

2. 2024 Provisional Development Charges Background Studies and By laws

**Versions provisoires des études préliminaires sur les redevances
d'aménagement et des règlements de redevances d'aménagement 2024**

Committee recommendation(s) as amended

That Council:

- 1. Approve the provisional 2024 City-wide and Area-specific Development Charges Background Study dated March 15, 2024, and the provisional 2024 Stormwater Management Area-Specific Development Charges Background Study dated March 15, 2024, as amended by Motion PHC 2024-27-01**
- 2. Approve the provisional City-wide and area-specific Development Charge by-laws, to repeal and replace the Development Charge by-laws enacted in 2019, as detailed in Documents 1-12, as amended by Motion PHC 2024-27-01**
- 3. Determine that no further public meeting is necessary.**
- 4. Approve:**
 - a) that the Development Charges By-law 2024 (Document 1) be amended, with applicability to the other development charges by-laws, to insert a requirement for the phase-in provisions within the *Development Charges Act*, subsection 5(6), paragraph 4.**
 - b) that the Development Charges By-law 2024 (Document 1) be amended, with applicability to the other development charges by-law, such that should be phase-in provisions be repealed by the Parliament of Ontario, they shall be of no further effect in the development charges by-law seven calendar says after the effective date of their legislative repeal.**

Recommandation(s) du Comité telle que modifiée

Que le Conseil :

1. approuve les versions provisoires de l'étude préliminaire sur les redevances d'aménagement 2024 pour toute la ville et pour certains secteurs et de l'étude préliminaire sur les redevances d'aménagement 2024 pour la gestion des eaux pluviales dans certains secteurs, toutes deux datées du 15 mars 2024; dans sa version modifiée par la motion n° PHC 2024-27-01;
2. approuve les versions provisoires des règlements de redevances d'aménagement pour toute la ville et pour certains secteurs, qui abrogeront et remplaceront les règlements adoptés en 2019, comme l'indiquent les documents 1 à 12; dans sa version modifiée par la motion n° PHC 2024-27-01;
3. établi qu'aucune autre réunion publique n'est requise.
4. Approuve :
 - a) que le *Règlement municipal sur les redevances d'aménagement de 2024* (document 1) soit modifié afin d'y ajouter une exigence, également applicable à l'ensemble des autres règlements sur les redevances d'aménagement, répondant aux dispositions d'introduction graduelle énoncées à l'alinéa 5(6)4) de la *Loi de 1997 sur les redevances d'aménagement*.
 - b) que le *Règlement municipal sur les redevances d'aménagement de 2024* (document 1) soit modifié afin que, dans l'éventualité où les dispositions d'introduction graduelle soient révoquées par l'Assemblée législative de l'Ontario, lesdites dispositions ne soient plus en vigueur dans le *Règlement municipal sur les redevances d'aménagement*, ainsi que dans l'ensemble des autres règlements sur les redevances d'aménagement, sept jours après la date effective de leur révocation législative.

Documentation/Documentation

1. Report from Interim General Manager, Planning, Development and Building Services Department, dated April 29, 2024
(ACS2024-PDB-GEN-0004)

Rapport de la Directrice générale par intérim, Services de la planification, de l'aménagement et du bâtiment, daté le 29 avril 2024
(ACS2024-PDB-GEN-0004)
2. Extract of draft Minutes, Planning and Housing Committee, May 8, 2024

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 8 mai 2024

2024 Provisional Development Charges Background Studies and By laws

File No. ACS2024-PDB-GEN-0004- Citywide

Vivi Chi, General Manager, Planning, Development and Building Services (PDBS) provided some opening remarks prior to receiving a detailed overview of the report from Gary Baker, Program Coordinator Development Charges, (PDBS). A copy of the slide presentation is filed with the Office of the City Clerk.

Also Present and responded to questions:

PDBS:

- Royce Fu, Manager, Policy Planning
- Jennifer Armstrong, Director, Transportation Planning

Legal Services

- Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate

Finance and Corporate Services

- Isabelle Jasmin, Deputy City Treasurer Corporate Finance

The Committee heard from the following delegations:

1. Tom Szeredi*, Elmvale Acres Community Association asked the Committee to reject the Development Charge study and send it back for revision as it is not aligned with the Official Plan or the Draft 2024 Zoning Bylaw, or with areas undergoing the most intensification. Make growth pay for growth.
2. Marko Miljusevic* noted that the current model is unsustainable, money should be used in the communities it is generated in and efficient transportation projects need to be prioritized.

3. Chris Milosek spoke to concerns in the Development Charge Bylaw as it relates to commercial industrial properties noting that a building permit plus the Development Charges for storage units would cost more than the storage facilities themselves.
4. Brandon Bay, Make Housing Affordable encouraged Committee to reject the report as the increase would result in developers passing on the charge to residents with higher purchase prices as well will disqualify our organization from new funding from the Federal Government. Obsolete data should not be used to drive planning decisions during a housing crisis.
5. Dean Tester expressed concerns with raising Development Charges as the cost to live in Ottawa is already too much, the impact of losing thousands of taxpayers will be more devastating than putting a pause on approving this report. This would send a message to young people, renters and first time home buyers that they are worth less than existing homeowners.
6. Jason Burggraaf*, GOHBA touched on the transition clause, noting it should be longer than 90 days, consideration of the Federal budget and funding and concerned about inflationary increases year over year. This bylaw is not on a solid foundation of data.
7. Sam Hersh spoke to arguments of how Development Charge increases result in higher housing costs. Historically giving corporations more savings does not trickle down to residents, but costs do. The Bylaw does need reform, specifically using development charges in areas of the city where they weren't collected.
8. Dan Carpenter noted the City should be reducing as many barriers as possible for housing development, increasing Development Charges correlate with higher housing costs, which will result in preventing people from coming to live in Ottawa.

