



City of Burlington Development Charges Update Study

Public Meeting
March 2, 2022



Introduction

Public Meeting Purpose

- This meeting is a mandatory requirement under the *Development Charges Act, 1997*, as amended (D.C.A.)
- 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 municipality's website 60 days prior to by-law passage
- Purpose of the public meeting is to provide an overview of the proposed amendment and to receive public input on the matter

Development Charges Update Study and By-law Amendment



- Development Charges (D.C.) Update Study prepared to amend the City's 2019 D.C. Background Study and By-law 29-2019
- Purpose of the proposed D.C. by-law amendment is to:
 - Reflect recent amendments to the D.C.A. made through the *More Homes, More Choice Act*, and *COVID-19 Economic Recovery Act*, including:
 - Changes to the D.C. recoverable costs (i.e. removal of the 10% statutory deduction, updates to capital cost estimates and reallocation of service specific growth-related studies);
 - Changes to the timing of calculation and collection of D.C.s and statutory exemptions
 - Provide updates to the capital cost estimates underlying the D.C. based on the City's 2021 Capital Budget and Forecast
- All other components of the 2019 D.C. Background Study and D.C. By-law 29-2019 remain unchanged

Changes to the D.C.-Eligible Costs



- Changes to the D.C. recoverable costs include:
 - Removal of the 10% statutory deduction from the calculation of the charge for Administration/Growth-Related Studies, Library, and Parks and Recreation services
 - Updates to capital needs for Transportation, Storm Drainage, Transit, Parks and Recreation, Library, and Growth-Related Studies services

Service/Class	D.C. Eligible Costs		
	2019 D.C. Background Study	2021 D.C. Update Study	Change (\$)
Transportation	\$68,812,940	\$63,762,437	\$(5,050,503)
Storm Drainage	\$8,645,296	\$8,823,196	\$177,900
Fire	\$1,052,521	\$1,052,521	\$-
Transit	\$1,127,118	\$4,064,980	\$2,937,862
Parks & Recreation	\$6,505,132	\$14,405,554	\$7,900,422
Library	\$483,336	\$2,305,863	\$1,822,527
Studies	\$90,738	\$179,738	\$89,000
TOTAL	\$86,717,081	\$94,594,288	\$7,877,207

D.C. Update Study – Calculated Charges (indexed)



Service/Class	RESIDENTIAL						NON-RESIDENTIAL (per m ² 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	\$8,198	\$4,169	\$3,072	\$5,902	\$4,673	\$2,636	\$128.76	\$65.69
Storm Drainage	\$1,672	\$850	\$626	\$1,204	\$952	\$537	\$5.28	\$5.28
Fire	\$172	\$88	\$64	\$124	\$98	\$55	\$1.75	\$1.75
Transit	\$661	\$336	\$248	\$476	\$377	\$212	\$6.85	\$6.85
Parks & Recreation	\$4,735	\$2,408	\$1,774	\$3,409	\$2,699	\$1,522	\$2.29	\$2.29
Library	\$758	\$385	\$284	\$546	\$432	\$244	\$0.37	\$0.37
Growth-Related Studies	\$29	\$15	\$11	\$21	\$17	\$10	\$0.30	\$0.30
TOTAL	\$16,224	\$8,251	\$6,079	\$11,681	\$9,248	\$5,217	\$145.60	\$82.53



