Regional Transit ⁽³⁾ | 367 | 308 | 213 | 136 |
| GO Transit ⁽⁴⁾ | 607 | 537 | 381 | 226 |
| Total Region-Wide Development Charge | <u>18,486</u> | <u>15,149</u> | <u>10,808</u> | <u>6,790</u> |

Note:

- (1) These charges are payable only in areas where the services are, or will be, available in an area designated for the particular service in the Region's Official Plan.
- (2) The water and sewer component of the residential development charge is not applicable to lands developed within the Seaton Community (See Attachment #2 in Appendix #4 for map of Seaton).
- (3) Imposed under By-law #67-2007 and is recommended to be increased by 7.2% for indexing on July 1, 2008 as shown in Table 1.
- (4) Imposed under By-law #86-2001 and is recommended to be increased by 3.0% (the maximum annual indexing allowed under this By-law) for indexing on July 1, 2008 as shown above.

- c) THAT the Regional Commercial Development Charges for each service as indicated in Table 2 below be imposed on a uniform Region-wide basis effective July 1, 2008 in accordance with the phase-in schedule noted in Table 2:

Table 2

| REGION OF DURHAM RECOMMENDED COMMERCIAL DEVELOPMENT CHARGES⁽¹⁾ EFFECTIVE JULY 1, 2008 \$ PER SQUARE FOOT OF GROSS FLOOR AREA | | | |
|--|--------------|-----------------------------|-----------------------------|
| Service Component | July 1, 2008 | July 1, 2009 ⁽²⁾ | July 1, 2010 ⁽²⁾ |
| Water Supply ⁽³⁾⁽⁴⁾ | 1.13 | 1.70 | 2.27 |
| Sanitary Sewerage ⁽³⁾⁽⁴⁾ | 2.04 | 3.05 | 4.07 |
| Regional Roads | 5.37 | 8.06 | 10.74 |
| Regional Transit ⁽⁴⁾⁽⁵⁾ | <u>0.23</u> | <u>0.23</u> | <u>0.23</u> |
| Total | <u>8.77</u> | <u>13.04</u> | <u>17.31</u> |

Notes:

- (1) Office buildings (greater than 25,000 sq ft) to be charged 25% of the proposed commercial development charge in effect at the time of building permit issuance.
- (2) These charges are proposed to be further adjusted for indexing on an annual basis.
- (3) These charges are payable only in areas where the services are, or will be, available in an area designated for the particular service in the Region's Official Plan.
- (4) Not applicable in the Seaton area.
- (5) Imposed under By-law #67-2007 and is recommended to be increased by 7.2% for indexing on July 1, 2008 as shown in Table 1.

- d) THAT the Regional Institutional Development Charges for each service as indicated in Table 3 below be imposed on a uniform Region-wide basis effective July 1, 2008 in accordance with the following phase-in schedule:

Table 3

| REGION OF DURHAM RECOMMENDED INSTITUTIONAL DEVELOPMENT CHARGES EFFECTIVE JULY 1, 2008 \$ PER SQUARE FOOT OF GROSS FLOOR AREA | | | |
|---|--------------------|-----------------------------|-----------------------------|
| Service Component | July 1, 2008 | July 1, 2009 ⁽¹⁾ | JULY 1, 2010 ⁽¹⁾ |
| Water Supply ^{(2) (3)} | 0.11 | 0.17 | 0.22 |
| Sanitary Sewerage ^{(2) (3)} | 0.51 | 0.76 | 1.01 |
| Regional Roads | 1.76 | 2.63 | 3.51 |
| Regional Transit ⁽³⁾⁽⁴⁾ | <u>0.23</u> | <u>0.23</u> | <u>0.23</u> |
| Total | <u>2.61</u> | <u>3.79</u> | <u>4.97</u> |
| Notes: | | | |
| (1) These charges are proposed to be further adjusted for indexing on an annual basis. | | | |
| (2) These charges are payable only in areas where the services are, or will be, available in an area designated for the particular service in the Region's Official Plan. | | | |
| (3) Not applicable in the Seaton area. | | | |
| (4) Imposed under By-law #67-2007 and is recommended to be increased by 7.2% for indexing on July 1, 2008 as shown in Table 1. | | | |

