



MINUTES
DEVELOPMENT CHARGES SUBCOMMITTEE
July 31, 2017
York Room

Committee Members

Mayor Frank Scarpitti
Regional Councillor Jim Jones
Regional Councillor Nirmala Armstrong
Councillor Don Hamilton
Councillor Karen Rea
Councillor Amanda Collucci
Councillor Logan Kanapathi

Staff

Catherine Conrad, City Solicitor and Acting
Director of Human Resources
Trinela Cane, Commissioner of Corporate
Services
Joel Lustig, Treasurer
Mark Visser, Senior Manager Financial Strategy &
Investment
Kevin Ross, Manager Development Finance
Alain Cachola, Senior Manager, Infrastructure
& Capital Projects
Victoria Botvinnik, Financial Analyst
Alida Tari, Council/Committee Coordinator

The Development Charges Subcommittee convened at 10:12 a.m. with Councillor Logan Kanapathi in the Chair.

1. Disclosure of Interest – none declared

2. Presentation and Discussion: Development Charges Update

Mark Visser, Senior Manager Financial Strategy & Investment delivered a PowerPoint presentation providing an update relative to Development Charges. The presentation included stakeholder consultation; approved policies; development charges deferral policy; changes since last meeting; area specific development charges; capital forecast - soft services; other items and timelines.

There was discussion regarding area specific charges.

Office Incentive

It was noted that York Region does not provide the same incentive as the one being proposed by the City of Markham for office buildings.

Moved by Regional Councillor Nirmala Armstrong
Seconded by Councillor Don Hamilton

That staff be directed to charge 100% City wide Development Charges (DCs) for the first 100,000 square feet of GFA of office space with a reduced charge of 25% City Wide Soft (CWS) DCs on GFA exceeding the threshold.

Carried

Development Charges Deferral Policy

There was discussion regarding whether the DC deferral for "affordable and special needs housing" should be eliminated if there is a Provincial policy that deals with this issue.

Moved by Mayor Frank Scarpitti

Seconded by Councillor Amanda Collucci

That staff be directed to remove "the rate that is in effect at the time of payment" from the policy as a repayment assessment option.

Carried

Purpose-Built High Density Rental Buildings

The Committee discussed the Regional policy recommendation that has no interest charge (if paid within 15 days of the deferral expiration); and no security provision (eg no letter of credit) on DC deferrals. It was suggested that this be discussed at the next subcommittee meeting.

Revised 2017 City Wide Hard Infrastructure

It was suggested that staff email the subcommittee members a list of the revised enhanced streetscape.

Capital Forecast

There was discussion regarding the future capital requirements as a result of the development in the Future Urban Area (FUA). It was suggested that a high level analysis be completed to determine if any future community centres, fire halls, etc will be required.

Adjournment

Moved by Mayor Frank Scarpitti

Seconded by Councillor Karen Rea

That the Development Charges Subcommittee adjourn at 12:35 p.m.

Carried