

Report on the Development Charges Working Group

Hi All,

I'll be reporting to FCA P&Z Committee next Wednesday about our last meeting with staff on DCs. Any corrections/additions, please let me know.

We met on January 15 in the Councillors Lounge from 11 am to 12 noon. Besides Jason Burggraaf (GOHBA), attending were: Gary Baker, Charmaine Forgie, Andy Reside and Lynn Rowe. I conveyed regrets from Roland and Paul.

Gary confirmed that only a few sections of Bill108/138 have come into force, namely the new provision for DC installment payments for institutional, rental and not-for-profit residential developments. Other provisions have not been proclaimed, in particular those related to the Community Benefit Charge (CBC); that charge will replace the so-called soft services now part of DCs (incl. parks, libraries, protective services, and affordable housing). Note that the *Planning Act's* Section 37 benefits will also be gone [repeal not yet proclaimed]). Staff appeared to have no information about the state of thinking at Queen's Park. Gary thinks that we'll have a new by-law by 1Jan2021. No report to Council is planned for now.

With the reminder of this meeting staff had sent us the Minutes of all the meetings they'd had with developers prior to the current DC by-law (Dec2018-April2019), as well as proposed Terms of Reference for this, the "Development Charges Community Working Group." It is attached. There was agreement to amend the proposal so that the Mandate includes "providing input ... on the determination of DCs" (not just on "increasing community awareness"). There also was agreement that at least some of us would attend all meetings with developers.

We had offered to help revise the DC Primer deck. Of course this cannot be completed until we have the regulations on that CBC. In preparation Gary would send us a deck he had used to brief the Councillors' Sponsor Group last March as well as the current (pre-Bill 73 & pre-Bill108) course slides. (The latter are on the City's web site here: https://documents.ottawa.ca/sites/default/files/documents/primer_devcharges_en.pdf.)

This was our second meeting with staff, after the one on September 3, 2019. The next meeting is scheduled for March 10, 1:00-2:30 p.m.

Paul, let this also be my report to the GA Board on this matter.