

2018 Development Charges Review

Finance, Administration and Audit Committee

May 7, 2018



Background

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

Overview of the Public Consultation Process

- Consultation with development industry initiated in September 2017
 - Letter of non-objection from BILD received March 8th
- Public Statutory Meeting held on April 3rd
 - 1 deputation and 2 communications received from interested parties

Updates since the Public Statutory Meeting

- Refined City-Wide Engineering Program, particularly within the southwest quadrant of the VMC, resulting in overall program cost reduction of **\$4.2 million**
 - Cost assumptions
 - Technical assumptions
 - Project timing assumptions
 - Project listing adjustments
 - Other minor adjustments
- Adjustments made to the population and employment assumptions used to calculate ASDCs in the VMC
- Minor refinements to the draft Local Service Policy to provide clarity on DC eligibility considerations

Key Upcoming Dates

- May 23, 2018: Anticipated Council passage of new by-laws
- July 3, 2018: Last day to appeal to the Local Planning Appeal Tribunal
- September 21, 2018: By-laws effective date

Next Steps After DC By-law Passage

- Implementation of transition measures
- Review of DC rate structure, calculation methodology, and policies
- Continued consultation with the development industry
- Next DC update anticipated to occur in advance of 5-year statutory requirement