



Development Charges Update Study

City of Burlington

For Public Circulation and Comment

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Chapter 1

Introduction



1. Introduction

1.1 Background

The City of Burlington (City) imposes development charges (D.C.s) to recover the increase in the needs for service arising from development. The basis for the calculation of the City’s current residential and non-residential D.C. is documented in the City’s “2024 Development Charges Background Study” dated March 22, 2024, as amended. This D.C. Background Study provides the supporting documentation for the City’s D.C. By-law 41-2024. The City’s current D.C.s by municipal service and development type are summarized in Table 1-1.

Table 1-1
City of Burlington
Schedule of Residential and Non-residential Development Charges

| Service/Class of Service | RESIDENTIAL | | | | | | NON-RESIDENTIAL |
|--|-----------------------------------|---------------------------|-------------------------------------|--------------------------------|-----------------------------|-------------------------------------|---------------------------------|
| | Single and Semi-Detached Dwelling | Apartments - 2 Bedrooms + | Apartments - Bachelor and 1 Bedroom | Multiples - 3 or more Bedrooms | Multiples - 1 or 2 Bedrooms | Special Care/Special Dwelling Units | (per sq.m. of Gross Floor Area) |
| Municipal Wide Services/Class of Service: | | | | | | | |
| Services Related to a Highway | 12,027 | 6,409 | 4,846 | 9,542 | 6,872 | 3,916 | 99.57 |
| Stormwater Drainage Services | 175 | 93 | 71 | 139 | 100 | 57 | 3.01 |
| Fire Protection Services | 2,038 | 1,086 | 821 | 1,617 | 1,164 | 664 | 16.47 |
| Transit Services | 1,617 | 862 | 651 | 1,283 | 924 | 527 | 13.13 |
| Parks and Recreation Services | 4,482 | 2,388 | 1,806 | 3,556 | 2,561 | 1,460 | 8.18 |
| Library Services | 256 | 136 | 103 | 203 | 146 | 83 | 0.43 |
| TOTAL | 20,595 | 10,974 | 8,298 | 16,340 | 11,767 | 6,707 | 140.79 |

1.2 Existing Policies (Rules)

The following subsections set out the rules governing the calculation, payment, and collection of the D.C. as provided in By-law 41-2024, as amended, in accordance with the *Development Charges Act, 1997*, as amended (D.C.A.).

1.2.1 Payment in any Particular Case

In accordance with the D.C.A., section 2 (2), a D.C. shall be calculated, payable, and collected where the development requires one or more of the following:

- the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
- the approval of a minor variance under section 45 of the *Planning Act*;



- a conveyance of land to which a by-law passed under section 50 (7) of the *Planning Act* applies;
- the approval of a plan of subdivision under section 51 of the *Planning Act*;
- a consent under section 53 of the *Planning Act*;
- the approval of a description under section 50 of the *Condominium Act*; or
- the issuing of a building permit under the *Building Code Act* in relation to a building or structure.

1.2.2 Determination of the Amount of the Charge

The development charge with respect to the development of any land, buildings or structures shall be calculated as follows:

- a) in the case of residential development, the charges per dwelling unit in Schedule A to the by-law shall be imposed upon residential uses of lands, buildings or structures, including a residential dwelling unit accessory to a non-residential use, and in the case of a mixed-use building or structure upon the residential component of the mixed-use building or structure
- b) in the case of non-residential development, the charges per square metre of total floor area in Schedule A to the by-law shall be imposed upon non-residential uses of lands, buildings or structures, and in the case of a mixed-use building, upon the non-residential uses of the mixed-use building or structure.

1.2.3 Date Charge Payable

D.C.s imposed under this by-law are calculated, payable, and collected upon issuance of a building permit with respect to each dwelling unit, building or structure.

1.2.4 Application to Redevelopment of Land (Demolition and Conversion)

If a development involves 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 equivalent to:

- the number of dwelling units demolished/converted multiplied by the applicable residential D.C. in place at the time the D.C. is payable; and/or



- the G.F.A. of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable.