- e) THAT the Regional Industrial Development Charges for each service as indicated in Table 4 below be imposed on a uniform Region-wide basis effective July 1, 2008 in accordance with the following phase-in schedule:

Table 4

| REGION OF DURHAM RECOMMENDED INDUSTRIAL DEVELOPMENT CHARGES EFFECTIVE JANUARY 1, 2009 \$ PER SQUARE FOOT OF GROSS FLOOR AREA | | | | |
|---|--------------------|--------------------|-----------------------------|-----------------------------|
| Service Component | July 1, 2008 | Jan 1, 2009 | July 1, 2009 ⁽¹⁾ | July 1, 2010 ⁽¹⁾ |
| Water Supply ^{(2) (3)} | - | 0.44 | 0.66 | 0.87 |
| Sanitary Sewerage ^{(2) (3)} | - | 0.81 | 1.21 | 1.61 |
| Regional Roads | - | 0.82 | 1.23 | 1.64 |
| Regional Transit ⁽³⁾⁽⁴⁾ | <u>0.23</u> | <u>0.23</u> | <u>0.23</u> | <u>0.23</u> |
| Total | <u>0.23</u> | <u>2.30</u> | <u>3.33</u> | <u>4.35</u> |

Notes:

- (1) These charges are proposed to be further adjusted for indexing on an annual basis.
- (2) These charges are payable only in areas where the services are, or will be, available in an area designated for the particular service in the Region's Official Plan.
- (3) Not applicable in the Seaton area.
- (4) Imposed under By-law #67-2007 and is recommended to be increased by 7.2% for indexing on July 1, 2008 as shown above.

Exemptions and Redevelopment

- f) THAT exemptions and exceptions to the Regional Development Charges be provided as required under the Development Charges Act, 1997 and the current policy of exempting all residential building permits not resulting in the creating of an additional dwelling unit be continued and the policy be broadened to exempt all commercial, industrial and institutional building permits not resulting in the creation of additional commercial, industrial or institutional gross floor area;
- g) THAT with regard to temporary dwelling units, such as mobile homes and garden suites, the Regional Development Charges be fully refunded to the property owner, upon request, if the structure is removed or demolished within ten years of the date of issuance of a building permit and satisfactory proof of the same is provided;
- h) THAT the by-law include the continuation of an exemption for agriculture (i.e. bonafide farming) from Regional Development Charges and provide an exemption for places of worship (as defined in the by-law);
- i) THAT with regard to affordable housing, the current Regional policy of establishing development charge payment by land use, and not according to housing value or ownership, be continued and further should Regional Council elect to provide a financial subsidy to a particular type of housing or development, that this be addressed through alternative means other than the development charge policy on a case by case basis;
- j) THAT a redevelopment credit equivalent to the prevailing development charge by unit type for residential development and square footage of gross floor area for non-residential development be provided for either or both residential or non-residential development to be demolished, or demolished within ten years of the date of issuance of a building permit, and satisfactory proof of same is provided;

Collection Policy

- k) THAT Regional Water Supply, Sanitary Sewerage and Regional Roads Residential Development Charges for residential plans of subdivision

be payable by cash or certified cheque at the rates in effect at the time of payment and due as follows:

i) in full upon signing of a subdivision agreement;

or at the option of the developer

- ii) - 0% upon the execution of the subdivision agreement;
- 50% upon the first anniversary date of the execution of the subdivision agreement;
- 50% upon the second anniversary date of the execution of the subdivision agreement;
- or at building permit, whichever is sooner;
- with payment to be secured by a letter of credit upon execution of the subdivision agreement, in a form acceptable to the Region in the amount of 55% of the estimated outstanding Regional Development Charges payable, except for apartment and condominium blocks;

and

iii) the Regional Residential Development Charges for Long term Care, Regional Police Services, Emergency Medical Services and Development Related Studies to be payable upon issuance of building permit by cash or certified cheque at the rates in effect at the time of payment;

