Draft 2022 Development Charges Bylaw and Background Study: Public Meeting

York Regional Council

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> March 24, 2022 eDocs # 13634155



Outline

- Background
- 2022 Development Charges Bylaw -Highlights
- Next Steps



The Region must update the Development Charges Bylaw

THE REGIONAL MUNICIPALITY 2022 DEVELOPMENT CHARGES

- The Region collects development charges from new residential and non-residential development to help recover the cost of growthrelated infrastructure
- A new development charges bylaw must come into effect on, or before, June 17, 2022, for the Region to continue to levy development charges
- Under the *Development Charges Act,* municipalities are required to complete a background study before passing a development charges bylaw
- The background study provides the justification for the development charges rates proposed to be imposed by the bylaw

The proposed 2022 Development Charges Background Study and Bylaw was made public on March 3, 2022

A public meeting must also be held

NOTICE OF PUBLIC MEETING

The Regional Municipality of York Development Charges Act, 1997

Thursday, February 24, 2022

A public meeting, pursuant to the Development Charges Act, 1997, will be held on Thursday, March 24, 2022, during the meeting of York Regional Council.

The purpose of this public meeting is to consider a proposed Development Charges Bylaw for the imposition of development charges against all lands, with the exception of those wastewater charges in the Village of Nobleton, under Bylaw 2021-34.

Development charges are fees collected on new residential and non-residential development and are the primary source of funding for growth-related infrastructure. Regional services funded by this development charge bylaw include hard services (water, wastewater and roads) and general services (Yonge North Subway Extension, Toronto-York Spadina Subway Extension, transit, police, waste diversion, public health, public works, ambulance services, housing services, courts services, long-term care/seniors services and growth studies).

On Thursday, May 26, 2022, Regional Council will consider the approval of the proposed Development Charges Bylaw.

Additional information, copies of the draft Background Study, proposed bylaw, presentations and staff reports will be available beginning on Thursday, March 3, 2022 and can found at <u>york.ca/developmentcharges</u>

The Regional Council meeting and this public meeting are available via live stream at <u>vork.ca/live</u>

Anyone wishing to make a deputation must submit a Deputation Request form prior to 12 p.m. on Wednesday, March 23, 2022. The form is available at <u>york.ca/council</u> under Agendas, Minutes and Reports.

Christopher Raynor Regional Clerk 17250 Yonge Street Newmarket, ON, L3Y 6Z1



- Today's public meeting satisfies a legislative requirement
- The purpose of the public meeting is to obtain input on the draft 2022 Development Charges Background Study and Bylaw from all interested parties
- The Region has met the prescribed timelines:
 - ✓ At least 20 days notice of the meeting must be given
 - ✓ The proposed Background Study and Bylaw must be available at least two weeks prior to the statutory public meeting

Requests to depute virtually were accepted until yesterday at 12 P.M.

The proposed bylaw is the culmination of more than a year of policy development, analysis and consultations

June 2021

The Regional Municipality of York

Committee of the Whole Finance and Administration June 10, 2021

Report of the Commissioner of Finance

2022 Development Charges Bylaw - Status Update

1. Recommendations

- The Commissioner of Finance be authorized to schedule and give notice for the public meeting(s) required by the Development Charges Act, 1997.
- The Regional Clerk circulate this report to local municipalities and the Building Industry and Land Development Association – York Chapter (BILD).

2. Summary

This report provides Council with an overview of the work plan to update the Region's Development Charges Bylaw, and some preliminary areas of review.

Key Points

- The current Region-wide Development Charges Bylaw (2017-35), as amended, expires on June 16, 2022
- The 2022 Region-wide Development Charges Bylaw will reflect legislative changes, and address other policy and administrative issues
- The proposed work plan meets the statutory timeline requirements in the Development Charges Act, 1997 ("Act")

3. Background

Development charges are the primary source of funding for growth-related capital programs

Development charges are fees collected from developers to help fund growth-related regional service including water, waterwater, rands, training, policing, parametics, public health, tocial housing, and other general services. The current Region-wide Development Charges Bylave and into effect on June 17. 2017 and was subsequently amended in 2018. The Bylaw, as amended, is helping fund over \$5 billion in vital growth-related infrastructure to support growth to 2031.

