

2007 Development Charges By-law Review

Staff Presentation
and Public Meeting
April 12, 2007



Background

- December 2005 – Council directed staff to implement the DC by-law update workplan
- Staff report in March 2006 with a workplan which proposed a new by-law to be presented to Council in March 2007
- Met with BILT and area municipal staff over the past year
- Staff report in January 2007 (through the budget process) indicated significant upward pressure on capital costs would bring significant increases to the DC rate
- March 2007 staff report highlighted proposed policy changes and updated schedule

Objectives

- To support the eligible growth related 2007 Capital Budget and Forecast
- Growth will pay for Growth to the extent allowed for under the Development Charges Act
- The Reserve Fund for each program will have a \$0 balance at the end of each planning period



Key Drivers

- Reserve forecasts indicate inadequate contributions to support the capital plan
- Statutory indexing has not kept pace with cost increases
- Urban Boundary has been amended to include Northwest Brampton and Mayfield West
- Conformity with Places to Grow Population forecast of 1.64 million by 2031
 - Population increase of 435,501 residents
 - Employment increase of 241,501 positions
 - Increase of 171,878 dwelling units
 - Increase of 14.6 million m² Non-Res Space

Proposed Rates

(Excluding GO Transit)

RESIDENTIAL

	Current	Proposed	% Change
Small Unit	3,084	5,825	88.9%
Apartment	5,930	11,203	88.9%
Other Residential	8,302	15,684	88.9%

NON-RESIDENTIAL (\$/m²)

	Current	Proposed	% Change
Non-Industrial	46.23	84.67	83.1%
Industrial	33.33	58.29	74.9%

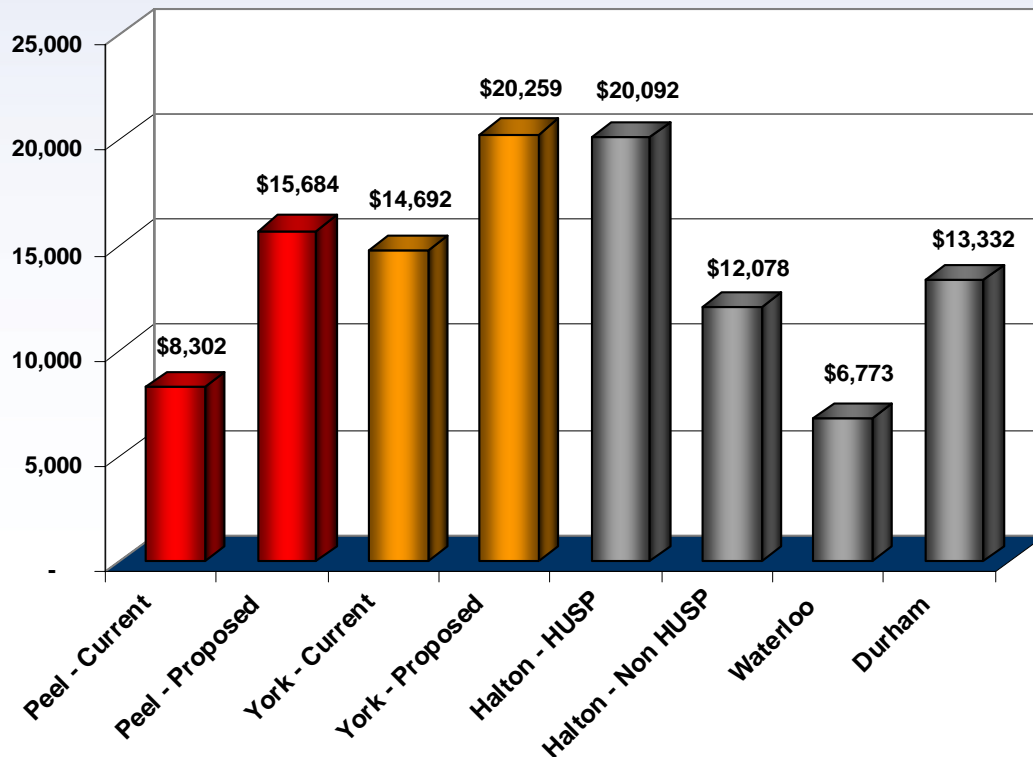


GTA Region Rates

Residential - Single Dwelling Unit

(Excludes Transit and GO Transit)

