

The Regional Municipality of York

Committee of the Whole
Finance and Administration
May 5, 2022

Report of the Commissioner of Finance

2022 Development Charges Bylaw and Background Study - Final

1. Recommendations

1. Council approve the 2022 Development Charges Bylaw, with an effective date of June 17, 2022, that incorporates the rates as set out in the 2022 Development Charges Background Study (Attachment 1).
2. Pursuant to the *Development Charges Act, 1997*:
 - a. Council determine that no further public meeting is required
 - b. Notice of the passage of the bylaw be given
3. Regional staff be authorized to attend the Ontario Land Tribunal or the courts, as appropriate, to defend the Region's position if the 2022 Development Charges Bylaw is appealed.
4. The Regional Solicitor be authorized to execute Minutes of Settlement, to resolve any appeals to the 2022 Development Charges Bylaw.
5. The Regional Clerk circulate this report to local municipalities and the Building Industry and Land Development Association – York Chapter.

2. Summary

Development charges are fees levied on new residential and non-residential development and help pay for growth-related infrastructure. To levy and collect development charges, a municipality must have a development charges bylaw in place and updated at least every five years, in accordance with the *Development Charges Act, 1997* (Act). This report supports the 2022 Development Charges Bylaw (2022 Bylaw) and Background Study, being brought to Council for approval.

Key Points:

- Development charges are a cost recovery tool to help fund the cost of infrastructure needed for growth-related population and jobs. The Act sets out specific rules and methodologies for calculating development charge rates

- As the 2017 Development Charges Bylaw, No.2017-35 is approaching its expiry, the Region must approve a new development charges bylaw by June 17, 2022, to continue collecting development charges
- The draft 2022 Bylaw and Background Study was made publicly available on February 25, 2022, and tabled at the Committee of the Whole on March 3, 2022
- The Region held a public meeting on March 24, 2022. The final 2022 Bylaw and Background Study that is being brought to Council reflects consideration of the feedback received at the meeting (as outlined in Attachments 2 and 3)
- Staff have also made minor modifications to the Bylaw and several technical adjustments to the proposed rate calculation to reflect the most up-to-date information (changes summarized in Tables 3, 5 and 6)
- The process to pass the 2022 Bylaw has complied with all statutory requirements and timelines under the Act
- If passed, the 2022 Bylaw, including updated development charges rates, would come into effect on June 17, 2022

3. Background

Development charges are a cost recovery tool to help fund the infrastructure needed to service planned growth

Development charges are a necessary cost recovery tool to help fund growth-related infrastructure that enables housing supply and non-residential development and facilitates complete communities throughout the Region. Regional growth-related infrastructure needs to be built and financed years before the development takes place to ensure the adequate capacity is available to service population and employment growth. Without development charges, the cost for additional infrastructure would be at the expense of existing property owners, in the form of higher property taxes and user fees. Development charges enable municipalities to recover some, but not all, of the cost of growth infrastructure.

The Act sets out the rules and methodologies for calculating development charge rates. The proposed DC rates in the 2022 Bylaw are premised upon the population and employment growth anticipated in the Region's draft Official Plan and the infrastructure identified in the Master Plans to service that growth. The proposed 2022 Bylaw reflects the growth envisaged by the draft Regional Official Plan and is not intended to direct the geographic location of growth.

The Region's 2017 Development Charges Bylaw is expiring, and a new bylaw must be passed, prior to June 17, 2022

The 2017 Development Charges Bylaw (2017 Bylaw) came into force on June 17, 2017, and is approaching its statutory five-year expiration. The Act requires that a new bylaw be in

place prior to June 17, 2022, for the Region to continue collecting development charges. To pass a development charges bylaw, Council must prepare a background study describing the methodologies and assumptions that underpin the development charges rates (as well as supporting policies).

