

Town of Newmarket Development Charges Statutory Public Meeting



Tuesday, May 21st, 2019

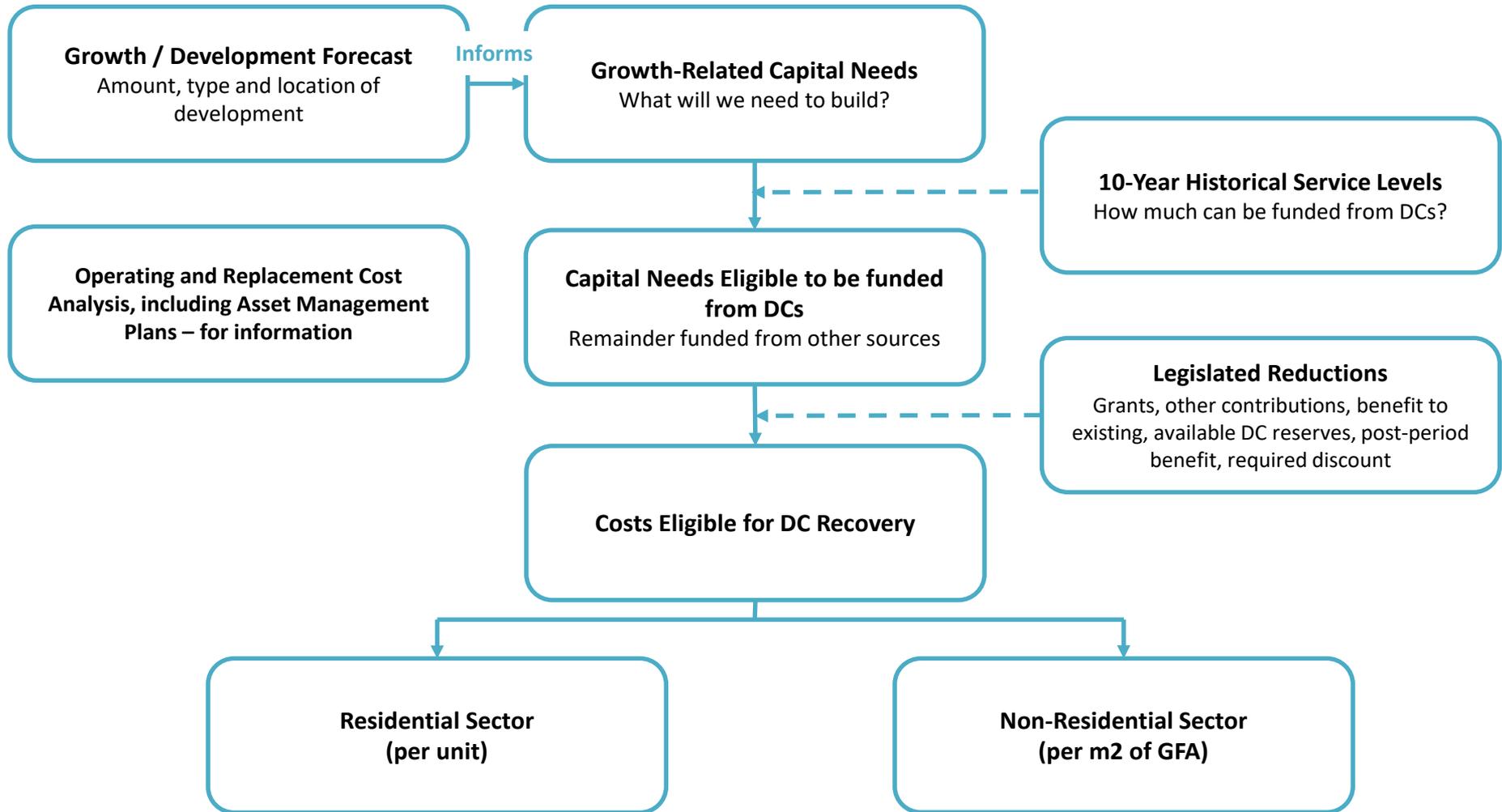
HEMSON
Consulting Ltd.



