



Special Council Meeting Minutes
Monday, June 8, 2009
7:30 pm
Council Chambers

PRESENT:

Mayor Ryan

COUNCILLORS:

R. Johnson
B. McLean
J. O'Connell
D. Pickles

ABSENT:

D. Dickerson
B. Littley

ALSO PRESENT:

T. Melymuk - Director, Office of Sustainability
E. Buntsma - Director, Operations & Emergency Services
N. Carroll - Director, Planning & Development
G. Paterson - Director, Corporate Services & Treasurer
D. Shields - (Acting) City Clerk

(I) DISCLOSURE OF INTEREST

There were no disclosures noted.

(III) PUBLIC MEETING

1. Re: Proposed Amendment to the Development Charges By-law

Mayor Ryan welcomed everyone and noted that the purpose of tonight's Special Meeting of Council was to explain the proposed amendment to the Development Charges By-law and to obtain public input. The public meeting is required pursuant to Section 12 of *The Development Charges Act, 1997*, as part of the process that Council must follow before passing an amendment to a development charges by-law. The process also included the release of the 2009 Development Charge Background Study on May 22, 2009. The study is required under the Act to be released to the public two weeks prior to the public meeting.



Special Council Meeting Minutes
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City Council is required under *The Development Charges Act, 1997* to hold at least one public meeting to allow the public the opportunity to review and provide comments on the 2009 Development Charges Background Study, and the proposed Development Charges By-law. The purpose of the public meeting is twofold; first to provide the public with information relating to the City of Pickering 2009 Development Charge Background Study, which is applicable to the City exclusive of the Seaton Lands which will subsequently be subject to a separate development charge by-law; and second to allow any person who attends the meeting to make representation relating to the proposed by-law and study. Written submissions received by 4 pm on Monday, June 15, 2009 including those opinions expressed verbally at today's public meeting will be considered in the preparation of the final recommendation and by-law scheduled to be presented to City Council for approval on July 13, 2009.

Development Charges are levied against new development, and a primary source of funding growth-related capital expenditures. City capital services include fire, public library, parks and recreation, operations centre, buildings and fleet, general government (growth studies), roads and related storm water services.

We will start with a presentation by the Director, Corporate Services & Treasurer and Cam Watson of CN Watson & Associates. Following the presentation, I will ask if there are any members of the public in attendance who wish to make a submission or ask any questions on this particular matter. This is a meeting for information and public submissions only, there will be no decisions made tonight.

The Director, Corporate Service & Treasurer stated that a Development Charges Study is undertaken at least every 5 years as required under the Development Charges Act. The City is required to undertake this Study otherwise we would not be able to collect Developments Charges. Development Charges are calculated to arrive at that portion or percentage of eligible costs that are attributable to and can be collected from new development. It is essentially a 5 year capital study and budget related to new development that is adopted by Council as its capital plan for new development. The last Study was undertaken in 2004 and the current by law governing the amount and collection of Development Charges expires at the end of this August.



Special Council Meeting Minutes
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City Staff have provided their input in the form of development & capital forecasts. This information then provides input into the Study to arrive at the amount that may be charged under the Legislation.

Following the meeting I will then review all comments, take the current economic climate and any other factors into consideration and prepare my report to Council. We are all cognizant of the state of the economy and development in Ontario and I will be taking this into consideration as I prepare my report.

Cam Watson of Watson and Associates gave a presentation explaining the process and findings of the Development Charges Background Study for the City of Pickering and also noted that this study did not include the Seaton lands. He outlined the key dates for the Development Charges process and went through tables within the study and noted comparisons to other municipalities and also noted comparisons with existing Development Charges By-law and the new Development Charges By-law.

Mayor Ryan called for public submissions for the first time.

Lyn Townsend a representative of Mattamy Group of Companies appeared before Council and stated that she has been to many public meetings regarding Development Charges By-laws and was at the City of Pickering in order to get clarification on items within the study. Ms. Townsend requested that Council when passing the new Development Charges By-law take into consideration the economy and to also take into consideration what the development industry does for communities through creating jobs, building permits, income tax and government contributions. She noted that they feel they have suggestions on how to decrease development charges and would like to speak to staff in this regard. She noted that if the dominator stayed the same but was calculated over a longer period of time this would make a difference.

Randy Grimes a representative of IBT Group and Seaton Landowners Group appeared before Council and noted that he had submitted a letter with 11 questions to staff to be answered. He stated that he felt Seaton should be included in this Development Charges Background Study. He noted that the Province and the Region of Durham had Seaton in place and felt there was no reason to exclude it from this study. Mr. Grimes stated his concerns with the low growth forecast the study was calculated on and also felt growth over 10 years seems low. Mr. Grimes questioned the road charges and questioned how many



Special Council Meeting Minutes
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have post period benefits. He also noted that you cannot charge for a higher level of service through Development Charges.

Wayne Clark a representative of the Durham Region Homebuilders Assoc. appeared before Council and noted that they were still reviewing the proposed Development Charges but requested clarification on some items at this time. Mr. Clark questioned the substantial increase for the price of a Fire vehicle and requested clarification on the pricing of a new Pumper/Rescue vehicle. He questioned the difference in building value for the Claremont Library compared to the Greenwood Library and Whitevale Library. Mr. Clark noted they would continue their review and if required seek answers from staff or submit a further submission.

Mayor Ryan called for any further public submissions for the second time.

Mayor Ryan called for any further public submissions for the third time.

Mayor Ryan closed this portion of the meeting for public submissions.

Mayor Ryan noted that at this stage in the process, the Background Study and proposed Development Charges by-law were being provided for information purposes only, as part of the consultation process. Once the process is complete and final Development Charge recommendations are made to Council, approval will be sought for the 2009 Development Charges By-law; the Background Study, including the development forecast, the development-related capital program, the Development Charges calculation and associated material, along with any addendum that may be produced prior to by-law adoption. Mayor Ryan noted that Council will consider the adoption of the background study and passage of the by-law at an upcoming Council Meeting. The City Clerk will then issue the legislated statutory notice of the passage of the by-law, including the appropriate appeal process.

(IV) CONFIRMATION BY-LAW

By-law Number 6958/09



Special Council Meeting Minutes
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Councillor Pickles, seconded by Councillor O'Connell moved for leave to introduce a By-law of the City of Pickering to confirm those proceedings of the Council of The Corporation of the City of Pickering at its Special Meeting of June 8, 2009.

CARRIED

(III) ADJOURNMENT

Moved by Councillor Pickles
Seconded by Councillor O'Connell

That the Special Meeting of Council be adjourned.

CARRIED

The meeting adjourned at 9:20 pm.

DATED this 8th day of June, 2009



MAYOR DAVID RYAN



DEBBIE SHIELDS
(ACTING) CITY CLERK