The proposed 2022 Bylaw reflects the direction of Council over the past year

The work to update a development charges bylaw is a complex process, involving extensive policy development, analysis, and consultation. Regional Council began this work in [June](#) of last year through the approval of the 2022 Bylaw's workplan and the scope of the areas of review.

In [November](#), Council provided policy directions including a number of policies to support a mix and range of housing options, and the choice of a 20-year planning horizon for the Bylaw. A 20-year forecast horizon balances the ability to reflect long-term infrastructure needs with risks related to accuracy in forecasting over a longer term. In addition, neighbouring municipalities have not used a 30-year horizon for their development charges bylaw. Finally, where appropriate, some services have chosen to use a horizon to 2031, such as Ambulance Services (formerly Paramedic Services) and Public Health. In the case of Transit, the Act limits the service to a 10-year planning horizon.

In [February](#), Council endorsed, in principle, the use of a uniform, Region-wide rate to recover all growth-related costs in the 2022 Bylaw. Council received the draft 2022 Bylaw and Background Study in [March](#) and directed staff to return in May for Council's consideration of approval of the 2022 Bylaw.

Aspects of the 2022 Bylaw were also brought before the [October](#) 2021 meeting of the Housing Affordability Task Force, the December meeting of the York Region/Local Municipal Housing Working Group, and the January 2022 meeting of the York Region Rapid Transit Corporation Board of Directors.

Extensive consultation with stakeholders has been an integral part of the 2022 Bylaw development process

The consultation process informing the 2022 Bylaw and Background Study has been extensive both in breadth and depth. Beginning in early 2021 and continuing through April 2022, staff had frequent, often weekly meetings with the representatives from the local municipalities (finance and planning). Finance and other departmental staff also held meetings with the Building Industry and Land Development Association – York Chapter (BILD) and the BILD Working Group¹ on 16 occasions. Since the public meeting, staff engaged with deputants (including BILD) and other interested stakeholders through six weekly meetings as well as on a one-on-one basis.

¹ Note: The BILD Working Group consists of BILD staff, representatives from the development community, BILD consultants (e.g., engineering and legal) as well as Regional staff.

The meetings were supported through detailed written responses to stakeholder questions as well as prepared materials such as presentations and position papers. Topics discussed included:

- 2022 Bylaw review process
- Planning horizon and growth forecast, including the methodology for the persons per unit forecast
- Growth capital program
- Level of service and funding envelop calculations
- Methodology for determining statutory deductions
- Yonge North Subway Extension (YNSE) funding assumptions
- Consideration of area-specific development charges
- Development charges policies, including those that help facilitate a mix and range of housing options (e.g., treatment of stacked townhomes)
- Development charge treatment of hospices

The number of stakeholder engagement sessions for the 2022 Bylaw update far exceeds that for the 2017 Bylaw.

The Yonge North Subway Extension (YNSE) is in the Region's development charges bylaw for the first time

After many years of advocacy on the part of Council, the YNSE is on the cusp of breaking ground. Council has also been successful in advocating for changes to the Act and related regulations, to treat the YNSE as a discrete service, with a 20-year planning horizon with a forward-looking planned level of service. As a result of these efforts, the 2022 Bylaw includes \$1.12 billion for this project, which represents the Region's pro-rata contribution to the total \$5.6 billion capital construction cost as per the [Preliminary Agreement](#). Seventy five percent, or \$840 million is eligible to be recovered through development charges under the 2022 Bylaw.

The YNSE is a strategic asset that is integral to the Region's transportation network and provides benefits across the Region. In [February 2022](#), Council endorsed in principle, the use of a Region-wide rate structure for the YNSE, after having considered two alternative area-rating options. The 2022 Bylaw and Background Study reflects this Council direction.

The 2022 Bylaw does not consider the full extent of increased densities proposed at the Transit Oriented Community sites

The 2022 Bylaw and Background Study is underpinned by the best available information from the Region's Municipal Comprehensive Review and the Master Plans. The proposed densities for the Transit Oriented Community (TOC) sites are not fully included in these plans as it is likely that the full build-out of these areas will occur well beyond the bylaw horizon of 2041. The Municipal Comprehensive Review forecast assumes a portion of the growth of the TOC sites will be realized by 2041.

