

The background of the slide features a photograph of the York Region Council Building, a modern structure with two prominent, textured, cylindrical towers. Each tower has a large, white, round clock face mounted on it. The building has curved, multi-story wings with large windows. The sky is clear and blue. In the bottom right corner, there is a large blue graphic element consisting of overlapping curved shapes.

Draft 2022 Development Charges Bylaw and Background Study: Public Meeting

York Regional Council

Presented By
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March 24, 2022

eDocs # 13634155

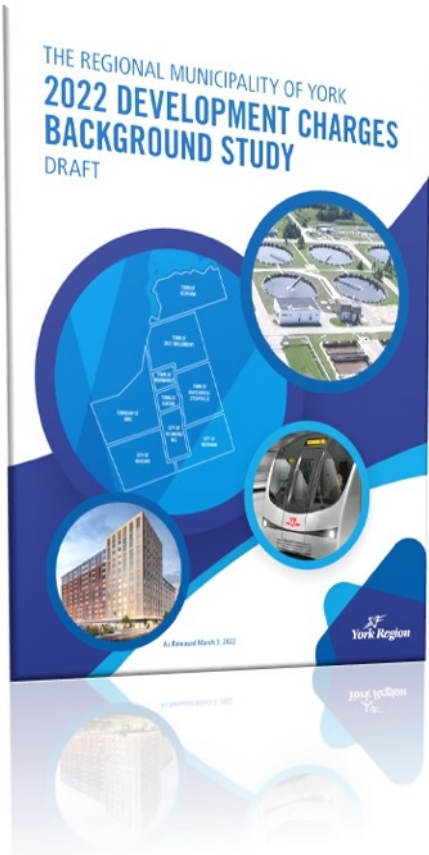


Outline

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



The Region must update the Development Charges Bylaw



- The Region collects development charges from new residential and non-residential development to help recover the cost of growth-related 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 york.ca/developmentcharges

The Regional Council meeting and this public meeting are available via live stream at york.ca/live

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 york.ca/council under Agendas, Minutes and Reports.

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

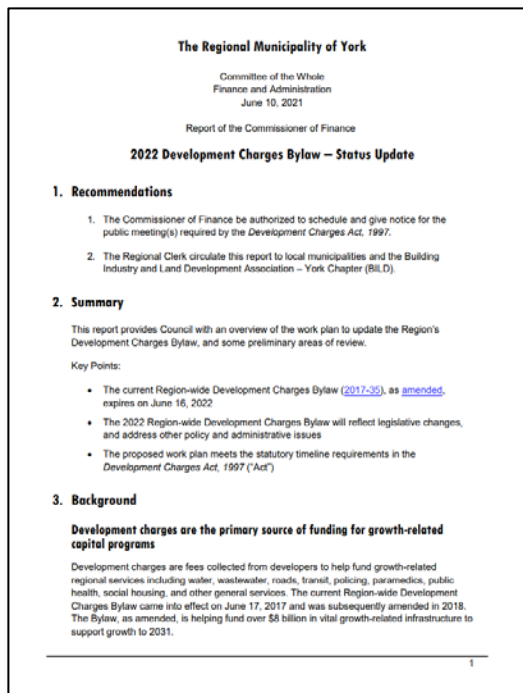


- Today's public meeting satisfies a legislative requirement
- The purpose of the public meeting is to obtain input on the draft 2022 Development Charges Background Study and Bylaw from all interested parties
- The Region has met the prescribed timelines:
 - ✓ At least 20 days notice of the meeting must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

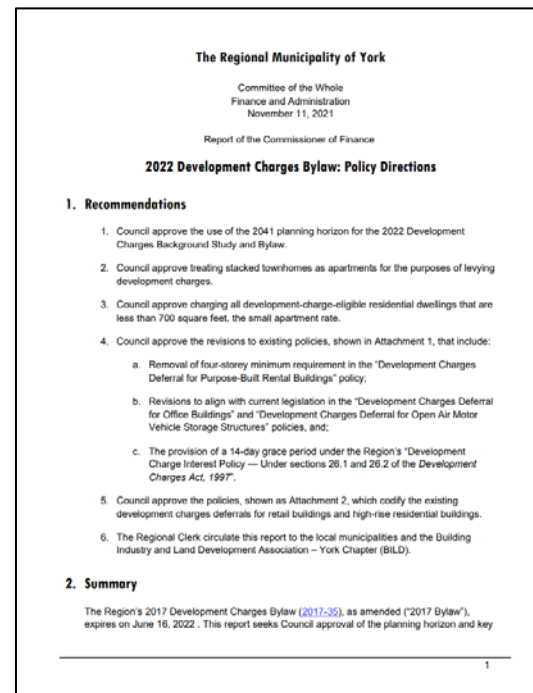
Requests to depute virtually were accepted until yesterday at 12 P.M.