The demolition credit is allowed only if the land was improved by occupied structures, if the demolition permit has not been revoked. Additionally, 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, conversions, demolition, or change of use of a building or structure or part thereof where the existing building or structure or part thereof would have been exempt from D.C.s in accordance with the active by-law. The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.

1.2.5 Exemptions (full or partial)

Statutory exemptions

- Partial exemption for industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions that exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50%, is subject to D.C.s;
- Full exemption for buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education;
- Full exemption for additional residential development in existing buildings: development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98);
- Full exemption for additional residential development in new dwellings: development that includes the creation of up to two additional dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98);
- Full exemption for a university that receives direct, regular, and ongoing operating funding from the Government of Ontario;
- Full exemption for affordable units, attainable units, affordable inclusionary zoning units, and non-profit housing developments; and



- Partial exemption through a discount for rental housing units based on bedroom size as prescribed (i.e., three or more bedrooms - 25% discount, two bedrooms - 20% discount, and all others - 15% discount).

Non-statutory exemptions

- A hospital, excluding any portion of the lands, buildings, or structures occupied by a tenant of the hospital;
- Facilities providing health and wellness services to senior citizens through programs administered by the Region of Halton or its affiliates;
- Hospices;
- 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;
- Agricultural uses;
- Temporary venues; 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*.

1.2.6 Lot Coverage Relief

Where there is a non-residential development, the D.C.s otherwise payable shall be calculated in accordance with the following:

- For the portion of the total floor area of such development that is less than or equal to one (1.0) times the area of the lot or block, the non-residential development charges under the by-law apply; and
- For the portion of the total floor area of such development that is greater than one (1.0) times the area of the lot or block, non-residential development charges shall not apply.

1.2.7 Indexing

All D.C.s will be subject to mandatory indexing annually on April 1st of each year in accordance with the provisions under the D.C.A.



1.2.8 By-law Duration

The by-law will expire ten (10) years from the date it comes into force, unless it is repealed by Council at an earlier date.

1.2.9 D.C. Spatial Applicability

The by-law imposes the charges on a City-wide basis for all services.

1.3 Recent Amendments to the D.C.A.

The Government of Ontario passed legislation to amend the D.C.A. after the City adopted By-law 41-2024. The *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185), was introduced on April 10, 2024, and received Royal Assent on June 6, 2024. This Act amends the D.C.A as follows:

- Reintroduces studies as an eligible cost for services, including costs for the preparation of a D.C. background study;
- Removes the mandatory phase-in of a D.C. by-law;
- Reduces the time period for the determination of a D.C. applicable to site plan and zoning by-law amendment applications, whereby the time period between the building permit issuance and planning application approval is reduced to 18 months from two years (note, the two-year time period still applies to applications received and approved between January 1, 2020, and June 5, 2024);
- Permits the repeal of the date the D.C. by-law expires (allowing for the 10-year by-law term provided in the D.C.A.);
- Allows minor D.C. by-law amendments to be undertaken without the statutory public process if the amendment is related to the inclusion of study costs, the removal of the mandatory phase-in of a D.C. by-law, and the removal a by-law expiry date (applicable for by-laws passed between November 28, 2022, and June 6, 2024). Moreover, the minor amendment must be undertaken within 6 month of the *Cutting Red Tape to Build More Homes Act* coming into effect; and
- Permits municipalities to publish a D.C. public notice on municipal websites where newspapers of general circulation are not available.



1.4 Purpose of this Document

This background study has been prepared pursuant to the requirements of the D.C.A. to amend By-law 41-2024. The proposed amendment relates to the changes enacted through the *Cutting Red Tape to Build More Homes Act*. As such, the costs for growth-related studies have been included in the updated D.C. calculations for inclusion in the amending by-law. Other than the changes identified within this report, all other D.C. calculations and policies (i.e. rules) contained in By-law 41-2024 remain unchanged by this process.

This D.C. background study and draft amending by-law will be available to the public on the City's website by October 25, 2024, to provide interested parties with sufficient background information on the legislation, recommendations, and an outline of the basis for the D.C. by-law amendment.

