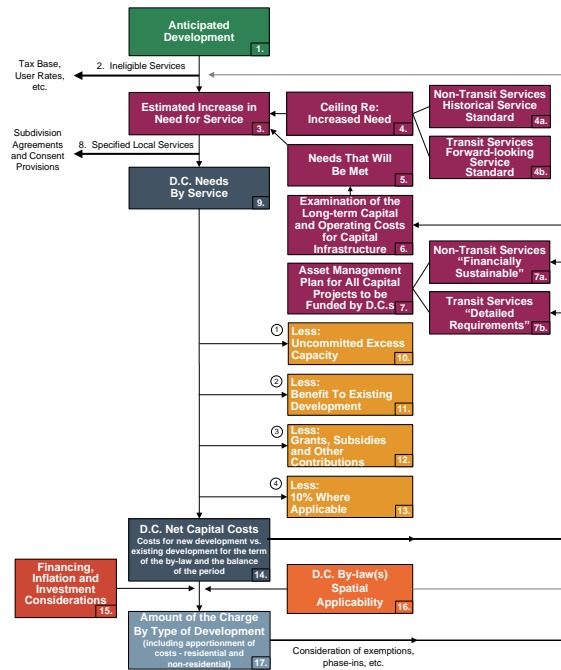


Introduction



- City of Burlington's Development Charges (D.C.) By-Law 46-2014 came into effect on July 1, 2014
- Under the requirements of the Development Charges Act (D.C.A.), a D.C. by-law expires 5 years after the date it came into effect
- Prior to Council's consideration of a by-law, a background study must be prepared and available to the public a minimum of 2 weeks prior to a public meeting, and provided on the City's website 60 days prior to by-law passage
- This meeting is a mandatory requirement under the D.C.A. to provide a review of the D.C. proposal and to receive public input on the proposed policies and charges

The Process of Calculating a Development Charge under the Act that must be followed

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D.C. Growth Forecast

Key Growth Assumptions – Residential

- Long-term household forecast is consistent with 2011 Halton Best Planning Estimates (BPE) allocation to the City of Burlington, modified for 2016 Census

Time Horizon	Residential		Non-residential	
	Population ^A	Housing Units ^B	Employment (excl. NFPOW)	G.F.A. (sq. ft.)
Early 2019	185,911	76,636	81,411	
Early 2029	192,429	82,632	88,894	
Mid 2031	193,401	83,630	90,412	
Incremental Change				
Early 2019 – Early 2029	6,518	5,996	7,483	3,666,200
Early 2019 – Mid 2031	7,490	6,994	9,001	4,410,900

A: Excluding Census undercount; Including Institutional Population

B: Including Equivalent Institutional Households

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Increase in Need for Service

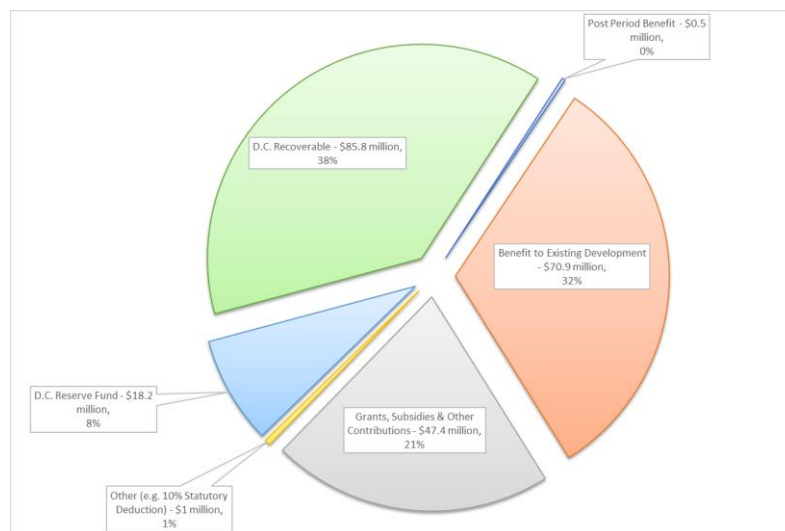


- 10-Year Services(2019-2028)
 - Fire
 - Transit
 - Parks & Recreation
 - Library
 - Studies
- Longer-Term Services (2019-2031)
 - Transportation
 - Storm Drainage

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Calculation of Development Charges