Today We Will Discuss

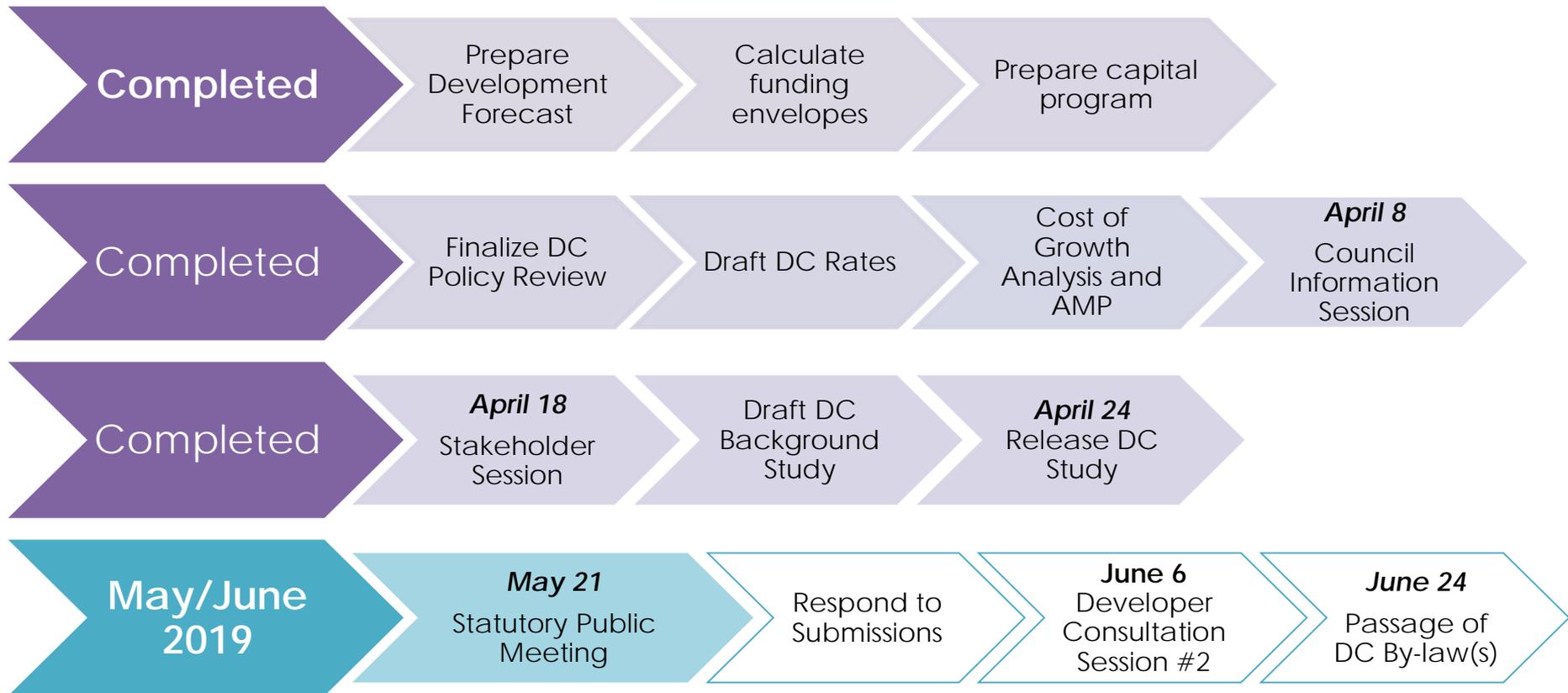
- Review of the Study Process
- Project Timeline
- Bill 108: *More Homes, More Choice Act*, 2019
- Calculated Development Charge Rates
- Proposed Policy Changes
- Next Steps

