

City of Vaughan Development Charges Study Finance, Administration and Audit Committee Public Meeting



Tuesday, April 3rd, 2018

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Consulting Ltd.



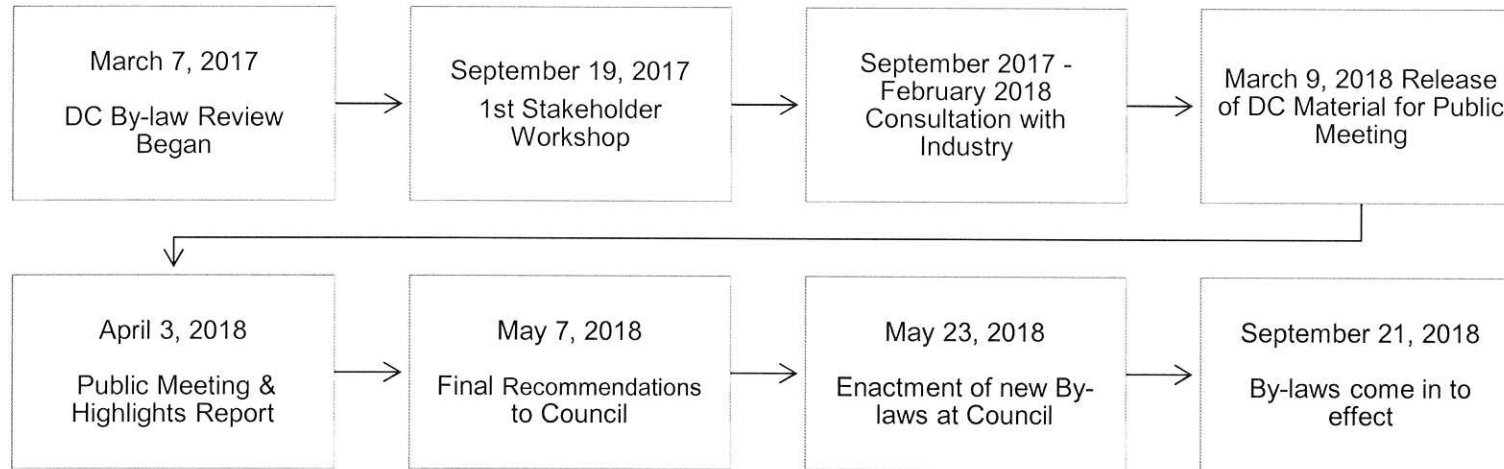
Today we will discuss...

- Background and Study Process
- What are Development Charges?
- Development Forecast
- Capital Program Summary
- Calculated Development Charges
- Next Steps

Background

- The existing City-wide DC by-law (By-law 045-2013) expires on September 22, 2018
 - Area-specific charges also expire on September 22, 2018
- Black Creek ASDCs are not being updated as part of the 2018 DC review
- Council must pass new development charges by-law(s) before this expiry date in order to continue to levy charges

Process to Date



- A total of seven (7) workshops and two (2) technical meetings have taken place with the development industry
- Some ongoing discussions related to the ASDCs

What Are Development Charges?

- Fees imposed on development to fund “growth-related” capital costs
 - Paid at Building Permit issuance for General Services and Subdivision Agreement execution for Engineered Services
- DCs pay for new infrastructure and facilities to maintain service levels
- Principle is “growth pays for growth” so that financial burden is not borne by existing tax/rate payers