- l) THAT Regional Development Charges for high density blocks (apartments and condominium development) in plans of residential subdivisions be payable upon issuance of building permit at the rates in effect at the time of payment, by cash or certified cheque;
- m) THAT all Regional Residential Development Charges for all residential development other than plans of residential subdivision be payable, at the rates in effect at the time of payment, upon issuance of building permit, by cash or certified cheque;
- n) THAT all Regional Development Charges for all non-residential development be payable, at the rates in effect at the time of payment, upon issuance of building permit, by cash or certified cheque;
- o) THAT provision be made to allow Regional Council by agreement, to consider the payment of a development charge before or after it would otherwise be payable as permitted under s.27(1) of the Development Charges Act, 1997;

- p) THAT provision be made to permit the consideration of credits towards a development charge in exchange for performance of work by a developer, subject to approval of the Finance and Administration Committee and Regional Council;

Indexing of Development Charges

- q) THAT the Regional GO Transit Development Charge (by-law #86-2001) be indexed on July 1, 2008 by 3.0%, which is the maximum annual indexing allowed under this by-law and the Regional Transit Development Charge (by-law #67-2007) be indexed on July 1, 2008 by 7.2% to reflect the annual increase in the 12 month period ending March 31, 2008 using the prescribed index, defined in O.Reg. 82/98 s7 as 'The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007' as directed by the existing by-laws;
- r) THAT the Regional Residential and Non-residential Development Charges be indexed annually as of July 1st of each year for the most recently available annual period ending March 31 in accordance with the prescribed index, defined in O.Reg. 82/98 s7 as 'The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007', with the first indexing to occur on July 1, 2009;

Region Share Policy for Residential and Non-residential Development

- s) THAT the Region Share Policy for Residential Development as provided in Appendix #2 of Report #2008-J-15 be adopted effective July 1, 2008;
- t) THAT staff be authorized to establish a development charge cost sharing policy for the over sizing of sub-trunks to service non-residential lands with the Regional share contribution to be subject to Council approval on a case-by-case basis and the availability of financing and that such a policy be applicable for development-ready proposals which meet the objectives of the Regional Official Plan;

Well Interference Policy

- u) THAT the Well Interference Policy as provided in Appendix #3 of Report #2008-J-15 be adopted effective July 1, 2008;

Transitional Policies

- v) THAT any complete submission for the preparation of a subdivision agreement received by the Development Approvals Division of the Regional Works Department on or by June 30, 2008 be given the option of being processed under the policies (other than those setting

the rates) of the current Development Charges By-law #45-2003 or the proposed replacement by-law, with the development charges to be calculated at the rates in effect at the time of payment, where a complete submission requires all of the following to have been submitted in a form satisfactory to the Region:

- i) Ministry of the Environment certificates received;
- ii) Detailed cost estimate received;
- iii) Three (3) copies of the Proposed Final Plan (M-Plan) received;
- iv) Planning approval of the Final Plan received;
- v) Three (3) copies of proposed reference plan (R-Plans) received;
- vi) Three (3) copies of approved General plan of Services received (signed by the Local Municipality and the Region); and
- vii) Regional Subdivision Agreement Information Checklist;

Front Ending Agreements

- w) THAT with regard to front-ending agreements, any credit or payment provided be applied only against the applicable service component(s) of the Regional development charges and that payment of the Regional Water Supply, Sanitary Sewerage and Regional Road Development Charges by the benefiting owner(s) be made on execution of the subdivision agreement and in all other cases, at building permit issuance unless otherwise agreed;

General

- x) THAT the existing complaint procedure as provided in Regional By-law #58-92 continue for the purposes of conducting hearings regarding complaints made under Section 20 of the Development Charges Act, 1997;
- y) THAT Section 12(3) of the Development Charges Act, 1997 requires Regional Council to determine whether a further public meeting is necessary when changes are made to a proposed development charges by-law following a public meeting and whereas changes were made to the Region's proposed development charges by-law following the public meeting on May 7, 2008, it is recommended that Regional Council resolve that a further public meeting is not necessary and therefore Council indicate that a second public meeting is not required prior to the passage of the recommended Regional Development Charges By-law;
- z) THAT the Regional Solicitor be instructed to finalize the proposed Development Charge By-law for presentation to Regional Council and passage;