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

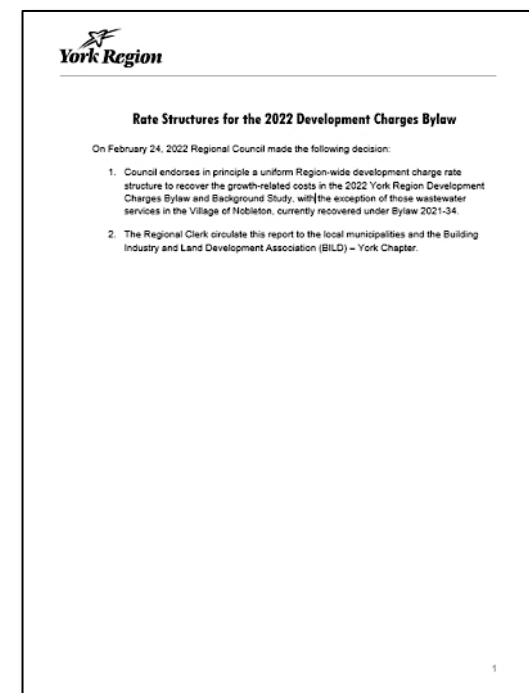
June 2021



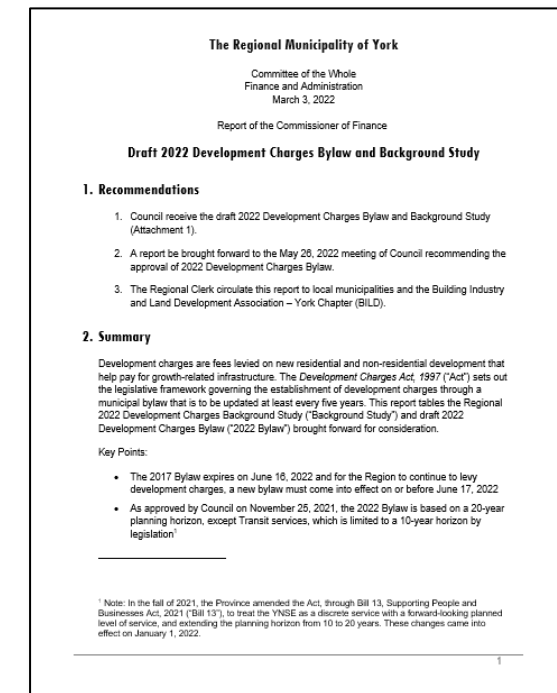
November 2021



February 2022

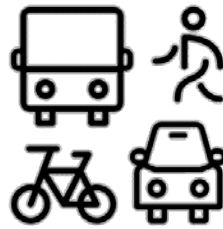


March 2022



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



\$53M

Ambulance Services



\$131M

Waste Diversion

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



Treat stacked townhomes as apartments



Charge any residential dwelling <700 sq. ft. a small apartment rate



Exempt additional residential units, in both existing and new buildings



Exempt conversions of common spaces, in rental buildings, into additional new units



Removal of the four-storey minimum height requirement on “Development Charges Deferral for Purpose-Built Rental Buildings”

Proposed development charges rates have been made public

RESIDENTIAL

DC Rate Per Unit



Single and Semi Detached
\$77,873



Multiples
\$64,792



Large: \$50,280
Small: \$32,702

NON-RESIDENTIAL

DC Rate Per Square Foot



Retail
\$60.58



Hotel
\$10.91



Industrial, Office and Institutional
\$24.70

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)
<u>Hard Services</u>				
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
<u>General Services</u>				
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

Service	(\$ per sqft)			(\$ per sqm)		
	Retail	Industrial/ Office/ Institutional	Hotel	Retail	Industrial/ Office/ Institutional	Hotel
<u>Hard Services</u>						
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
<u>General Services</u>						
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