

THE CORPORATION OF THE TOWN OF GEORGINA

COUNCIL AGENDA ADDENDUM

Wednesday, June 12, 2019
9:00 AM

13. DISPOSITIONS/PROCLAMATIONS, GENERAL INFORMATION ITEMS AND COMMITTEE OF ADJUSTMENT
 - (1) Dispositions/Proclamations
 - Pages 1-4**
 - (C) Hon. Minister Steve Clark, Minister of Municipal Affairs and Housing, sharing information about the Ministry's intent with respect to proposed community benefits authority through Bill 108.
 - (2) General Information Items
 - (B) Briefing Notes
 - Page 5**
 - (ii) Prioritization of the resurfacing of the portion of Old Shiloh Road from Park Road to Weir's Sideroad to the 2020 resurfacing and road reconstruction program.
18. CLOSED SESSION
 - (1) Motion to move into closed session of Council
 - (A) **ADVISE THAT IS SUBJECT TO SOLICITOR-CLIENT PRIVILEGE INCLUDING COMMUNICATIONS NECESSARY FOR THAT PURPOSE, SECTION 239(2)(f), MA**
 - Smith Boulevard Property(Advisement: Correspondence from Town Solicitor to be provided at the meeting)

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M5G 2E5
Tel.: 416 585-6500

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17^e étage
Toronto ON M5G 2E5
Tél. : 416 585-6500



19-3375

June 7, 2019

Dear Head of Council:

On May 2, 2019, I was pleased to release *More Homes, More Choice*, our government's action plan to tackle Ontario's housing crisis. As you know, this plan is supported by Bill 108, which includes changes to the Planning Act to simplify how municipalities collect funds for community benefits like parks and daycares. Following the introduction of the bill, some municipalities have raised questions about the proposed community benefits authority, and I am pleased to share more information about our government's intent today.

I would like to begin by emphasizing that one of our goals in establishing the new community benefits approach is to maintain municipal revenues. For emphasis, our goal is that municipalities would recover similar revenue from community benefits charges to what they have collected from development charges for discounted services, density bonusing and parkland dedication. While we want to make charges for community benefits more predictable, our intention has never been to reduce the funds available for community benefits and municipalities should not need to choose between parks and other facilities.

We are currently procuring expert advice to ensure that the community benefits framework will achieve these priority objectives. But we also want to hear the important perspectives of the municipal sector. This spring we will start our initial consultation seeking municipal input on the methodology for establishing a formula for a community benefits charge. The formula will be tied to the value of land that is ready for development. Based on the feedback from that consultation, we will again seek your input on a proposed formula before the regulations are finalized.

Municipalities will also have an opportunity to comment on other matters related to community benefits, including the timing of transition to this authority, reporting and types of development that would be exempted from community benefits through regulatory postings this Spring. We will take all feedback into consideration and ensure that there is enough time for municipalities to transition to the new community benefits authority and continue to be able to fund these important benefits.

As a former mayor and CAO, I understand how important it is that municipalities have the resources and tools available to support and build complete communities. I also firmly believe that local residents in growing communities should have a say in how those resources are used. This does not generally happen in today's section 37 negotiations, and we need to take the politics out of planning. Residents living in growing communities need to have an opportunity to share their thoughts, so we are proposing they would have a role in the development of their municipality's community benefits strategy.

We will be consulting with municipalities on the best way to replace the current system with an approach that puts people and communities first. Our proposed community benefits charge and the methodology that underpins it will maintain the principle of growth paying for growth. Libraries will be built. Parkland will be created. Community centres will be opened. As part of Bill 108, we said we would consult with municipalities on this new approach and that's exactly what we plan to do.

We also intend to post proposed directions for other regulatory changes related to the Development Charges Act and the Planning Act on the Environmental Registry this Spring/Summer. Further, we will also convene a teleconference to share this information with all interested municipalities in the near future. We look forward to your participation and suggestions on those proposed directions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Clark', written in a cursive style.