- aa) THAT the Regional Solicitor be instructed to revise future development agreements and any by-law(s) relating thereto reflect any changes required to implement the foregoing recommendations and that such revised by-law(s) be presented to Council for passage;
- bb) THAT the Regional Clerk be instructed to follow the notification provisions pursuant to the Development Charges Act, 1997."
CARRIED

This matter will be presented to Regional Council on Wednesday, June 18, 2008 as Item #2 of the 6th Joint Report of the Committees.

b) FINAL RECOMMENDATIONS REGARDING CARRUTHERS CREEK
SANITARY SEWERAGE SERVICE AREA SPECIFIC DEVELOPMENT
CHARGE (2008-J-16)

Report #2008-J-16 from R.J. Clapp, Commissioner of Finance, C. Curtis, Commissioner of Works, and A.L. Georgieff, Commissioner of Planning, was received.

MOVED by Regional Chair Anderson,
"THAT we recommend to Council:

- a) THAT pursuant to Section 10(1) of the Development Charges Act, 1997, the Carruthers Creek Sanitary Sewerage Service Area Specific Development Charge Background Study dated April 22, 2008 be adopted including the forecast of anticipated development, the underlying capital forecast and the calculations contained in the Background Study and that the approval of the capital forecast in the Background Study indicate Regional Council's intention to ensure that such an increase in need for service will be met as required under paragraph 3 of Section 5(1) of the Development Charges Act, 1997 and Section 3 of Ontario Regulation 82/98;
- b) THAT a Carruthers Creek Sanitary Sewerage Service Area Specific Development Charge in the amount of \$12,701 per net developable hectare for both residential and non-residential uses be imposed effective July 1, 2008;
- c) THAT the Development Charge policies for the Carruthers Creek Sanitary Sewerage Service Area Specific Development Charge as contained in the proposed by-law included in the Background Study (Attachment #1 to Report #2008-J-16) be approved;
- d) THAT the Regional Solicitor be instructed to prepare the requisite Development Charge By-law for presentation to Regional Council and passage;

- e) THAT the Regional Solicitor be instructed to revise future development agreements and any by-law(s) relating thereto to reflect any changes required to implement the foregoing recommendations and that any such revised by-law(s) be presented to Council for passage; and
- f) THAT the Regional Clerk be instructed to follow the notification provisions pursuant to the Development Charges Act, 1997."

CARRIED

This matter will be presented to Regional Council on Wednesday, June 18, 2008 as Item #3 of the 6th Joint Report of the Committees.

c) FINAL RECOMMENDATIONS REGARDING CARRUTHERS CREEK
WATER SUPPLY SERVICE AREA SPECIFIC DEVELOPMENT CHARGE
(2008-J-17)

Report #2008-J-17 from R.J. Clapp, Commissioner of Finance, C. Curtis, Commissioner of Works, and A.L. Georgieff, Commissioner of Planning, was received.

MOVED by Regional Chair Anderson,
"THAT we recommend to Council:

- a) THAT pursuant to Section 10(1) of the Development Charges Act, 1997, the Carruthers Creek Water Supply Service Area Specific Development Charge Background Study dated April 22, 2008 be adopted including the forecast of anticipated development, the underlying capital forecast and the calculations contained in the Background Study and that the approval of the capital forecast in the Background Study indicate Regional Council's intention to ensure that such an increase in need for service will be met as required under paragraph 3 of Section 5(1) of the Development Charges Act, 1997 and Section 3 of Ontario Regulation 82/98;
- b) THAT a Carruthers Creek Water Supply Service Area Specific Development Charge in the amount of \$30,167 per net developable hectare for both residential and non-residential uses be imposed effective July 1, 2008;
- c) THAT the Development Charge policies for the Carruthers Creek Water Supply Service Area Specific Development Charge as contained in the proposed by-law included in the Background Study (Attachment #1 to Report #2008-J-17) be approved;

- d) THAT the Regional Solicitor be instructed to prepare the requisite Development Charge By-law for presentation to Regional Council and passage;
- e) THAT the Regional Solicitor be instructed to revise future development agreements and any by-law(s) relating thereto to reflect any changes required to implement the foregoing recommendations and that any such revised by-law(s) be presented to Council for passage; and
- f) THAT the Regional Clerk be instructed to follow the notification provisions pursuant to the Development Charges Act, 1997."

