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## MEMORANDUM

**To:** Angela Cifani and Tony Del Monaco, Town of Grimsby  
**From:** Jaclyn Hall and Michael Donolo, Hemson  
**Date:** June 25, 2024  
**Re:** Response to NHBA, WE HBA, and Keleher Planning & Economic Consulting  
Comments on CBC Strategy

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This memorandum addresses comments and questions raised by the Niagara Homebuilders' Association, West End Homebuilders' Association, and Keleher Planning and Economic Consultants (KPEC) as received in the letter dated June 14, 2024. The response follows the same order as the technical questions raised by KPEC.

### A. REPONSES TO QUESTIONS AND COMMENTS

#### i. Land Value

1) We appreciate the comment and the variability of CBC revenues. The land value identified in the Town's CBC Strategy are intended to represent an average and are based on nearby municipal comparators and discussions with municipal staff. Land values in Grimsby can be high due to its proximity to the GTHA and location within Niagara Region, and the development boundaries of Lake Ontario, the Niagara Escarpment and the Greenbelt.

#### ii. Studies

2) This item will be clarified in the Consolidated CBC Strategy. Item 8.1 in Table 4 "Provision for Future Climate Change Studies and Development Incentives" refers to items such as green roofs, electric vehicle charging stations, a future climate change mitigation study for engineered infrastructure, as well as the development of guidelines and initiatives to support the ongoing Grimsby Official Plan update. Following the development industry consultation held on June 7<sup>th</sup>, 2024, a 50% benefit-to-existing share has been added to the capital item. This capital item will not pay for developer incentives.

- 3) The Town will continue to use development charges to fund growth-related studies. The costs shown in Section 1.0 of Table 4 in the CBC Strategy relate to studies which are not currently funded from development charges and/or additional costs over and above those included in the 2020 DC Background Study. The Town will continue to include growth-related studies in future DC Background Study updates at which time, the funding of projects between CBCs and development charges will be reviewed. As required by the legislation, the Town is not “double counting” the same shares of projects through development charges and CBCs.

### **iii. Park Development**

- 4) This comment is noted. Any future DC Background Study update will give consideration for projects proposed to be funded through CBCs. The Town will ensure that there is no “double counting” between revenue sources as required as per the legislation.

### **iv. Fire Services**

- 5) The updated costing estimates for Fire Station #3 as shown in the CBC Strategy were provided by the Town’s consultants who completed the Town’s Fire Master Plan dated March 13, 2024.
- 6) The maximum amount eligible for recovery in the 2020 DC Background Study for Fire Protection Services was \$2.60 million. CBCs will only recover costs in excess of what will be recovered under the DC By-law. The CBC capital program has been adjusted to reflect a PPB allocation of 50% based on a benefitting planning horizon to 2041.

Revised CBC capital program reflecting this change is shown as Appendix A.

### **v. Other Capital Works (Parking, Affordable Housing, Civic Design)**

- 7 a) As the Town grows and intensifies, demand for Town-owned parking spots increases. “Parking Improvements” refers to the expansion and improvements to Town-owned parking lots. The 2023 Parking Study proposed improvements and/or expansions to the Balsam Lane Parking Lot, Downtown North Parking Lot, Elizabeth St Parking, and Lions Pool Parking Lot as a result of intensification in the Town’s downtown core. Additionally, the 2023 Parking Study proposed the improvements and expansion of the Grimsby on the Lake Parking Lot because of growth and intensification in the Grimsby on the Lake Area. Intensification and growth lead to increased demand of Town parking lots, thus justifying the use of CBC revenue for parking. Other municipalities that have used CBCs to fund parking improvements and/or expansions include the Cities of Barrie, Burlington, Waterloo, Hamilton, Markham, Guelph, Niagara Falls, and Mississauga, and the Towns of Innisfil, Newmarket, and Halton Hills.

- 7 b) As the Town of Grimsby intensifies and further urbanizes, it is important the Town expands its tree canopy. High-density development often comes with limited private and public greenspace. Trees help save energy, improve air quality, aid physical and mental well-being, and reduce pollution as well as provide greenspace to service future developments. Other municipalities that have used CBCs to fund tree canopy expansion include the Town of Innisfil and Cities of Markham and Niagara Falls.
- 8) There are increasing opportunities for the Town to partner with the Region of Niagara to provide affordable housing, which will be further examined through the Town’s ongoing Official Plan update. The provision for affordable housing in the CBC Strategy is intended to fund the construction of affordable housing. At this time, it is not proposed that the affordable housing provision eligible for recovery through CBCs be used to fund the DC exemptions for affordable housing. Other municipalities that have used CBCs to fund affordable housing include the Cities of Waterloo, Barrie, Richmond Hill, and Toronto and Towns of Innisfil and Newmarket.
- 9) “Civic Design and Improvements” refers to enhancements related to complete streets (e.g. sidewalks, streetscaping etc.). This capital line item includes a roll-out of strategic civic design investments in conjunction with public works projects and will not involve any overlap with DC funded projects. “Public Art” refers to the execution of the Town’s Public Art policy and installation of art in the Town. “Intersection Improvements, Streetscaping, etc.” refers to the reconfiguration of existing intersections to allow active transportation, including new bicycle lanes and improvements to pedestrian infrastructure.

## **B. CONCLUDING REMARKS AND NEXT STEPS**

We appreciate the homebuilders taking the time to review and provide comments on the CBC Strategy and proposed By-law. As discussed, changes have been made to the Fire Services and Climate Change Initiatives capital projects as a result of feedback received through the public consultation process. The updated CBC capital project list reflecting these changes is provided as Attachment A.

The CBC By-law is proposed to be brought forward for consideration and adoption on July 8<sup>th</sup>, 2024.