



Off-site Levy Bylaw Review – Established Area Linear Levy Working Group

Stakeholder Consultation Meeting Notes

Date/Time: September 15, 2021 / 10:00 am to 12:00 pm

Location: MS Teams – video conferencing

Attendees:

Internal	External
Quinn Eastlick	Paul Battistella
Kimberly Kahan	Shameer Gaidhar
Pam McHugh*	Guy Huntingford
Patrick McMahon	Robert Homersham
Cody Van Hell	Chris Ollenberger
Daniel Vincent	Jackie Stewart
Dave Mair	
Regrets	
Marie Standing	James Robertson
Maggie Choi	

*note taker

Agenda

- Welcome** (Quinn Eastlick)
- Consultation expectations** (Quinn Eastlick)
- Why we are here, what is the problem we're trying to solve** (Daniel Vincent)
- High-level proposal review** (Daniel Vincent)
- Initial feedback received** (Daniel Vincent)
- Draft consultation plan** (Daniel Vincent)

Feedback collected:

Question 1: Do you understand how this new levy helps mitigate the first-in challenge for redevelopment projects in the Established Area?

Question 2: What concerns do you have about the proposal that was sent out?

- Is the \$1million threshold too low? How do we address certainty for the development community (e.g. first come first serve model)?
- If there is not enough money in the fund how will projects be prioritized?
- In the future, how does this work fit in with other EAGS initiatives and address other areas where developers contribute to the community (e.g. not just water)?



- Infill residential developments have a unique perspective on ensuring such programs are equitable to their portfolio of work. Conversely, larger projects should not carry the load for the cumulative impacts of small projects going in around larger developments.
- The MGA (section 5.2) cited in relation to small projects being subject to the levy.
- The levy could be perceived as a net benefit to certain parties rather than an accessible opportunity for all potentially eligible stakeholders.
- Does the term subsidy properly capture what is being proposed in this work?

General Feedback/Comments

- ENMAX currently circulating a survey regarding electrical utility upgrades to better understand developer issues in established area.
- Meeting notes circulated with next meeting package via email.
- Clarification is necessary regarding one-to-one versus net difference for larger scale developments.

Summary of Action Items

- Question and feedback sent to Dan will support in building questions and content that will be brought forward at future consultation meetings.