Calculated vs. Current D.C.s

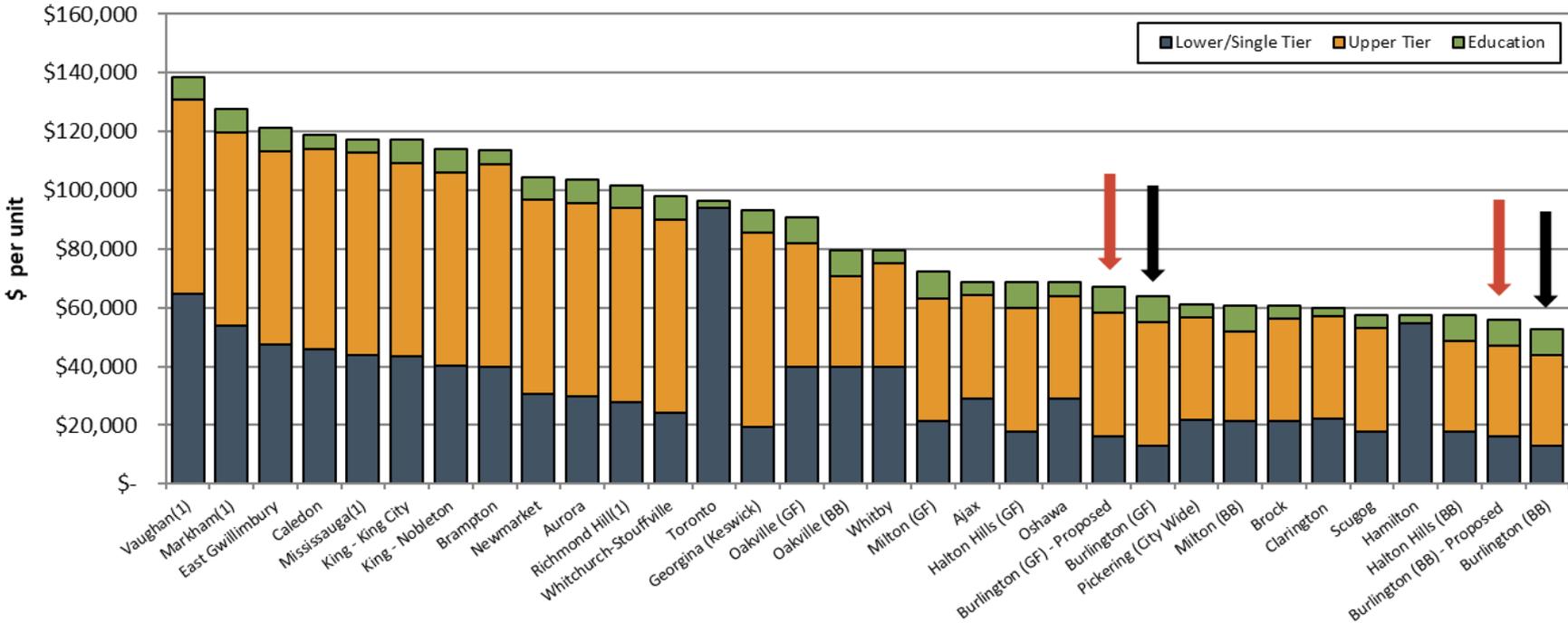
Residential (Single Detached Comparison and 2-Bedroom Apartment)

Service/Class of Service	Single Detached Unit		2-Bedroom Apartment	
	Current	Proposed	Current	Proposed
Transportation	\$8,849	\$8,198	\$4,501	\$4,169
Storm Drainage	\$1,589	\$1,672	\$808	\$850
Fire	\$172	\$172	\$88	\$88
Transit	\$184	\$661	\$94	\$336
Parks & Recreation	\$2,144	\$4,735	\$1,091	\$2,408
Library	\$159	\$758	\$81	\$385
Growth-Related Studies	\$15	\$29	\$7	\$15
Total Municipal Wide Services	\$13,112	\$16,224	\$6,670	\$8,251