Overview of Study Process



Project Timeline

By-law Expires: **September 2, 2019**



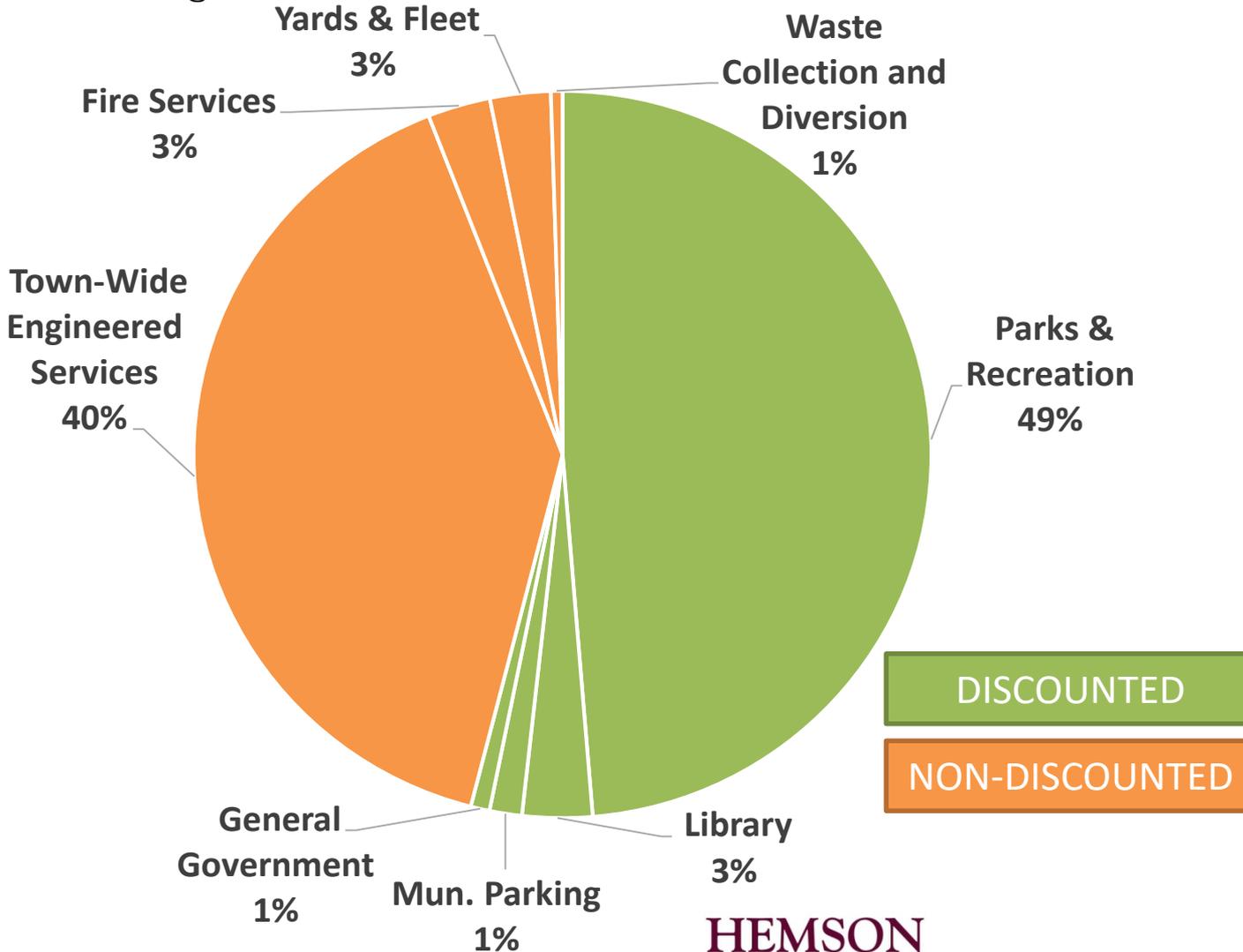
Bill 108:

More Homes, More Choice Act, 2019

- Provincial announcement of Bill on May 2, 2019
- Proposed changes to the *Development Charges Act, 1997* (DCA) and DC Regulations
 - Exempting secondary suites from DCs in new construction
 - DC rates payable at different times
 - Soft DC services to be collected through a Community Benefits By-law under the *Planning Act*
- Regulations still to be released
- Comments to the Province due June 1, 2019