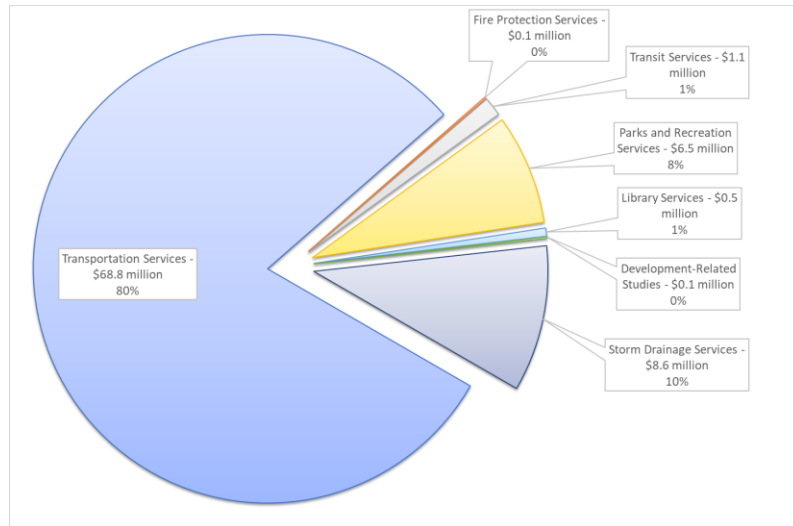
Gross Capital Costs - \$224 million



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Calculation of Development Charges

D.C. Recoverable Cost Share by Service - \$86 million



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Proposed Schedule of Charges



Service	RESIDENTIAL						NON-RESIDENTIAL (per m² of GFA)	
	Single and Semi- Detached Dwelling	Apartments - 2 or more Bedrooms	Apartments - Bachelor or 1 Bedroom	Multiples - 3 or more Bedrooms	Multiples - 1 or 2 Bedrooms	Special Care/Special Need	Retail	Non-Retail
Transportation	\$ 8,381	\$ 4,263	\$ 3,141	\$ 6,034	\$ 4,777	\$ 2,695	\$ 131.64	\$ 67.16
Storm Drainage	\$ 1,505	\$ 765	\$ 564	\$ 1,084	\$ 858	\$ 484	\$ 5.66	\$ 5.66
Fire	\$ 163	\$ 83	\$ 61	\$ 117	\$ 93	\$ 52	\$ 1.66	\$ 1.66
Transit	\$ 174	\$ 89	\$ 65	\$ 125	\$ 99	\$ 56	\$ 1.78	\$ 1.78
Parks & Recreation	\$ 2,031	\$ 1,033	\$ 761	\$ 1,462	\$ 1,158	\$ 653	\$ 0.97	\$ 0.97
Library	\$ 151	\$ 77	\$ 57	\$ 109	\$ 86	\$ 49	\$ 0.07	\$ 0.07
Studies	\$ 14	\$ 7	\$ 5	\$ 10	\$ 8	\$ 5	\$ 0.14	\$ 0.14
TOTAL	\$ 12,419	\$ 6,317	\$ 4,654	\$ 8,941	\$ 7,079	\$ 3,994	\$ 141.92	\$ 77.44

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Comparison of Current and Proposed Development Charges

Residential (\$/single detached dwelling unit)



Service	Current	Proposed
Municipal Wide Services:		
Transportation Services	\$ 5,993	\$ 8,381
Storm Drainage Services	\$ 558	\$ 1,505
Fire Services	\$ 58	\$ 163
Transit Services	\$ 192	\$ 174
Parks and Recreation Services	\$ 2,079	\$ 2,031
Library Services	\$ 115	\$ 151
Development-Related Studies	\$ 57	\$ 14
Total Municipal Wide Services	\$ 9,054	\$ 12,419

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Comparison of Current and Proposed Development Charges

Non-Residential – Retail and Non-Retail Development (\$/square metre of gross floor area)

