

Present: Mayor Mitchell
Councillor Drumm (Participating Electronically)
Councillor Leahy (Participating Electronically)
Councillor Lee (Participating Electronically)
Councillor Mulcahy (Participating Electronically)
Councillor Newman (Participating Electronically)
Councillor Roy (Participating Electronically)
Councillor Shahid (Participating Electronically)
Councillor Yamada (Participating Electronically)

Also Present: M. Gaskell, Chief Administrative Officer
S. Beale, Commissioner of Public Works
S. Klein, Director of Strategic Initiatives
W. Mar, Commissioner of Legal and Enforcement Services/Town Solicitor
J. Romano, Commissioner of Community Services
R. Saunders, Commissioner of Planning and Development
D. Speed, Fire Chief
F. Wong, Commissioner of Financial Services/Treasurer
A. McCullough, Director of Finance/Deputy Treasurer
H. Ellis, Executive Advisor to the Mayor
C. Harris, Town Clerk
K. Narraway, Deputy Clerk
K. Douglas, Legislative Specialist (Recording Secretary)

Regrets: None noted

1. Declarations of Pecuniary Interest

1.1 There were no declarations of pecuniary interest.

2. Public Meeting

C. Harris, Town Clerk, advised that the purpose of this Special Council meeting is to hold the public meeting for the development charges study and by-law as required under Section 12 of the Development Charges Act. Mr. Harris further advised that notice of this meeting was provided in accordance with Section 12 of

the Development Charges Act, and provided an overview of the public meeting format.

2.1 Presentation - Development Charges By-law
Craig Binning, Partner, Hemson Consulting Ltd.

Craig Binning, Partner, Hemson Consulting Ltd., provided a PowerPoint presentation regarding the Development Charges Act and Study.

Highlights of the presentation included:

- the purpose of the statutory public meeting;
- the need to update the Development Charges (DC) By-law before the current By-law expires to ensure rates reflect legislative changes to the DC Act and upward pressures of the roads capital program;
- an overview of the DC background study process;
- a summary of the development-related capital program, which is based on the Town's capital budget/forecast;
- costs that are not eligible for recovery from DC, including costs that benefit existing development and development beyond the planning horizon;
- a summary of the gross costs related to general development-related services that have been planned until 2030, and the approximate \$142 million that may be recovered by in-period eligible DC costs;
- a summary of the gross costs related to engineered development-related services that have been planned until 2031, and the approximate \$304 million that may be recovered by in-period eligible DC costs;
- the portion of general and engineered capital costs that will be funded from property taxes;
- the Town's public consultations that commenced in August, 2020;
- feedback received from the development industry in response to the preliminary draft DC rates that were made available in November, 2020;
- adjustments made to the capital program and proposed DC rates in response to public feedback;
- proposed amendments to the DC By-law, including changes to the non-statutory exemptions, the creation of three non-residential rate categories, and the creation of a new residential rate 'Category E' for special needs/special care facilities;
- an overview of the residential rate categories;
- the general, protection, and engineered services that will be recovered by DC rates;
- the calculated residential charges for each rate category;

- the calculated non-residential charges for the commercial, industrial, and institutional rate categories;
- DC By-law implementation options and policy considerations presented to Council;
- a timeline of steps taken to prepare the DC By-law and background study, which commenced in July, 2020; and,
- next steps in the process including consultation with the public and the development industry.

A question and answer period ensued between Members of Council, Mr. Binning and Staff regarding:

- whether the DC Act and background study account for costs associated with sustainability and climate change;
- how the growth forecasts used to calculate the Town's development charges relate to land use planning, infrastructure planning, the Town's Official Plan, and the Region of Durham's Official Plan;
- whether the proposed increase to residential development charges considers the concerns of first time home buyers; and,
- clarification on the proposed rate increase for single detached dwellings

2.2 Delegations

Matthew Cory, representing Brooklin North Landowners Group, requested that Brooklin's road requirements be considered in the DC background study and by-law. Mr. Cory also requested adequate time be granted for additional feedback from the development industry. He suggested that the DC background study use the Town and Region's Official Plan population growth projections to 2031, to ensure it is consistent with the Provincial Growth Plan and policies. Mr. Cory requested that a meeting be scheduled with Town Staff and Hemson to review the scope of the Roads Program that should be included to support the proposed development of Brooklin. He expressed concerns with the Town's right of way road width requirements and the Town's position that they will not accept incremental right of way designs (e.g., 23.5 metre width). He advised that SCS Consulting Group will provide a list of projects, costs, and recommended benefit to existing/post-period assignments for works within two weeks. Mr. Cory requested this list be included in the DC background study.

Glen Murphy appeared on behalf of Marco Filice, Vice President of Compass Hill Developments, representing Brooklin (AD) Limited Partnership. Mr. Murphy explained they are seeking to address the housing supply crisis identified by the Minister of Housing in May, 2019

and referenced excerpts from His address. He noted that the increase to government imposed development charges has impacted the affordability of housing, while also increasing the municipal tax base by increasing the number of units per acre. Mr. Murphy expressed concern with the exclusion of Road XI in the DC background study, which recommends that all 26 metres of the right of way should be costed at the obligation of the development community. He explained that the purpose and function of this road is to permit a new parallel East/West cross town travel that will help distribute automobile traffic through Brooklin, and therefore benefits more than just the new home owners. Mr. Murphy requested that Road XI be included in the DC background study, or alternatively the 3 metres above the 23 metre right of way should be a development charge eligible for credit back to the developer.

Rob Howe, Goodmans LLP, representing Durham Region Home Builders' Association (DRHBA), stated that DRHBA has concerns with the methodology and assumptions used to calculate the development charge increases proposed in the DC background study. Mr. Howe requested that additional time be granted to ensure DRHBA's comments are addressed. He stated that the DC background study's growth forecasts do not conform with the Town or Region's Official Plan, and underestimates growth. Mr. Howe suggested that the DC background study use a growth forecast consistent with the Town's Official Plan, and capital programs that are meaningfully related to the estimated growth. He requested that DRHBA be given time to assess and understand the appropriateness of the capital programs and cost assumptions used in the DC background study. Mr. Howe further requested that the Town adopt a transition so that the development charge increases will not come into effect until 2022.

A question and answer period ensued between Members of Council and Staff regarding:

- whether Town Staff will consult with the development industry within the next month regarding their concerns with the DC background study;
- whether additional clarification will be provided regarding why certain development-related road projects were excluded from the DC background study;
- the impact of postponing the DC By-law's implementation date; and,
- whether Town Staff may prepare a memo to summarize and clarify components of the DC background study.

3. Adjournment

3.1 Motion to Adjourn

Moved By Councillor Drumm
Seconded By Councillor Newman

That the meeting adjourn.

Carried

The meeting adjourned at 6:25 p.m.

Christopher Harris, Town Clerk

Don Mitchell, Mayor