

**THE TWELFTH SPECIAL MEETING OF THE COUNCIL
OF THE CITY OF GREATER SUDBURY**

**Council Chamber
Tom Davies Square**

**Monday, June 15, 2009
Commencement: 5:32 p.m.**

MAYOR JOHN RODRIGUEZ IN THE CHAIR

Present

Councillors Cimino; Barbeau (D7:22pm); Berthiaume; Dutrisac; Dupuis; Thompson; Callaghan; Craig (D7:53pm); Caldarelli; Gasparini; Landry-Altman

City Officials

Doug Nadorozny, Chief Administrative Officer; G. Clausen, General Manager of Infrastructure Services; B. Lautenbach, Acting General Manager of Growth & Development/Planning Director; L. Hayes, Chief Financial Officer/Treasurer; R. Swiddle, City Solicitor; G. Mazza, Director of Building Services/Chief Building Official; B. Bigger, Auditor General; D. Dumontelle, Manager of Financial Support and Budgeting; E. Stankiewicz, Manager of Financial Planning & Policy; L. Larose, Senior Budget Analyst; I. Wood, Special Advisor to the Mayor; J. McKechnie, Executive Assistant to the Mayor; L. Oldridge, Deputy City Clerk; P. Pelletier, Audio-Visual Operator; F. Bortolussi, Council Secretary

Declarations of
Pecuniary Interest

None Declared.

Welcome and
Opening Remarks

Mayor Rodriguez welcomed the approximate 80 people in attendance to the Special Public Input Meeting of the Council of the City of Greater Sudbury. He stated that the purpose of the meeting was to provide an opportunity for the public to provide their input and opinions on the proposed Development Charges By-law.

PRESENTATION

Proposed Development
Charges By-law

John Hughes, Partner, Hemson Consulting Ltd., made an electronic presentation entitled 'City of Greater Sudbury 2009 Development Charges Background Study'. He advised that the study was initiated in September of 2008, Council information sessions and a consultation meeting with the development industry were held and the study was released on May 29, 2009. He advised that current development charges are levied on the residential sector only with non-residential being exempt. He explained in detail the growth forecast from 2009 to 2018. He listed the services included in the study and the 10-year historic service levels. He outlined in detail the growth-related capital programs and summarized the capital plan for general services and engineering infrastructure. He explained the calculated

development charges for residential and non-residential. He presented three options: adopt the maximum rates, phase-in the rates over a three-year period and phase-in the rates over a five-year period. He stated that other options are the exemption of institutional development, full or partial exemption of Downtown Centres and the exemption of non-profit affordable housing units. He noted that the charges are payable upon issuance of the building permit, the exception to industrial expansion if the enlargement is less than 50% and no charges to temporary structures erected for less than eight months. He also advised that the by-law allows for credits to be provided for development charge related works undertaken by landowners. He concluded by outlining the key dates after this meeting:

- ä June 24 – Policy Direction from Council;
- ä June 25 – Development Liaison Advisory Panel Meeting;
- ä July 8 – Adoption of By-law;
- ä July 14 – Expiration of Current By-law.

PUBLIC INPUT

A speakers' list was available and submissions were heard in the order that they appeared.

Tom Taylor

Tom Taylor advised of the Moorehouse Report which recommended to the Regional Municipality of Sudbury that development charges should be implemented. He further stated that \$25 M was not collected because Council decided not to implement development charges in the past and \$22 M will not be collected now if the charges are not increased.

Ron Arnold, Dalron Construction Limited

Ron Arnold, Dalron Construction Limited, made an electronic presentation regarding the proposed development charges. He stated that a new home buyer now pays for the building permit, total cost to develop everything within the boundaries of the neighbourhood, area specific charges outside the neighbourhood, development charges for future needs and higher taxes than a comparable existing home. He further stated that higher development charges would add to the already excessively burdened new home buyer.

Kristi Arnold, Dalron Construction Limited

Kristi Arnold, Dalron Construction Limited, made an electronic presentation regarding the proposed development charges. She spoke of the current state of the Greater Sudbury housing market. She compared development charges and off-site charges in Greater Sudbury to other Ontario municipalities and provided specific examples of current and proposed total development charges. She listed some Ontario municipalities which are freezing or reducing their development charges.

PUBLIC INPUT (continued)

Paul Corsi, President,
Sudbury & District Home
Builders' Association

Letter dated June 15, 2009 from Paul Corsi, President, Sudbury & District Home Builders' Association, was distributed to Members of Council at the meeting.

Paul Corsi outlined the Association's concerns regarding the calculation of the maximum allowable, the harmonized sales tax to come into effect in July 2010 and proposed capital projects (soft costs and hard costs). He stated that an increase in development charges at this time is unfair to people who might want to come to Greater Sudbury and, in the long term, would kill the local new home industry.

Joanne Caouette,
Lifestyle Homes

Joanne Caouette, Lifestyle Homes, stated she would have liked more meetings with the developers, builders and contractor so they could provide their perspective. She stated that Council needs to be aware that this will affect developers, builders, new home buyers, low income families and seniors. She asked that Council seriously consider keeping current level of charges for one year in light of the status of the residential market and the Vale Inco situation and review the matter again at that time. She also feels that Industrial Commercial Institutional properties should be subject to development charges.

