



PORT COLBORNE

**City of Port Colborne
Council Meeting Addendum**

Date: Tuesday, October 22, 2024
Time: 6:30 pm
Location: Council Chambers, 3rd Floor, City Hall
66 Charlotte Street, Port Colborne

Pages

8. Delegations

- | | | |
|------|--|---|
| *8.1 | Niagara Home Builder's Association | 1 |
| | Written submission with respect to items 12.3(a) and 19.2. | |
| | *a. City of Port Colborne - Staff Response | 4 |
| *8.2 | Melissa Bigford - 173 Chippawa Road (Resident) | 6 |
| | Oral delegation and written submission with respect to item 12.3(b). | |



September 27, 2024

VIA EMAIL
City of Port Colborne
66 Charlotte Street
Port Colborne ON L3K 3C8
Att: Charlotte Madden
City Clerk
Charlotte.madden@portcolborne.ca

Without Prejudice

Development charges by-law and Background Study (2024)
City of Port Colborne

Ms. Charlotte Madden,

After review, we at the Niagara Home Builders Association, have come to the conclusion that there are many items within the proposed DC by-law that require your attention and dialogue with the home building industry before implementation and we request a meeting with our industry as well as our consultants to review these concerns which include and not limited to eligibility, costing, benefit to existing as well as many other items.

The Niagara Home Builders will supply you with the list of items to be discussed which is extremely lengthy in an appropriate timeline to allow the City to provide us with the information being requested.

We at the Niagara Home Builders Association are committed to achieving HOUSING AFFORDABILITY for all and know that the City of Port Colborne and their elected Officials do as Well! As an industry we look forward to working together to achieve this goal (housing affordability) ensuring that the new home purchaser is not left carrying the financial burdens for the existing citizens and

look forward to further dialogue with the Town to ensure equality is achieved within this By-Law.

Also, please note that we will be forwarding questions regarding many items listed within this by-law for clarification before council adoption and once our economists have finalized a review of the background report.

In the meantime, if I could be provided with the following information with regards to the following charges:

CAP ROADS AND RELATED ALL, CAP PUBLIC WORKS ALL, CAP PARKS AND RECREATION ALL, CAP LIBRARY ALL, CAP WW SERVICES, CAP WATER DISTRIBUTION ALL.

PLEASE PROVIDE QUANTITIES AND A FULL CONCISE BREAKDOWN OF PRICING FOR EACH OF THESE ITEMS.

Thanking you in advance



Chuck McShane
Chief Executive Officer
905-646-6281 | C: 905-353-6920
chuck@nhba.ca | www.nhba.ca

cc: Gary Long
Jennifer Meader
Jon Whyte
Paul Savoia

Niagara Home Builders' Association
PO Box 28, Ridgeway PO
Ridgeway, ON L0S 1N0

Subject: RE: City's response re: Development Charges
Sent: October 18, 2024 1:35 PM

Mr.Long,

Thank you for your correspondence!

I would like to start by stating your timing is certainly unacceptable for your response and the fact that it is extremely vague it makes one wonder why town is reluctant to answer in a proper manner and address the comments and questions that have been presented by the Niagara home Builders Association.

The comments as per the Act as stated in your response have not been addressed and is certainly disappointing for a municipality that States that it is a **desirable community for developers and investors.**

By not addressing the questions that were in NHBA'S submission would make one wonder what the motivation of the Municipality would be for not being forthright with the costs and full details for the items in this by-law all the while stating as quoted "**City Staff are committed to forging strong working relationships with the development community are always pleased to meet**"

Please accept this email as a submission to be included for your October 22 2024 council meeting.

Wishing you a great weekend and I look forward to more dialogue in the near future.

Regards,



Chuck McShane
Chief Executive Officer



PORT COLBORNE

• DEVELOPMENT & GOVERNMENT RELATIONS •

Municipal Offices: 66 Charlotte Street
Port Colborne, Ontario L3K 3C8 • www.portcolborne.ca

T 905.228.6082 F 905.834.5746

E Gary.Long@portcolborne.ca

October 18, 2024

Via email: chuck@nhba.ca

Chuck McShane, CEO
Niagara Home Builders' Association (NHBA)
P.O. Box 28, Ridgeway PO
Ridgeway, ON L0S 1N0

Re: Development Charges Background Study 2024

Dear Chuck,

Thank you for your letter dated September 27th, 2024 regarding the City's Development Charge (DC) By-law and NHBA's concerns and information requests. I'm pleased to have this opportunity to correspond with you.

