

4. **2024 Development Charge Background Study Amendment Report and By-laws**

**Rapport de l'étude préliminaire sur la modification des redevances d'aménagement de 2024 et règlements municipaux**

**Committee recommendation(s) as amended**

That Council approve:

1. **The 2024 Development Charge Amendment Background Study set forth in Document 1 as amended by Document 3 and**
2. **The City-wide Development Charge By-law, 2024-218, be amended in accordance with Document 2 as amended by Motion No. PHC 2024-36-02, to include the following as an amendment to By-law 2024-218:**
  - 19.1 **The sub-total and total lines in this by-law provide information at the time of the enactment of this by-law or the subsequent amendments thereto but do not affect the determination of the development charges imposed by this by-law.**
3. **That pursuant to the *Development Charges Act*, subsection 12(3), no further public meeting is necessary; and**
4. **That staff, as part of the comprehensive DC bylaw update scheduled for next year, review the feasibility of implementing additional DC eligible service categories that are currently not charged for, including:**
  - a) **services related to public health; and,**
  - b) **child care and early years programs and services under part VI of the Child Care and Early Years Act, 2014 and any related services; and,**

- c) services related to proceedings under the Provincial Offences Act, including by-law enforcement services and municipally administered court services; and,
- d) services related to emergency preparedness; and
- e) services related to long-term care; and,
- f) waste diversion services; and

5. That this review also include:

- a) a consideration of the potential for reduced financial pressure on taxpayers of implementing additional DC eligible service categories; and,
- b) a consideration of the potential advantages of establishing a level of service analysis where none currently exist; and,
- c) a recommendation on whether or not council should implement additional DC service categories.

Recommandation(s) du comité telles que modifiées

Que le Conseil approuve :

1. L'étude préliminaire sur la modification des redevances d'aménagement de 2024 dont fait état le document 1 dans sa version modifiée par le document 3 et;
2. Que le Règlement municipal no 2024-218 sur les redevances d'aménagement soit modifié conformément au document 2 dans sa version modifiée par la motion n° PHC 2024-36-02, et incluant la modification suivante au Règlement n° 2024-218:
  - 19.1 Les lignes Sous-total et Total dans ce règlement fournissent l'information disponible au moment de l'adoption dudit règlement ou des modifications subséquentes qui y sont apportées, mais n'affectent pas l'établissement des redevances d'aménagement imposées en vertu de ce règlement.

3. De ne pas tenir autre réunion publique, conformément au paragraphe 12(3) de la *Loi sur les redevances d'aménagement*.
4. Que le personnel examine, dans le cadre de la mise à jour complète des règlements municipaux sur les redevances d'aménagement devant avoir lieu l'an prochain, la faisabilité de mettre en œuvre des catégories supplémentaires de services admissibles aux redevances d'aménagement qui ne sont pas facturées actuellement, à savoir :
  - a) les services reliés à la santé publique;
  - b) les programmes et les services de garde d'enfants et de la petite enfance en vertu de la partie VI de la *Loi de 2014 sur la garde d'enfants et la petite enfance* et les services connexes;
  - c) les services reliés aux procédures en vertu de la *Loi sur les infractions provinciales*, incluant les services d'application des règlements municipaux et les services judiciaires administrés par la municipalité;
  - d) les services reliés à la préparation aux urgences;
  - e) les services reliés aux soins de longue durée;
  - f) les services de détournement des déchets.
5. Que cet examen comprenne aussi :
  - a) une étude de la possibilité de réduire la pression financière qu'exercerait sur les contribuables la mise en œuvre de catégories supplémentaires de services admissibles à des redevances d'aménagement;
  - b) une étude des avantages potentiels d'établir une analyse du niveau de service là où il n'en existe pas actuellement;
  - c) une recommandation quant à savoir si le Conseil devrait instaurer ou non des catégories supplémentaires de services visées par les redevances d'aménagement.

