

Finance Committee Meeting Minutes

January 8, 2019

Present

Mayor Basil Stewart
Deputy Mayor Norma McColeman, Chair
Councillor Bruce MacDougall
Councillor Justin Doiron
Councillor Barb Ramsay
Councillor Cory Snow
Councillor Brian McFeely, Co-Chair
Councillor Greg Campbell
Councillor Carrie Adams
Bob Ashley, Chief Administrative Officer
Rob Philpott, Director of Financial Services
Gordon MacFarlane, Deputy CAO and Director of HR and Legal Affairs
Brian Hawrylak, HR Officer
Aaron MacDonald, Director of Technical Services
Linda Stevenson, Development Officer
Members of the Media
Members of the Public

Agenda Approval

Agenda was approved as circulated.

Science & Discovery Centre update

Ron Perry, Summerside Y Service Club, and Tracy Brown, Executive Director of Bedeque Bay Environmental Association provided an update to Council on the Science and Discovery Centre.

The project started 4 years ago as a place where environment and science come together as a place for learning.

The City had previously provided a 50 year lease for \$1 a year for a 3 acre property off Mackenzie Drive.

The Discovery Centre will total about 18.000 square feet and have a 60 seat planetarium, an atrium with live insect displays, a science and research lab, along with programs that will provide hands on learning.

That the City of Summerside reaffirm the commitment to the Science and Discovery Centre for the leasing of a 3 acre property off MacKenzie Drive for the amount of \$1 a year for a 50 year lease and that Councillor Brian McFeely be re-appointed as the City's representative on their board.

Adjournment

Motion It was moved and seconded;
That The meeting be adjourned.
Motion Carried

Bylaw & Policy Review Committee Meeting Minutes

January 8, 2019

Present

Mayor Basil Stewart
Deputy Mayor Norma McColeman, Co-Chair
Councillor Bruce MacDougall
Councillor Justin Doiron, Co-Chair
Councillor Barb Ramsay
Councillor Cory Snow
Councillor Brian McFeely
Councillor Greg Campbell
Councillor Carrie Adams, Chair
Bob Ashley, Chief Administrative Officer
Rob Philpott, Director of Financial Services
Gordon MacFarlane, Deputy CAO and Director of HR and Legal Affairs
Brian Hawrylak, HR Officer
Aaron MacDonald, Director of Technical Services
Linda Stevenson, Development Officer
Members of the Media
Members of the Public

Agenda Approval

Agenda was approved as circulated.

Affordable Housing draft policy statement and resolution

CAO Ashley reviewed items discussed at the last meeting in December in regards to an affordable housing policy.

He then reviewed a draft policy:

Purpose

The Affordable Housing Incentive Program (AHIP-i) is designed to stimulate the development of new affordable units in the City of Summerside.

Authority

The AHIP-i has been authorized by a resolution of Council, January 21, 2019. Council may terminate the program at any time by resolution.

Affordable Housing Defined

For the purpose of this program the City definition of affordable will match that of the Canadian Mortgage and Housing Corporation (CMHC).

Eligibility Criteria

Public organizations, non-profit associations, crown agencies, and private developers

Applicants receiving financial support from affordable housing programs sponsored by Province of PEI and/or the Government of Canada which is not less than the sum of municipal incentives to be received.

Qualifying projects as works-in-progress having commenced construction by September 20, 2018

Program Incentives

Property Tax Grants

Grants providing property relief up to a maximum of 10 years, applied to new affordable housing developments. Grants are equal to the receipted municipal portion of property tax on a per-unit basis.

Development and Permit Fee Waivers

All the regular development and permit fees regularly charged for new housing developments will be waived if the development meets the CMHC definition of affordable

Downtown Bonus

All affordable housing projects meeting eligibility criteria within the boundaries of the city will be considered. Bonus incentives may be offered for projects sites to be located in the city's Business Improvement Area (B.I.A.).

City-Owned Land

The city may invite proposals through a Request for Proposals (RFP) process to identify municipal lands suitable for affordable housing development. A grant of such land, in part or in whole, may be considered as a contribution towards a project judged to exhibit significant impact, scope, quality design, sound business case, and close alignment with the city's Official Plan.

Project Evaluation Criteria

The city will create an Affordable Housing Action Team (AHAT) with a mandate to evaluate prospective affordable housing developments. The AHAT will be accountable to City Council. Evaluation criteria will include the following at minimum:

- Number of affordable units
- Level of provincial support
- Level of federal support
- Business case
- Experience, project management leadership
- Accessibility
- Location, proximity to amenities, zoning, neighbourhood compatibility
- Alignment with Official Plan

- Scope (number of affordable units)
- Integration of public space, commons, urban design principles
- Project maturity (concept only to shovel-ready)
- Estimated increase in property assessment
- Impact on municipal services, electric, water, wastewater, roads etc.

Program Wind-Down

Prince Edward Island's Municipal Government Act (MGA) does not legislate housing responsibilities to municipalities. The City of Summerside's participation with affordable housing incentives therefore designed to temporarily fortify, not replace, federal and provincial programs and action plans with the types of support best delivered at a local level.