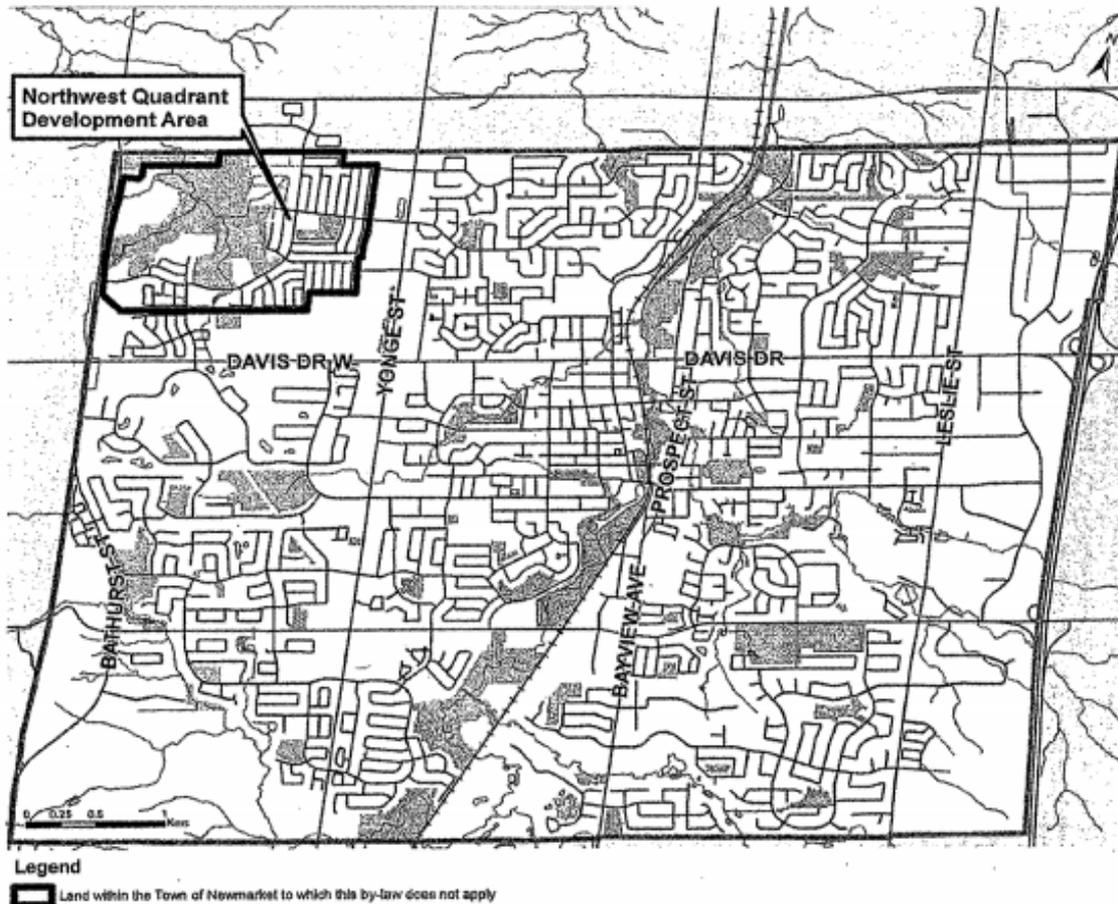
Calculated DC Rates¹

¹ Excluding Northwest Quadrant Area



Development Charges	
Singles & Semis	\$32,402
Rows & Multiples	\$25,416
Apartments: 700 sq.ft. or greater	\$19,233
Apartments: under 700 sq. ft.	\$13,738
Non-Residential Charges Per Sq. Metre	\$80.82