9. Michael Bishop echoed comments of previous speakers, noting the proposal should be rejected. Development Charges will affect the cost of all housing, instead more should be charged for undeveloped land, or if developers are not building.

[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.]*

The following written submissions were received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated May 6, 2024 from Elmvale Acres Community Association
- Email dated May 7, 2024 from Fernbank Trunk DC Bylaw Update - Novotech
- Email dated May 7, 2024 from Fernbank Road Landowners Group (“FROG”) – Soloway Wright
- Email dated May 7, 2024 from DCB Millenium Park – Soloway Wright
- Email dated May 7, 2024 from DCB Minto Communities Inc. (“Minto”) – Soloway Wright
- Email dated May 7, 2024 from DCB Richcraft Corporations – Soloway Wright
- Email dated May 7, 2024 from DCB Riverside South Development Corporation (“RSDC”) – Soloway Wright
- Email dated May 7, 2024 from DCB Tamarack – Soloway Wright
- Email dated May 7, 2024 from DCBS Regional Group (Shirley’s Brook) – Soloway Wright
- Email dated May 7, 2024 from Kanata North Landowners Group Ltd. (KNLOG), - Novatech
- Email dated May 7, 2024 from Memorandum – Novatech
- Email dated May 7, 2024 from GOHBA
- Email dated May 7, 2024 from LowerBaker Itr – Soloway Wright
- Email dated May 7, 2024 from Mattamy (Jock River) – Soloway Wright

- Email dated May 7, 2024 from Minto letter to City – Soloway Wright
- Email dated May 7, 2024 from Submission of the Thomas Cavanagh Construction & 1384341 Ontario Ltd. – Soloway Wright
- Email dated May 7, 2024 from Kanata North Landowners Group (“KNLOG”) – Soloway Wright

Following discussion and questions of staff, the Committee carried the report recommendations as amended by Motion PHC 2024-27-01:

Report recommendation(s)

That Planning and Housing Committee recommend Council:

- 1. Approve the provisional 2024 City-wide and Area-specific Development Charges Background Study dated March 15, 2024, and the provisional 2024 Stormwater Management Area-Specific Development Charges Background Study dated March 15, 2024.**
- 2. Approve the provisional City-wide and area-specific Development Charge by-laws, to repeal and replace the Development Charge by-laws enacted in 2019, as detailed in Documents 1-12.**
- 3. Determine that no further public meeting is necessary.**
- 4. (a) Approve that the Development Charges By-law 2024 (Document 1) be amended, with applicability to the other development charges by-laws, to insert a requirement for the phase-in provisions within the *Development Charges Act*, subsection 5(6), paragraph 4.**
(b) Approve that the Development Charges By-law 2024 (Document 1) be amended, with applicability to the other development charges by-law, such that should be phase-in provisions be repealed by the Parliament of Ontario, they shall be of no further effect in the development charges by-law

seven calendar days after the effective date of their legislative repeal.

Carried as amended

Amendment:

Motion No. PHC 2024-27-01

Moved by G. Gower

WHEREAS the Background Studies for the City of Ottawa's development charge by-laws were made available to the public on March 15, 2024; and

WHEREAS comments have been received since the release of the Background Studies and the need for revisions have been identified; and

WHEREAS such revisions include:

- a. **A revision to the Trillium Line Extension Area Specific Development Charge to take into account the Debenture Payments over a ten year period;**
- b. **To fully reflect in the background study the Manotick Water Supply and Sanitary Sewer Service Area;**
- c. **To revise the Richmond Sanitary Sewer Service Area Development Charge to take into account future growth;**
- d. **A revision in respect of gross population growth;**
- e. **A revision to address corrections to reserves to the city-wide and area-specific development charge reserve funds to address residential and non-residential allocations;**
- f. **A revision to address a reduction to post period benefit due to the projected population growth;**
- g. **A revision to delete a duplication of Transportation Priority Measures in both the Roads and Related Services and the Public Transit components of the development charge;**

- h. A revision to incorporate the provision in the Development Charges Act that the applicable rate is governed in certain instances by the date of application for site plan approval or for a zoning amendment;**
- i. A request to provide for a period of transition;**

Therefore Be It Resolved That:

- 1. Schedules B and C to the Main Development Charge By-law be replaced with Document 1.**
- 2. Schedule N to the Main Development Charge By-law be replaced with Document 2.**
- 3. Schedule O to the Main Development Charge By-law be replaced with Document 3.**
- 4. The third bullet on page 12 in the 2024 City-wide and Area Specific Development Charges Background Study is deleted and replaced with:**
 - The Manotick Water Supply and Sanitary Sewer Development Charge was updated in 2022. The development charge has been updated to its current indexed amounts for reflection in the proposed development charge by-law.**
- 5. That a three months transition period, as forth in Document 4 be inserted into the main development charge by-law that provides for transition for those applications not benefiting from transitional measures already in the Development Charges Act:, but not be applicable to the special area development charge schedules nor the area specific stormwater development charge by-laws.**
- 6. That the provision set forth in Document 5, which will incorporate the requirements of the Development Charges Act in respect of site plan and zoning amendment applications, be inserted governing the date at which the applicable development charge rate is determined.**

7. **That the costs of the transition be included in the background study to be presented to Council in 2025.**
8. **Pursuant to the Development Charges Act, subsection 12(3), it is determined that no further public notice is necessary.**

Carried