CARRIED

This matter will be presented to Regional Council on Wednesday, June 18, 2008 as Item #4 of the 6th Joint Report of the Committees.

- d) GROWTH PLAN IMPLEMENTATION STUDY – INFRASTRUCTURE & FISCAL ANALYSIS OF THE PREFERRED GROWTH SCENARIO, FILE: D12-05 (2008-J-18)

Report #2008-J-18 from R.J. Clapp, Commissioner of Finance, C. Curtis, Commissioner of Works, and A.L. Georgieff, Commissioner of Planning, was received.

MOVED by Regional Chair Anderson,
"THAT we recommend to Council:

THAT Joint Report #2008-J-18 be received for information."

CARRIED

This matter will be presented to Regional Council on Wednesday, June 18, 2008 as Item #5 of the 6th Joint Report of the Committees.

- e) REGIONAL CYCLING PLAN STATUS REPORT, FILE: D21-32-00 (2008-J-19)

Report #2008-J-19 from R.J. Clapp, Commissioner of Finance, C. Curtis, Commissioner of Works, and A.L. Georgieff, Commissioner of Planning, was received. A question was raised with respect to the possibility of writing to the Ministry of Public Infrastructure Renewal requesting consideration of trails and cycling plans as part of critical infrastructure for transportation.

MOVED by Councillor Ryan,
"THAT we recommend to Council:

- a) THAT Joint Report #2008-J-19 be received for information; and

- b) THAT a letter be sent to the Ministry of Public Infrastructure Renewal requesting that trails and cycling plans be considered as part of critical infrastructure for transportation."

CARRIED

This matter will be presented to Regional Council on Wednesday, June 18, 2008 as Item #6 of the 6th Joint Report of the Committees.

f) AWARD OF REQUEST FOR PROPOSAL 610-2008 FOR DURHAM REGION
LONG TERM TRANSIT STRATEGY STUDY (2008-J-20)

Report #2008-J-20 from R.J. Clapp, Commissioner of Finance, C. Curtis, Commissioner of Works, and A.L. Georgieff, Commissioner of Planning, was received.

MOVED by Councillor Novak,

"THAT we recommend to Regional Council, subject to the approval of the Transit Executive Committee and the Durham Region Transit Commission:

- a) THAT the proposal received from iTrans Consulting Incorporated in the amount of \$1,838,662 (including applicable taxes) to provide professional consulting services to develop Durham Region's Long Term Transit Strategy Study, as a requirement to request further Federal and Provincial Government funding for Durham Region's Bus Rapid Transit system, be accepted;
- b) THAT funding in the amount of \$1,838,662 be provided 50%, or \$919,331, each from the Federal and Provincial Government's \$5 million funding (\$2.5 million contribution each) to Durham Region to undertake a long term transit strategy; and
- c) THAT the Regional Chair and Clerk be authorized to execute an agreement with iTrans Consulting Incorporated covering these requirements."

CARRIED

This matter will be presented to Regional Council on Wednesday, June 18, 2008 as Item #7 of the 6th Joint Report of the Committees.

This matter was also considered by the Transit Executive Committee on June 10, 2008 and will be presented to the Durham Region Transit Commission on June 18, 2008.

5. ADJOURNMENT

MOVED by Councillor Emm,
"THAT the meeting be adjourned."
CARRIED

The meeting adjourned at 10:13 a.m.

T. Fraser, Committee Secretary

M. Pearce, Chair
Finance & Administration Committee

J. Gray, Chair
Planning Committee

C. Trim, Chair
Works Committee