

Development Charges Statutory Public Meeting

Date:	January 17, 2008
To:	Executive Committee
From:	Deputy City Manager and Chief Financial Officer
Wards:	All
Reference Number:	P:\2008\Internal Services\ec08001SP (AFS # 6743)

SUMMARY

This report recommends that Council delegate the authority and responsibility for holding a public meeting, pursuant to section 12 of the *Development Charges Act, 1997*, to the Executive Committee.

As part of the 2007 budget deliberations, Council authorized a review of the development charges by-law and Executive Committee, at its meeting of October 29, 2007, requested that staff expedite the requisite background study and introduction of the by-law. To that end, City staff commenced preparation of the detailed studies and initiated a stakeholder consultation process. It is expected that the draft development charges by-law will be presented for Council consideration in spring/summer 2008.

Prior to adopting a new development charges by-law, the legislation requires that Council hold at least one public meeting.

RECOMMENDATIONS

The Deputy City Manager and Chief Financial Officer recommends that:

1. Council delegate the authority and responsibility for holding a public meeting, pursuant to section 12 of the *Development Charges Act, 1997*, to the Executive Committee.

Financial Impact

There is no financial impact associated with the adoption of the recommendations contained in this report.

DECISION HISTORY

As part of the 2007 capital budget deliberations, Council authorized a review of the City's development charges by-law. Executive Committee, at its meeting on October 29, 2007, requested staff to expedite the studies necessary for the adoption of a new development charges by-law. Prior to adopting a new development charges by-law, the legislation requires that the City hold at least one public meeting, pursuant to section 12 of the *Development Charges Act, 1997* (the "Act").

ISSUE BACKGROUND

The Act enables municipalities to pass by-laws to impose development charges against land to pay for growth-related capital costs of eligible City services. The City's current development charge by-law (no. 547-2004) was adopted by Council in June 2004 and imposes a charge on residential and "retail" development, as defined. While the current by-law is scheduled to expire in 2009, recent amendments to the Act, and progress in major development projects, such as the Spadina Subway extension and the Waterfront revitalization, coupled with the updated 2008 long-term capital plan, make this an appropriate stage for the review.

COMMENTS

The City has retained the consulting services of Watson and Associates Economists Ltd. to assist in the preparation of the requisite development charges background study. A development charges steering committee, consisting of senior staff representatives, provides oversight and strategic direction to an interdivisional working group and the external consultant in the preparation of the background study and related policies. Representatives from the City's Agencies, Boards, Commissions and Divisions, comprise the membership of an interdivisional development charges working group. This working group provides the detailed data, analysis and support needed to complete the City's growth forecast and identify the City's growth-related capital infrastructure requirements, which are essential in underpinning the calculation of a new development charge.

For each potential service category to be included within the new development charge, the collection of the data and input for the determination of a development charge is currently underway.

Staff have also initiated consultations with key stakeholders including representatives from the Building Industry and Land Development Association and the Toronto Board of Trade. The stakeholder consultation process will be ongoing through the next couple of

months, and will include consultations with representatives from both the development industry and business associations, as well as ratepayers groups.

Prior to the adoption of a development charges by-law, the legislation requires that Council hold at least one public meeting to provide interested parties an opportunity to be heard. The City must give at least 20-days notice of the public meeting and make a development charges background study and proposed by-law available to the public at least two weeks prior to such meeting. It is anticipated that the public meeting will be held in April or May, 2008.

This report recommends that Council delegate authority and responsibility for holding a development charges statutory public meeting to the Executive Committee, which has a mandate to make recommendations on fiscal policy, including revenue and tax policy.

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SIGNATURE

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