Denise Clement

Denise Clement stated she is entirely opposed to the proposed increase in development charges. Denise Clement stated that Council must understand that the builders and developers will not absorb the increase in developments charges as it will be passed on to the new home owner. She also stated that development charges should also apply to Industrial Commercial Institutional properties. She feels it is unfair to new home buyers to be subject to these charges.

Sam Biasucci, SalDan
Developments Ltd.

Sam Biasucci, SalDan Developments Ltd., stated that the industry is asking for an opportunity to work together with Council. There must be a longer consultation process to give them the opportunity to meeting with staff and to review the study. He feels this is not the best time for an increase. He stated this is not Southern Ontario; the development being done in Greater Sudbury is infilling. He requested that Council review this matter again and not assume that the expiration of the current by-law requires an increase in charges.

Phil Kennedy, Heart
Construction

Phil Kennedy indicated he is a carpenter and contractor. He stated that in 1991 – 1992 he planned to construct a 12-unit building. He had priced the project but with the increase in development charges, it was not feasible. He gave another example of a project which did not proceed due to the development charges. He indicated he is working to feed his family and cannot afford any more taxes.

PUBLIC INPUT (continued)

Dr. Raymond Jacques

Dr. Raymond Jacques stated that he would like to see development charges raised to the full extent. Tax dollars should not be spent on growth related costs. He believes that the increase in charges will help improve the quality of life in Greater Sudbury by providing services such as soccer fields.

George Soule

George Soule stated he is a multi-residential property developer and landlord. At the current development charges rate, it is difficult to put together the financing for new construction. It is the soft costs that people are not always aware of, such as development charges that make it difficult and can stifle a project. He does not believe that just because other communities are increasing their development charges Greater Sudbury should as well.

Randy McMann

Randy McMann stated he is a small contractor. With the economic downturn and the possibility of increased development charges, he is concerned about the amount of work which will be available and the survival of his business.

Derrick Boutet

Derrick Boutet advised he has been in construction work for fifteen years, saving money to come back to Sudbury. He indicated he will not be able to afford a new home, which is environmentally friendly, if development charges are increased.

Julie Aube

Julie Aube stated she is a new home buyer as she wanted an environmentally friendly home. The increased development charges would make it difficult for young families to afford to buy new homes and they would buy used homes. She does not believe this increase should be imposed on them and urged Council not to increase the charges.

Simon Nickson

Simon Nickson indicated he is a resident of the south end. The area lacks resources in terms of parks and playgrounds which development charges could provide. He stated that development charges could cover other costs such as traffic lights need in the area.

Denise Lafond

Denise Lafond stated she is opposed to an increase in the development charges. She indicated that the general public is not aware of the 'hidden costs' already charged to a developer. The increased charges will be passed on to the home buyer in turn making new housing less affordable. She stated people are concerned of the magnitude of the negative effect increased development charges will have in Greater Sudbury. She believes Council should reassess the development charges study.

PUBLIC INPUT (continued)

Ken Kaltainen

Ken Kaltainen stated he is against an increase in development charges as he was in 1990 which he believes caused a decrease in housing starts at that time. He believes that an increase now will have the same effect and will result in more people being laid off. He would also like to see more detailed information on where development charges are spent in the City.

John Arnold, Dalron Construction,

John Arnold, Dalron Construction, stated he is against development charges in the Industrial Commercial Institutional sector. Smaller new builds in this sector will be affected more than the big box stores. He has spoken with clients about expansion plans if the development charges are increased and they have indicated that the increased costs would be a deterrent.

Yvon Henry

Yvon Henry stated that the smaller builders cannot afford the higher development charges and he is against the increase.

Tom Corbett, Options for Homes

Tom Corbett, Options for Homes, indicated that some Ontario municipalities have waived development charges for Options for Homes to build affordable homes. He believes this is not the right time for an increase in development charges.

Mark Lapanen

Mark Lapanen stated he is a small contractor and has had to lay off most of his employees. He is very nervous about the situation in Greater Sudbury and does not wish to leave. He believes this is not the time to increase development charges; the matter can be reviewed once the economy improves.

WRITTEN SUBMISSIONS

Mayor Rodriguez advised of the following written submissions which were distributed to Members of Council at the meeting.

Naomi Grant, Chair, Coalition for a Liveable Sudbury

Letter dated June 12, 2009 from Naomi Grant, Chair, Coalition for a Liveable Sudbury, recommending that the decision on development charges be one that is economically sustainable for the larger community.

Mike Dejean, BIN Management Inc.

Letter dated June 15, 2009 from Mike Dejean, BIN Management Inc., stating his concern that an increase in development charges will result in a decline in development

Maureen M. Luoma, Executive Director, Downtown Sudbury

Letter dated June 15, 2009 from Maureen M. Luoma, Executive Director, Downtown Sudbury, requesting that the policy of no development charges within the downtown area be maintained.

WRITTEN SUBMISSIONS (continued)

Downtown Village
Development
Corporation

Letter received June 15, 2009 from the Board of Directors, Downtown Village Development Corporation, recommending that council continue to exempt the downtown from development charges.

Adjournment

The special meeting adjourned at 8:38 p.m.

Mayor John Rodriguez, Chair

Lisa Oldridge, Deputy City Clerk