Council may establish a targeted number of affordable number of units, the achievement of which signals cessation of the program. Alternatively, a different wind-down threshold could be the achievement of an acceptable vacancy rate, based on statistics published by Canadian Mortgage and Housing Corporation (CMHC) could be used as.

Alternatively, Council may adopt a blend of both of both targeted number of units and vacancy rates. This approach assumes target numbers units which are adjustable, as a rational response to unpredictable contingencies. Such dependent variables could include variability in social or economic conditions, population growth, household incomes, senior government policy priorities, immigration or out-migration, market rents trends, and other emerging contingencies.

CAO Ashley also proposed a draft resolution:

WHEREAS Council for the City of Summerside recognizes that the inventory of affordable housing units in the community has declined to critically low levels, *and*;

WHEREAS housing is not a municipal responsibility mandated by the Municipal Government Act, Council nevertheless sees that a strategic alliance with federal and provincial government partners stands to achieve the greatest success in correcting the shortage, *and*;

WHEREAS affordable housing developers need the unified support of federal, provincial, and municipal partners in order to build compelling business cases to expand housing affordable housing inventories; *and*;

WHEREAS the City has recently revised its Official Plan and Zoning By-Law with progressive policies on secondary suites, parking, setbacks, building heights, as well as the rate-saving electrical *Heat-for-Less* program, all of which can assist innovative housing development, *and*;

WHEREAS the City of Summerside can play a key role in offering local incentives for affordable housing development which complement and supplement incentives offered by senior governments, *and*;

WHEREAS accomplishing an effective incentive policy or program at the local level requires extensive time and effort for research, stakeholder consultation, innovations, and procedural review, initiative should nevertheless be seized sooner than later, *and*;

WHEREAS the city can conceive of executing both a quick-start program followed by a more in-depth policy for later implementation through a sequenced two-phase approach.

THEREFORE, BE IT RESOLVED THAT Council for the City of Summerside approves the immediate roll-out of Phase One of a two-phased Affordable Housing Incentive Program;

and further that

Phase One of the program, appended to this resolution, will concentrate on core incentives for immediate delivery and Phase Two will further study additional criteria and program options to address such matters as program duration, innovative bonuses, eligibility refinements, smart energy incentives, downtown targeting, Official Plan amendments, among others as they arise.

Council was in agreement that this is a good start to an incentive for affordable housing, a resolution will come forward at the January monthly meeting.

Adjournment

Motion It was moved and seconded;
That The meeting be adjourned.
Motion Carried

Police Services Committee Meeting Minutes

January 8, 2019

Present

Mayor Basil Stewart
Deputy Mayor Norma McColeman
Councillor Bruce MacDougall
Councillor Justin Doiron
Councillor Barb Ramsay, Chair
Councillor Cory Snow
Councillor Greg Campbell, Co-Chair
Councillor Brian McFeely
Councillor Carrie Adams
Bob Ashley, Chief Administrative Officer
Rob Philpott, Director of Financial Services
Police Chief Dave Poirier
Brian Hawrylak, HR Officer

Call to Order

The meeting was called to order by Chair, Councillor Ramsay

Speeding vehicles

Councillor Ramsay raised concerns about speeding in the City and wanted to get a discussion started in advance of budget deliberations.

Chief Poirier stated when the department receives speeding complaints, they put more focus on that area. If repeated complaints come in for the same area, staff at Technical Services place traffic measuring controls in place to monitor speeds. Chief Poirier stated in all summaries that are done, speeds are within 85 % of normal range. Chief Poirier stated that complaints decrease in the winter months.

There are currently 2 pole mounted speed monitors and 1 permanent speed dolly. Staff will be seeking two more in the upcoming budget.

Chief Poirier stated that last year the department had 9,500 calls for service from speeding to shoplifting to assaults. There were 929 traffic tickets issued. Speeding tickets average 18-25 per month.

Chief Poirier said that speed humps and bumps do not always slow down traffic as drivers speed up once going over a bump.

Chief Poirier stated that there is a lot going on with the current files and its not always possible to have a member on radar on a shift.

Councillor MacDougall stated that he often gets speeding complaints on Bayview Drive and East/West Drive, but rarely receives any for South Drive.

Councillor McFeely stated that MacEwen Road is an area of concern, especially with 2 schools and he stated a pole mounted digital speed sign would be put to good use there.

Deputy Mayor McColeman stated that Arcona Street and Maple Street are areas of concern for speeding vehicles.

Councillor Ramsay stated that she would like to see something done beside 2 additional speed dollies, perhaps a campaign that assigns an officer or two to traffic one or more days a week. She stated that she would like to see more stop signs. Chief Poirier stated that he will look into assigning an officer to traffic one or more times a week.

Sidewalks

Councillor Ramsay stated that are sidewalks needed in certain areas, such as Jennifer Street and Rufus Street. She has some concerns and wanted to bring them up tonight in advance of budget discussions. She stated that the sidewalk on Linden is in bad shape in the area of senior housing.

Adjournment

Motion It was moved and seconded;
That The meeting be adjourned.
Motion Carried