



The Corporation of the City of Cornwall
Regular Meeting of Council
Report

Department: Infrastructure and Municipal Works
Division: Infrastructure Planning
Report Number: 2020-325-Infrastructure and Municipal Works
Prepared By: Michael Fawthrop, Division Manager
Meeting Date: July 27, 2020
Subject: Brookdale Avenue North – Development Charges Background Study – Public Meeting of Council

Purpose

The purpose of this Public Meeting of Council is to provide a review of the 2020 Development Charges Background Study for the Brookdale Avenue North Corridor and to receive public input on the proposed policies and charges as per the Development Charges Act, 1997 as amended.

Recommendation

That Council:

- a) receive Report 2020-325-IMW
- b) pending any updates, consider the adoption of the Brookdale Avenue North Area-Specific Development Charges (DC) By-Law at the September 14, 2020, regular meeting

Background / Discussion

At the Council Meeting of June 22, 2020, Council set July 27, 2020, as the date to hold a statutory Public Meeting of Council under Section 12 of the Development Charges Act, 1997 as amended.



Notice of the Public Meeting of Council was advertised in the Standard-Freeholder, on Saturday, June 27, 2020 and Saturday, July 18, 2020. In order to ensure that sufficient information was made available to the public, the 2020 DC Background Study for the Brookdale Avenue North Corridor was made available online on the City's website on June 23, 2020 and copies were made available at the Clerk's office as of June 23, 2020, upon request.

The benefitting property owners were advised of the Public Meeting of Council at the Landowner Meeting on June 17, 2020, and were also sent a formal invitation on July 15, 2020.

Council was provided a copy of the 2020 DC Background Study for the Brookdale Avenue North Corridor at the June 22, 2020, regular meeting.

The purpose of this meeting is to give the public an opportunity to ask questions, provide comments and make representations on the 2020 DC Background Study for the Brookdale Avenue North Corridor. Any person who attends the meeting may make representations relating to the proposed Area-Specific DC By-Law for the Brookdale Avenue North Corridor. The public was also invited to provide comments in writing.

Prior to receiving the public comments, Sean-Michael Stephen of Watson & Associates Economists Ltd. will provide a brief presentation (attached) on the findings of the study.

Council shall not take any action at this meeting. Council will formally consider adoption of the 2020 DC Background Study and passage of the revised Brookdale Avenue North Corridor Area-Specific DC By-Law at the September 14, 2020, Council meeting. A copy of the proposed Area-Specific DC By-Law for the Brookdale Avenue North Corridor which has been red-lined to reflect the proposed changes to the existing By-Law is attached to the report for reference.

Subsequent to the final costs of construction being known, a report will be prepared summarizing the legislative background and calculation of the Municipal Act (MA) Capital Charges to be imposed on properties with existing development. A Report and By-Law will also address implementation policies, such as payment.



Additionally, the process and schedule for updating the Area-Specific DC By-Law and MA Capital Charge By-Law is more specifically delineated in the schedule attached, Schedule of Key Development Dates to Update the DC By-Law, which outlines the process that has been followed to date and the next steps.

The City received one written response from a benefitting property owner for a property in which a capital charge for the project is being imposed. The letter from the benefitting property owner as well as the City's response letter is attached to this report.

Document Title:	Brookdale Ave. North - DC Background Study - Public Meeting - 2020-325-IMW.docx
Attachments:	<ul style="list-style-type: none">- Public Meeting Presentation - Final.pdf- Schedule of Key Dates to update DC Bylaw.pdf- Draft Area-Specific DC By-Law - Redlined.pdf- Villarboit Letter - June 9. 2020.pdf- Villarboit Letter - July 17. 2020.pdf- Brookdale Ave North Sanitary Sewer Extension - Villarboit Brookdale Square - Letter - Merged.pdf
Final Approval Date:	Jul 22, 2020

This report and all of its attachments were approved and signed as outlined below:

Bill de Wit - Jul 22, 2020 - 5:06 PM

Tracey Bailey - Jul 22, 2020 - 5:30 PM

Maureen Adams - Jul 22, 2020 - 5:40 PM