Northwest Quadrant Development Area DC Rates



Development Charges

Singles & Semis
\$29,836

Rows & Multiples
\$23,403

Apartments: 700
sq.ft. or greater
\$17,710

Apartments: under
700 sq. ft.
\$12,650

Non-Residential
Charges Per Sq.
Metre
\$67.04

Create three DC By-laws

Typical Approach

	Town-wide	Northwest Quadrant
All Services	1	2

Preparing for Bill 108

	Town-wide	Northwest Quadrant
Non-Discounted Services	1	2
Discounted Services	3	

Capital Program Major Projects

Service	Major Development Related Projects
General Government*	<ul style="list-style-type: none"> • Development-related studies; OP Review
Library*	<ul style="list-style-type: none"> • New Library
Fire Services (to 2031)	<ul style="list-style-type: none"> • Training Centre (Station 4-5) • New pumpers and other vehicles
Parks & Recreation*	<ul style="list-style-type: none"> • Mulock Estate Development (Phase 2) • Recovery of past debt (Magna Centre, Youth Centre) • Community-wide Parkland Development • Trail connections and parkland development • Fleet and Equipment

*Proposed to be funded through community benefit charge with Bill 108

Capital Program Major Projects Con't.

Service	Major Development Related Projects
Yards & Fleet	<ul style="list-style-type: none"> • Facilities, fleet and equipment investments
Municipal Parking*	<ul style="list-style-type: none"> • 250-space downtown parking structure
Waste Collection & Transfer	<ul style="list-style-type: none"> • Growth-related building and vehicle costs
Engineered Services	<ul style="list-style-type: none"> • Roadworks • Debt recovery (Harry Walker Pkwy) • Sidewalks and multiuse pathways • Water and wastewater upsizing • Engineering-related studies

*Proposed to be funded through community benefit charge with Bill 108

Development Forecast

Growth Forecast	2018	2019 - 2028		2019 - 2031	
		Growth	Total at 2028	Growth	Total at 2031
Residential					
Total Occupied Dwellings	29,500	3,900	33,400	5,300	34,900
Population	89,100	9,100	98,200	11,600	100,700
Non-Residential					
Employment	40,400	3,600	44,000	4,600	44,900
Non-Residential Building Space (sq.m.)		198,400		252,600	

*Rounded for presentation

Employment does not include work at home

Comparison of Current Rates vs. Calculated Rates (\$/Lrg. Apt.)

Service	Residential (\$/Large Apartment)			
	Calculated Residential Charge	Current Residential Charge	Difference in Charge	
General Government	\$159	\$275	(\$116)	-42%
Library	\$591	\$578	\$13	2%
Fire Services	\$529	\$399	\$130	32%
Parks & Recreation	\$9,365	\$7,368	\$1,997	27%
Yards & Fleet	\$511	\$744	(\$233)	-31%
Municipal Parking	\$272	\$234	\$38	16%
Waste Collection & Transfer	\$98	\$0	\$98	100%
Subtotal General Services	\$11,525	\$9,599	\$1,926	20%
Town-Wide Engineered Services	\$7,708	\$4,173	\$3,535	85%
TOTAL CHARGE PER UNIT	\$19,233	\$13,771	\$5,462	40%

