

MINUTES OF THE SPECIAL MEETING OF CITY COUNCIL HELD ON MONDAY, SEPTEMBER 11, 2017 AT 7:00 PM IN THE COUNCIL CHAMBER, CIVIC ADMINISTRATION BUILDING, BRANDON, MANITOBA

PRESENT: Mayor Rick Chrest, Councillor Shawn Berry, Councillor Ron. W. Brown, Councillor Jan Chaboyer, Councillor Barry Cullen, Councillor Kris Desjarlais, Councillor Jeff Fawcett, Councillor John LoRegio, Councillor Glen Parker, Councillor Lonnie Patterson

ABSENT: Councillor Jeff Harwood

READING OF THE CALL:

At the direction of the Chair, the Acting City Clerk confirmed that on July 13, 2017 in accordance with the requirements of The Municipal Act, all members of City Council, including those members absent from the Chamber, were given notice that a Special Meeting would be held this date to hold a public hearing with respect to proposed Development Charges By-law No. 7175.

The Acting City Clerk indicated that in view of the above compliance, and that there was quorum, it was lawful to proceed with this Special Meeting.

PUBLIC HEARINGS:

(A) BY-LAW NO. 7175 – DEVELOPMENT CHARGES

City Council sat to hear representation with respect to the proposed imposition of development charges in the City of Brandon.

Jacqueline East, General Manager of Development Services, Dean Hammond, General Manager of Corporate Services, and Patrick Pulak, Director of Engineering Services, provided an overview of By-law No. 7175 to City Council. Ms. East reviewed the current fee structure for new developments and explained why Administration wished to move to a more consistent and transparent model for charging development charges to developers.

Mr. Hammond highlighted the long-term capital plan for the City of Brandon related to growth. He described how using development charges could keep mill rate increases manageable for the rest of the City of Brandon, while paying for growth related infrastructure.

Mr. Pulak highlighted key growth related infrastructure projects that would be required over the next decade to facilitate new growth within the City of Brandon.

Calvin Orr, President of the Construction Association of Rural Manitoba (CARM), appeared in opposition to proposed By-law No. 7175. Mr. Orr asked City Council to take a slower approach to implementation of Development Charges and develop a longer term strategic plan for infrastructure development. Mr. Orr had concerns about the accountability and transparency for the management of the funds generated by the new Development Charges and was unsure how these fees would impact the housing market, especially the entry-level bracket.

Tami-Rae Rourke, President of the Brandon Chamber of Commerce, and Cathy Snelgrove, Treasurer of the Brandon Chamber of Commerce, provided a verbal presentation to City Council on By-law No. 7175. Ms. Snelgrove explained that in principle the Chamber supported development charges in principle, but had significant concerns about how the City of Brandon would fund its contributions to the infrastructure reserves. Ms. Snelgrove expressed the Chamber's concern with the impact these new fees would have on the local housing market.

Steve McMillian, Company representative of VBJ Developments, appeared in opposition to the proposed by-law. Mr. McMillian brought forward concerns about the timing with the development of this by-law and how the consultations were conducted. Mr. McMillian voiced concerns about how these fees would impact the affordability of the rental market and how the total cost of the growth related infrastructure estimates were calculated by administration.

Leanne Petrin, Housing Coordinator for the Brandon Neighborhood Renewal Corporation provided comments on By-law No. 7175. Ms. Petrin requested that affordable housing developments be excluded from development charges to keep new construction costs low and encourage development in the entry level of the market. Ms. Petrin highlighted that most affordable housing developments were usually infill development and therefore would not put additional pressure on the City of Brandon's current infrastructure.

Margret Schonewille, General Manager of the Habitat for Humanity Brandon Chapter, provided a verbal presentation to City Council on By-law No. 7175. Ms. Schonewille requested that new affordable housing developments would be exempt from Development Charges. She suggested that any housing funded by the Province of Manitoba, or Government of Canada be exempt from Development Charges in order to lower construction costs and help Habitat for Humanity to build more affordable homes for those in need.

Arnold Grambo, Chair of Brandon Community Builders, appeared before City Council with respect to By-law No. 7185. Mr. Grambo advocated for the City Council take further steps to provide additional land for affordable housing projects within the City of Brandon, including requiring a percentage of land from new development to be allocated for affordable housing projects.

James (surname not provided), a community resident, made representation to City Council with respect to By-law No. 7175. James questioned the need for the developer to pay the development charge when the cost would clearly be passed on to the consumer. He suggested that the cost be paid directly by the consumer when they purchased the property as a separate fee on closing costs.

Elisabeth Saftiuk, Executive Director of the Downtown Development Corporation, provided a verbal presentation spoke to City Council on By-law No. 7175. Ms. Saftiuk requested that City Council consider exempting downtown developments from the development charges including the imposition of a waste water hook up charge for high density housing. Ms. Saftiuk highlighted that new redevelopments, similar to the proposed Brandon University Development on 10th and Princess, could be severely hindered by the creation of additional fees.

Stephen Montague, resident of the Richmond Ward, spoke against the proposed bylaw. Mr. Montague questioned the addition of fees on new development zones versus older areas within the Richmond Ward. Mr. Montague expressed concerns about how Development Charges could impact affordable housing and rental rates in the community.

No further representation, either in support of or in opposition to the proposed by-law was received.

Cullen-Chaboyer

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That the Public Hearing regarding Development Charges By-law No. 7175 be concluded.

ADJOURN:

Berry-Parker

That the meeting do now adjourn (9:58 p.m.). CARRIED.

MAYOR

CITY CLERK