



Council Meeting Minutes
Wednesday, May 21, 2014
7:00 p.m.
Council Chamber, Town Hall

Mayor M. Morrison (Left at 8:22 p.m.)
D. Beffort
N. de Boer (Arrived at 7:17 p.m.)
P. Foley
G. McClure (Absent)
R. Mezzapelli
R. Paterak
A. Thompson (Arrived at 7:15 p.m.)
R. Whitehead (Arrived at 7:12 p.m.)

Director of Administration/Town Clerk: C. deGorter
Council/Committee Co-ordinator: B. Karrandjas
Director of Public Works: D. Loveridge
Deputy Treasurer: P. Tollett
Treasurer: F. Wong
Manager of Policy & Sustainability: H. Xu

1. **CALL TO ORDER**

Mayor Morrison called the meeting to order in the Council Chamber at 7:01 p.m.

2. **PUBLIC MEETING**

Mayor Morrison advised the public that the public meeting was being held in accordance with the Development Charges Act. She explained that any persons wishing further notification of the staff report regarding the proposed development charges were advised to sign the appropriate notification form.

DEVELOPMENT CHARGE BACKGROUND STUDY AND PROPOSED BY-LAW

Fuwing Wong, Treasurer provided the background information regarding the Development Charge Background Study and Proposed By-law. Jamie Cook from Watson & Associates provided a presentation regarding the Development Charge Background Study and Proposed By-law. (See attached Presentation).

Councillor Whitehead joined the meeting at 7:12 p.m.

Councillor Thompson joined the meeting at 7:15 p.m.

Councillor de Boer joined the meeting at 7:17 p.m.

Mayor Morrison invited members of the public to provide their comments:

3. **PUBLIC COMMENTS**

1. **IAN SINCLAIR**, 16795 McLaughlin Road requested clarification regarding the inclusion of the Caledon Pool as an asset in the background study. Mr. Sinclair inquired if the consultant was advised of the pool closure. Mr. Sinclair inquired if any transportation infrastructure, including bridges and culverts were included in the background study and calculations. He expressed concern with the proposed elimination of the exemption for hotels and suggested that the Town should be encouraging hotels and continue with the Development Charge Exemption for new hotels within the municipality.

Mr. Wong provided responses to the inquires.

2. **AUDREY JACOB**, IBI Group, on behalf of the Mayfield West Development Group Inc., representing the Mayfield West 1 secondary plan, indicated that she provided a written submission and thanked Town staff for the opportunity for open dialogue with staff and the Town's consultant. Ms. Jacob recommended that the Development Charge project list be reviewed further to determine if there are double counting of projects contained within the background study. Ms. Jacob noted that Caledon's growth plan was considered by Council in March 2014. She indicated that the change would see the population and employment numbers increase. Ms. Jacob stated that she believes the higher projections should be included in the background study. She expressed concern with the Town utilizing 2006 Census numbers to calculate the persons per unit (PPU) rather than the 2011 Census. Ms. Jacob recommended that the 2011 numbers be used to calculate the PPU's.

Ms. Jacob recommended that a review be completed of the employment density assumptions in the background study in order to adjust the floor space per worker assumption. She recommended that the Town include costs associated with an Environmental Assessment and construction of the partial interchange at Kennedy Road in the development charges background study. Ms. Jacobs asked a number of questions concerning the Valleywood interchange project listed in the background study. She suggested that the Town eliminate the time limit of two years for greenfield conditions as she believes the process may take longer than two years. In conclusion she requested that Council consider implementing transition and grandfathering provisions in the By-law.

3. **GIL BOLAND**, Retired Developer, expressed concern with the amount of time provided to review the background study. He requested that more time be provided before Council consideration. Mr. Boland commented that he believes development charges are an indirect tax and expressed concern with the proposed increase. He stated that he feels that the proposed development charges may result in unaffordable housing causing more people to move into condominiums in the City of Toronto. He indicated that he believes the Town should become more efficient in order to keep costs down. Mr. Boland provided a number of examples in North America which provides a credit to residents for land transfers to conservation authorities.
4. **TOM BASKERVILLE**, on behalf of Coscorp, Mayfield West Development Group Inc. indicated that as a resident he does not want underfunded growth infrastructure. He noted that the Region of Peel increased its development charge rates in 2012 and feels that the increase in rates has impacted the development community. Mr. Baskerville expressed concern with the proposed increase of the School Board and Town's development charges. He encouraged the Town to remain competitive and requested that Council take the appropriate time to review this by-law in its entirety.