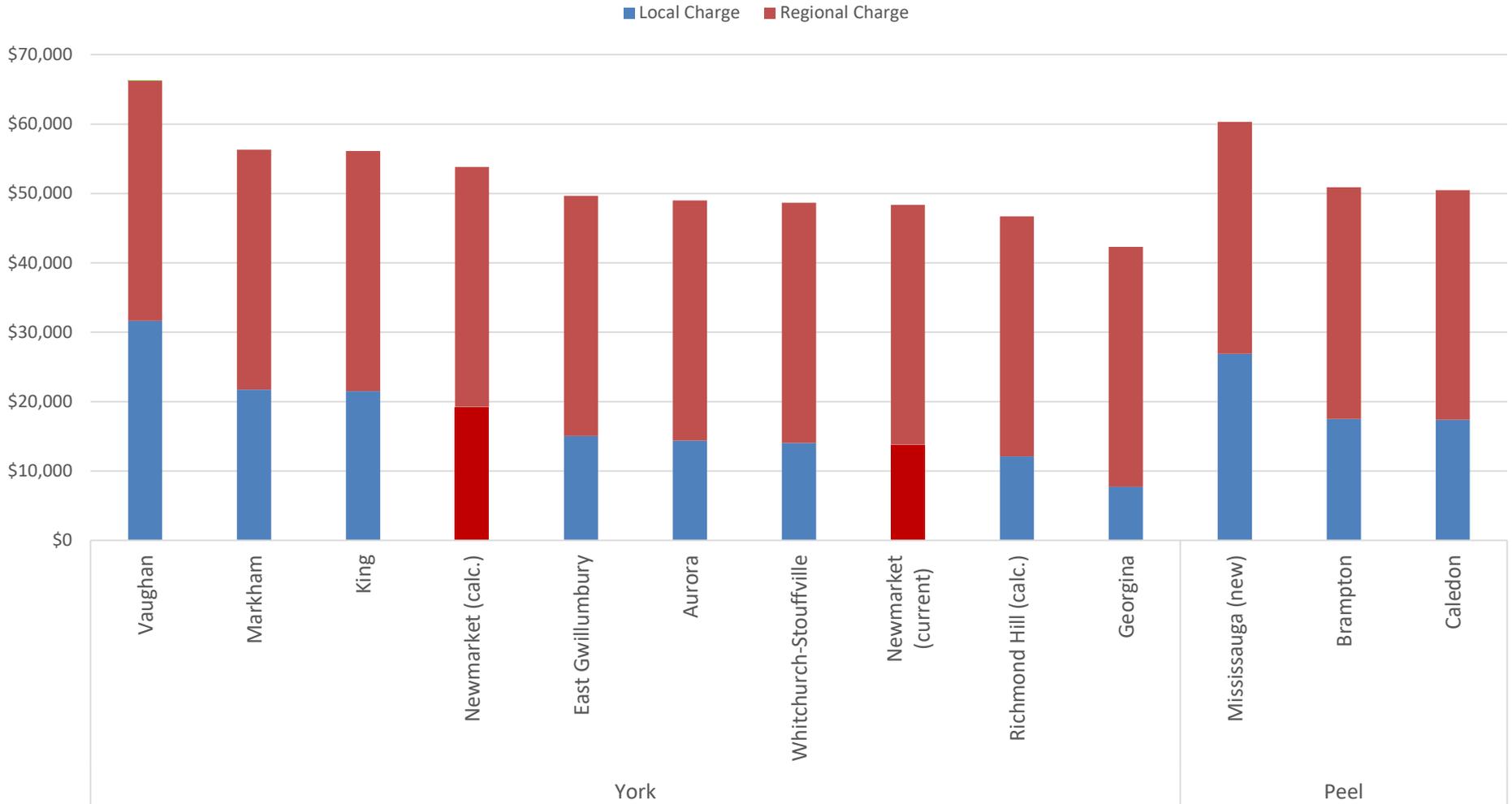
Comparison of Current Rate vs. Calc. Non-Residential Rate (\$/sqm)

Service	Non-Residential (\$/Square Metre)			
	Calculated Non-Residential Charge	Current Non-Residential Charge	Difference in Charge	
General Government	\$1.39	\$2.76	(\$1.37)	-50%
Library	\$0.00	\$0.00	\$0.00	N/A
Fire Services	\$4.69	\$4.01	\$0.68	17%
Parks & Recreation	\$0.00	\$0.00	\$0.00	N/A
Yards & Fleet	\$4.45	\$7.59	(\$3.14)	-41%
Municipal Parking	\$2.38	\$2.34	\$0.04	2%
Waste Collection & Transfer	\$0.00	\$0.00	\$0.00	N/A
Subtotal General Services	\$12.91	\$16.70	(\$3.79)	-23%
Town-Wide Engineered Services	\$67.91	\$42.16	\$25.75	61%
TOTAL CHARGE PER SQUARE METRE	\$80.82	\$58.86	\$21.96	37%