**For the Information of Council**

The committee also approved the following direction to staff:

Councillor S. Devine/C. Kitts

That staff be directed to analyze the feasibility of applying indexing twice a year on April 1 and October 1 related to:

- Transit-related projects; and
- Roads and related services; and

that staff report back with their findings and recommendations prior to the DC By-law update when incorporating the Transportation Master Plan.

**Pour l'information du Conseil Municipal**

Le comité a également approuvé la motion suivante :

Conseillers S. Devine/C. Kitts

Que l'on demande au personnel d'analyser la faisabilité d'appliquer l'indexation deux fois par année, soit le 1<sup>er</sup> avril et le 1<sup>er</sup> octobre, en ce qui concerne :

- les projets de transport en commun
- les routes et services connexes

et que le personnel rende compte de ses conclusions et recommandations avant la mise à jour du *Règlement sur les redevances d'aménagement* lors de l'incorporation du Plan directeur des transports.

**Documentation/Documentation**

1. Extract of draft Minutes, Planning and Housing Committee, October 23, 2024  
Extrait de l'ébauche du procès-verbal du Comité de la planification et du

logement, le 23 octobre 2024

2. Director's Report, Planning Services, Planning, Development and Building Services, dated October 17, 2024 (ACS2024-PDB-GEN-0007)

Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 17 octobre 2024 (ACS2024-PDB-GEN-0007)

2024 Development Charge Background Study Amendment Report and  
By-laws

File No. ACS2024-PDB-GEN-0007 – City-wide

Gary Baker, Development Charges Program Coordinator, Planning, Development and Building Services (PDBS) provided an overview of the report and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

Also present and responded to questions were the following:

PDBS:

- Vivi Chi, General Manager

Infrastructure and Waste Water Services Department:

- Susan Johns, Director, Asset Management Services
- Christopher Rogers, Program Manager, Infrastructure Planning

Recreation and Cultural and Facilities Department

- Kevin Wherry, Manager, Parks and Facilities Planning

The Committee heard from the following delegations:

1. Jason Burggraaf, GOHBA\*, also accompanied by Ursula Melinz, Soloway Wright and Daryl Keleher, Keleher, Planning and Economic Consulting to respond to questions from Committee
2. PM Vasudev

[ Individuals / groups, as marked above, either provided comments (\*) in writing or by e-mail; all submissions and presentations (+) are held on file with the Office of the City Clerk. ]

Correspondence was received from Laura Maxwell, Tamarack Developments (on behalf of Taggart) on October 22, 2024 and is filed with the Office of the City Clerk, and distributed to Committee Members.

The Committee carried the report recommendations as amended by Motion No. PHC 2024-36-02 and PHC 2024-36-03 and the following direction to staff:

Direction to Staff (S. Devine/C. Kitts)

That staff be directed to analyze the feasibility of applying indexing twice a year on April 1 and October 1 related to:

- Transit-related projects
- Roads and related services; and

that staff report back with their findings and recommendations prior to the DC By-law update when incorporating the Transportation Master Plan.

**Report Recommendation(s)**

**That Planning and Housing Committee recommend Council approve:**

- 1. The 2024 Development Charge Amendment Background Study dated October 9, 2024, as detailed in Document 1.**
- 2. The City-wide Development Charge By-law, 2024-218, be amended in accordance with Document 2.**
- 3. That pursuant to the *Development Charges Act*, subsection 12(3), no further public meeting is necessary.**

**Carried as amended**

**Amendment:**

**Motion No. PHC 2024-36-02**

Moved by G. Gower

**WHEREAS** the amending Development Charge Background Study was provided on the City's website on August 30, 2024; and,

**WHEREAS** a link to the amending Development Charge Background Study was provided within the staff report on page 9 but by inadvertence the hyperlink at Document 1 did not link to the Background Study; and,

**WHEREAS** there are additional information and proposed by-law changes that will not change the development charge rates to be imposed pursuant to the amending by-law attached as Document 2.