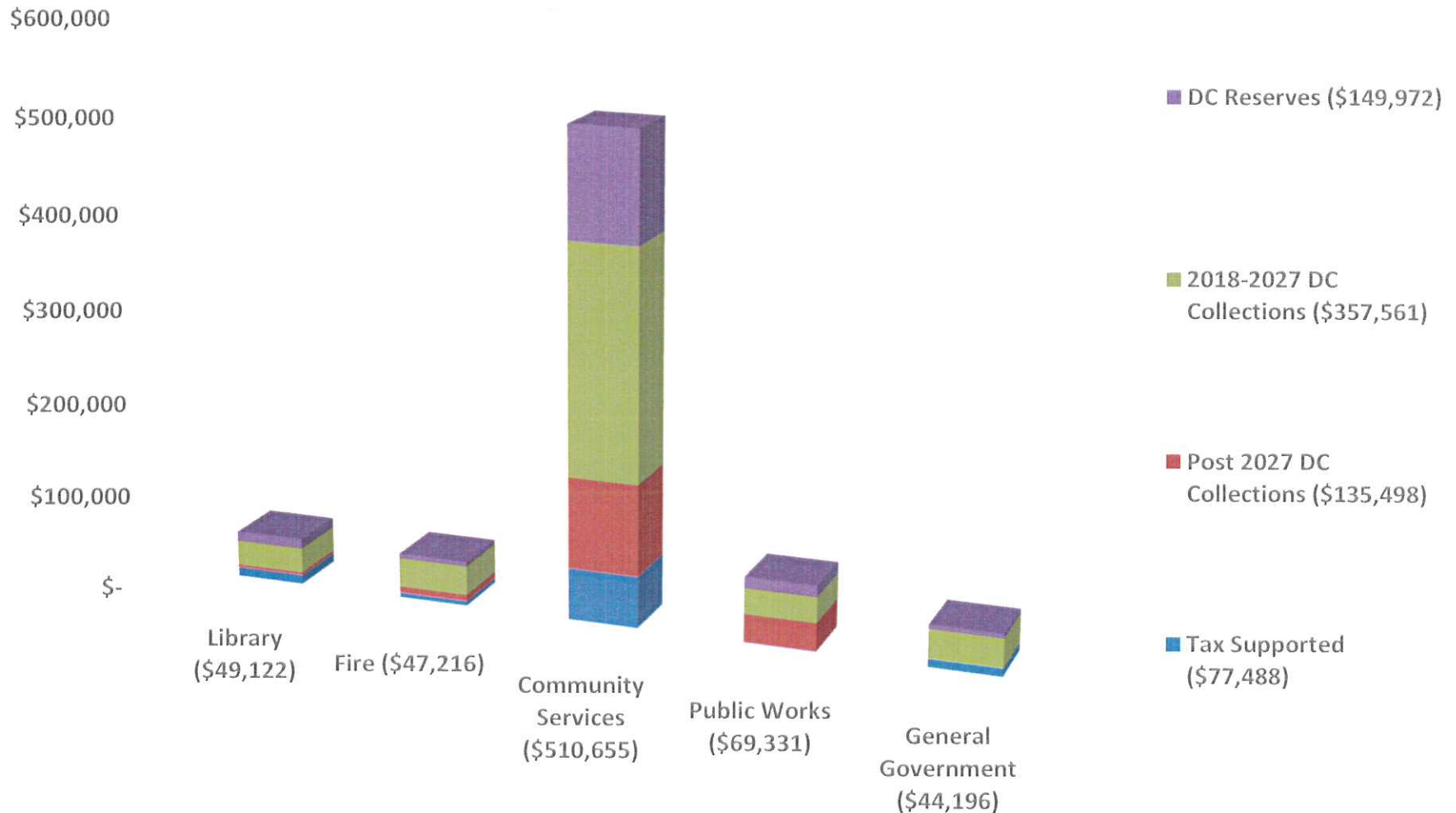
Population & Household Forecast

	2017 Estimate	Soft Services Planning Period		Hard Services Planning Period	
		2018 - 2027		2018 - 2031	
		Growth	Total at 2027	Growth	Total at 2031
Residential					
Total Occupied Dwellings	96,400	25,200	121,600	37,900	134,300
- Singles & Semis		10,200		14,000	
- Rows & Other Multiples		4,700		7,900	
- Apartments		10,200		16,000	
Total Population					
Census	312,900	66,900	379,800	101,800	414,600
Population In New Dwellings		70,500		104,100	