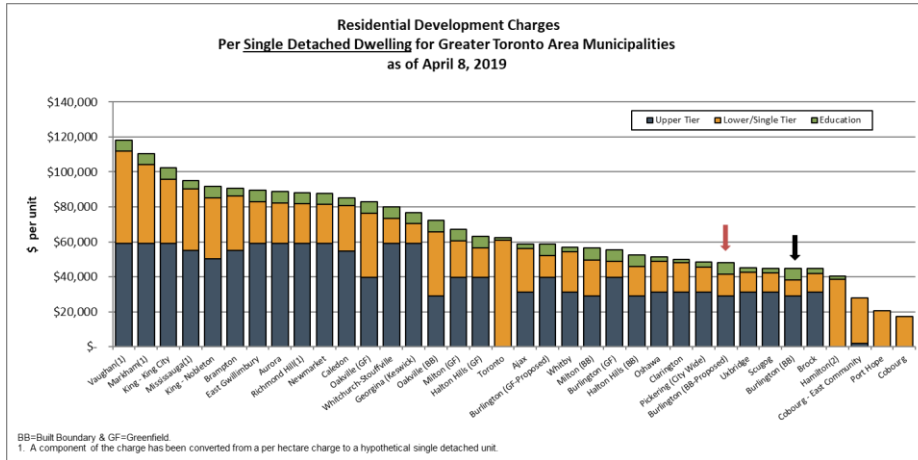


Service	Retail		Non-Retail	
	Current	Proposed	Current	Proposed
Municipal Wide Services:				
Transportation Services	\$ 118.69	\$ 131.64	\$ 72.80	\$ 67.16
Storm Drainage Services	\$ 3.27	\$ 5.66	\$ 3.27	\$ 5.66
Fire Services	\$ 0.85	\$ 1.66	\$ 0.85	\$ 1.66
Transit Services	\$ 2.77	\$ 1.78	\$ 2.77	\$ 1.78
Parks and Recreation Services	\$ 0.99	\$ 0.97	\$ 0.99	\$ 0.97
Library Services	\$ 0.06	\$ 0.07	\$ 0.06	\$ 0.07
Development-Related Studies	\$ 0.84	\$ 0.14	\$ 0.84	\$ 0.14
Total Municipal Wide Services	\$ 127.46	\$ 141.92	\$ 81.57	\$ 77.44

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Municipal Development Charge Comparison

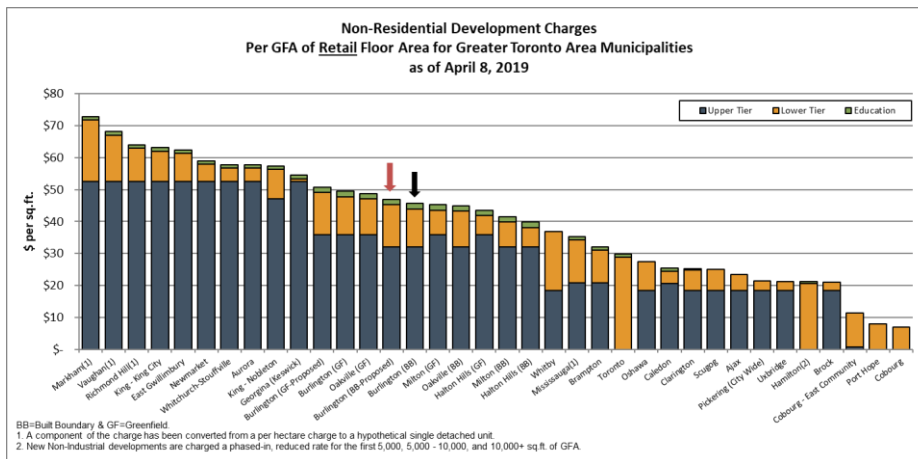
Residential (\$/single detached dwelling unit)



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Municipal Development Charge Comparison

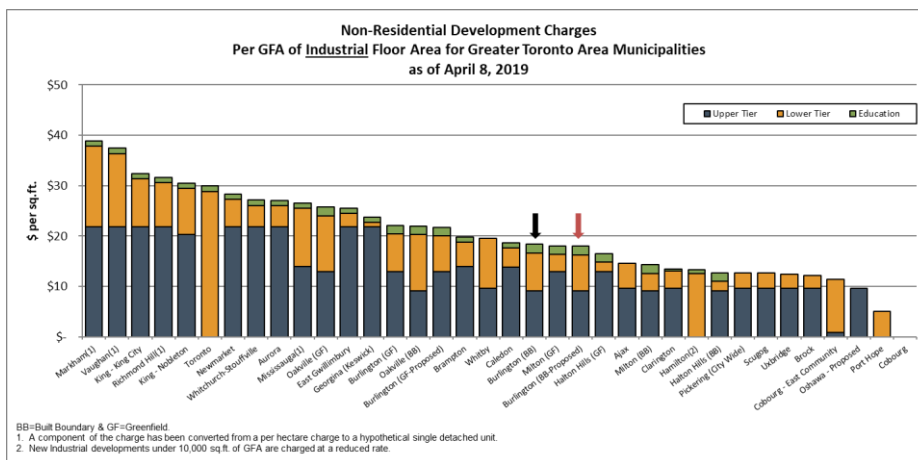
Non-Residential – Retail Development (\$/square foot of gross floor area)



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Municipal Development Charge Comparison

Non-Residential – Industrial Development (\$/square foot of gross floor area)



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Proposed D.C. By-law Policies

Charge Applicability and Timing



- One municipal development charge by-law be used for all services, including a uniform municipal-wide development charge for all services
- City's D.C. by-law provides for calculation and collection of the charges at the time of building permit issuance
- D.C. is subject to mandatory indexing annually on April 1st, of each year in accordance with D.C.A.