Members of Council asked a number of questions concerning the information provided and received responses from Town staff and Jamie Cook, Watson & Associates.


Mayor Morrison left the meeting at 8:22 p.m. Acting Mayor Paterak assumed the Chair.

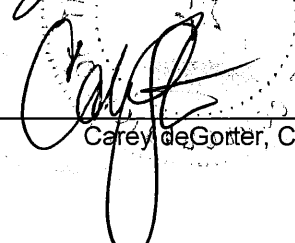
4. **WRITTEN COMMENTS**

1. Arif Ismail, LHMD Inc. dated May 21, 2014.
2. Andrea Renney, IBI Group on behalf of Mayfield West Developers Group Inc. dated May 21, 2014.
3. Fabio J. Mazzocco, Argo Development Corporation (member of Mayfield West Developers Group Inc.) dated May 21, 2014.
3. Alana De Gasperis, Building Industry and Land Development (BILD) Association dated May 21, 2014.
4. Brian Sutherland, Glen Schnarr & Associates on behalf of Mayfield West 2 Developers Group dated May 21, 2014.
6. Councillor Richard Paterak dated May 21, 2014.

5. **ADJOURNMENT**

The meeting adjourned at 8:57 p.m.


Marilyn Morrison, Mayor


Carey deGorter, Clerk

Town of Caledon

Development Charges Public Meeting

May 21, 2014

Purpose of Meeting

- ❑ The meeting is a mandatory requirement under the *Development Charges Act*
- ❑ Prior to Council's consideration of a by-law, a background study must be prepared and available to the public a minimum 14 days prior to a public meeting
- ❑ Public meeting is to provide for a review of the DC proposal and to receive public input on the proposed policies and charges
- ❑ This DC study represents an update of the Caledon Town-wide 2009 development charge Background Study and By-law

Development Charges

Purpose:

- ❑ To recover the capital costs associated with residential and non-residential growth within the municipality
- ❑ The capital costs are in addition to what costs would normally be required as part of a subdivision (i.e. internal roads, sewers, watermains, roads, sidewalks, streetlights, etc.)
- ❑ Municipalities are empowered to impose these charges via the *Development Charges Act, 1997 (DCA)*

Study Process/Timelines (To Date)

- ❑ Project Launch (2013)
- ❑ Growth Forecast (2013)
- ❑ Detailed Review and Discussions with staff regarding future needs to service growth (2013)
- ❑ Council Meetings (3 meetings in total throughout 2013 and 2014)
- ❑ Stakeholders meeting and presentation (April 24, 2014)
- ❑ Report preparation and release to public (May 5, 2014)
- ❑ Additional Stakeholder Meeting - Mayfield West Phase 1 Land Owner Group (May 12, 2014)
- ❑ Public Meeting (May 21, 2014)

Overview of DCA (Simplified Steps)

1. Identify amount, type and location of growth
2. Identify servicing needs to accommodate growth
3. Identify capital costs to provide services to meet the needs

Overview of DCA (Simplified Steps)

4. Deduct:

- Grants, subsidies and other contributions
- Benefit to existing development
- Statutory 10% deduction (soft services)
- Amounts in excess of 10 year historic service calculation
- DC reserve funds (where applicable)

5. Net costs then allocated between residential and non-residential benefit

6. Net costs divided by growth to calculate the development charge

DC Capital Program and Deductions

DC CAPITAL PROGRAM AND DEDUCTIONS 2013\$

| | | Deductions | | | | | | |
|----------------------------------|---------------------------------------|---------------------------------|-----|-------------------------------------|----------------------|-------------------------|----------------|-----|
| 2013 Gross Capital Cost Estimate | Level of Service/Post Period Capacity | Benefit to Existing Development | | Grants/ Subsidies /Other Cost Share | Post Period Capacity | 10% Statutory Deduction | DC Recoverable | |
| | | \$ | % | | | | \$ | % |
| \$522,528,054 | \$36,933,529 | \$ 143,413,235 | 27% | \$ - | \$ 3,183,267 | \$ 7,924,220 | \$ 331,073,803 | 63% |