The following chapters of this study include:

- Chapter 2 – Anticipated Development
- Chapter 3 – Revisions to the Anticipated Capital Needs
- Chapter 4 – Revised D.C. Calculation and Schedule of Charges
- Chapter 5 – D.C. Policy Recommendations and D.C. By-law Rules
- Chapter 6 – Process for Adoption of the Amending D.C. By-law
- Appendix A – Draft Amending D.C. By-law

As noted earlier, amendments to D.C. by-laws for the purposes of including the costs of studies are considered minor amendments as permitted under the D.C.A. amendment of the *Cutting Red Tape to Build More Homes Act*. As such, a formal public process, including the public notice and a public meeting, is not required in regard to the City's proposed amendment herein.



Chapter 2

Anticipated Development



2. Anticipated Development

It is a requirement of section 5 (1) of the D.C.A. that “the anticipated amount, type and location of development, for which D.C.s can be imposed, must be estimated.” The growth forecast contained in Chapter 3 of the City’s 2024 D.C. Background Study, as amended, (with supplemental tables in Appendix A) provides for the anticipated development for which the City will be required to provide services. The growth forecast is provided for services over a ten-year (2024 to 2034) and a 28-year time horizon (2024 to 2051).

The growth forecast contained in the City’s 2024 D.C. Background Study, as amended, is summarized in Table 2-1. For the purposes of this Update Study, the growth forecast as contained within the 2024 D.C. Background Study, as amended, remains unchanged. The increase in need for service and capital costs are calculated over the 10-year and 28-year forecast periods the respective services identified therein.

Table 2-1
City of Burlington
2024 D.C Update Study – Growth Forecast Summary

| Year | Population (excl. Census Undercount) | Residential Units (incl. Institutional Units) | Employment (excl. WAH and NFPOW) | Non-Residential Gross Floor Area Increase (sq.m) |
|---------------------------|--------------------------------------|---|----------------------------------|--|
| Early 2024 | 188,372 | 76,770 | 82,406 | |
| Early 2034 | 210,989 | 88,290 | 87,900 | |
| Mid 2051 | 257,334 | 111,219 | 101,814 | |
| Incremental Change | | | | |
| 2024-2034 | 22,617 | 11,520 | 5,494 | 193,906 |
| 2024-2051 | 68,962 | 34,449 | 19,408 | 695,661 |



Chapter 3

Revisions to the Anticipated Capital Needs



3. Revisions to the Anticipated Capital Needs

The 2024 D.C. Background Study, as amended, justified development charges that could be imposed for residential and non-residential development. The study and by-law identified anticipated capital needs for recovery through D.C.s for the following services:

- Services Related to a Highway;
- Storm Drainage Services;
- Fire Protection Services;
- Transit Services;
- Parks and Recreation Services; and
- Library Services.

The following sections summarize the amendments made to the City's D.C. by-law to include the eligible capital costs for growth-related studies. Other than the revisions included in this report, all other capital needs and the determination of D.C. recoverable costs contained in the City's 2024 D.C. Background Study, as amended, remain unchanged.

3.1 Growth-related Studies

The City's 2024 D.C. Background Study did not identify study costs related to the anticipated increase in need for services. However, upon *Cutting Red Tape to Build More Homes Act* receiving Royal Assent, City staff identified growth-related study costs related to the increase in need for services and for inclusion in the D.C. by-law. The anticipated costs to the City of undertaking the following studies have been included in the updated calculation of the D.C. over the 10-year (2024-2034) growth forecast period:

- Fire Master Plan;
- Parks Provisioning Master Plan Update;
- Live and Play Plan Update;
- Community Trails Master Plan Update;
- Integrated Mobility Plans (2);
- Intersection and Midblock Safety and Growth Studies (3);



- Asset Management Plans (2);
- D.C. Background Study;
- Transit Business/Strategic Plans (2); and
- Official Plan Update.

