

Request for Delegation

FOR OFFICE USE ONLY

MEETING DATE YYYY/MM/DD 2022/04/07	MEETING NAME PGMC
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Attention: Regional Clerk
Regional Municipality of Peel
10 Peel Centre Drive, Suite A
Brampton, ON L6T 4B9
Phone: 905-791-7800 ext. 4582
E-mail: council@peelregion.ca

DATE SUBMITTED YYYY/MM/DD 2022/03/30
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NAME OF INDIVIDUAL(S) Gabriella Kalapos

POSITION(S)/TITLE(S) Executive Director

NAME OF ORGANIZATION(S) Clean Air Partnership

E-MAIL gkalapos@cleanairpartnership.org	TELEPHONE NUMBER (416) 948-7125	EXTENSION
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REASON(S) FOR DELEGATION REQUEST (SUBJECT MATTER TO BE DISCUSSED) Would like to speak to the connections and implication of growth management decisions on infrastructure costs, climate change and municipal financial sustainability.

A formal presentation will accompany my delegation <input type="checkbox"/> Yes <input type="checkbox"/> No		
Presentation format: <input checked="" type="checkbox"/> PowerPoint File (.ppt) <input type="checkbox"/> Adobe File or Equivalent (.pdf)		
<input type="checkbox"/> Picture File (.jpg)	<input type="checkbox"/> Video File (.avi,.mpg)	<input type="checkbox"/> Other <input type="text"/>
Additional printed information/materials will be distributed with my delegation : <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Attached		

<p>Note: Delegates are requested to provide an electronic copy of all background material / presentations to the Clerk's Division at least ten (10) business days prior to the meeting date so that it can be included with the agenda package. In accordance with Procedure By-law 56-2019, as amended, delegates appearing before <u>Regional Council</u> or <u>Committee</u> are requested to limit their remarks to 5 minutes and 10 minutes respectively (approximately 5/10 slides).</p> <p>Delegates should make every effort to ensure their presentation material is prepared in an accessible format.</p> <p>Once the above information is received in the Clerk's Division, you will be contacted by Legislative Services staff to confirm your placement on the appropriate agenda.</p>
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<p align="center">Notice with Respect to the Collection of Personal Information (Municipal Freedom of Information and Protection of Privacy Act)</p> <p>Personal information contained on this form is authorized under Section 5.4 of the Region of Peel Procedure By-law 56-2019, as amended, for the purpose of contacting individuals and/or organizations requesting an opportunity to appear as a delegation before Regional Council or a Committee of Council. The Delegation Request Form will be published in its entirety with the public agenda. The Procedure By-law is a requirement of Section 238(2) of the <i>Municipal Act, 2001</i>, as amended. Please note that all meetings are open to the public except where permitted to be closed to the public under legislated authority. All Regional Council meetings are audio broadcast via the internet and will be posted and available for viewing subsequent to those meetings. Questions about collection may be directed to the Manager of Legislative Services, 10 Peel Centre Drive, Suite A, 5th floor, Brampton, ON L6T 4B9, (905) 791-7800 ext. 4462.</p>

Please save the form to your personal device, then complete and submit via email attachment to council@peelregion.ca



Region of Peel's Planning and Growth Management Committee

April 7th, 2022

Growth Management, Climate Change and Municipal Financial Sustainability: What's the Connection?

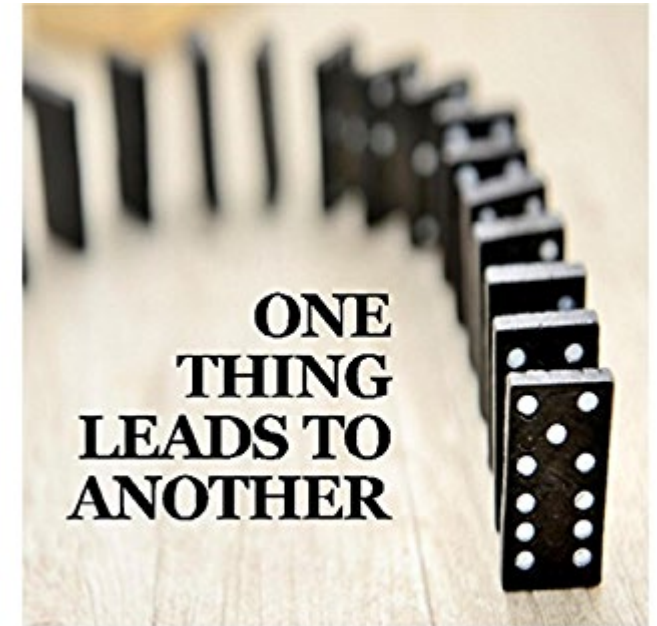
Gaby Kalapos, Clean Air Partnership



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- Local decisions about growth management significantly influences the amount of energy used, and has energy and cost implications for local governments, businesses, institutions and residents.
- Local decisions about land use and community energy needs are laid out in municipal Official Plans.
- Considerations on financial and climate sustainability impacts on a community should be considered when planning for growth and infrastructure.