November 2021

The Regional Municipality of York

Committee of the Whole Finance and Administration November 11, 2021

Report of the Commissioner of Finance

2022 Development Charges Bylaw: Policy Directions

1. Recommendations

- Council approve the use of the 2041 planning horizon for the 2022 Development Charges Background Study and Bylaw.
- Council approve treating stacked townhomes as apartments for the purposes of levying development charges.
- Council approve charging all development-charge-eligible residential dwellings that are less than 700 square feet, the small apartment rate.
- 4. Council approve the revisions to existing policies, shown in Attachment 1, that include:
 - Removal of four-storey minimum requirement in the "Development Charges Deferral for Purpose-Built Rental Buildings" policy;
- b. Revisions to align with current legislation in the "Development Charges Deferral for Office Buildings" and "Development Charges Deferral for Open Air Motor Vehicle Storage Structures" policies, and;
- c. The provision of a 14-day grace period under the Region's "Development Charge Interest Policy — Under sections 26.1 and 26.2 of the Development Charges Act, 1997".
- Council approve the policies, shown as Attachment 2, which codify the existing development charges deferrals for retail buildings and high-rise residential buildings.
- The Regional Clerk circulate this report to the local municipalities and the Building Industry and Land Development Association – York Chapter (BILD).

2. Summary

The Region's 2017 Development Charges Bylaw (2017-35), as amended ("2017 Bylaw"), expires on June 16, 2022. This report seeks Council approval of the planning horizon and key

February 2022

York Region

Rate Structures for the 2022 Development Charges Bylaw

On February 24, 2022 Regional Council made the following decision:

- Council endorses in principle a uniform Region-wide development charge rate structure to recover the growth-related costs in the 2022 York Region Development Charges Bylaw and Background Study, with the exception of those wastewater services in the Village of Nobleton, currently recovered under Bylaw 2021-34.
- The Regional Clerk circulate this report to the local municipalities and the Building Industry and Land Development Association (BILD) – York Chapter.

March 2022

The Regional Municipality of York

Committee of the Whole Finance and Administration March 3, 2022

Report of the Commissioner of Finance

Draft 2022 Development Charges Bylaw and Background Study

1. Recommendations

- Council receive the draft 2022 Development Charges Bylaw and Background Study (Attachment 1).
- A report be brought forward to the May 28, 2022 meeting of Council recommending the approval of 2022 Development Charges Bylaw.
- The Regional Clerk circulate this report to local municipalities and the Building Industry and Land Development Association – York Chapter (BILD).

2. Summary

Development charges are fees levied on new residential and non-residential development that help pay for growth-related infrastructure. The Development Charges Act, 1937 (Act, 1988 to the legislative framework governing the establishment of development charges through a municipal bylew that is to be updated at least every five years. This report tables the Regional 2022 Development Charges Background Study (Easkground Study) and draft 2022 Development Charges Bylew (2022 Bylew) zhough throusd for consideration.

Key Points:

- The 2017 Bylaw expires on June 16, 2022 and for the Region to continue to levy development charges, a new bylaw must come into effect on or before June 17, 2022
- As approved by Council on November 25, 2021, the 2022 Bylaw is based on a 20-year planning horizon, except Transit services, which is limited to a 10-year horizon by legislation¹

¹ Note: in the fail of 2021, the Province amended the Act, strongh Bill 13, Supporting People and Bautenesse Act, 2021 (EBI 13), to test the YNSE as a discrete service with a forward-looking planned level of service, and extending the planning horizon from 10 to 20 years. These changes came into effect or January 1, 2022.

