



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

Department: Infrastructure and Municipal Works
Division: Infrastructure Planning
Report Number: 2020-334-Infrastructure and Municipal Works
Prepared By: Michael Fawthrop, Division Manager
Meeting Date: September 14, 2020
Subject: Brookdale Avenue North – Development Charges Background Study – By-Law

Purpose

To provide Council with the final updates regarding the 2020 Development Charges Background Study and the Area-Specific Development Charges By-Law for the Brookdale Avenue North Corridor.

Recommendation

That Council:

- a) Receive Report 2020-334-IMW; and
- b) Approve the Area-Specific Development Charges By-Law for the Brookdale Avenue North Corridor included with this Agenda.

Financial Implications

The City is responsible to finance costs associated with the capital works until project completion. Upon completion, the final capital cost will be calculated and apportioned to each benefitting property via both cost recovery mechanisms (Development Charges and Municipal Act Capital Charge). The City does not have the funds in Reserves to financially support the project and will need to borrow short-term through the construction period. Upon completion of the

project, the City will finance the required amount at an approximate rate of 2.5% to 3.5%. The City will borrow the funds required to finance the construction of the project based on the revised capital cost estimate.

The City will also finance the Servicing of Additional Lands component of the cost recovery structure. The Servicing of Additional Lands component will be recovered through the imposition of Area-Specific Development Charges (DC) from properties which derive a benefit from the proposed system. The recovered costs for the Servicing of Additional Lands will include the costs associated financing for this component of the project.

Strategic Priority Implications

The project includes the expansion/extension of sanitary servicing along Brookdale Avenue North which addresses Economic Development and Pursuing Diverse Population Growth of 50,000: (4) Continue to Invest in Infrastructure and (5) Encourage Infill Project (e.g. Brookdale Avenue).

The Economic Development Strategic Plan supports ongoing efforts to attract new commercial and retail development; specifically the Brookdale Avenue North Corridor.

Background / Discussion

The City previously held a Public Meeting of Council on July 27, 2020, to provide a review of the 2020 Development Charges (DC) Background Study Update for the Brookdale Avenue North Corridor and to receive public input on the proposed policies and charges as per Section 12 of the Development Charges Act, 1997 as amended.

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 Update for the Brookdale Avenue North Corridor at the June 22, 2020, regular meeting.

The purpose of the Public Meeting of Council was to give the public including the benefitting property owners 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 attended the meeting could 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. The Office of the City Clerk did receive one written response from Brookdale Square Inc./Villarboit Development Corporation (Villarboit) pertaining to the Brookdale Square Development. A copy of the letter from Villarboit and the City's response letter was attached to the Council Report for the Public Meeting of Council.

Prior to receiving comments from the public, Sean-Michael Stephen from Watson & Associates Economists Ltd. provided a brief presentation on the findings of the study.

Following the presentation from Watson & Associates Economists Ltd., the public including the benefitting property owners were invited to speak in order to ask questions, provide comments, and make representations on the proposed Area-Specific DC By-Law for the Brookdale Avenue North Corridor. All members of the public and/or the benefitting property owners in attendance declined to speak and chose not to make any representations on the proposed By-Law.

At the Public Meeting of Council, the Corporation also invited members of the public and the benefitting property owners to provide written submissions on the proposed Area-Specific DC By-Law until 4PM on Friday, August 28, 2020, in person, by mail or electronically to the Office of the City Clerk. The Office of the City Clerk did not receive any written submissions on the proposed Area-Specific DC By-Law.

As per the Development Charges Act process, Council did not take any action at the Public Meeting of Council on the Council Report or the proposed Area-Specific DC By-Law. Council is to formally consider adoption of the 2020 DC Background Study Update and passage of the revised Area-Specific DC By-Law for the Brookdale Avenue North Corridor at the September 14, 2020, regular Council meeting. A copy of the proposed Area-Specific DC By-Law for the Brookdale Avenue North Corridor which was red-lined to reflect the proposed changes to the existing By-Law was previously provided to Council at the Public Meeting of Council and is also attached to this report for reference.

The process and schedule for updating the Area-Specific DC By-Law for the Brookdale Avenue North Corridor is more specifically delineated in the schedule attached, Schedule of Key Dates to Update the DC By-Law, which outlines the process that has been followed to date and the next steps. As per the attached schedule, Council will formally consider adoption of the 2020 DC Background Study Update and passage of the revised Area-Specific DC By-Law for the Brookdale Avenue North Corridor at the September 14, 2020, Council Meeting.

Should Council elect to adopt the 2020 DC Background Study Update and pass the revised Area-Specific DC By-Law for the Brookdale Avenue North Corridor, a notice of By-Law passage will be placed in local newspapers following the September 14, 2020, Council meeting. The last day for appeal of the revised Area-Specific DC By-Law will be 40 days after passage of the revised By-Law which will be October 24, 2020. Following the passage of the By-Law, the City will update the DC Pamphlet accordingly and make the updated pamphlet available to the public.

Subsequent to the final construction costs 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 the implementation policies, such as payment. The MA Capital Charges By-Law for the Brookdale Avenue North Sanitary Sewer Extension project will be presented to Council in the Spring of 2021 once the construction of the project is completed and the final construction costs are known.

Document Title:	Brookdale Avenue Development Charges - 2020-334-IMW.docx
Attachments:	- Schedule of Key Dates to update DC Bylaw.pdf - Draft Area-Specific DC By-Law - Redlined.pdf
Final Approval Date:	Sep 9, 2020

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

Michael Fawthrop - Sep 8, 2020 - 11:29 AM

Bill de Wit - Sep 8, 2020 - 3:22 PM

Mark A. Boileau - Sep 8, 2020 - 4:06 PM

Tracey Bailey - Sep 8, 2020 - 9:53 PM

Maureen Adams - Sep 9, 2020 - 2:57 PM