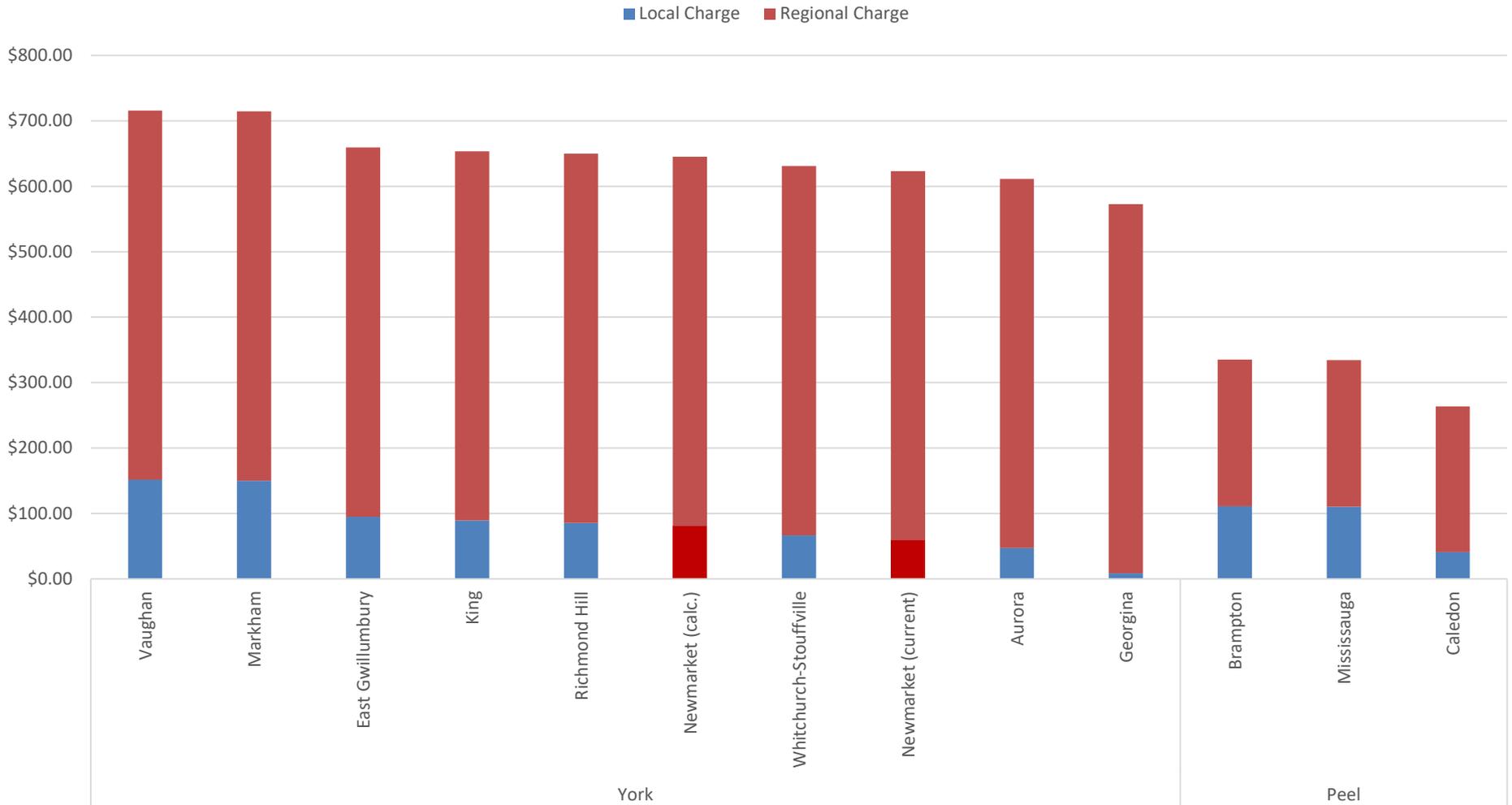
Current vs. Calculated Total Rate Large Apartment

	Draft Calculated Charge	Current Charge (Large Apartment)	Difference in Charge	
York Region	\$34,584		\$0	0%
Town-Wide	\$19,233	\$13,771	\$5,462	40%
Total Charge per Unit	\$53,817	\$48,355	\$5,462	11%

Development Charges Comparison (Large Apartment)



Non-Res. Rate Comparison (\$/Square Metre)

