



Adam A. Donaldson @adamadonaldson

Jan 16, 2024 · 22 tweets · [adamadonaldson/status/1747392115699544329](https://twitter.com/adamadonaldson/status/1747392115699544329)

Coming at 6 pm, it's the open session of tonight's council meeting! This is what's on the agenda:



City Council Preview – What's on the Agenda for the January 16 Meeti...

The first Guelph City Council meeting of 2024 is a planning meeting, and it will be a largely procedural affair. If you're wondering about what the new Development Charges are going to look l...

<https://guelphpolitico.ca/2024/01/11/city-council-preview-whats-on-the-agenda-for-the-j...>

Mayor Guthrie has called the meeting to order.

There were three items on the closed agenda:

140 Hadati Road - Ontario Land Tribunal Update

78-82 Eastview Road – Ontario Land Tribunal Update

Downtown Construction, Encampments and Public Space Use Bylaw

Guess, Mayor Guthrie already provided that update because we're going right into new business...

Regrets from Cllr Caron.

No Disclosure of Pecuniary Interest and General Nature Thereof

Conenst agenda:

**5.1 Decision Report 151 Bristol Street Zoning Bylaw
Amendment File OZS23-012 Ward 3 - 2024-09**



Recommendation:

1. That the application submitted by Van Harten Surveying Inc. on behalf of the owner, Madalikat Developments Ltd., to change the zoning from the current "Residential Single Detached" (R.1B) to "Specialized Residential Semi-Detached/Duplex" (R.2-34(H)) in the Zoning By-law (1995)-14864; and from the "Low Density Residential 1" (RL.1) to the "Specialized Low Density Residential 1" (RL.1-24(H)) in the Comprehensive Zoning By-law (2023)-20790; to permit the development of two semi-detached buildings and Additional Residential Dwelling Units on the lands municipally known as 151 Bristol Street and legally described as Lots 35 & 36, Plan 42, City of Guelph, be approved in accordance with Attachment-3 of the Infrastructure, Development and Environment report 2024-09, dated January 16, 2023.

**5.2 Correction to October 17, 2023 City Council Planning
Minutes - 2024-13**



Recommendation:

1. That that approved October 17, 2023 City Council Planning meeting minutes be amended to correct the vote result noted for item 4.1 716 Gordon Street Official Plan and Zoning By-law Decision, as described in report 2024-13, dated January 16th, 2023.

The consent agenda is approved.

Next, Development Charge Background Study and By-Law Adoption. There's no presentation, just a delegation, but she doesn't seem to be in attendance.

So the recommendation:

Recommendation: That the assumptions contained within the 2023 Development Charge Background Study are adopted as an 'anticipation' with respect to capital grants, subsidies and other contributions.

(cont'd)

That the approach of calculating the Development Charge continue to be on a uniform City-wide basis for all services/classes of services.

(cont'd)

That the capital project listing set out in Chapter 5 of the Development Charge Background Study dated September 27, 2023, as amended be approved and subject to further annual review during the capital budget and confirmation process.

(cont'd)

That the Development Charge Background Study dated September 27, 2023, be approved as amended.

That, in accordance with the Development Charges Act, 1997, as amended, Council determine that no further public meeting is required in respect of the proposed 2024 DC By-laws.

(cont'd)

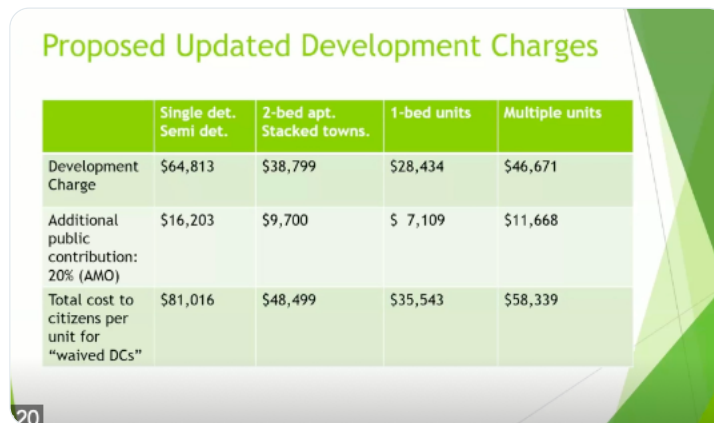
That the Development Charge By-laws, with by-law numbers (2024) – 20866 to (2024) – 20880, as set out in the By-laws section of this meeting agenda be approved.

That a new DC Reserve Fund for Long-Term Care be created and that Appendix A be updated accordingly.

Recommendation:

1. That the assumptions contained within the 2023 Development Charge Background Study are adopted as an 'anticipation' with respect to capital grants, subsidies and other contributions.
2. That the approach of calculating the Development Charge continue to be on a uniform City-wide basis for all services/classes of services.
3. That the capital project listing set out in Chapter 5 of the Development Charge Background Study dated September 27, 2023, as amended be approved and subject to further annual review during the capital budget and confirmation process.
4. That the Development Charge Background Study dated September 27, 2023, be approved as amended.
5. That, in accordance with the Development Charges Act, 1997, as amended, Council determine that no further public meeting is required in respect of the proposed 2024 Development Charges By-laws.
6. That the Development Charge By-laws, with by-law numbers (2024) – 20866 to (2024) – 20880, as set out in the By-laws section of this meeting agenda be approved.
7. That a new Development Charge Reserve Fund for Long-Term Care be created and that Appendix A of the General Reserve and Reserve Fund Policy be updated accordingly.

Susan Watson is here after all!. She's making the point again that growth doesn't pay for itself. She quotes the consultant for the DC study that he's never seen a drop in DCs result in lower prices for homes.



	Single det. Semi det.	2-bed apt. Stacked towns.	1-bed units	Multiple units
Development Charge	\$64,813	\$38,799	\$28,434	\$46,671
Additional public contribution: 20% (AMO)	\$16,203	\$9,700	\$ 7,109	\$11,668
Total cost to citizens per unit for "waived DCs"	\$81,016	\$48,499	\$35,543	\$58,339

Watson says she's been outraged about this for a couple of decades and calls it a kleptocracy. Calls Bill 23 a "massive Christmas gift" for developers. Quotes AMO prez Colin Best saying that there has to be a choice between serving developers and serving residents.

Allt asks about use of kleptocracy, he assumes she doesn't mean council is stealing. Watson says no, it's the ONgov that has set up a system where developers are being enriched by the shortfall btw DCs when people are living in tents.

O'Rourke asks Watson if she feels that the consultant maximised the DCs they can collect. Watson says she's comfortable with the process, notes that not all municipalities solved the Housing Pledge though. More housing = more tax increases.

Watson asks council to stop asking the ONgov to make us whole. It's still tax payer money, and it lets the developers off the hook.

Motions are on the floor. Guthrie asks for questions and asks council to keep in mind that there's been multiple meetings on this.

Allt asks staff about the increase as a result of Bill 23. Byron Tan (sp?) from Watson and Associations says the DC study shows a number of reductions and deductions dating back to the 90s, plus some changes from Bill 197 which isolate # of services they can collect.

@threadreaderapp unroll please!

...