As shown in Table 3-1, approximately \$3.1 million in gross capital costs have been included in the D.C. for growth-related studies over the 10-year forecast period. A deduction of \$70,000 is provided to reflect the D.C. ineligible services portion of the Asset Management Plans and Official Plan Update studies. Approximately \$1.3 million has been deducted from the gross capital cost estimates in recognition of the benefits to existing development provided within the projects. These deductions have been made consistent with the City's rules for studies in previous D.C. background studies. A further deduction of \$118,000 has been made to acknowledge the anticipated increase in population within existing residential units within the increase in need for service. The potential D.C. recoverable costs also include approximately \$196,000 in existing reserve fund balances commitments.

The net growth-related costs attributable to D.C. eligible services have been identified for Asset Management Plans and the Official Plan Update. These costs and those for a future D.C. background study have been allocated to the services within the City's D.C. bylaw in the following manner:

- Services Related to a Highway – 62.2%;
- Storm Drainage – 5.9%;
- Fire Protection Services – 4.4%;
- Transit Services – 10.4%;
- Parks and Recreation Services – 16.2%; and
- Library Services – 0.8%.

As a result, a total of approximately \$1.8 million in capital needs has been included in the D.C. calculation for growth-related studies over the 10-year forecast period. The allocation of the net growth-related costs between residential and non-residential development is based on the residential and non-residential allocations for each service as provided in the City's 2024 D.C. Background Study.



**Table 3-1
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies**

| Prj. No. | Increased Service Needs Attributable to Anticipated Development 2024 to 2033 | Service to which Study related to | Timing (year) | Gross Capital Cost Estimate (2024\$) | Other Deductions (to recognize benefit to non-D.C. services) | Net Capital Cost | Less: | | Potential D.C. Recoverable Cost | | |
|----------|---|-----------------------------------|---------------|--------------------------------------|--|------------------|---------------------------------|---|---------------------------------|-------------------|-----------------------|
| | | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | Total | Residential Share | Non-Residential Share |
| 1 | Fire Master Plan | Fire Protection Services | 2030 | 200,000 | | 200,000 | 50,000 | | 150,000 | 121,500 | 28,500 |
| 2 | Parks Provisioning Master Plan Update | Parks and Recreation Services | 2029 | 250,000 | | 250,000 | 62,500 | | 187,500 | 178,125 | 9,375 |
| 3 | Live and Play Plan Update | Parks and Recreation Services | 2029 | 250,000 | | 250,000 | 62,500 | | 187,500 | 178,125 | 9,375 |
| 4 | Community Trails Master Plan Update | Parks and Recreation Services | 2030 | 200,000 | | 200,000 | 50,000 | | 150,000 | 142,500 | 7,500 |
| 5 | Integrated Mobility Plan | Services Related to a Highway | 2028 | 250,000 | | 250,000 | 125,000 | | 125,000 | 101,250 | 23,750 |
| 6 | Integrated Mobility Plan | Services Related to a Highway | 2033 | 250,000 | | 250,000 | 125,000 | | 125,000 | 101,250 | 23,750 |
| 7 | Intersection and Midblock Safety and Growth Study | Services Related to a Highway | 2025 | 100,000 | | 100,000 | 50,000 | | 50,000 | 40,500 | 9,500 |
| 8 | Intersection and Midblock Safety and Growth Study | Services Related to a Highway | 2028 | 100,000 | | 100,000 | 50,000 | | 50,000 | 40,500 | 9,500 |
| 9 | Intersection and Midblock Safety and Growth Study | Services Related to a Highway | 2031 | 100,000 | | 100,000 | 50,000 | | 50,000 | 40,500 | 9,500 |
| 10 | Asset Management Plan | All Services | 2024 | 200,000 | 20,000 | 180,000 | 90,000 | - | 90,000 | 75,041 | 14,959 |
| 11 | Asset Management Plan | All Services | 2029 | 200,000 | 20,000 | 180,000 | 90,000 | | 90,000 | 75,041 | 14,959 |
| 12 | D.C. Background Study | All Services | 2029 | 150,000 | | 150,000 | - | | 150,000 | 125,068 | 24,932 |
| 13 | Transit Business/Strategic Plan | Transit Services | 2024 | 250,000 | | 250,000 | 179,200 | | 70,800 | 57,348 | 13,452 |
| 14 | Transit Business/Strategic Plan | Transit Services | 2029 | 250,000 | | 250,000 | 179,200 | | 70,800 | 57,348 | 13,452 |
| 15 | Official Plan Update | All Services | 2025 | 300,000 | 30,000 | 270,000 | 135,000 | | 135,000 | 112,561 | 22,439 |
| | Adjustment related to Existing Population Incline | | | | | (118,211) | | | (118,211) | (118,211) | - |
| | Reserve Fund Adjustment | | | | | | | | 196,215 | 168,801 | 27,414 |
| | Total | | | 3,050,000 | 70,000 | 2,861,789 | 1,298,400 | - | 1,759,604 | 1,497,246 | 262,357 |