NHBA comments:

"We will be forwarding questions regarding many items listed within this by-law for clarification before council adoption and once our economists have finalized a review of the background report."

City's response:

We are waiting for the questions to be provided. However, we would note that the current DC by-law expires on November 12th, 2024, and the City is on a timeline to ensure there is no lapse in the active DC by-law.

NHBA comments:

"In the meantime, if I could be provided with the following information with regards to the following charges: CAP ROADS AND RELATED ALL, CAP PUBLIC WORKS ALL, CAP PARKS AND RECREATION ALL, CAP LIBRARY ALL, CAP WW SERVICES, CAP WATER DISTRIBUTION ALL. PLEASE PROVIDE QUANTITIES AND A FULL CONCISE BREAKDOWN OF PRICING FOR EACH OF THESE ITEMS."

City's response:

The list of projects are provided within Chapter 5 of the 2024 DC Background Study. A majority of the capital works are considered "estimates" as they are forecasted for future years, and are based on the City's capital budget, Infrastructure Needs Study, or best practice estimates by staff from similar tendered works. The City will be monitoring these estimates and may require revaluation through future engineering benchmarks/detailed designs or the RFP process. If there are specific items that require further examination, please note the specific project.

City staff and our DC consultants, Watson & Associates, initiated a DC process in September 2023 to ensure that a new DC by-law would be ready to replace the current by-law when it expires on November 12th, 2024.

An open house to present the draft DC Background Study to the development community was held on May 1st, 2024. Almost one hundred email invitations were sent to investors, developers, builders, planning consultants, and real estate agents. City staff from Building, Planning, Public Works, and Economic Development provided brief updates, and this was followed by a detailed presentation by a Watson & Associates' consultant and a question-and-answer period. The presentation included an overview of DCs, the capital projects included, growth forecast information, the proposed new DC, and how this amount compares with other Niagara municipalities. The draft DC by-law was posted on the City's website on August 23rd, 2024, and a Public Meeting was held on September 24th, 2024.

Port Colborne is a desirable community for developers and investors, as evidenced by the 7,000+ units in the City's development pipeline and at various stages of review. City staff are committed to forging strong working relationships with the development community and are always pleased to meet. However, City staff and our DC consultants have recommended that the DC by-law move forward for approval at the Council meeting on October 22nd, 2024.

Again, thanks for reaching out and providing your input.

Sincerely,



Gary Long
Director of Development & Government Relations

Cc: Bryan Boles, Director of Corporate Services
Alex Rotundo, Supervisor of Asset Management
David Schulz, Manager of Planning
Charlotte Madden, City Clerk
Byron Tan, Consultant, Watson & Associates

Melissa Bigford & Christopher Lofquist
173 Chippawa Rd.
Port Colborne, Ont.
L3K1T6

October 22, 2024

To: Mayor and Members of Council,

The detailed plans/reports will occur as part of the future draft plan and/or site plan control applications. Will this council direct staff to bring the subsequent site plan and draft plan of condominium phase applications back to council for approval to ensure the concerns of the residents are addressed? Considering many of the questions and concerns brought forward by the residents at the public meeting were responded with as being dealt with in the future under the site plan and draft plan phases. If council does not bring this application back for approval the residents will have no guarantee that the issues and questions asked will be properly addressed and included as a condition of the site plan and draft plan phases.

Again, I want to reiterate the fact that the city's own traffic study reports showed a much higher volume of traffic than the studies submitted by the developer. This increase in traffic is going to greatly affect the safety of the surrounding neighbourhood and cause an increase in accidents due to the huge volume of cars entering and exiting this development. Line of sight on Chippawa Road is already a major issue for residents exiting and entering their own properties.

In the staff recommendation report Chippawa Road is described as a collector road. However, in all previous staff reports and recommendation reports presented to council over the years it is referred to as a local road, which one is it? As this description greatly impacts the roads capacity to absorb the significant increase in traffic?

Why has Stage 3 archeological site-specific assessment not been completed? It has been over a year since the public meeting and depending on the results of the Stage 3 assessment a Stage 4 mitigation of development impacts may be required! If required this would significantly alter the design of the development.

In conclusion, if council is going to recommend the Zoning By-Law amendments and special provisions I request that council direct staff to bring any future site plan and draft plan phases back to council for approval ensuring the residents concerns and unanswered questions as detailed in the report are addressed.

Thank you,
Melissa Bigford & Christopher Lofquist