Employment & Non-Residential Space Forecast

	2017 Estimate	Soft Services Planning Period		Hard Services Planning Period	
		2018 - 2027		2018 - 2031	
		Growth	Total at 2027	Growth	Total at 2031
Non-Residential					
Place of Work Employment	214,700	42,200	256,900	55,800	270,500
- <i>Population Related</i>		8,100		11,900	
- <i>Employment Land</i>		25,000		31,600	
- <i>Major Office</i>		9,100		12,300	
Non-Residential Building Space (sq.m.)		2,803,000		3,647,000	
- <i>Population Related</i>		395,500		582,400	
- <i>Employment Land</i>		2,197,300		2,781,900	
- <i>Major Office</i>		210,200		282,700	

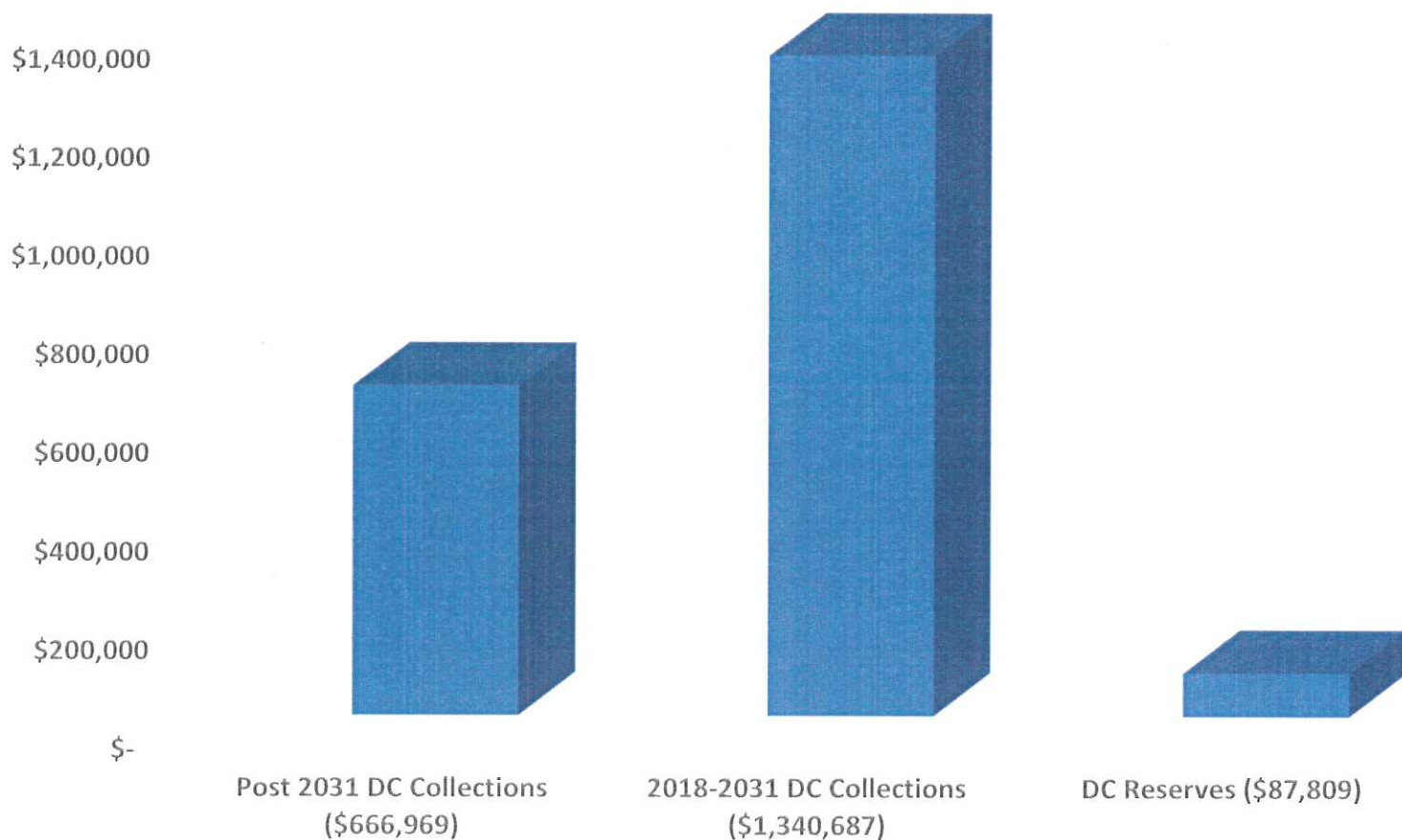
General Service Capital Program (to 2027) Totals \$720.5 Million



