

## Konvieo Public Comments 2024 Development Charges Background Study

As part of public engagement strategy for the 2024 Development Charges Background Study (the Study), the Konvieo platform was utilized to give members of the public the opportunity to review and submit comments. The platform is hosted online, and the link was available on the city's website and provided through social media posts on the City's Facebook, X, LinkedIn and Instagram accounts.

When public members enter the website, they can review the Study and input their comments onto specific pages of the document. Other public members can view these comments and engage and/or respond if they wish (eg. like/dislike button, replying directly). The comments received has been consolidated below. Furthermore, additional information from staff has been provided where appropriate.

**Comment:** **This is a huge increase and will definitely be passed on to homebuyers thus increasing the cost of new homes. I did not read how this large gap from current to required was created nor how it will be prevented in the future.**

**Reference:** *Page 11, Executive Summary (pg.iv), "The full calculated DC for single and semi-detached residential dwelling unit is \$28,432."*

**Response:** The background study has undertaken a calculation of the charges based on future identified needs of development. A calculated charge is provided on a city-wide basis for all services for residential and non-residential development based on these defined needs. The needs are outlined in detail in Chapter 5 of the Study and the corresponding calculation is provided in Chapter 6.  
Subject to the passing of Bill 185, the full calculated DC rate will be implemented according to the mandatory phase in rules. Thus, the Year 1 permitted rate upon Council approval will be at 80% of the full rate for each development type.  
Furthermore, as per legislation the expiry of the bylaw has been extended from five to ten years. Staff will undertake a financial assessment to determine if an update to the study will occur prior to that time period. Any future update will be based on city's growth capital needs that have been endorsed by Council through various master plan initiatives.

**Comment:** **Intuitively this seems inappropriate. Residential up 17% non residential up 59% and retail down 10%. Seems retail is being given preferential treatment at expense of other categories. Would appreciate more clarity on rational.**

**Reference:** *Page 14, Executive Summary (pg. vii), "The calculated decrease in the charge for this type of development (retail) is \$17.48/sq.m, or a reduction in the charge of approximately 10%"*

**Response:** The increase of 17% is based on residential development type for large dwelling unit (2 bedrooms or more). The change from the current rate to the phased-in rate effective June 1<sup>st</sup>, varies by development and is based on a calculation of a DC charges based on future identified needs.

The difference in impacts of the proposed the non-residential (non-retail) rate increase of 59% vs. the reduction in the non-residential (retail) rate increase of 10% is explained by staff's recommendation to align retail and non-retail developments into a uniform rate. The proposed uniform rate is based on the anticipated transportation needs in the city's Integrated Mobility Plan, where the future network is based on increased non-automotive mode share. Furthermore, given the increase in population forecasted it is important that the city gives equal importance to retail developments which are generally population related and more captive to high density populations (e.g. MTSA's) than non-retail uses.

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Comment: **This PPU is not aligned with Burlington actual experience based on other provided in this report. Not clear if Burlington experience used in calculations or stats can PPU and what the impact would be on calculations**

Reference: *Page 40, Summary of Growth Forecast (Section 3.3, pg. 3-7), "Forecasted 25-year average PPUs by dwelling type are as follows: Low density: 3.378 ..."*

Response: The referenced PPU is a 25 year average, based on the City of Burlington PPU by age, and type of dwelling as provided by the 2021 census, adjusted by historical trends.

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Comment: **Would like to see increased transparency can the city show that DC's collected have in fact been spent on services intended - this should be an ongoing requirement and accessible to all**

Reference: *Page 107, Public Consultation (Section 9.1, pg. 9-1)*

Response: In accordance with the Development Charges Act, 1997, the city annually provides treasurer's statements on development charges, park dedication, as well as community benefits charges. Section 12 of O.Reg. 82/98 prescribes the information that must be included in the Treasurer's statement. The information is in addition to the opening and closing balance for the previous year and the transactions relating to that year for each service category. The treasurer's statements are received and filed by Council and on the city's website along with historical statements, for a minimum of three (3) years.

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