3.2 D.C. Recoverable Cost Summary

Table 3-2 summarizes the total change in D.C. recoverable capital costs for all services and classes of service herein, in comparison to the City's 2024 D.C. Background Study, as amended. In aggregate, D.C. recoverable capital costs of approximately \$1.8 million have been added in the calculation of the charges. This represents an increase of approximately 0.5% in D.C. recoverable costs underlying the calculation of the charge.

Table 3-2
City of Burlington
Comparison D.C. Recoverable Costs (2024\$)

| Service/Class of Service | D.C. Recoverable Costs | | Change (\$) |
|-------------------------------|--|------------------------|------------------|
| | 2024 D.C. Background Study, as amended | 2024 D.C. Update Study | |
| Services Related to a Highway | 290,539,683 | 290,539,683 | - |
| Stormwater Drainage | 5,345,309 | 5,345,309 | - |
| Fire Protection Services | 15,843,547 | 15,843,547 | - |
| Transit Services | 12,576,354 | 12,576,354 | - |
| Parks and Recreation Services | 29,393,664 | 29,393,664 | - |
| Library Services | 1,677,977 | 1,677,977 | - |
| Growth-related Studies | - | 1,759,604 | 1,759,604 |
| Total | 355,376,534 | 357,136,138 | 1,759,604 |



Chapter 4

Revised D.C. Calculation and Schedule of Charges



4. Revised D.C. Calculation and Schedule of Charges

Table 4-1 presents the City-wide D.C. calculation for services/class of service over the 28-year growth forecast period (i.e. 2024-2051) and Table 4-2 presents the City-wide D.C. calculation for the 10-year growth forecast period (i.e. 2024-2034). These tables reflect the D.C. recoverable costs by type of development from the City's 2024 D.C. Background Study with the inclusion of Growth-Related Study based on the proposed amendments detailed in Chapter 3 herein (see item 7, Table 4-2).

The calculation for residential development is generated on a per capita basis and is based upon six forms of housing types (single and semi-detached, apartments 2+ bedrooms, bachelor and 1-bedroom apartments, multiples 3+ bedrooms, multiples 1-2 bedrooms, and special care/special dwelling units). The non-residential development charge has been calculated on a per square metre (sq.m.) of the Gross Floor Area (G.F.A.) basis for all types of non-residential development.

Table 4-3 summarizes the recommended amended schedule of charges, reflecting the maximum D.C.s by residential dwelling type and per sq.m. of G.F.A. for non-residential development.

Table 4-4 compares the City's current D.C.s and proposed charges herein, for a single detached residential dwelling unit and a 2-bedroom apartment dwelling unit. The revised D.C. for a single detached dwelling totals \$20,838 per unit. This represents an increase of \$243 per unit over the current charge per dwelling unit. Similarly, the revised D.C. for a two-bedroom apartment dwelling totals \$11,103 per unit. This represents an increase of \$129 per unit over the current charge per dwelling unit.

Table 4-5 provides the comparison of D.C.s for non-residential development on a per sq.m. of GFA basis. The proposed charges for non-residential development totals \$142.30 per sq.m. of G.F.A. This represents an increase of \$1.51 per sq.m. as compared to the current D.C. of \$140.79 per sq.m. of G.F.A.