Representatives of local municipalities and the development industry were consulted throughout the process The 2022 Development Charges Bylaw will help fund vital growth-related infrastructure across the Region



\$9.8B Roads, Transit, including Bus Rapid Transit



\$1.1B the YNSE

\$3.5B Water and Wastewater



\$910M Housing Services



\$370M Police Services

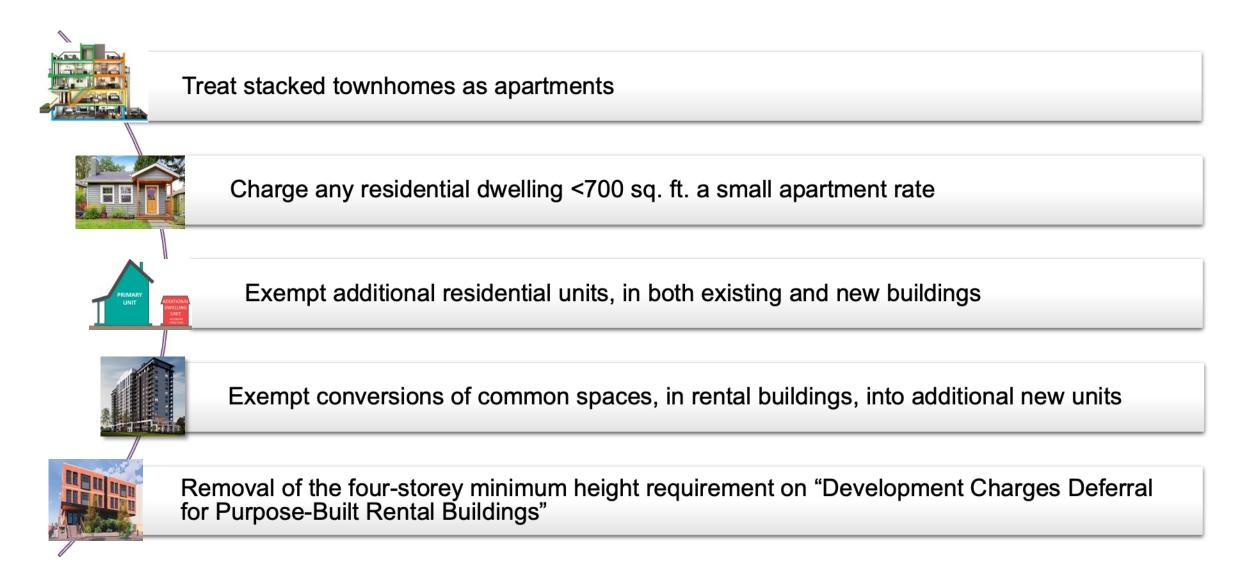




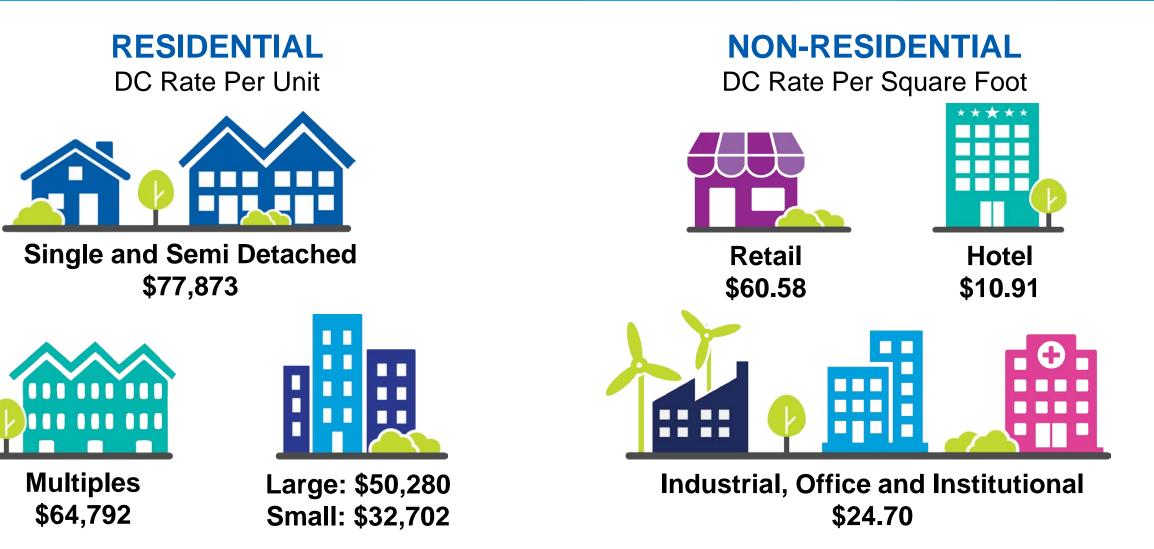


\$131M Waste Diversion

The 2022 Development Charges Bylaw will reflect changes to facilitate a mix and range of housing options



Proposed development charges rates have been made public



Note: Figures do not include GO Transit, Nobleton, Local or Education DCs

A finalized background study and bylaw will come to council in May

Future Committee and Council Touchpoints	Date
2022 Development Charges Background Study and Bylaw to Committee	May 5
2022 Development Charges Background Study and Bylaw to Council for consideration of passage	May 26

The 2022 Development Charges Bylaw, including new rates, will take effect June 17

THANK YOU



Appendix Proposed development charges rates

Proposed residential development charges rates

Service	Single and Semi- detached Dwelling	Multiple Unit Dwelling	Large Apartment (>=700 sqft)	Small Apartment (<700 sqft)
Hard Services				
Water	9,041	7,522	5,838	3,797
Wastewater	21,065	17,527	13,601	8,846
Roads	25,748	21,423	16,625	10,813
Subtotal Hard Services	55,855	46,472	36,064	23,456
General Services				
Transit	7,628	6,346	4,925	3,203
Toronto-York Spadina Subway Extension	3,536	2,942	2,283	1,485