- DC Recoverable Split
 - Residential – 76%
 - Non-Residential – 24%

DC Growth Forecast

- DC population growth forecast derived from Town of Caledon OPA 226
 - 2031 Population – 108,000
 - 2031 Employment - 46,000

| Incremental Growth | 2013-23 | 2013-31 |
|---|------------|------------|
| Population (Unadjusted for net Census Undercount) | 24,300 | 40,100 |
| Dwellings | 7,900 | 13,100 |
| Employment | 14,300 | 18,300 |
| Non-Residential Gross Floor Area (Sq.ft.) | 14,716,800 | 18,808,700 |

DC Growth Forecast by Geographic Area, 2013-31

| Location | Net Population Growth | % | Location | Non-Residential Floor Area (millions sq.ft.) | % |
|-------------------|-----------------------|------|-----------------------------|--|------|
| Bolton | 11,430 | 28% | Bolton | 9.93 | 53% |
| Mayfield West | 17,670 | 44% | Mayfield West | 7.55 | 40% |
| Caledon East | 4,860 | 12% | Caledon East | 0.40 | 2% |
| Villages/ Hamlets | 1,490 | 4% | Tullamore | 0.72 | 4% |
| Rural | 4,760 | 12% | Villages /Hamlets and Rural | 0.20 | 1% |
| Total | 40,120 | 100% | Total | 18.8 | 100% |

2014 Town-Wide DC Calculation by Type

TOWN OF CALEDON

2014 TOWN-WIDE DEVELOPMENT CHARGE CALCULATION

| Development Type | Existing Charge ¹ | Calculated Charge | |
|--|------------------------------|-------------------|-------------------|
| <i>Residential (Per Dwelling Unit)¹</i> | | | <u>% increase</u> |
| Single family & semi-detached | \$ 19,658 | \$ 23,938 | 21.8% |
| Other Residential Dwellings | \$ 15,384 | \$ 20,399 | 32.6% |
| Apartments > 70 s.m. | \$ 13,106 | \$ 15,959 | 21.8% |
| Apartments <= 70 s.m. | \$ 7,693 | \$ 9,367 | 21.8% |
| <i>Non-Residential Development per sq.m. (gross floor area)</i> | | | |
| | \$ 49.12 | \$ 43.27 | -11.9% |