**BE IT RESOLVED** That Planning and Housing Committee recommend Council:

1. **Receive as the replacement Document 1, the 2024 Development Charge Amendment Background Study dated August 30, 2024, prepared by Hemson.**
2. **Receive as Document 3 the Hemson report dated October 10, 2024, amending the Background Study appended to this motion as Attachment 1.**
3. **Receive as Document 4 the Changes made to the Calculated Development Charge Rates since August 30, 2024, appended to this motion as Attachment 2.**
4. **Approve that the sentence on page 9 of the report:**

The 2024 Development Charges Amendment Background Study dated October 11, 2024, was made available on Ottawa.ca prior to the October 23, 2024, public meeting.

**Be revised to read:**

The 2024 Development Charges Amendment Background Study dated August 30, 2024 was made available on Ottawa.ca on August 30, 2024, and the amending study dated October 10, 2024, was made available on Ottawa.ca on October 21, 2024.



**BE IT FURTHER RESOLVED** that the recommendations in the report be replaced with the following: That Planning and Housing Committee recommend Council approve:

1. The 2024 Development Charge Amendment Background Study set forth in Document 1 as amended by Document 3.
2. The City-wide Development Charge By-law, 2024-218, be amended in accordance with Document 2.
3. That pursuant to the Development Charges Act, subsection 12(3), no further public meeting is necessary.

**BE IT FURTHER RESOLVED THAT** Document 2 be amended to include the following as an amendment to By-law 2024-218:

**19.1** The sub-total and total lines in this by-law provide information at the time of the enactment of this by-law or the subsequent amendments thereto but do not affect the determination of the development charges imposed by this by-law.

**BE IT FURTHER RESOLVED THAT** the Office of the City Clerk be directed to include the revised report and supporting documents in the report to Council.

**Carried**

**Amendment:  
Motion No. PHC 2024-36-03**

Moved by G. Gower

**WHEREAS** the City of Ottawa does not charge for several Development Charge (DC) eligible service categories that the municipality is permitted to charge for under the Development Charges Act, 1997; and,

**WHEREAS** these service categories include important services in our city, such as public health, childcare, long term care, waste

diversion services, emergency preparedness, and municipally administered court services; and,

WHEREAS from our new municipal administrative penalty system, to new childcare legislation, to a global pandemic, to a crisis in long term care, to unprecedented weather events, these categories represent services that have all been recently and significantly impacted by changing environmental factors and legislative context; and,

WHEREAS this changing context warrants consideration of levels of service and how we fund these services; and,

WHEREAS the city is currently undergoing master plan renewal and a comprehensive development charge bylaw update; and,

WHEREAS the city and this council have expressed that our municipality is facing significant financial shortfalls, and has requested that higher orders of government provide financial relief; and,

WHEREAS reviewing what revenue streams we are not currently collecting but could be under existing provincial legislation is warranted in this context; and,

WHEREAS capital costs that are not funded through development charges are instead funded by taxpayers;

THEREFORE BE IT RESOLVED THAT staff, as part of the comprehensive DC bylaw update scheduled for next year, review the feasibility of implementing additional DC eligible service categories that are currently not charged for, including:

- services related to public health; and,
- child care and early years programs and services under part VI of the Child Care and Early Years Act, 2014 and any related services; and,

- **services related to proceedings under the Provincial Offences Act, including by-law enforcement services and municipally administered court services; and,**
- **services related to emergency preparedness; and**
- **services related to long-term care; and,**
- **waste diversion services.**

**BE IT FURTHER RESOLVED THAT this review also include:**

1. **a consideration of the potential for reduced financial pressure on taxpayers of implementing additional DC eligible service categories; and,**
2. **a consideration of the potential advantages of establishing a level of service analysis where none currently exist; and,**
3. **a recommendation on whether or not council should implement additional DC service categories.**

**Carried**