

Present: Mayor Mitchell
Councillor Drumm
Councillor Gleed
Councillor Leahy
Councillor Mulcahy
Councillor Roy
Councillor Yamada

Also Present: S. Beale, Commissioner of Public Works
P. LeBel, Commissioner of Community & Marketing Services
W. Mar, Commissioner of Legal and By-law Services/Town Solicitor
K. Nix, Commissioner of Corporate Services/Treasurer
R. Short, Commissioner of Planning
C. Harris, Town Clerk
C. Bantock, Acting Legislative Coordinator

Regrets: Councillor Emm

The meeting began at 6:12 p.m.

1. Declarations of Pecuniary Interest

1.1 There were no declarations of pecuniary interest.

2. Presentations

2.1 Craig Binning, Partner, and Jackie Hall, Consultant, Hemson Consulting Ltd.

Re: Development Charges By-law

Craig Binning, Partner, and Jackie Hall, Consultant, Hemson Consulting Ltd., appeared before Council and provided a PowerPoint presentation.

Highlights of the presentation included:

- an overview of the project to date;
- a summary of the current and calculated residential, commercial, and non-commercial rates;
- benchmarking of residential, commercial, and industrial rates;
- factors responsible for changes to the development charges rate;

- proposed policies to be carried forward and introduced in the new Development Charges By-law; and,
- next steps in the project.

3. Public Meeting

- 3.1** Mayor Mitchell advised those in attendance that the purpose of this Public Meeting is to receive feedback from members of the public and that Council would not be making any decisions. He further advised that the Public Meeting was being held with regard to the Development Charges Study and By-law in accordance with the Development Charges Act.

The Chair opened the floor for comments from the public.

Anita Devries, 1050 Simcoe Street North, Oshawa, appeared before Council and stated that she was the Executive Officer of the Durham Region Home Builders Association. Ms. Devries commented that there is a real demand for houses in Whitby and the supply is not keeping pace with the demand. She further commented that the association has been in dialogue with Town staff and that further dialogue may result in changes to current calculations. Ms. Devries advised that a request would be made for a Fair Transition Policy in order to protect and lessen the burden for first time home buyers. Ms. Devries explained that most people feel threatened by fees associated with buying a first house and the builders often get blamed because they collect the fees. She further requested that another policy be introduced regarding secondary suites. The Provincial Policy is changing with Bill 7 and as a result municipalities will no longer be able to charge a development fee for secondary suites.

A question and answer period ensued regarding:

- average housing prices and affordability;
- altering the development charge format to a percentage base charge;
- the purpose of a Fair Transition Policy being subjective and to assist first time home buyers;
- development charges not being applicable if a secondary suite is added following the completion of a build;
- the comparison between when a house is sold and when the building permit is issued with regard to a Fair Transition Policy; and,
- the possibility of making up for a loss of development charges due to a Fair Transition Policy by increasing development charges for future new home buyers.

Jamie MacInnis, 1333 Boundary Road, Oshawa, appeared before Council and stated that many questions remain and he would like to approach staff to begin a dialogue in order to create something that is fair and equitable for everyone. He further stated that the process is being accelerated as the current By-law does not expire until November. Mr. MacInnis stated that there are other smaller issues to consider with the opportunity to index the new development charges based on proposed changes to Provincial regulation.

4. Adjournment

4.1 Motion to Adjourn

Resolution # 17-17

Moved By Councillor Leahy
Seconded By Councillor Gleed

That the meeting adjourn.

Carried

The meeting adjourned at 6:44 p.m.

Christopher Harris, Town Clerk

Don Mitchell, Mayor