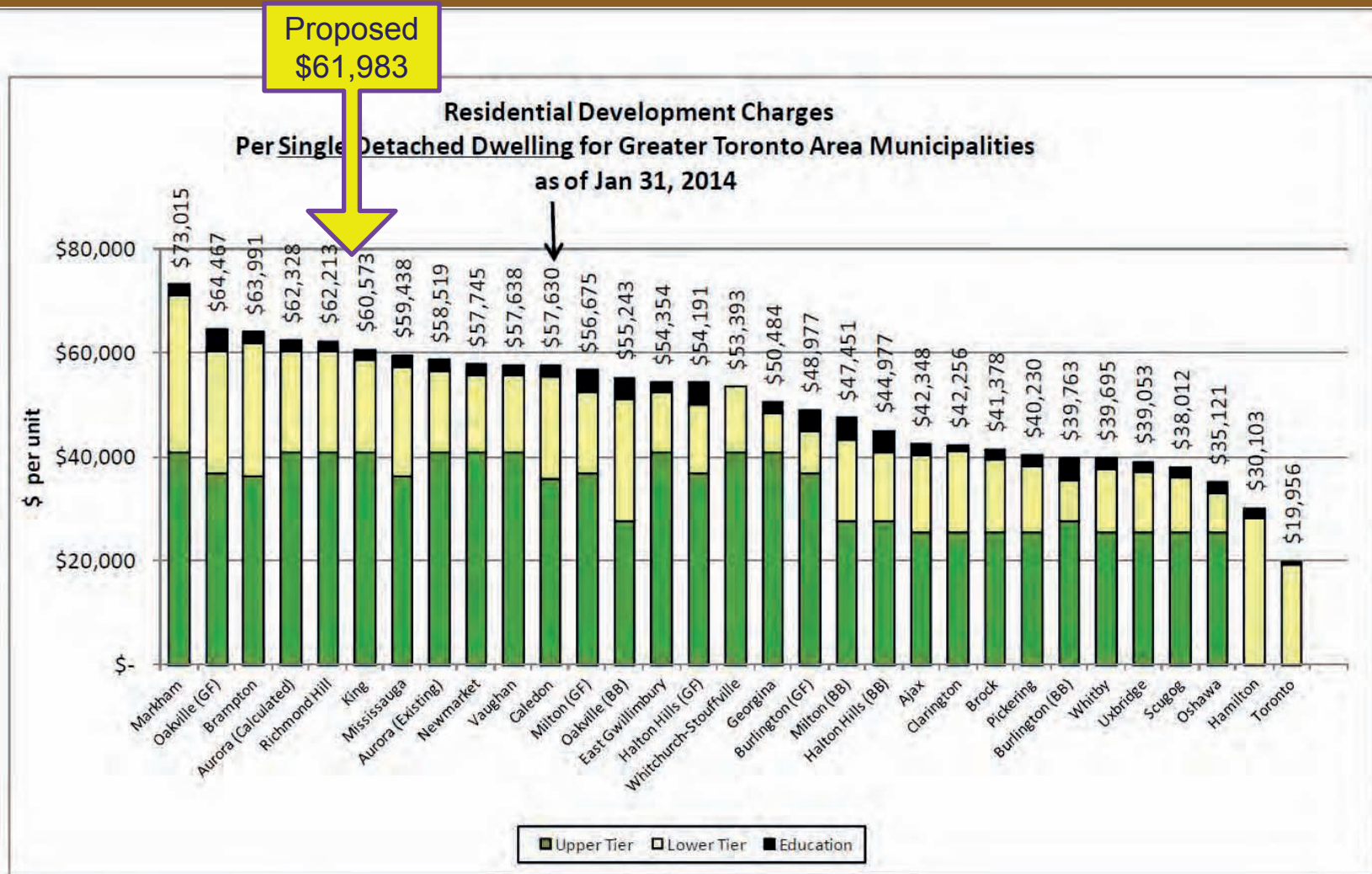
¹ Rounded to nearest dollar

Comparison of Current vs. Calculated Development Charges

| Service | Residential Per Single Detached Unit | | | Non-Residential Per Sq.m. of GFA | | |
|----------------|---|----------------------|----------|-------------------------------------|----------------------|---------|
| | Current Feb. 1, 2013 | Calculated Herein | Change | Current Feb. 1, 2013 | Calculated Herein | Change |
| Studies | \$ 240 | \$ 636 | \$ 396 | \$ 1.13 | 2.05 | \$ 0.92 |
| Fire | 810 | 1,108 | 298 | \$ 3.49 | 3.44 | (0.05) |
| Parkland | 1,711 | 2,223 | 512 | \$ 0.68 | 0.65 | (0.03) |
| Recreation | 2,944 | 5,663 | 2,719 | \$ 1.14 | 1.61 | 0.47 |
| Library | 791 | 953 | 162 | \$ 0.34 | 0.32 | (0.02) |
| Public Works | 454 | 622 | 168 | \$ 2.04 | 1.94 | (0.10) |
| Roads | 12,622 | 12,576 | (46) | \$ 40.07 | 32.94 | (7.13) |
| Animal Control | 39 | 48 | 9 | \$ - | - | - |
| POA Courts | 47 | 109 | 62 | \$ 0.23 | 0.32 | 0.09 |
| TOTAL | \$ 19,658 | \$ 23,938 | \$ 4,280 | \$ 49.12 | \$ 43.27 | (5.85) |