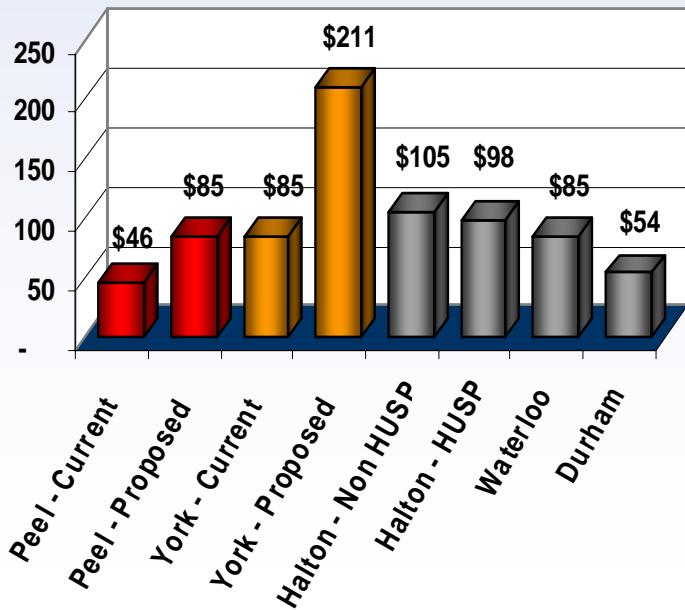
- Region of Peel can no longer sustain growth at the current DC rate which is the lowest among GTA Regional Governments



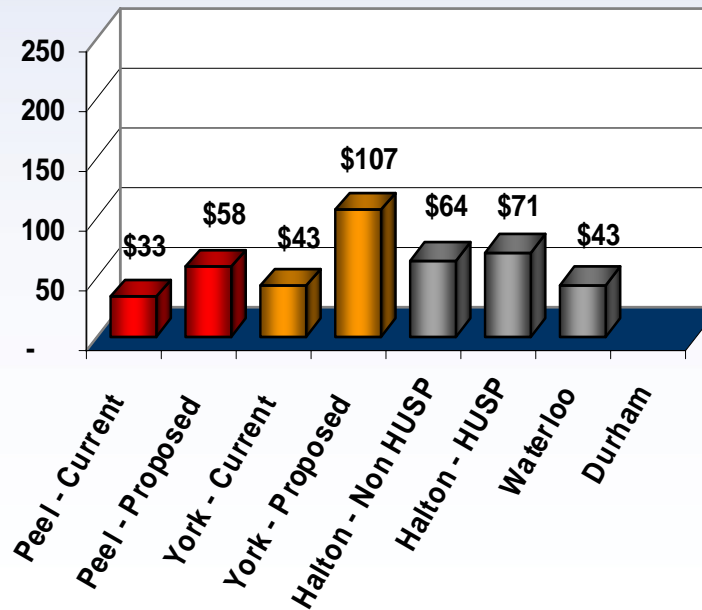
GTA Region Rates

Non-Residential

Non-Industrial/Retail Rates (\$/m²)



Industrial Rates (\$/m²)



Transition

- Any application deemed to be complete and submitted on or before June 1, 2007 and issued on or before August 31, 2007 will pay DC's as if under the existing By-law (52-2003)



Legislative Restrictions

- Development Charges Act has remained unchanged
- 10% reduction for most Soft Services
- 10 year historical service level cap
- Cannot collect DC's for:
 - General Administration
 - Waste Management Services
 - Hospitals