Municipal Comparison



**Residential Development Charges
Per Single Detached Dwelling for Greater Toronto Area & Select Municipalities**

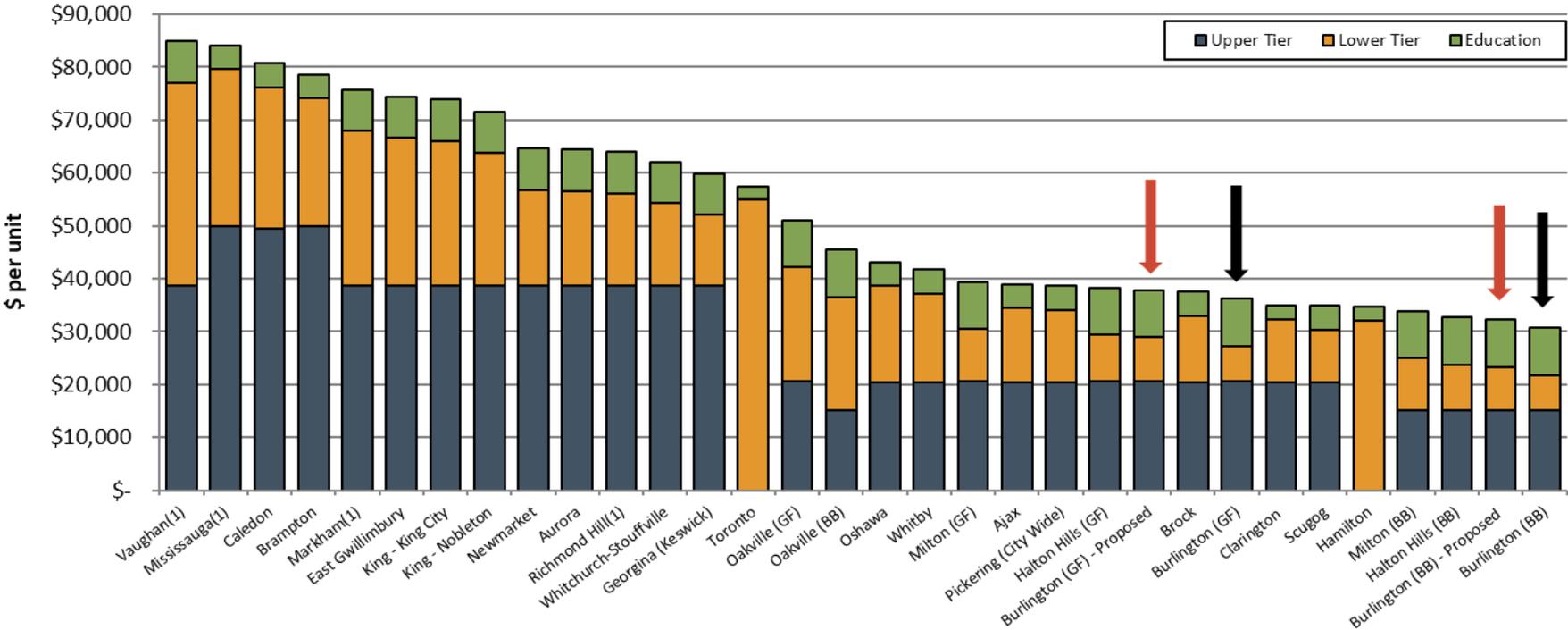


BB=Built Boundary & GF=Greenfield.
1. A component of the charge has been converted from a per hectare charge to a hypothetical single detached unit.

Municipal Comparison



Residential Development Charges
Per Apartment (2 Bedrooms or Larger) for Greater Toronto Area Municipalities



BB=Built Boundary & GF=Greenfield.
 1. A component of the charge has been converted from a per hectare charge to a hypothetical large apartment dwelling unit.

Calculated D.C.s vs. Current D.C.s

Non-Residential (Per Square Meter of Gross Floor Area)