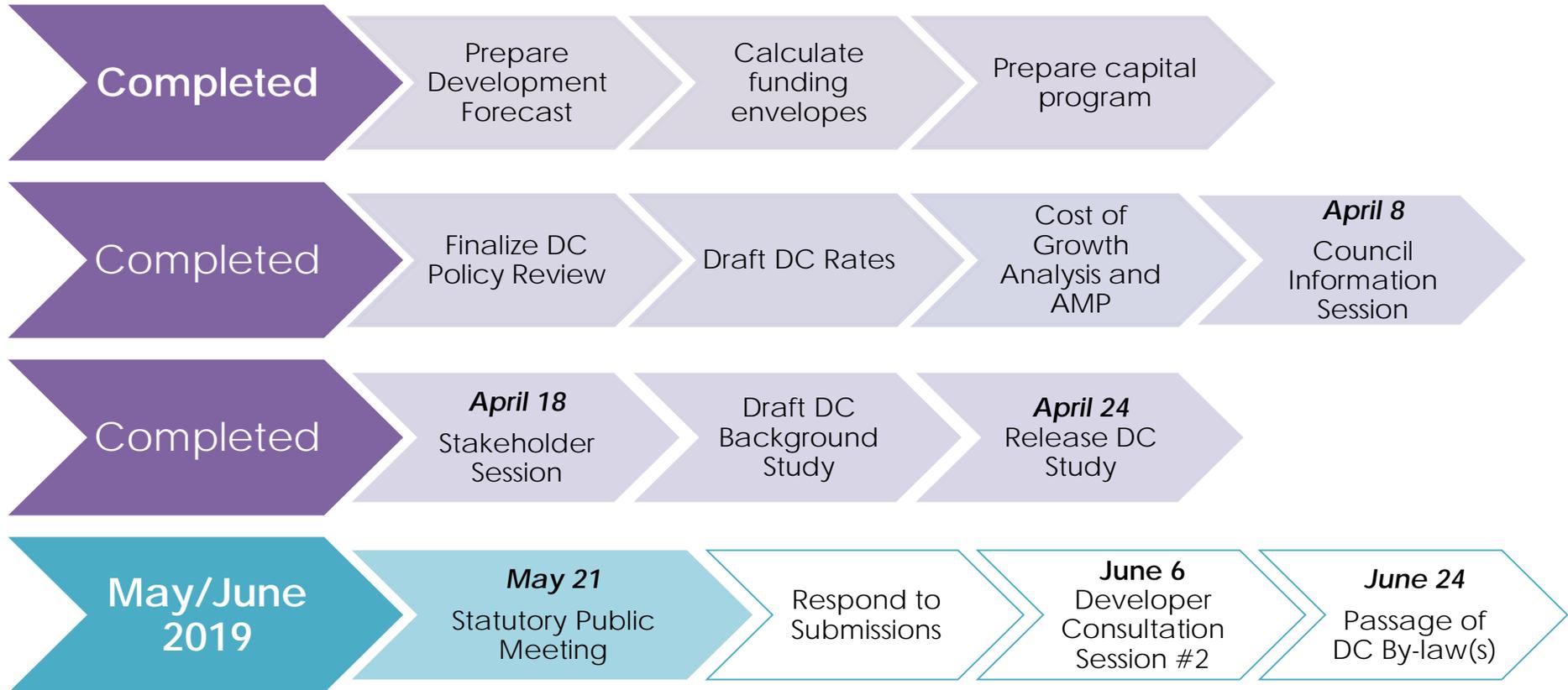


Proposed DC By-law Policy Changes

- Apartment threshold updated (from 650 sq.ft. for a small apartment to 700 sq.ft.) to match Region's
- Indoor and Outdoor recreation category/charge has been combined
- No other major changes to the existing exemptions, definitions or policies

Project Timeline

By-law Expires: **September 2, 2019**



Next Steps

- Public Meeting – **May 21st 2019** (today)
- Developer Consultation Session - **June 6th**
- Proposed Council By-law Passage – **June 24th**
*Current by-law expires **Sept 2nd 2019***

Bill 108 – may change the timeline but the impact is not yet known