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Subject: Questions - Development Charges By-law
Date: Friday, May 02, 2014 4:31:02 PM

Mr. Dreessen,

In response to the questions posed in your recent email, staff have prepared the following answers.

I looked forward to hearing that the methodology had evolved beyond the simple inside/outside the GB, and rural. My quick inspection of the Background Study indicates this hope was in vain. The question then becomes: Why no further refined differentiation -- as Ms. Blais and the Greenspace Alliance have advocated?

Consultation with the Sponsors Group and Industry Working Group with respect to the Development Charges methodology supported maintaining the current practice of uniform and large area-specific charges. As such no further differentiation was considered.

Have new roads in the suburbs been recognized as having no benefit to people living inside the Greenbelt?

Arterial roads and road programs have been allocated on a uniform City-wide basis. As such development Inside the Greenbelt will contribute to these works. With respect to collector roads and intersections, future projects have been allocated between the three large areas based on the proportionate increase in vehicle kilometres travelled (VKT) for future development. VKT Inside the Greenbelt is not forecasted to increase over the period, as such infrastructure costs for collector roads and intersections have not been allocated to Inside the Greenbelt. Outstanding debt payments for collector roads and intersections have been allocated to Inside the Greenbelt based on underlying 2004 and 2009 VKT assumptions.

What is the outcome of the discussions with the Province, following on the letter staff sent on 25 June 2013 about accounting for transit costs?

We have had no further information forthcoming from the Province since our letter.

What consultations have taken place, other than with the Councillors' Sponsors Group, and why has there been no report in January 2014 on guiding principles, framework, vision statement and consultation process as was promised in February 2013;

An Industry Working Group has been assisting the Sponsors Group with the Development Charges review. Through this collaboration staff were able to constructively work on specific development-

related issues such as the construction of new parks in the suburban areas. A community briefing was held on April 30th with the primary focus being on the new parks service delivery model. The principles, policies, and project prioritization adopted by Council during last year's Master Plan review (Building a Liveable Ottawa) directed this review and replaced the previous planned activities.

How are parks proposed to be financed?

Non-district parks will continue to have Development Charges levied until October 1, 2014 (except Inside the Greenbelt) to facilitate the transition of these parks as a local service. Following the transition period (post October 1, 2014) funds will only be levied for District Parks in all charge areas and for non-district parks only in the Inside the Greenbelt charge area. Non-district parks Outside the Greenbelt will be built by the developer to City standards.

Please let me know if you require any further clarifications.

John

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