

Minutes
Development Charges Sub-Committee
May 17, 2013
10:00 a.m.

Members: Regional Councillor Gordon Landon, Chair, Regional Councillor Jim Jones, Councillor Carolina Moretti, and Councillor Logan Kanapathi. Staff: Andy Taylor, Chief Administrative Officer, Jim Baird, Commissioner of Development Services, Joel Lustig, Treasurer, Mark Visser, Senior Manager of Financial Strategy & Investment, Alan Brown, Director of Engineering, Tim Moore, Director of Building Services, Kevin Ross, Manager of Development Finance, Andrea Wilson-Peebles, Assistant City Solicitor, Raymond Law, Senior Financial Analyst, and Stephen Huycke, Public Services & Records Coordinator Regrets: Councillor Don Hamilton; Mayor Frank Scarpitti	
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Agenda Item	Discussion	Action Item
1. Call to Order	The Development Charges Sub-Committee meeting convened at 10:10 am with Regional Councillor Gordon Landon presiding as Chair.	
2. Approval of Minutes	Moved by Councillor Moretti Seconded by Councillor Kanapathi That the Minutes from Development Charges Sub-Committee meeting of March 26, 2013 be adopted as presented	CARRIED
3. Outstanding Policy Issues	(a) Apartment Size Staff noted that the General Committee defined small apartments as units less than or equal to 750 sq.ft. and large apartments as greater than 750sq.ft. Staff reviewed the impacts of this recommendation and recommends that the City adopt the Region of York's policy to define large and small apartments. It was noted that adopting the Region of York's definition would improve the administration of development charges	

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	Moved by Councillor Moretti Seconded by Councillor Kanapathi 1) That the definition of apartments in the Development Charges By-law be aligned to the Region of York, where large apartments are defined as 650sq.ft. or greater, and small apartments are defined as less than 650sq.ft.; and, 2) That the City approve a transition period for the implementation of the definition of large and small apartments where apartments are defined based on 700 sq.ft. ending on June 18, 2014. (b) Transition Staff noted that the Committee as well as General Committee had previously adopted a policy that development charges be calculated on the date that a building permit is issued. Staff recommended the adoption of a transition policy for projects nearing completion. Moved by Councillor Kanapathi Seconded by Councillor Jones 1) That the City adopt a transition policy for the implementation of new development charges; 2) That current development charges rates be applied to any project for which a complete building permit application is filed prior to the enactment of the new development charges by-law, provided that the building permit is issued within 4 months of the enactment of the new by-law; and, 3) That a complete building permit application shall mean an application that meets the application requirements as defined in the <i>Building Code</i>, as determined by the City's Chief Building Official, and that substantially complies with other applicable laws, including but not limited to, site planning, subdivision, or other approvals.	CARRIED CARRIED

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	(c) Community Use Staff provided Committee with an update on the approved policy to defer development charges for Community Use Facilities. Staff advised that the deferral would be in place until a change of use in the facility. Committee discussed how the deferral of development charges would be managed. It was noted that any deferral of development charges would be recorded on the property title. (d) Deferral of Site Plans Staff noted that high-rise condominium and office developments will benefit from an option to pay City Wide Hard and Area Specific Development Charges over a 12 month period. Staff recommended that high-rise be defined as any structure of 3 storeys or more. Committee discussed the exclusion of 2 storey developments from the definition. It was noted that there is a difference in the time to construct a high-rise building. Moved by Councillor Jones Seconded by Councillor Kanapathi That the definition of high-rise be defined in the Development Charges By-law as a structure of 3 storeys or more with a common entrance at grade CARRIED (e) By-law Effective Date Moved by Councillor Moretti Seconded by Councillor Kanapathi That the new Development Charges By-law come into force on the day after it is adopted by Council. CARRIED	
4. Timelines	It was noted that the Development Charges By-law will be presented at the General Committee on May 27, 2013, and Council on May 28, 2013	

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5. New Business	None	
6. Adjournment	The Development Charges Sub-Committee meeting adjourned at 10:29 a.m.	