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Proposed D.C. By-law Policies Statutory Exemptions



- The D.C.A. exempts the following developments from the payment of D.C.s:
 - Land owned by and used for the purposes of a municipality or a board as defined in subsection 1 (1) of the Education Act
 - Expansion to an existing industrial building up to a limit equal to 50% of the previously existing gross floor area
 - The redevelopment of residential units, for the following:
 - Enlargement of an existing dwelling
 - Creating one or two additional dwelling units in an existing single detached dwelling unit, provided the floor area created is not greater than existing
 - Creating one additional dwelling unit in any other existing residential building provided the floor area of the additional one unit does not exceed the floor of the existing smallest unit

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Proposed D.C. By-law Policies Non-Statutory Exemptions



- The City's proposed D.C. By-Law provides for the following non-statutory exemptions:
 - A hospital, excluding any portion of the lands, buildings, or structures occupied by a tenant of the hospital;
 - A place of worship;
 - A conservation authority, unless such buildings or structures are used primarily for or in connection with (i) recreation purposes for which the conservation authority charges admission and/or fees, or (ii) any retail purposes;
 - Seasonal structures (including mobile homes unable to be occupied year-round);
 - Agricultural uses (definition refined to exclude marijuana production facilities and facilities for the breeding and grooming of household pets);

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Proposed D.C. By-law Policies

Non-Statutory Exemptions



- The City's proposed D.C. By-Law provides for the following non-statutory exemptions (cont'd):
 - Temporary venues;
 - Hospices;
 - Facilities providing health and wellness services to senior citizens through programs administered by the Region of Halton or its affiliates; and
 - A memorial home, clubhouse or athletic grounds of an Ontario branch of the Royal Canadian Legion, pursuant to paragraph 3 of section 3 of the Assessment Act, R.S.O. 1990, c. A.31
- It should be noted that exemptions for D.C.s must be funded from a non-D.C. source (i.e. property tax base)

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Proposed D.C. By-law Policies

Redevelopment Credits



- Redevelopment involving the demolition and replacement of a building or structure on the same site, or the conversion from one principal use to another, the developer shall be allowed a credit
 - If the land was improved by occupied structures and demolition permit has not been revoked
 - Demolition credits for residential buildings or structures is allowed only if the demolition permit related to the site was issued less than 5 years prior to the issuance of a building permit
 - No credit shall be given with respect to the redevelopment of use of a building or structure where the existing building or structure would have be exempt under the City's D.C. by-law

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Proposed D.C. By-law Policies

Deferral Policies



- The City currently provided options for D.C. deferrals, including:
 - Deferral of D.C. payment of non-residential development charges; and
 - Deferral of D.C. payment of residential development charges
- It is also proposed that an additional policy be provided for:
 - Deferral of D.C. payment for structures that require multiple building permits

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Next Steps



- Council to receive input from the public on the proposed D.C. By-Law;
- Council to consider further amendments to the D.C. Background Study and D.C. By-law prior to by-law passage, as required; and
- Council D.C. By-law approval (with by-law in force date of July 1, 2019) – May 27, 2019

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Proposed Changes to the D.C.A.

More Homes, More Choice: Ontario's Housing Supply Action Plan



- Bill 108, *More Homes, More Choice Act*, was introduced in the Ontario Legislature on May 2, 2019
- Information provided here is based on the current proposed changes. Bill 108 has not yet been proclaimed and the legislative process is ongoing (e.g. comments on Bill to be provided by June 1). These proposed changes do not impact the by-law currently before Council or the expiry date of the existing D.C. By-law
- The proposed changes include:
 - Changes to Eligible Services
 - “Soft Services” would be removed from the D.C.A. and considered as part of a Community Benefit Charge under the authority of the *Planning Act*
 - The amount of a community benefits charge payable shall not exceed an amount equal to the prescribed percentage of the value of the land as of the valuation date

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Proposed Changes to the D.C.A.

More Homes, More Choice: Ontario's Housing Supply Action Plan



- Changes to Eligible Services (cont'd)
 - Waste Diversion will be a 100% D.C. recoverable service (i.e. removal of 10% statutory deduction)
- Determination of the D.C.
 - D.C. for developments proceeding through Site Plan or Zoning Bylaw Amendment will be determined based on the charges in effect on the day of the application
 - Development is not proceeding via these planning approvals, will be determined at the earlier of building permit issuance or occupancy
- Payment in Installments Over Six Years
 - Rental housing, non-profit housing and commercial/industrial/institutional developments would pay D.C.s in six equal annual payments, commencing from the date of occupancy

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