Land use and density will impact infrastructure costs:

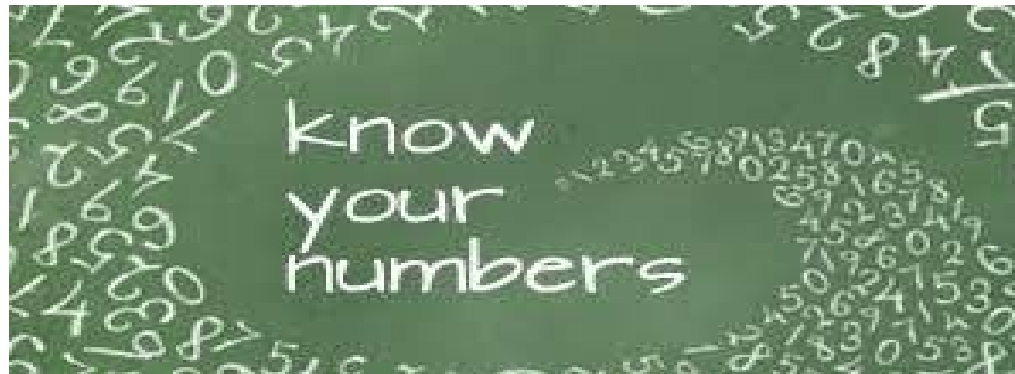
- **Cost # 1:** To build infrastructure (new infrastructure for new growth – upfront capital costs) – Paid for by developments costs (various views on cost recovery: around 70 – 90%).
- **Cost # 2:** To service development (road maintenance, water services, utility services, transit, etc.) – paid for by the property tax base.
- **Cost # 3:** To rehabilitate the infrastructure when the time inevitably comes – largely paid for by the property tax base (may also have some contributions from other level of government, but largely the property tax base).
- What about comparing those costs to property tax revenue? Which land use archetypes cover their costs? Which don't? Not simply averaging costs across the municipality (present approach). Break it down into different land use archetypes across the municipality.
- Thus far..... Growth Costs Studies have focused on upfront costs of building infrastructure. More focus needs to take place on servicing and rehabilitation costs and include property taxes and costs across land use archetypes.
- Development Cost Studies' scope can be expanded to include analysis related not only to Cost # 1 but also bring in Cost # 2 and especially Cost # 3. Not just averaged across the municipality but exploring differences across land use archetypes.



- Land required is 25% smaller in Recommended direction than Dispersed Scenario.
- Recommended direction is 33% less expensive than dispersed scenario.
- Recommended direction would be less expensive to operate and maintain over the next 60 years.
- Costs to build, maintain and replace aging streets has the largest impacts on costs. Recommended direction provides a 36% cost savings.
- Reduced greenfield growth results in a 55% cost savings for water and wastewater.
- <http://www.reconnectingamerica.org/assets/Uploads/planitcalgarycoststudyanalysisaprilthird.pdf>



- Hypothetical Scenario A: 40% Regional Centre, 40% Suburban, 20% Rural
- Hypothetical Scenario B: 50% Regional Centre, 30% Suburban, 20% Rural
- [Link to Report](#): Both Scenario A and B reduced costs in comparison to business-as-usual development.
- Scenarios A represent potential savings of \$1.7 billion
- Scenario B represents a savings of \$3.1 billion



Strong Towns: Value Per Acre Analysis



- What is the value per acre of land?
- What is that value across the municipality?
- How does that compare to servicing and rehabilitation costs?
- Can start across neighborhoods and grow from there.
- Explore what the numbers mean and the implications it has for the municipality.
- <https://www.strongtowns.org/journal/2018/10/19/value-per-acre-analysis-a-how-to-for-beginners>





- [University of Toronto study](#): GHGs from private automobile use are on par with building heating.
- Once beyond the transit intensive central core, however, transportation emissions surpass building operations.
- The highest GHGs emissions from transportation were in lower-density suburbs, primarily due to more private automobile use
- Incorporate servicing and rehabilitation costs of infrastructure into growth management analysis.
- Incorporate revenue from property taxes from different land use archetypes. Which land use archetypes are covering their costs, which are being subsidized?
- How to apply a climate lens to your Growth Management and Transportation Master Plans? Incorporate GHG quantification into your RFPs.
- Distributed energy opportunities will be greatly impacted by density of land use archetypes.