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*Note: Values shown in \$000's

Engineered Services Capital Program (to 2031) totals \$2.1 Billion

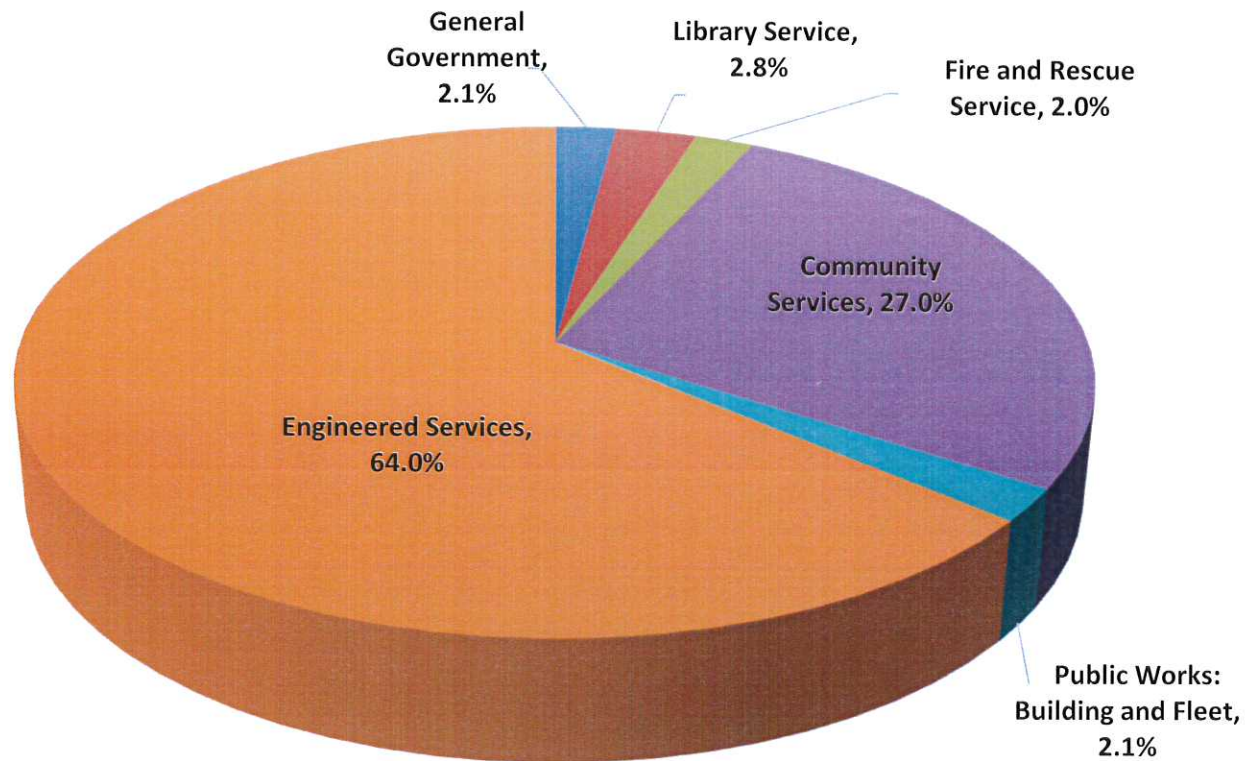


\$2.1 Billion represents the net project costs after grants/subsidy considerations.