The proposed densities and TOC agreements, once finalized, may necessitate a review of the Region's spatial distribution of growth as well as the infrastructure solutions to support that growth. Any major change to the growth and infrastructure forecasts could be considered as part of the Region's next development charges bylaw update.

The proposed development charge rates represent less than 5% of the price of new single and semi-detached homes in the Region

Development charges are not a significant determinant of new home prices which are largely driven by the demand for housing, the market price of equivalent resale stock, cost of supplies, interest rates, economics, the availability and cost of land. Historically, the Regional development charge rate, as a percentage of the price of a new single and semi-detached home in York Region, has consistently been less than 5% and with the proposed 2022 Bylaw this rate will remain below 5%. Similar trends have been observed for apartments.

The 2022 Bylaw includes several policies to support a mix and range of housing options

Working within the parameters of the Act, the 2022 Bylaw was reviewed to align with Council's housing priorities on providing a mix and range of housing options in the Region. As a result, the 2022 Bylaw incorporates the following changes:

- Statutory development charges exemptions for additional dwellings in, or ancillary to, existing residential buildings, as well as second suites in, or ancillary to, new residential buildings
- All DC-eligible residential dwellings that are less than 700 square feet be charged/levied the small apartment rate (to be reflective of their anticipated draw on service)
- Alignment of the categorization of stacked townhomes with the Statistics Canada definition, and treatment of stacked towns as apartments for the purposes of levying development charges

In addition to the above bylaw changes, in November 2021, Council also approved the removal of the four-storey requirement from the Region's [Development Charges Deferral for Purpose-Built Rental Buildings](#). The removal of this requirement could help facilitate rental across the Region, regardless of height.

The 2022 Bylaw includes \$909 million of gross capital costs to support Housing Services

In early 2021, Council acknowledged a housing affordability crisis and established the Housing Affordability Task Force. In recognition of this work and underpinned by the Housing York Strategic Plan and the Region's Community Housing Development Master Plan currently under development, the 2022 Bylaw includes \$909 million of gross project costs to facilitate the construction of over 2,700 affordable rental apartments and transitional housing in the next 20 years. Of the \$909 million, approximately \$181 million is proposed to be funded through development charges.

4. Analysis

All prescribed timelines for passing the 2022 Bylaw have been met

The Act prescribes a specific process and sets timelines that must be complied with prior to the passage of a development charges bylaw. This is to ensure transparency and to provide all stakeholders with an opportunity to comment on a municipality’s proposed development charges bylaw. Key statutory timelines include:

- Making the background study publicly available at least 60 days prior to passing the bylaw
- Holding at least one public meeting on the bylaw
 - Provide at least 20-day notice of the public meeting
 - Ensure the background study and proposed bylaw be available at least two weeks prior to the public meeting

Table 1 shows key dates in the 2022 Bylaw process. This timeline meets all legislative requirements.

Table 1
Key Dates in 2022 Bylaw Process

Deliverables	Dates	Elapsed Time
Notice of public meeting published in all local Metroland newspapers*	February 24, 2022	
2022 Bylaw and Background Study tabled at Committee of the Whole**	March 3, 2022	
Public meeting at Council	March 24, 2022	
2022 Bylaw to Council for approval	May 26, 2022	
2022 Bylaw and rates in effect	June 17, 2022	

*Note: Authority to publish notice provided in June 2021 Council report

**Note: Technically, the 2022 Bylaw and Background Study was publicly released on February 25, as part of the March 3, Committee of the Whole agenda. However, to guard against the possibility of technical/internet issues, staff begin the statutory timelines at tabling on March 3.