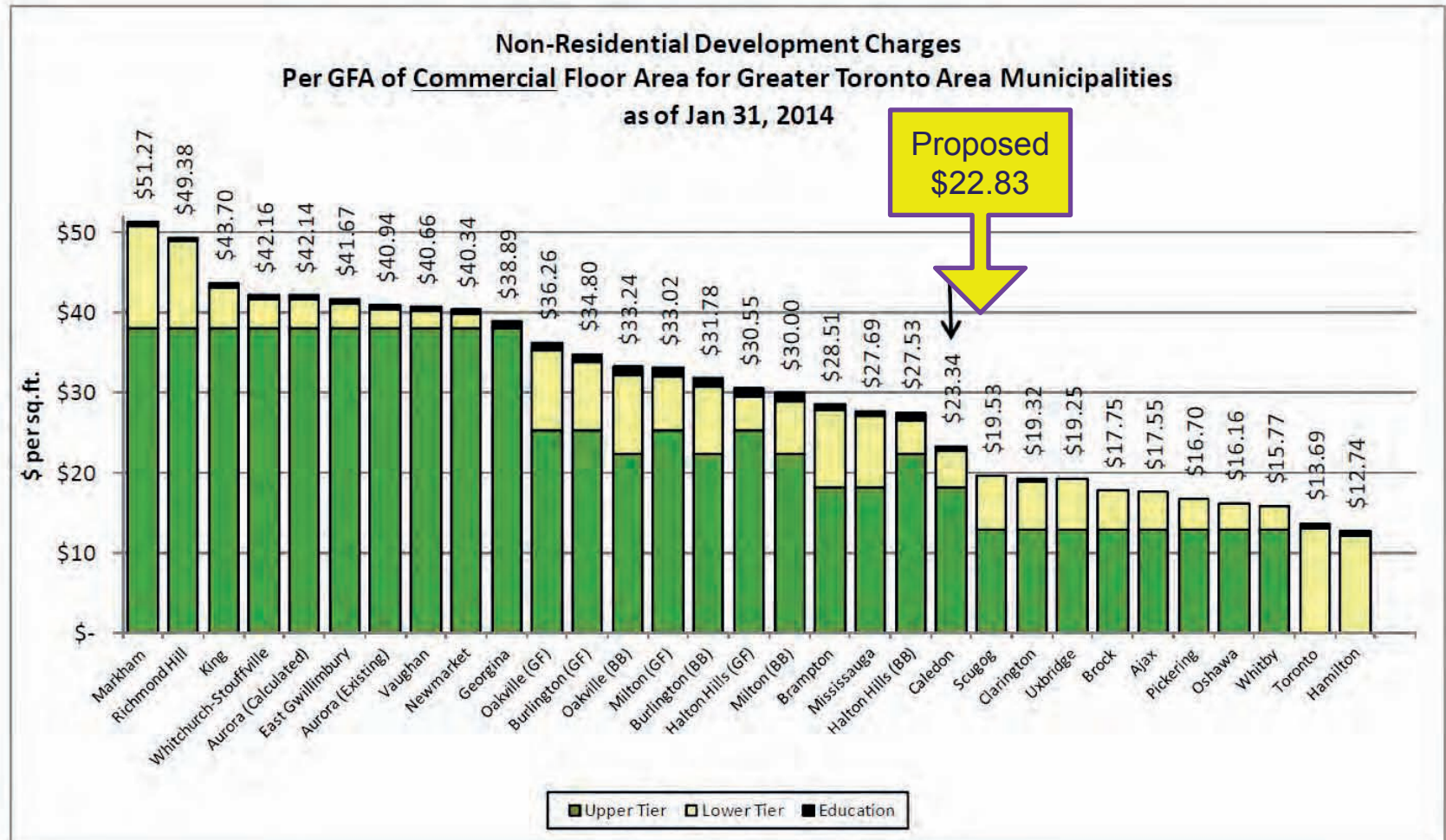
Comparison - Residential

E-5



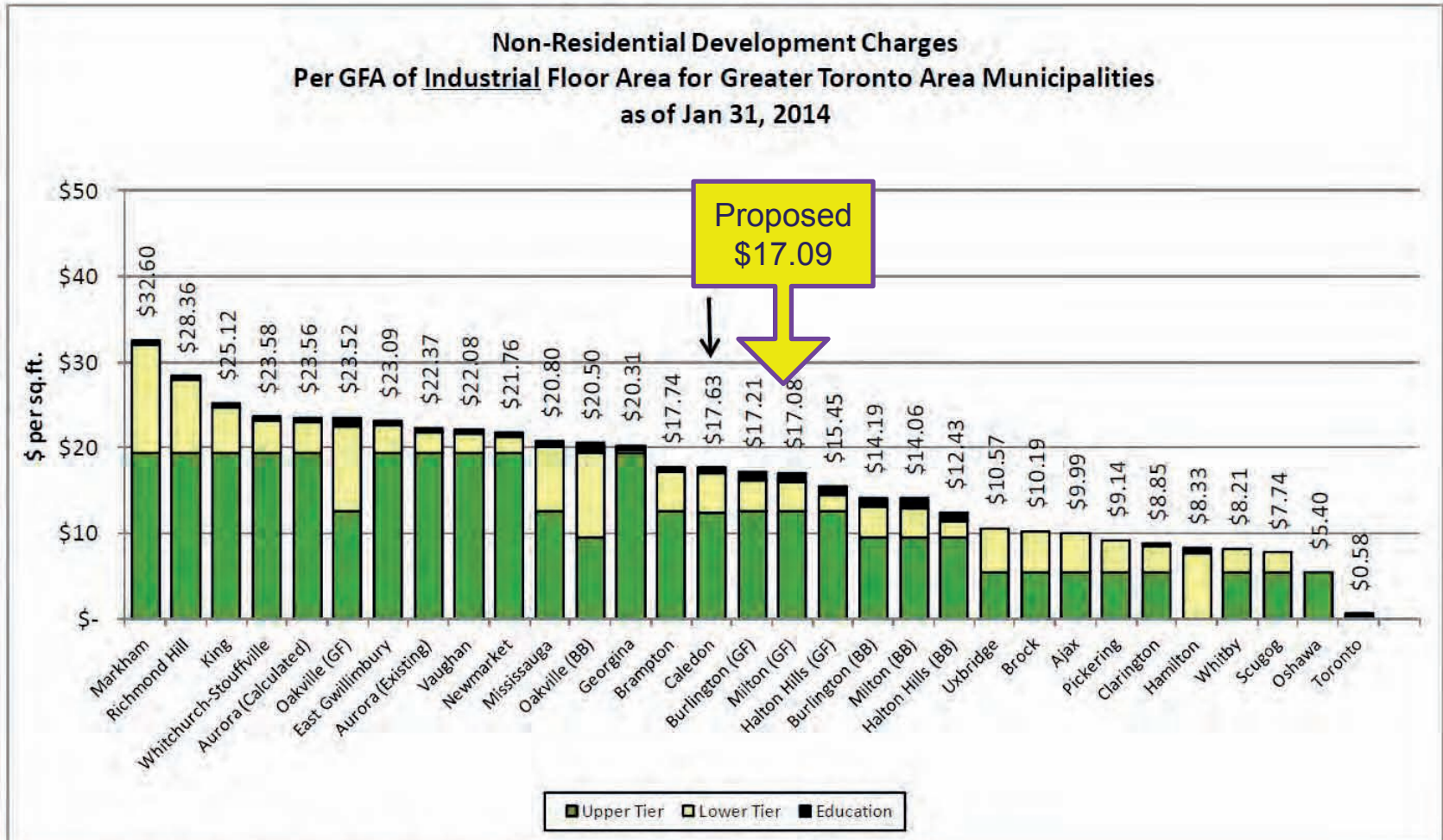
Comparison - Commercial

E-6



Comparison - Industrial

E-7



Durham municipalities include Region's new charge which is effective July 1, 2013.

BB=Built Boundary & GF=Greenfield.

Proposed By-law Changes

- Elimination of Exemptions for Hotels & (aggregate) rehabilitation buildings;
- On-farm diversified use buildings or structures replaces secondary use farm building or structure;
- DC exemptions will require a legal agreement;
- Redevelopment credit limit of 4 years;
- Outbuilding DC exemptions limited to buildings up-to 1,000 square feet; and
- Bolton BIA and Caledon East Commercial Core Area exemption is for non-residential development.

Timing/Next Steps

- June 20 • Final by-law and staff report completed
- June 24 • Council consideration of by-law passage