Yonge North Subway Extension	5,837	4,856	3,769	2,451
Public Works	587	488	379	246
Waste Diversion	366	304	236	154
Police	1,082	900	699	454
Housing Services	1,589	1,322	1,026	667
Public Health	389	323	251	163
Ambulance Services	766	637	494	322
Growth Studies	175	146	113	74
Long Term Care/Seniors Services	0	0	0	0
Court Services	65	54	42	27
Subtotal General Services	22,018	18,319	14,216	9,246
Total	\$77,873	\$64,792	\$50,280	\$32,702

Proposed non-residential development charges rates

	(\$ per sqft)			(\$ per sqm)		
Service	Retail	Industrial/ Office/ Institutional	Hotel	Retail	Industrial/ Office/ Institutional	Hotel
Hard Services						
Water	4.26	2.86	0.92	45.85	30.78	9.90
Wastewater	9.96	6.69	2.14	107.21	72.01	23.03
Roads	27.21	8.62	4.50	292.89	92.78	48.44
Subtotal Hard Services	41.43	18.17	7.56	445.95	195.58	81.38
General Services						
Transit	7.86	2.54	1.35	84.60	27.34	14.53
Toronto-York Spadina Subway Extension	3.66	1.18	0.63	39.40	12.70	6.78
Yonge North Subway Extension	5.92	1.96	1.04	63.72	21.10	11.19
Public Works	0.69	0.18	0.11	7.43	1.94	1.18
Waste Diversion	0.00	0.00	0.00	0.00	0.00	0.00
Police	0.67	0.44	0.14	7.21	4.74	1.51
Housing Services	0.00	0.00	0.00	0.00	0.00	0.00
Public Health	0.02	0.01	0.01	0.22	0.11	0.11
Ambulance Services	0.16	0.10	0.03	1.72	1.08	0.32
Growth Studies	0.13	0.09	0.03	1.40	0.97	0.32
Long Term Care/Seniors Services	0.00	0.00	0.00	0.00	0.00	0.00
Court Services	0.04	0.03	0.01	0.43	0.32	0.11
Subtotal General Services	19.15	6.53	3.35	206.13	70.29	36.06
Total	\$60.58	\$24.70	\$10.91	\$652.08	\$265.87	\$117.43