The Region received additional stakeholder feedback through deputations at the March 24, 2022 public meeting and subsequent communications

Council held a public meeting on March 24, 2022, to seek and consider feedback on the draft 2022 Bylaw and Background Study. The Region received five deputations and four communications from stakeholders. In total, nine issues were raised as summarized in Table 2 below:

Table 2
Issues Raised at the March 24 Public Meeting

Issue	Response Overview and Detail
Not impose/defer DCs on hospices	Amend - Section 3.5.1 of the 2022 Bylaw has been updated to include hospices If the local municipality provides a development charges exemption rather than a deferral, the cost would have to be funded through a non-development charge source of funds
More information on area-specific DCs, including an inter-jurisdictional scan	Hold - Maintain the Region-wide uniform rate structure as previously approved in principle by Council in February 2022 Review as part of next update as required per the Act
Extend planning horizon to 2051	Hold - Maintain 2041 planning horizon previously approved by Council in November 2021 Review as part of next update
Consider raising the delineation point for small and large apartments from 700 sq.ft. to 1,000 sq.ft. <u>or</u> create multiple delineation points	Hold – Maintain current delineation at 700 sq.ft Review as part of next update
Clarify the BRT costs/ DC rate impact in the 2022 Bylaw	Further details have been provided in Attachment 2 of this report and included in the 2022 DC Bylaw and Background Study
Revisit benefit to existing and post period benefit deduction assumptions	No change to overall methodology Some technical changes were made where warranted on a project-specific basis
Develop options to address housing affordability challenges	Continue to advocate for legislative changes to support affordable housing priorities Review as part of next update
Include additional stakeholders in DC Bylaw consultations	All interested stakeholders are engaged in the consultation process

Issue	Response Overview and Detail
Provide clarification that the 2022 Bylaw timelines, including public meeting and notice for public meeting were in accordance with requirements under the Act	Confirmed and responded to by the Office of the Regional Clerk

The details of these deputations and communications, as well as Region’s responses and considerations, are summarized in Attachments 2 and 3 to this report.

Raising the delineation point between small and large apartments is not recommended since it would result in unintended consequences

The 2022 Bylaw uses a 700 square-foot threshold to delineate small and large apartments for the purposes of determining development charges rates. This delineation point roughly translates to the size threshold between apartment units with fewer than two bedrooms and those with two or more. This threshold, originally determined in consultation with BILD and Hemson Consulting, was reviewed and [confirmed](#) as part of the 2022 Bylaw. It is based on the 2016 Census occupancy data and the size data of close to 37,000 recently sold apartments in the Region.

The average occupancy, or persons per unit, is used by municipalities to determine the draw on servicing and is the driver for the residential DC rate calculation. Any substantial increase in the delineation point (i.e., to 1000 square foot threshold) would also increase the number of people anticipated to be housed in the units. This would have the unintended consequence of raising both the small and large apartment development charges rates.

In addition, by raising the delineation point to 1,000 square feet, the majority of the Region’s apartments would be in the small apartment class (effectively combining the two apartment rate categories into one). The smaller apartments within this class would then be subsidizing the larger ones. This would make the 2022 Bylaw vulnerable to appeal as it would go against the 2016 divisional court precedent involving Halton Region².

Finally, increasing or creating multiple delineation points would require developing new persons per unit and housing mix forecasts which cannot be completed in time for the 2022 Bylaw. In addition, once created, it would be difficult to merge the subcategories in light of the Halton decision. The delineation point could be revisited as part of the next bylaw review.

² *Hamilton Halton Home Builders’ Association v. The Regional Municipality of Halton, 2016 ONSC 3807*

The Region will continue to advocate for and support affordable housing priorities

While the primary purpose of development charges is cost recovery, they have a place in the suite of tools needed to address the housing affordability challenges in the Region. Continued engagement and dialogue with the Province, building industry and interested parties is needed to identify areas where the development charges regime can be better aligned with the policy objective of ensuring a mix and range of housing for people of all income levels and stage of life. This work will be closely aligned with the work on the first Regional Affordable Housing Implementation Plan. The Plan will be aimed at reviewing and updating housing affordability policies, including any financial incentive options for the private market (in parallel with the Community Housing Development Master Plan).