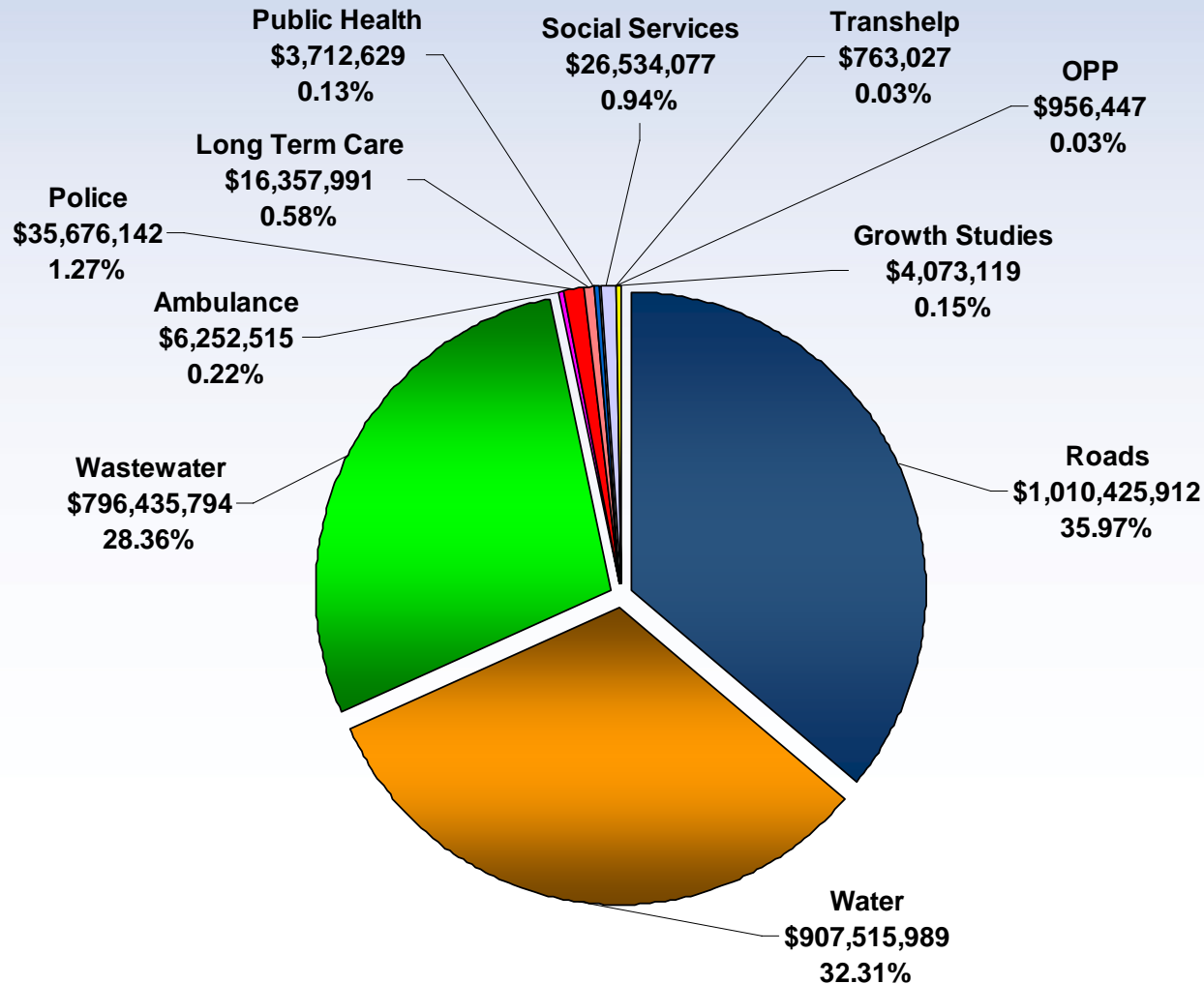
New Services

- Addition of:
 - Social Housing
 - Homeless Shelters
 - Children's Services
- Amounts to less than 1% of the 10-year DC Supported Capital Budget



Supported Programs

10-year DC Supported Programs



Policy Recommendations

- Planning Period:
 - 25 Years Hard Services
 - 10 Years Soft Services
- Residential Development Charges classification remains unchanged
- Industrial/Non-Industrial split to continue
- The worship portion of any building or structure is no longer exempt



Policy Recommendations

cont'd

- Bona fide agricultural uses continue to be exempt, however, commercial equestrian or dog kennel facilities will be subject to the charge
- Permanent canopies over 100 m² (1,076 sq.ft.) are now subject to DC's
- Small unit rate for any residential unit \leq 69.68 m² (750 sq.ft.)
- Indexing to remain at Feb 1st & Aug 1st
- Multiple By-laws by program area are being considered as was introduced in Brampton



Next Steps

- To continue to work with interested stakeholders to address any concerns and comments
- Council adoption being sought on May 31, 2007
- Effective Date June 1, 2007

