



Off-site Levy Bylaw Review – Final Community Services Working Group Stakeholder Consultation Meeting Notes

Date/Time: September 21, 2023 / 2:00 – 3:00 p.m.

Location: MS Teams – video conferencing

Attendees:

Internal	External
Marcus Berzins	Brian Hahn
Jennifer Black	Guy Huntingford
Garrath Douglas	Thilo Kaufmann
Natalia Ivanova	Graeme Melton
Michael MacDonald	Jackie Stewart
Jan-Steyn Pieterse	Marcello Chacchia
Chad Wilson	Raminder Brar
Catherine Spaens	
Laura Urbain*	
Regrets	
Shelina Daya	Shameer Gaidhar
Cody Van Hell	Paul Gedye
Josh White	Jamie Cooper
Nazrul Islam	

*Note taker

Agenda

1. **Welcome & agenda overview** (Garrath Douglas)
2. **Preliminary levy rate** (Natalia Ivanova)
3. **Methodology** (Natalia Ivanova)
4. **Discussion** (Natalia Ivanova)

Feedback collected:

General Feedback/Comments

- If we are in disagreement with the way the calculation works and the amounts of the levy, how do we participate in making our voice heard? Can we provide feedback, or do we have to go to council?



- I am Wondering if we are going into this and we still don't agree as its going to council, how do we ensure we are going into shoulder to shoulder on this, having my doubts.
- The way that it's [slide 4] done, but someone who doesn't understand this, the levy rate change is ~~only 212%~~ less then what it could have been, ~~it's only a 4.5 discount~~ — we need to show these numbers on a year over year impact. This slide needs to be redone, we are working on how to communicate the new bylaw by showing a year-over-year change on rate with old bylaw and again with new bylaw. We are creating a potential layout that could illustrate this better.
- The 10.4%, we are not satisfied with the answer. We should ask why that percent is being used? What's driving these? From a perspective of affordability, we need to maintain rates, we are within our control to do so. It also effects slide 4 because of the considerations of [construction] materials. Hope that won't be the case with materials going forward.
- On the rates there are ~~two~~ things in the library and recreation on the spreadsheet, they were double counting on the sites for service sites. Need to delete that so we can have an accurate read on the portion that is affected by the levy.
- Still struggling on the library rate, exceed the proportions of the new event centre, seems odd it would be that much more. Need to be more accurate where we can.
- We know your showing the difference between the two bylaws, we need clarity because it might be misconstrued as we thought we were presenting the 2023 bylaw. You mentioned some other soft cost that could influence the cost of facilities. Probably 80% of the costs how is it driving that percentage so much higher? Just a ~~break-down~~ breakdown of how that 10% was reached.
- Question about the timing of the executive leadership review, said Oct. 16th, and you guys said Dec. 6th; is that something different? If it is going on Oct. 15th then you've already been writing/written the bylaw, can you please provide clarity on that?
- Can you clarify the final review is Dec. 6th?
- There are a couple of outstanding questions we have sent your way but there is a couple where you have said you are still looking at them? When will there be a final decision? What is the "drop-dead" date?
- You have my comments, but just want to know when there will be a final decision.
- My question goes back to the inflationary numbers. I just want clarity on this, are the numbers/ models assumed as 2024 dollars?
- For those project cost for the 2024 numbers, what was the inflationary number used to presume those costs? Is it the 10.4%?
- Something we want to flag, if that number was used to escalate ~~that~~ the [overall] number, it needs to be adjusted to reality of that 6.5% increase rate and needs to show what the difference is between 2024 and the previous 4 ~~quarter#s~~ with the 6.5 or 6.8 % numbers.
- We need to make sure the correct dollar year is reflected as reality.
- Wondering if there is enough time to walk us through the bylaw continuity tab? [I'm] ~~in~~ doing that, could you highlight significant changes? Anything you should be pointing out to us as a group that we should be aware of?
- Unless things have changed from [last night], there is no attachment in recreation whitepaper, on page 8. Can you make sure the attachment is amended?



- About the online surveys, what kind of weighting are you going to put on them? I don't know who will respond to these? This is a complicated topic, and I don't think the public will be able to provide significant feedback.
- What weighting are you putting on surveys in general as input into the rates development? I'm asking if there will be a significant impact or not.
- The What We Heard report? Is that going to be made available publicly when its compiled? Is it going to be input into the report to council? Or an addendum?
- Do we have an opportunity to review that [What We Heard Report] before it gets finalized? Just wants to make sure things get captured accurately for consistency.
- How will this continuity be reported? Or will this be reported in the annual OSL report? It'll take us some time to go through that and absorb that so thank you for sharing.
- Because we have no more follow ups, it would be nice if you can report back on some of the specifics we mentioned, a double cost on service costs for the Rec levy, revisit library versus Rec costs. I think we are okay with the Rec cost... We if th... We do want an itemized list of all the things driving up that cost- in order to understand the move from 6 [%] and change to 10 [%], that is a specific change.
- How do we know these things are addressed and what kind of follow up can we expect?
- On the letter we referenced some per-square-foot construction rates so we might be good on some of those answers.
- Remember last time, it was all agreed to before it got to council, there is a virtual workshop Sept. 27, 28.
- If we could get the answers before Oct. 5 so we can have a productive meeting? Can you tell us what that meeting is going to be about?
- Do you know or have a guesstimate on when we will get a response from Stuart? This week or next week?
- What responses would law have to review? Do they review the models?
- I know this a big long 3.5 years! We can celebrate at the Christmas party! Hopefully this will be a win-win for the city, tax payers and development!

Summary of Action Items

- Follow up on inquires of the final review date for the bylaw.
- Send attachment for Community Services white paper (page 8).
- Follow up on Library and Recreational service costs.