In addition, senior government cost-sharing for community housing investments is also needed. Cost-sharing arrangements help offset the municipal share of costs and reduce the amount that needs to be recovered through development charges.

The finalized 2022 Bylaw and development charges rate calculations reflect minor modifications informed by stakeholder engagement

Since tabling the 2022 Bylaw, staff have consulted with internal and external stakeholders. Based on these consultations, minor technical modifications to the 2022 Bylaw and development charges rate calculations were made. Table 3 summarizes these modifications, which resulted in overall reductions in the proposed DC rates. Tables 5 and 6 provide information on the associated DC rate impact.

Table 3
Summary of Key Revisions

Areas	Description
Key Bylaw-related adjustments	
Section 3.5.1	To add hospices to the list of development for which DCs may be exempted or deferred (subject to local municipal matching under section 3.5.2 of the Bylaw) This change reflects the need for this vital service and helps to simplify the Region's previous process
Adjustments not impacting rate calculation	
Project-specific modifications	To provide additional location details for some Housing Services' projects
Removal of local road from Roads service	Removal of Project 39 Jefferson Sideroad - Bathurst Street to Yonge Street as it is a local municipal road and should not have been included in the draft version of the Background Study*

Areas	Description
Existing Debt adjustment in Level of Service Calculation	Updated the existing debt adjustment for one police station in the Level of Service inventory to accurately reflect the location of the project for which the debt was issued**
Adjustments impacting rate calculation	
Year-end adjustments	To adjust the DC reserve balances upwards to reflect the 2021 year-end actuals Updated Sutton Wastewater Servicing outstanding prepaid credit balance
Historical level-of-service cap adjustment	Public Works projects: Updated building replacement values for salt storage facilities for level of service calculation
Project-specific modifications	Roads projects: <ul style="list-style-type: none"> - Revised benefit-to-existing deduction for Grade Separations from 0% to 10% (Projects 1 to 4) - Revised post-period benefit deduction to reflect the timing of four projects (Projects 21,37,48,99). - Updated project costs based on updated TMP estimates (Projects 96,97,109)

Notes:

* This project was subject to a 100% post period benefit deduction. Therefore, removing this project does not have a rate impact.

** After this revision, the proposed Police Services program continues to stay within the maximum allowed funding envelope. Therefore, there is no impact on DC rates.

The 2022 Bylaw will help recover approximately \$10 billion in development-charge-eligible costs

The 2022 Bylaw and Background Study, being brought to Council in final form, includes \$16.2 billion of growth-related infrastructure project costs. Approximately \$7.9 billion of this amount is eligible to be recovered under the 2022 Bylaw after statutory deductions of \$8.3 billion.

Close to \$6.4 billion of the deductions relate to benefit to existing development, grants, subsidies and other contributions. This amount will either be funded from non-DC Regional sources (e.g., tax levy or user rates) or grants and subsidies (see Table 3 below). The remaining \$1.9 billion was deducted for post-period-benefit and level of service caps, which are potentially recoverable under future bylaws.

In addition to the new project costs, the 2022 Bylaw will also help to repay \$2 billion in outstanding development charges debt. Approximately 80% of this debt pertains to Roads and Water and Wastewater infrastructure. Together with the infrastructure costs mentioned above, the 2022 Bylaw helps to recover approximately \$10 billion in development-charge-eligible costs, before the cost of financing. Table 4 below also provides a breakdown by service.

