

Council meets in formal session this day at 6:17 o'clock p.m., in the Council Chambers.

Members Present:

Mayor Dilkens
Councillor Borrelli
Councillor Bortolin
Councillor Elliott
Councillor Francis
Councillor Gignac
Councillor Holt
Councillor Kusmierczyk
Councillor Marra
Councillor Payne
Councillor Sleiman

Members Absent:

None

Call to Order

Mayor Dilkens calls the meeting to order at 6:17 o'clock p.m.

Disclosures of Pecuniary Interest and the General Nature Thereof

Councillor Borrelli discloses an interest and abstains from voting on the 2015 Development Charges Background Study and recommendations from the Development Charges Task Force, as he is the CEO of a development corporation that is in Windsor Ontario and would be impacted accordingly.

Committee of the Whole

Moved by Councillor Marra, seconded by Councillor Bortolin,
That the Committee of the Whole does now rise and report to Council respecting the business items considered by the Committee.

- (a) consideration of business items;
 - (b) consideration of by-law 52-2015.
- Carried.

Deferrals and/or Referrals and Withdrawals

None requested.

Presentations & Delegations:

**Report No. 1 of the Development Charges Task Force of its meeting held
March 27, 2015 – 2015 Development Charges – Administrative Recommendations.**

Craig Binning, Hemson Consulting Ltd.

Craig Binning, Hemson Consulting Ltd., appears before Council to provide an overview of the City of Windsor Development Charges Study, including: what are Development Charges; background and study process; rate structure; development forecast; capital program summary; calculated development charges; phased-in charges; service area residential charges; residential rate comparison; by-law implementation; development charges service area map; and next steps.

Peter Valente

Peter Valente appears before Council to provide comment on the City of Windsor Development Charges Study, suggesting that the role of “industry” on the taskforce was disappointing, as it appeared to pit the consultant versus industry stakeholders and administration versus industry stakeholders and that the recommendations to Council, if adopted, would slow or stop development in the city, resulting in a further gap between the city and county, and concludes by stating that development is one of the main job creators and should not be given up as an opportunity.

Abe Habib

Abe Habib appears before Council to provide comment on the City of Windsor Development Charges Study, suggesting that any increase in development fees will hinder Windsor’s growth, which in turn will benefit Windsor’s neighbouring municipalities and negatively affect the city’s tax base.

Albert Schepers

Albert Schepers appears before Council to provide comment on the City of Windsor Development Charges Study, stating that growth is needed to pay for growth and concludes by suggesting that new home buyers will end up buying where it is less expensive and Windsor will be on the outside looking in if development fees are increased.

Bill Salzer

Bill Salzer appears before Council representing Master Craft Homes, to provide comment on the City of Windsor Development Charges Study, suggesting that Council not increase development fees and should in turn reduce the current levels, as current rates are the highest in Essex County and new home builders are not building in Windsor, and that an increase in fees will continue this trend, affecting Windsor’s tax base in a negative manner.

Moved by Councillor Bortolin, seconded by Councillor Sleiman,
M151-2015 That Council **APPROVE** the April 10, 2015 Development Charges (DC) Background Study and recommendations from the Development Charges Task Force, and that the Development Charges By-law **BE BROUGHT BACK** to Council for final approval on May 4, 2015; and

That Council **APPROVE** up to \$100,000 funded from the Budget Stabilization Reserve (BSR) for the comprehensive planning study to review the currently defined area specific boundaries and discount rates in the Development Charges By-law and recommend any changes; and

That effective at 11:59:59 PM, May 31, 2015, Council **REPEAL** the existing Development Charges By-law #70-2010; and

That Council **APPROVE** the 10-year average service levels detailed in the April 10, 2015 Background Study prepared by Hemson Consulting Limited and **APPROVE** the concept of maintaining that level of service as the municipality grows; and

That Council indicates its **INTENT** to ensure that the increase in the need for services attributable to the anticipated development, including any capital costs, will be met, by updating its capital budget and forecast where appropriate; and

That Council indicates its **INTENT** that the future excess capacity identified in the Development Charges Background Study, dated April 10, 2015, prepared by Hemson Consulting Limited, shall be paid for by development charges or other similar charges; and

That no further public meeting pursuant to Section 12 of *the Development Charges Act, 1997* is necessary prior to the passage of By-law #60-2015.

Carried.

At the request of Councillor Holt a **recorded vote** is taken:

RESULTS OF RECORDED VOTE:

In Favour	Councillors Gignac, Kusmierczyk, Marra, Payne, Sleiman, Bortolin, Elliott, Francis, Holt and Mayor Dilkens
Opposed	None
Abstain	Councillor Borrelli
Absent	None

GPL/3905

By-laws

Moved by Councillor Gignac, seconded by Councillor Holt,
 That the following By-law No. 52-2015 be introduced and read a first and second time:

By-law 52-2015 “A By-law to confirm the proceedings of the Council of the Corporation of the City of Windsor at its meeting held on the April 27, 2015”

Carried.

Moved by Councillor Kusmierczyk, seconded by Councillor Marra,
That the Committee of the Whole does now rise and report to Council respecting
the business items considered by the Committee:

- 1) **Consideration of the Balance of Business Items (see Schedule "A")**
- 2) **By-laws given first and second readings (as presented)**

Carried.

Third Reading of By-law

Moved by Councillor Payne, seconded by Councillor Sleiman,
That By-Law 52-2015, having been read a first and second time be now read a
third time and finally passed and that the Mayor and Deputy Clerk **BE AUTHORIZED** to sign
and seal the same notwithstanding any contrary provision of the Council.

Carried.

Adjournment

Moved by Councillor Gignac, seconded by Councillor Bortolin,
That this Council meeting stand adjourned until the next regular meeting of
Council or at the call of the Mayor.

Carried.

Accordingly, the meeting is adjourned at 8:42 o'clock p.m.

MAYOR

CITY CLERK

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