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*Note: Values shown in \$000's

Residential Development Charges (City Wide)



Residential Charges Per Unit

Single/Semi-Detached
\$49,308

Townhouses &
Multiples
\$40,671

Large Units
(700 sq. ft. or more)
\$30,071

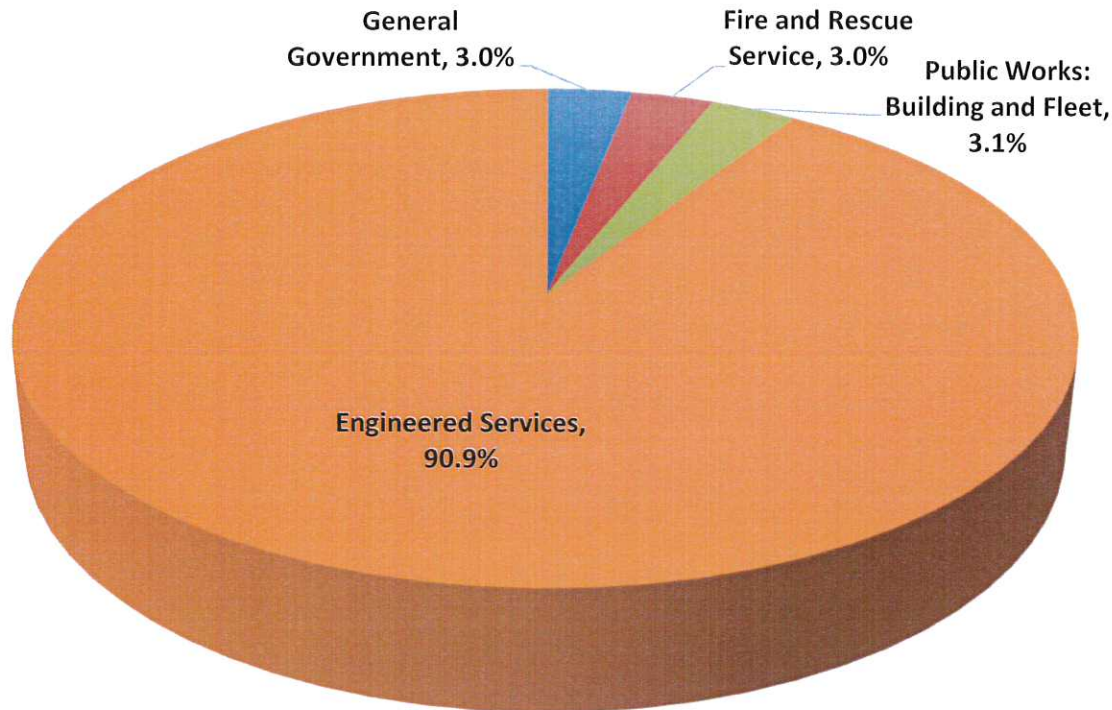
Small Units
(Less than 700 sq. ft.)
\$21,674

Total DC Percent Breakdown

Engineered Services	General Services
64%	36%

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Non-Residential Development Charges (City Wide)



Non-Residential
Charge Per Sq. M.

\$144.00

Total DC Percent Breakdown

Engineered Services	General Services
91%	9%

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Area-Specific Development Charges