Table 4
2022 Bylaw - Costs and Deductions by Service (\$M)

Service	Gross Capital Costs	Statutory deductions		In-period Growth Costs (2022-2041)	Existing DC Debt to be Repaid	Total DC Costs to be Recovered Before Financing
		Benefit to Existing, Capital Grants, Subsidies and Other Contributions	Level of Service/ Post Period Benefit Deduction (Beyond 2041)			
Water	777	89	203	486	540	1,026
Wastewater	2,675	234	654	1,787	753	2,540
Roads	8,477	4,048	759	3,671	430	4,100
Transit	1,297	737	6	554	1	555
Toronto-York Spadina Subway Extension (TYSSE)	7	3	0	4	222	226
Yonge North Subway Extension (YNSE)	1,120	280	0	840	0	840
Police Services	370	207	57	106	62	168
Waste Diversion	131	81	8	42	0	42
Public Works	279	13	160	105	1	106
Housing Services	909	727	0	181	7	189
Growth Studies	32	0	0	32	0	32
Court Services	0	0	0	0	4	4
Ambulance Services	53	10	11	32	12	44
Public Health	31	0	0	31	0	31
Long-Term Care/Seniors Services	3	2	0	0	0	0
Total	16,162	6,432	1,858	7,871	2,031	9,903

Note: Figures may not sum due to rounding

Notice has been provided and the proposed rates will come into effect on June 17, 2022

As part of the process to update the Bylaw, staff have communicated the timing of the new DC Bylaw and rates taking effect. Notification has been provided through signage distributed at the local municipalities and electronically to address the changed needs of pandemic work environment, including by way of updating the Region's [Development Planning Review](#) and [Development Charges](#) webpage. In addition, the Region requested that the local municipalities provide notice, where possible, to the developments awaiting building permit issuance.

Once approved, the 2022 Bylaw, including the new rates, would come into effect on June 17, 2022. As required under the Act and the regulation, the Region will update its development charges pamphlet, setting out the list of services to which the development charges relate, the new rates and a summary of associated policies (e.g., deferrals).

The Region must now provide stakeholders with notice of passage of the 2022 Bylaw and of the appeal period

Once the 2022 Bylaw is passed, the appeal period begins, and the Region must provide written notice to the public within 20 days of passage. This notice, expected to be provided on June 2, 2022, will once again be given through publication in all local Metroland newspapers.

Under Section 14 of the Act, any person or organization can appeal the Region's 2022 Bylaw to the Ontario Land Tribunal. In accordance with Section 16 of the Act, the Ontario Land Tribunal cannot amend the Bylaw so as to increase the development charges rates.

The appeal period for the 2022 Bylaw will begin on May 27, 2022, one day after the bylaw is expected to be passed, and will end 40 days later, on July 5, 2022, at 4:30 pm. Anyone wishing to appeal the 2022 Bylaw must file the appeal with the Regional Clerk prior to that deadline. In the event the Region receives any appeals of the 2022 Bylaw, Council will be updated through a report from the Regional Solicitor.

5. Financial

Since tabling, technical adjustments were made to the proposed rate calculation to reflect the most up-to-date information

As noted in Table 3, since tabling the draft background study, staff updated the development charge rate calculations to reflect up-to-date information. These revisions resulted in a decrease in proposed rates for all rate categories, except for retail and hotel, compared to what was tabled in March 2022. These changes and their effect on all residential and non-residential rate categories are summarized in Tables 5 and 6 respectively.

Table 5
Summary of Incremental DC Rate Changes to
Residential Development Charges Rates (\$ per unit)

Reason for change	Single and Semi-Detached Dwellings	Multiple Unit Dwellings	Apartments ≥ 700 sq. ft.	Apartments <700 sq. ft.
Draft DC Rates (as Tabled March 3)	77,873	64,792	50,280	32,702
Year-end adjustments* (reserve balances and Prepaid DC credit balances)	(331)	(276)	(214)	(139)
Adjustments to Public Works historic level of service cap	(38)	(32)	(25)	(16)
Adjustments to Roads project	255	212	165	107
Total Change	(114)	(95)	(74)	(48)
Final 2022 DC Rates	77,758	64,697	50,206	32,654

Note: Rates do not include local, education or GO Transit DCs. Numbers may not add up due to rounding.