Table 4-1
City of Burlington
City-Wide Services/Class of Services D.C. Calculation
2024-2051

| SERVICE/CLASS | 2024\$ D.C.-Eligible Cost | | 2024\$ D.C.-Eligible Cost | |
|--|---------------------------|---------------------|---------------------------|-----------------|
| | Residential | Non-Residential | S.D.U. | per sq.ft. |
| 1 <u>Services Related to a Highway</u> | \$ | \$ | \$ | \$ |
| 1.1 Roads, Bridges and Culverts, Traffic Signals, Streetlights, Domes and Depots | 221,290,138 | 69,249,545 | 12,027 | 9.25 |
| 2 <u>Stormwater Drainage Services</u> | | | | |
| 2.1 Storm Drainage Services | 3,228,692 | 2,116,617 | 175 | 0.28 |
| TOTAL | \$224,518,830 | \$71,366,162 | \$12,202 | \$9.53 |
| D.C.-Eligible Capital Cost | \$224,518,830 | \$71,366,162 | | |
| 28-Year Gross Population/GFA Growth (sq.ft.) | 62,156 | 7,488,100 | | per sq.m |
| Cost Per Capita/Non-Residential GFA (sq.ft.) | \$3,612 | \$9.53 | | \$102.58 |
| By Residential Unit Type | P.P.U. | | | |
| Single and Semi-Detached Dwelling | 3.378 | \$12,202 | | |
| Apartments - 2 Bedrooms + | 1.800 | \$6,502 | | |
| Apartments - Bachelor and 1 Bedroom | 1.361 | \$4,916 | | |
| Multiples - 3 or more Bedrooms | 2.680 | \$9,681 | | |
| Multiples - 1 or 2 Bedrooms | 1.930 | \$6,972 | | |
| Special Care/Special Dwelling Units | 1.100 | \$3,973 | | |

Table 4-2
City of Burlington
City-Wide Services/Class of Services D.C. Calculation
2024-2034

| SERVICE/CLASS | 2024\$ D.C.-Eligible Cost | | 2024\$ D.C.-Eligible Cost | |
|---|---------------------------|--------------------|---------------------------|----------------|
| | Residential | Non-Residential | S.D.U. | per sq.ft. |
| 3 <u>Fire Protection Services</u> | \$ | \$ | \$ | \$ |
| 3.1 Fire facilities, vehicles, small equipment and gear | 12,643,607 | 3,199,940 | 2,038 | 1.53 |
| 4 <u>Transit Services</u> | | | | |
| 4.1 Transit Services | 10,036,293 | 2,540,061 | 1,617 | 1.22 |
| 5 <u>Parks and Recreation Services</u> | | | | |
| 5.1 Park development, recreation facilities | 27,814,181 | 1,579,483 | 4,482 | 0.76 |
| 6 <u>Library Services</u> | | | | |
| 6.1 Library facilities, materials, vehicles & equipment | 1,587,811 | 90,167 | 256 | 0.04 |
| 7 <u>Growth-related Studies</u> | | | | |
| 7.1 Growth-related studies | 1,497,246 | 262,357 | 243 | 0.14 |
| TOTAL | \$53,579,137 | \$7,672,009 | \$8,636 | \$3.69 |
| D.C.-Eligible Capital Cost | \$53,579,137 | \$7,672,009 | | |
| 10-Year Gross Population/GFA Growth (sq.ft.) | 20,962 | 2,087,200 | | per sq.m |
| Cost Per Capita/Non-Residential GFA (sq.ft.) | \$2,556 | \$3.68 | | \$39.61 |
| By Residential Unit Type | P.P.U. | | | |
| Single and Semi-Detached Dwelling | 3.378 | \$8,634 | | |
| Apartments - 2 Bedrooms + | 1.800 | \$4,601 | | |
| Apartments - Bachelor and 1 Bedroom | 1.361 | \$3,479 | | |
| Multiples - 3 or more Bedrooms | 2.680 | \$6,850 | | |
| Multiples - 1 or 2 Bedrooms | 1.930 | \$4,933 | | |
| Special Care/Special Dwelling Units | 1.100 | \$2,812 | | |