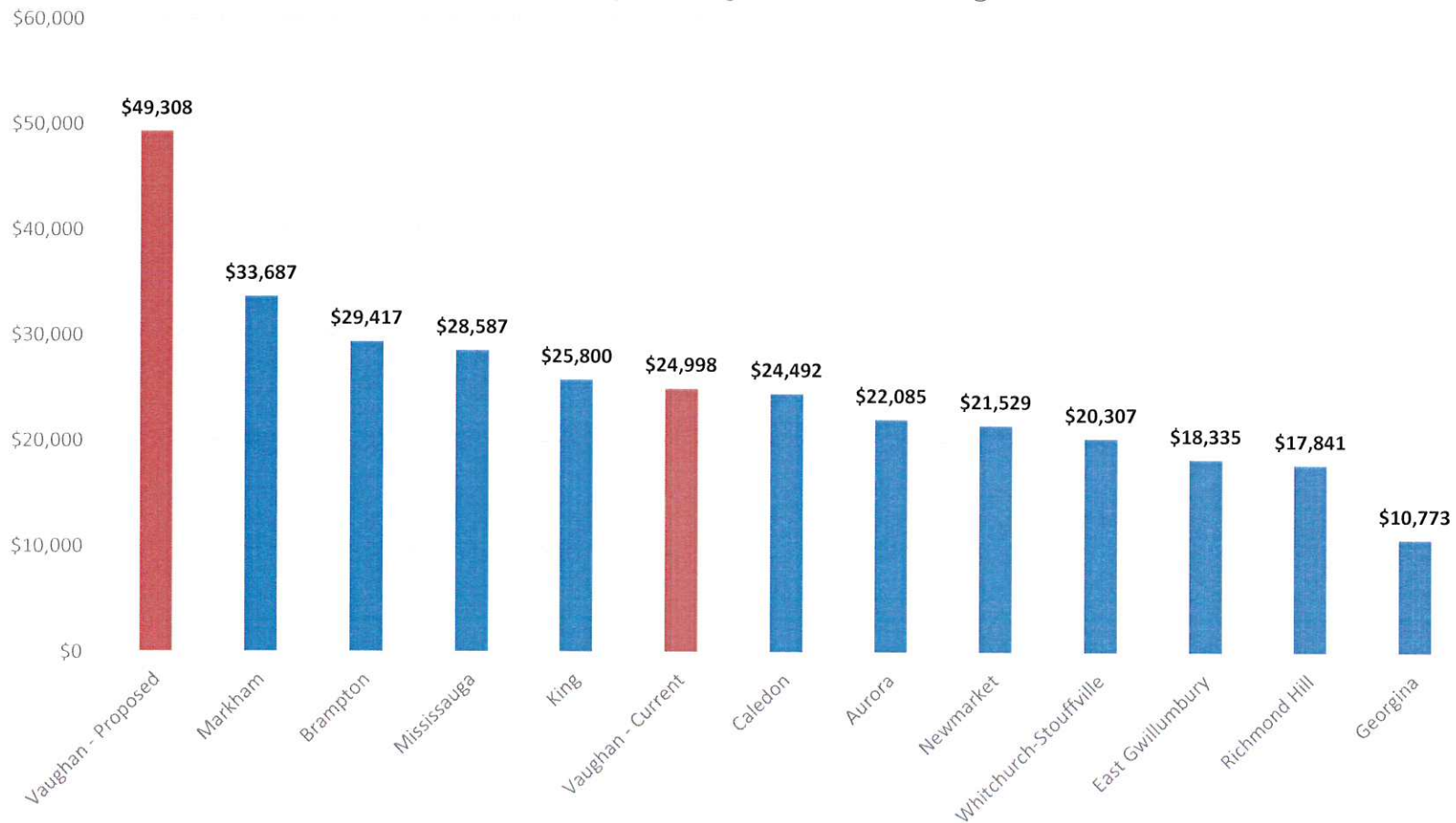
- Applicable to wastewater and storm infrastructure
- ASDCs are based on build-out of each of the individual servicing areas
 - Reflect development activity since by-law passage
- Multiple ASDCs could apply to a given area

Area-Specific Development Charges

- Carry forward 6 ASDCs from 2013 and 8 new ASDCs
 - Block 55 Sanitary Pumping Station and Forcemain works
 - VMC – Interchange Storm Water
 - VMC SE Doughton Sanitary Sewer
 - VMC West Interchange Sanitary Sewer
 - Steeles West Sanitary Sewer Improvement Works
 - Steeles West SWM Works
 - Woodbridge Avenue Sanitary Sewer Improvements
 - Pine Valley North Sewage Pumping Station
- See Page 41 of DC Background Study for ASDC rates (and Appendix H)

