



**MINUTES**  
**DEVELOPMENT CHARGES SUBCOMMITTEE**  
**March 21, 2017**  
**Mayor's Boardroom**

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**Committee Members**

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

**Staff**

Andy Taylor, Chief Administrative Officer  
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  
Brian Lee, Director of Engineering  
Kevin Ross, Manager Development Finance  
Alida Tari, Council/Committee Coordinator

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The Development Charges Subcommittee convened at 3:43 p.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 an overview of the Development Charge Act; types of Development Charges; calculations of Development Charges; Current Development Charges By-laws; background study schedule; Council subcommittee and developer consultation; goals and timelines.

There was discussion regarding The Smart Growth for Our Community Act (Bill 73) and some of the various changes to the Development Charges Act that allows the municipality to use development charges to assist in paying for waste diversion. It was noted that the background study must include an Asset Management Plan demonstrating that all assets funded by development charges will be sustainable over their full life cycle.

The Subcommittee discussed infrastructure that will not be built in the next five (5) years, but will be built at some point in the future to accommodate the forecasted growth to 2031 and whether you can portion those costs into the by-law. The Subcommittee suggested that the new calculation be brought to this subcommittee prior to going to General Committee, and to illustrate comparisons with rates.

Road Reconstruction

Moved by Mayor Frank Scarpitti  
Seconded by Councillor Amanda Collucci

That staff be directed to institute a policy where new roads/expansions to accommodate growth is funded 100% from development charges.

Carried

Recovering from Non-Residential Development/Redevelopment

There was discussion with respect to the pros and cons of having land area development charges versus GFA development charges.

Moved by Mayor Frank Scarpitti  
Seconded by Councillor Karen Rea

That staff be directed to levy non-residential City Wide Hard (CWH) development charges based on floor space (GFA) rather than land area.

Carried

Differentiated Rates

There was discussion with respect to differentiated rates and the subcommittee suggested that the industrial/office and mixed use should remain lower than the retail rate.

There was brief discussion regarding whether private recreation areas should have an exemption.

Moved by Mayor Frank Scarpitti  
Seconded by Councillor Amanda Collucci

That staff be directed to develop a GFA-based methodology that supports differentiated rates for CWH for non-residential development.

Carried

Redevelopment Credit

The Subcommittee inquired if more development charges can be obtained when there is redevelopment or changes in use. Staff advised that you can, for example, if there is an increase in the gross floor area of a building. There was discussion regarding the recovery of costs for additional infrastructure and staff advised that this can be done through the zoning application process.

Moved by Mayor Frank Scarpitti  
Seconded by Councillor Karen Rea

That staff be directed to provide credit for change-in-use based on the prevailing rates consistent with York Region.

Carried

### Apartments

The Subcommittee requested that staff report back on what is being constructed, and review the market analysis prepared by York Region. There was discussion regarding ways to encourage developers to build larger condo/apartment units that can accommodate families.

Moved by Councillor Amanda Collucci  
Seconded by Regional Councillor Nirmala Armstrong

That staff be directed to amend the threshold for consistency with the York Region's current proposal

- Small apartments: less than 700 square feet
- Large apartments: 700 square feet or greater

Carried

### Timelines

Staff outlined that anticipated timelines are as follows:

- Subcommittee meetings between March to August 2017
- Provide updates to General Committee in May, June and September 2017
- Consultation with developers from May to August 2017
- Finalize the study in September 2017
- Hold a Public Meeting in November 2017
- Have the revised by-law approved by Council in December 2017

### **Adjournment**

Moved by Councillor Amanda Collucci  
Seconded by Councillor Karen Rea

That the Development Charges Subcommittee adjourn at 5:58 p.m.

Carried