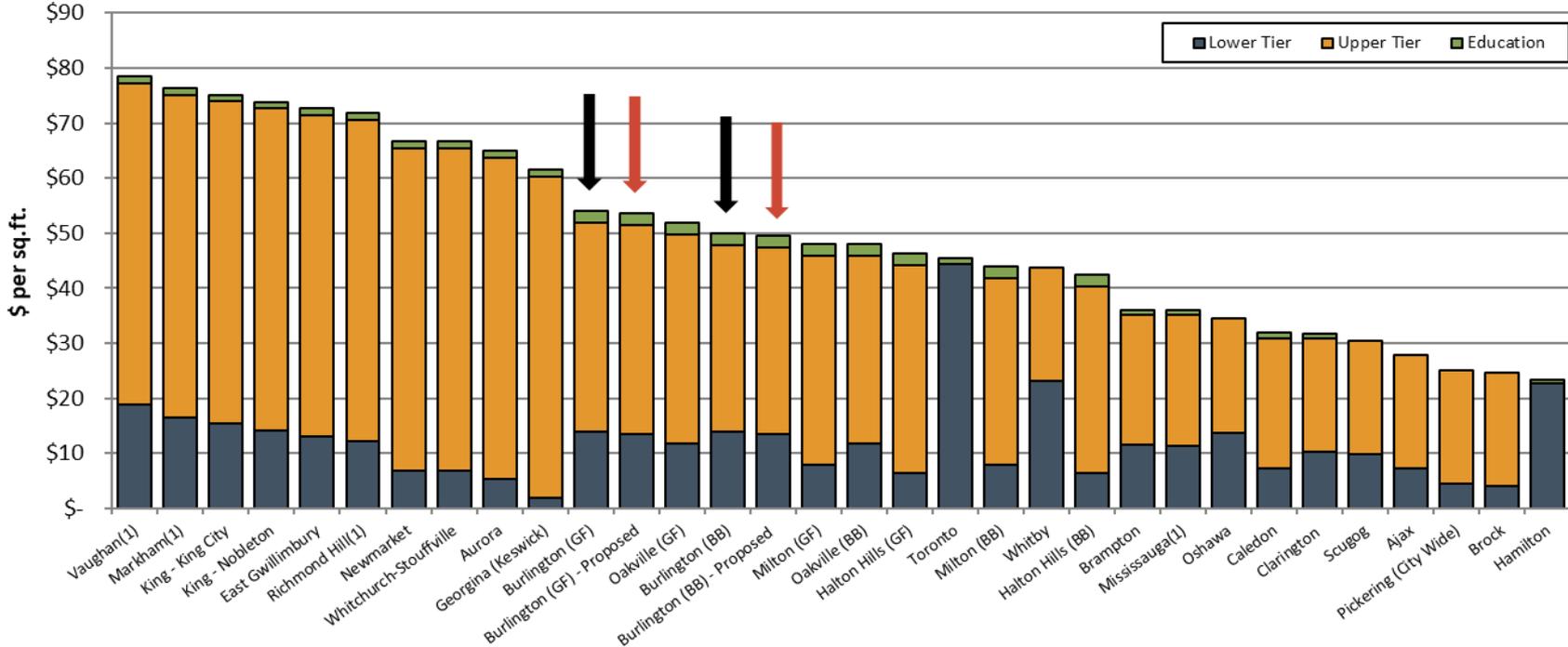


Service/Class of Service	Retail		Non-Retail	
	Current	Proposed	Current	Proposed
Transportation	\$138.98	\$128.76	\$70.90	\$65.69
Storm Drainage	\$5.98	\$5.28	\$5.98	\$5.28
Fire	\$1.75	\$1.75	\$1.75	\$1.75
Transit	\$1.88	\$6.85	\$1.88	\$6.85
Parks & Recreation	\$1.02	\$2.29	\$1.02	\$2.29
Library	\$0.07	\$0.37	\$0.07	\$0.37
Growth-Related Studies	\$0.15	\$0.30	\$0.15	\$0.30
Total Municipal Wide Services	\$149.83	\$145.60	\$81.75	\$82.53