DC Rate Comparison Residential SFD

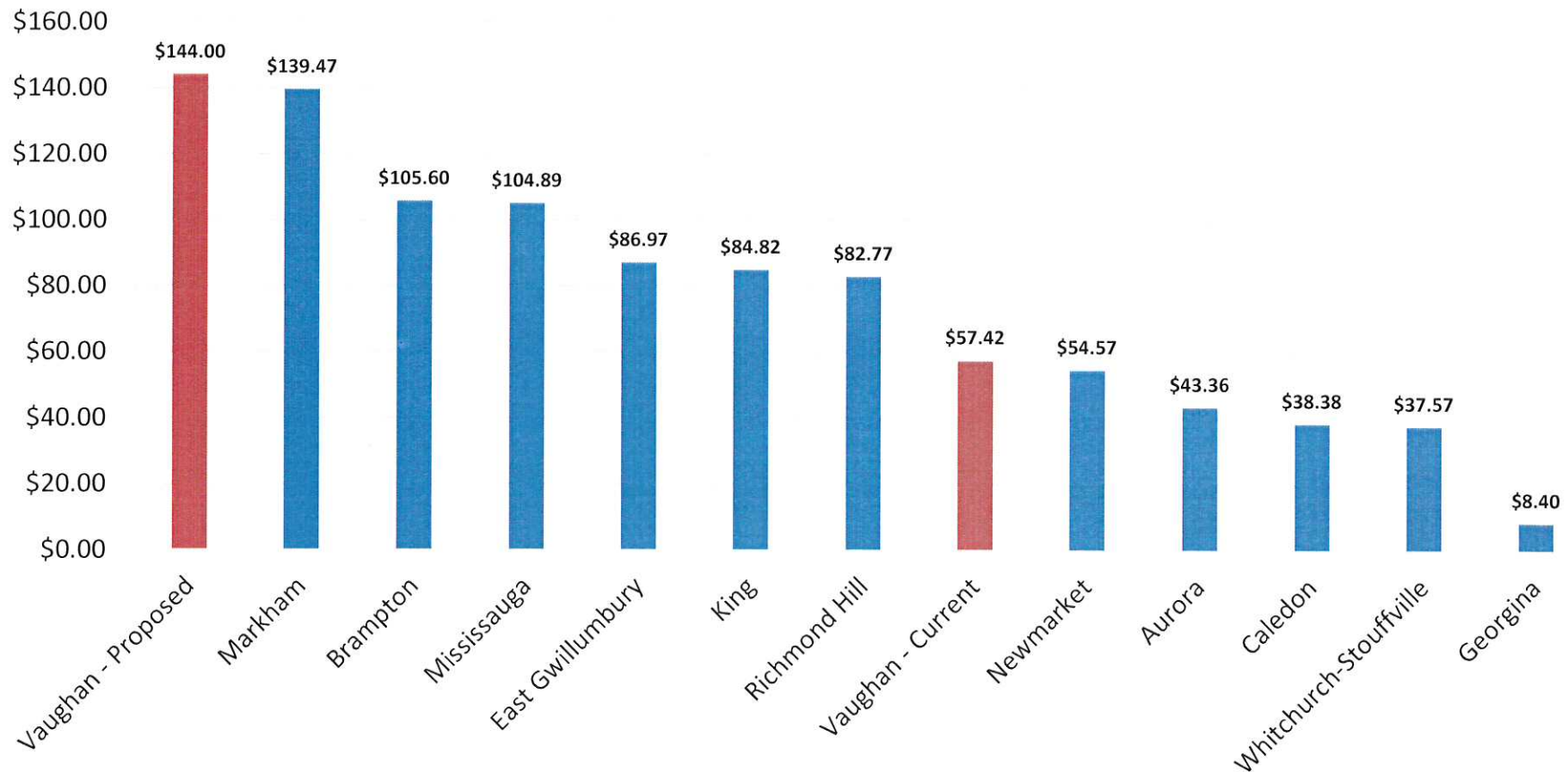
Development Charges - Single Detached Charge Per Unit



*Does not include ASDCs

DC Rate Comparison Non-Residential

Development Charges - Retail Charge Per Sq. M.



*Does not include ASDCs

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Pre-Payment Agreement Proposal

- Identified through consultation with development industry
- Any developers who anticipate registering or completing a site plan agreement within approximately two years can pre-pay their estimated DCs in early September 2018 at the current rates
- They will be required to execute a pre-payment agreement and should they not meet the conditions of that agreement, will have to pay to difference between the current rate and the future rate at the time of building permit issuance
- Further details identified in City staff report

Next Steps

- Make refinements based on feedback from stakeholders, Council and the Public
 - We are already aware of some minor downward cost adjustments for engineered services
- Council passage of new by-law by May 23, 2018
 - By-laws come into effect September 21st 2018