Steve Clark
Minister

Ministry of Municipal Affairs and Housing

Development Charges Transition Question and Answer

Q For municipalities that currently levy development charges (DCs) for soft services, what transition provisions are in place if they wish to collect for these services under the community benefits authority?

A Related to the proposed new community benefits charge authority, subsection 2(4) of the DCA is proposed to be amended so that development charges could only be imposed for 'hard services' (i.e., the services for which there is currently no 10% deduction in capital costs in calculating a development charge and waste diversion services). This change will necessarily come into force at the same time as all other changes related to the proposed new community benefits charge authority. However, for municipalities that currently levy DCs for soft services and wish to collect for these services through community benefits charges, transition provisions are proposed in Bill 108.

Existing DC by-laws expiring on or after May 2, 2019

DC by-laws that would otherwise expire on or after May 2, 2019 would remain in force in relation to soft services until the earlier of:

- The day that the DC by-law is repealed by the municipality,
- The day the municipality passes a community benefits charge by-law under the Planning Act, or
- A date that is prescribed in regulation.

Existing DC by-laws expiring after the prescribed date

DC by-laws that would have expired after the prescribed date, would instead expire in relation to soft services on the earlier of:

- The day the municipality passes a community benefits charge by-law, or
- A date that is prescribed in regulation.

Therefore, the bill would not impact the ability of a municipality to establish development charges for soft services until the proposed community benefits charge regime was in effect and would not impact the ability of a municipality to collect development charges for soft services until it passed a community benefits charge by-law or reached the prescribed date. For municipalities with development charge by-laws that would expire before the proposed community benefits charge regime was in effect, it would be for them to determine whether to rely on the proposed transitional extension of by-laws in relation to soft services or prepare a new background study and a new by-law dealing with soft services. In making this determination, they would be aware that the proposed

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transitional provisions would provide for a new by-law to be of no force in relation to soft services upon the transition to the community benefits regime.

The transition provisions are not proposed to apply to the current list of fully recoverable services (hard services) or waste diversion services. However, the potential extension of development charge by-laws expiring before the prescribed date would apply to by-laws in relation to ambulance services, which were also added as a fully recoverable service.

Any new DC by-laws passed after proposed amendment to subsection 2(4) of the Development Charges Act, 1997 (DCA) under Bill 108 come into effect would only be able to establish a charge for current hard services and waste diversion (proposed as a fully recoverable service under Bill 108), because soft services would no longer be recoverable under the DCA but instead through the Community Benefit authority.

**GEORGINA**

Subject: 2019 – 2020 – Road Resurfacing Contract, Old Shiloh Road

To: Mayor and Council

From: Bob Fortier, Capital Projects Manager

Date: June 10, 2019

Briefing: Background

Old Shiloh Road was originally scheduled for resurfacing in 2022 in the Town's our 10 year Capital Plan. Staff became aware of the deteriorating condition early in 2019 and re-evaluated the need to prioritize repairs to this segment of road. As result, Old Shiloh Road, from Park Road to Weirs Sideroad has been added to the 2020 resurfacing and road reconstruction program.

Work to be completed on Old Shiloh Road

- Evaluate the condition and need for replacement of crossing culverts
- Establish the west limit of resurfacing (east limit is Weirs Sideroad)
- Scarify existing surface treated road
- Add recycled asphalt pavement (RAP or ``grindings) at a depth of approximately 75mm. The RAP is sourced from milled asphalt produced from other work in the Town's resurfacing program
- Grade to 3% cross-fall, and compact the granular RAP
- Add double lift of surface treatment
- Add slurry seal

Communications to Residents

Staff prepared a staff report to Council on May 29, 2019 recommending Award of the asphalt road resurfacing and reconstruction contract for 2019 and 2020. The Staff report outlined the proposed work plan for both 2019 and 2020 for each road section.

Staff have received requests for confirmation of the proposed work plan from residents on Old Shiloh road and responded that the contract limits are from Park Road easterly to Weirs Sideroad. The exact limits of the work will be refined in 2020 closer to the time that the work is undertaken. The areas of concern to residents has been noted, and will be included in the reconstruction program.

Notice of Construction will be distributed well in advance of any work being undertaken.