Table 4-3
City of Burlington
Amended Schedule of Development Charges

| Service/Class of Service | RESIDENTIAL | | | | | | NON-RESIDENTIAL |
|--|-----------------------------------|---------------------------|-------------------------------------|--------------------------------|-----------------------------|-------------------------------------|---------------------------------|
| | Single and Semi-Detached Dwelling | Apartments - 2 Bedrooms + | Apartments - Bachelor and 1 Bedroom | Multiples - 3 or more Bedrooms | Multiples - 1 or 2 Bedrooms | Special Care/Special Dwelling Units | (per sq.m. of Gross Floor Area) |
| Municipal Wide Services/Class of Service: | | | | | | | |
| Services Related to a Highway | 12,027 | 6,409 | 4,846 | 9,542 | 6,872 | 3,916 | 99.57 |
| Stormwater Drainage Services | 175 | 93 | 71 | 139 | 100 | 57 | 3.01 |
| Fire Protection Services | 2,038 | 1,086 | 821 | 1,617 | 1,164 | 664 | 16.47 |
| Transit Services | 1,617 | 862 | 651 | 1,283 | 924 | 527 | 13.13 |
| Parks and Recreation Services | 4,482 | 2,388 | 1,806 | 3,556 | 2,561 | 1,460 | 8.18 |
| Library Services | 256 | 136 | 103 | 203 | 146 | 83 | 0.43 |
| Growth-related Studies | 243 | 129 | 98 | 192 | 139 | 79 | 1.51 |
| TOTAL | 20,838 | 11,103 | 8,396 | 16,532 | 11,906 | 6,786 | 142.30 |



Table 4-4
City of Burlington
Comparison of Current and Revised D.C.s – Residential Development

| Service/Class of Service | Current Single and Semi-Detached Dwelling | Calculated Single and Semi-Detached Dwelling | Current - Apartments (2BR+) | Calculated - Apartments (2BR+) |
|-------------------------------|---|--|-----------------------------|--------------------------------|
| Services Related to a Highway | \$12,027 | \$12,027 | \$6,409 | \$6,409 |
| Stormwater Drainage Services | \$175 | \$175 | \$93 | \$93 |
| Fire Protection Services | \$2,038 | \$2,038 | \$1,086 | \$1,086 |
| Transit Services | \$1,617 | \$1,617 | \$862 | \$862 |
| Parks and Recreation Services | \$4,482 | \$4,482 | \$2,388 | \$2,388 |
| Library Services | \$256 | \$256 | \$136 | \$136 |
| Growth-related Studies | \$0 | \$243 | \$0 | \$129 |
| Total | \$20,595 | \$20,838 | \$10,974 | \$11,103 |

Table 4-5
City of Burlington
Comparison of Current and Revised D.C.s - Non-Residential Development

| Service/Class of Service | Current - Non-residential (sq.m of G.F.A.) | Calculated- Non-residential (sq.m of G.F.A.) |
|-------------------------------|--|--|
| Services Related to a Highway | \$99.57 | \$99.57 |
| Stormwater Drainage Services | \$3.01 | \$3.01 |
| Fire Protection Services | \$16.47 | \$16.47 |
| Transit Services | \$13.13 | \$13.13 |
| Parks and Recreation Services | \$8.18 | \$8.18 |
| Library Services | \$0.43 | \$0.43 |
| Growth-related Studies | \$0.00 | \$1.51 |
| Total | \$140.79 | \$142.30 |



Chapter 5

D.C. Policy Recommendations and D.C. By-law Rules



5. D.C. Policy Recommendations and D.C. By-law Rules

The City's current D.C. by-law provides for the uniform City-wide recovery for all municipal services. D.C.s are imposed for all services through one by-law. Section 1.2 herein summarizes the existing policies (rules) of the City's D.C. By-law 41-2024. This amendment only amends the D.C. to include costs of studies and does not alter the City's existing D.C. policies, and all other rules contained within By-law 41-2024 remain unchanged by this proposed amendment.