Municipal Comparison

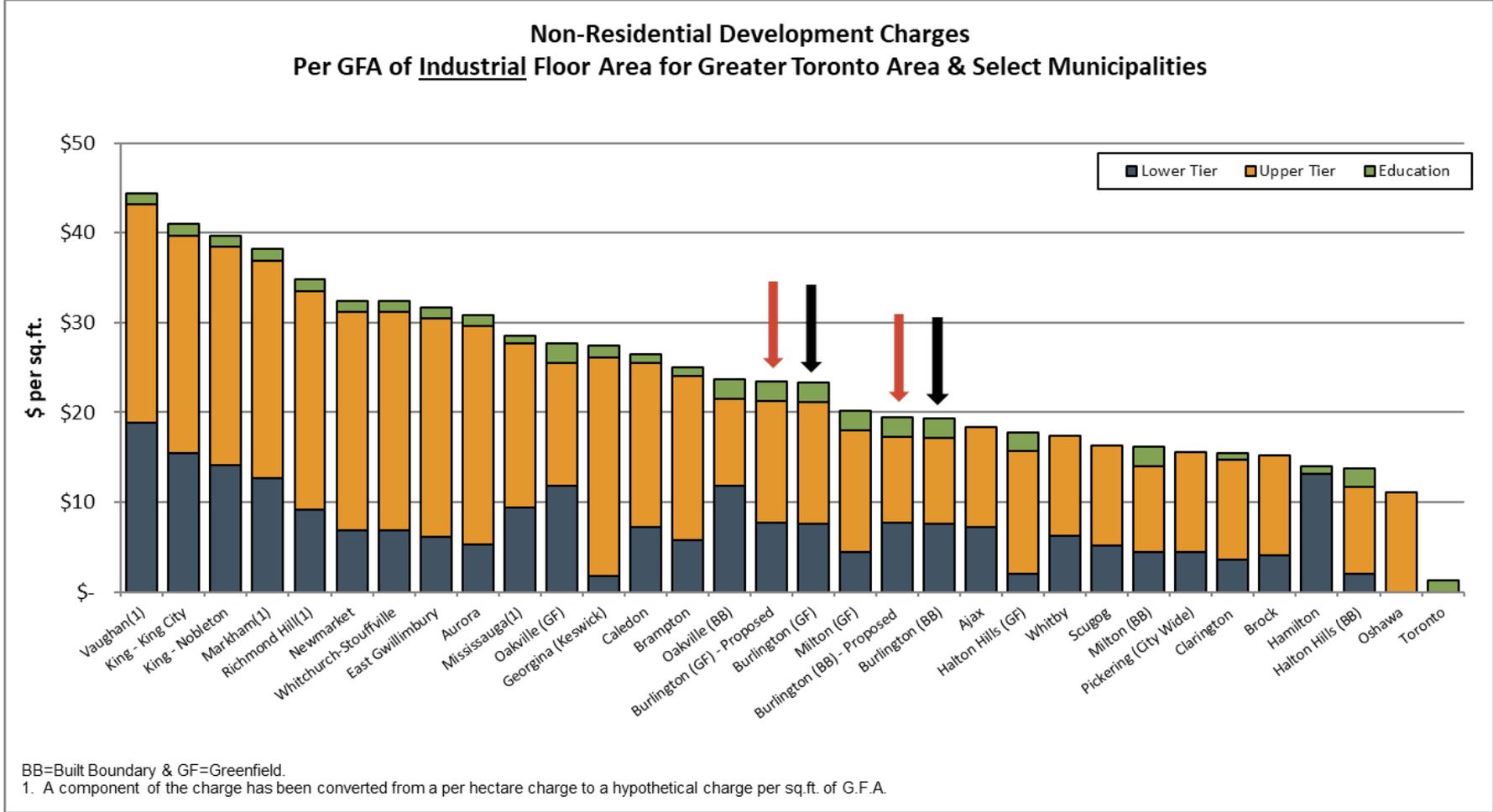


**Non-Residential Development Charges
Per GFA of Retail Floor Area for Greater Toronto Area & Select Municipalities**



BB=Built Boundary & GF=Greenfield.
1. A component of the charge has been converted from a per hectare charge to a hypothetical charge per sq.ft. of G.F.A.

Municipal Comparison





D.C. By-law Policies

Calculation and Collection of D.C.s

- **Except for the following, policies within By-law 29-2019 remain unchanged**
- Rental housing and institutional developments will pay D.C.s in 6 equal annual payments, commencing from the date of occupancy
- Non-profit housing will pay D.C.s in 21 equal annual payments, commencing from the date of occupancy
- D.C. for developments proceeding through Site Plan or Zoning By-law Amendment will be determined based on the charges in effect on the day the application is made
 - Charges to be frozen for a maximum period of 2 years after planning application approval
- Interest on installment payments and charges calculated at Site Plan or Zoning By-Law Amendment application will be imposed based on the prime lending rate of the City's financial institution

D.C. By-law Policies (cont'd)

Statutory Exemptions



- Residential intensification (within existing residential buildings or structures ancillary to existing residential buildings)
- The creation of a second dwelling unit in prescribed classes of new residential buildings, including structures ancillary to dwellings
- For greater clarity in interpreting the application of the exemptions under S.2(3)(b) of the D.C.A. an “existing residential building” is defined as:
 - A residential building/dwelling, containing at least one dwelling unit, that existed on a parcel of land as of May 11, 2021 and which was not exempt from the payment of D.C.s pursuant to Section 2(3)(b) of the Act; or
 - The first residential building/dwelling, containing at least one dwelling unit, constructed on a vacant parcel of land after May 11, 2021, and for which D.C.s were paid.
- Land vested in or leased to a university that receives regular and ongoing operating funds from the government for purposes of post-secondary education



D.C. By-law Policies (cont'd)

Non-Statutory Exemptions

- Full exemption from the payment of D.C.s is being proposed for non-profit housing development
- For the purposes of the exemption, a “non-profit housing development” means development of a building or structure intended for use as residential premises by:
 - a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary objective is to provide housing;
 - a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary objective is to provide housing; or
 - a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*.

Next Steps



- Council will receive input from the public and consider any amendments to the D.C Update Study and draft amending By-law
- Council anticipated to approve D.C Update Study and consider adoption of amending D.C. By-law – March 22, 2022
- By-law effective date – April 1, 2022