*Includes applicable exemptions

Table 6
Summary of Incremental DC Rate Changes to
Non-Residential Development Charges Rates (\$ per sq. ft.)

Reason for change	Retail	Industrial/Office/ Institutional	Hotel
Draft DC Rates (as Tabled March 3)	60.58	24.70	10.91
Year-end adjustments* (reserve balances and Prepaid DC credit balances)	(0.18)	(0.37)	(0.04)
Adjustments to Public Works historic level of service cap	(0.04)	(0.01)	(0.01)
Adjustments to Roads project	0.25	0.09	0.05
Total Change	0.03	(0.29)	0.00
Final 2022 DC Rates	60.61	24.41	10.91

Note: Rates do not include local, education or GO Transit DCs. Numbers may not add up due to rounding.

* Includes applicable non-residential development charge exemptions such as hospitals (i.e., Cortellucci Vaughan Hospital - Mackenzie Health), places of worship, etc.

The final proposed residential development charges rates represent increases of 16% to 31% depending on the structure type

Taking into consideration the changes noted in Table 5, and as Table 7 indicates, the final 2022 development charges rates for residential development would increase by 16% to 31%, depending on the structure type.

**Table 7
Regional Residential Development Charges Rates: Current vs. 2022 Bylaw**

Residential (\$ per unit)	Current Rates, \$ (as at May 1, 2022)	Final 2022 Bylaw Rates, \$	% Change
Single and Semi-Detached Dwellings	65,608	77,758	19%
Multiple Unit Dwellings	52,814	64,697	22%
Apartments >=700 sq. ft.	38,382	50,206	31%
Apartments < 700 sq ft.	28,042	32,654	16%

Note: Rates do not include local, education or GO Transit DCs

Proposed non-residential rates are approximately the same compared to current rates

After taking into consideration the changes noted in Table 6, as Table 8 indicates, the 2022 development charges rates represent a 4% increase for retail, a minimal increase for industrial/office/institutional developments, and a 5% decrease for hotels.

**Table 8
Non-Residential Development Charges Rates: Current vs. 2022 Bylaw**

Non-residential (\$ per sq. ft. of Gross Floor Area)	Current Rates, \$ (as at May 1, 2022)	Final 2022 Bylaw Rates, \$	% Change
Retail	58.50	60.61	4%
Industrial/Office/Institutional	24.31	24.41	0%
Hotel	11.44	10.91	-5%

Note: Rates do not include local, education DCs

6. Local Impact

Development charges are a major source for funding vital growth-related infrastructure, required by the Region's local municipalities to meet the provincially mandated growth targets and planning objectives. Key investments, partly funded by the 2022 Bylaw, including the Primary Trunk Sewer, Upper York Water Reclamation Centre, Yonge North Subway Extension and the portfolio of Housing Services' projects, will help facilitate complete communities in all nine local municipalities.

Feedback from local municipal staff has been integral to the review and development of the 2022 Bylaw. Region and local staff held weekly meetings to discuss development charge policy and administration issues.

7. Conclusion

Section 10 of the Act requires that, prior to passing a development charges bylaw, a municipality's Council must complete a development charges background study. Attachment 1 to this report satisfies this obligation.

Having satisfied all statutory requirements and timelines, it is recommended that Council approve the 2022 Bylaw and Background Study with an effective date of June 17, 2022, to continue to collect development charges.

For more information on this report, please contact Edward Hankins, Director, Treasury Office, and Deputy Treasurer, at 1-877-464-9675 ext. 71644. Accessible formats or communication supports are available upon request.



Recommended by:

Kelly Strueby

Acting Commissioner of Finance and Regional Treasurer



Approved for Submission:

Bruce Macgregor

Chief Administrative Officer

April 22, 2022
Attachments (3)
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