Chapter 6

Process for Adoption of the Amending Development Charges By-law



6. Process for Adoption of the Amending Development Charges By-law

If approved, the changes provided herein will form part of the City's 2024 D.C. Background Study, as amended. Appendix A to this D.C. Update Study includes the draft amending D.C. By-law being presented for Council's consideration.

If Council is satisfied with the proposed changes to the 2024 D.C. Background Study and D.C. By-Law 41-2024, it is recommended that Council:

“Approve the Development Charges Update Study dated October 21, 2024 subject to further annual review during the capital budget process”; and

“Approve the Amending Development Charge By-law as set out herein.”



Appendix A

Draft Amending D.C. By-law



The Corporation of the City of Burlington

**City of Burlington By-law XX-2024
(F-35-24)**

A By-law to Amend Development Charges By-law 41-2024

Whereas Council for the City of Burlington enacted City of Burlington By-law 41-2024 - Development Charges By-law for the City of Burlington (“By-law 41-2024”), on May 21, 2024; and

Whereas a development charge background study, entitled “City of Burlington Development Charges Update Study” (the “Update Study”) prepared by Watson & Associates Economists Ltd. (“Watson”) and dated October 21, 2024 has been completed in support of the proposed amendment; and

Whereas at the meeting held on November 4, 2024, Council approved the Update Study;

Now therefore the Council of the Corporation of the City of Burlington hereby enacts as follows:

1. By-law 41-2024 is hereby amended by:

a. Deleting Section 5 and replacing it with the following new section:

“5. Development Charges shall be imposed for the following categories of services and classes of service to pay for the increase capital costs required because of the increased needs for services arising from development:

- (a) Services Related to a Highway;
- (b) Stormwater Drainage Services;
- (c) Fire Protection Services;
- (d) Transit Services;
- (e) Parks and Recreation Services;



- (f) Library Services; and
 - (g) Growth-related Studies.”; and
- b. Deleting Schedule A thereto and replacing it with “Schedule A” attached hereto.

This by-law shall come into effect on January 1, 2025.

Enacted and passed this ___ day of November, 2024.

Mayor Marianne Meed Ward

City Clerk Samantha Yew



**SCHEDULE “A”
CITY OF BURLINGTON
SCHEDULE OF RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES**

| Service/Class of Service | RESIDENTIAL | | | | | | NON-RESIDENTIAL |
|--|-----------------------------------|---------------------------|-------------------------------------|--------------------------------|-----------------------------|-------------------------------------|---------------------------------|
| | Single and Semi-Detached Dwelling | Apartments - 2 Bedrooms + | Apartments - Bachelor and 1 Bedroom | Multiples - 3 or more Bedrooms | Multiples - 1 or 2 Bedrooms | Special Care/Special Dwelling Units | (per sq.m. of Gross Floor Area) |
| Municipal Wide Services/Class of Service: | | | | | | | |
| Services Related to a Highway | 12,027 | 6,409 | 4,846 | 9,542 | 6,872 | 3,916 | 99.57 |
| Stormwater Drainage Services | 175 | 93 | 71 | 139 | 100 | 57 | 3.01 |
| Fire Protection Services | 2,038 | 1,086 | 821 | 1,617 | 1,164 | 664 | 16.47 |
| Transit Services | 1,617 | 862 | 651 | 1,283 | 924 | 527 | 13.13 |
| Parks and Recreation Services | 4,482 | 2,388 | 1,806 | 3,556 | 2,561 | 1,460 | 8.18 |
| Library Services | 256 | 136 | 103 | 203 | 146 | 83 | 0.43 |
| Growth-related Studies | 243 | 129 | 98 | 192 | 139 | 79 | 1.51 |
| TOTAL | 20,838 | 11,103 | 8,396 | 16,532 | 11,906 | 6,786 | 142.30 |