

Public Meeting

2022 DC Study & CBC Strategy



TOWN OF NEWMARKET

Monday, May 9th, 2022



Purpose of Today's Meeting

Primary purpose is to provide the public with an opportunity to make representation on the proposed 2022 Development Charges By-law and 2022 CBC Strategy.

Development Charges

- **Statutory Public Meeting** required by Section 12 of the *Development Charges Act*
- DC Background Study was made publicly available on **April 7, 2022**
- Amending DC By-law was made publicly available on **April 25, 2022**

Community Benefits Charge

- Under subsection 37 (10) of the *Planning Act* a municipality enacting a CBC By-law **must consult with the public**
- CBC Strategy was made publicly available on **April 7, 2022**
- DC By-law was made publicly available on **April 25, 2022**

Purpose of Project

1. Amendment to the DC Study & By-laws

Process for amending DC by-law is identical to a full update but scoped just to the following services:

- Library
- Parks and Recreation
- Development Related Studies
- Waste Diversion

Amending the by-law to reflect other legislative changes (e.g. removal of 10% reduction, secondary unit exemption, timing of determination and payment of DCs)

2. CBC Strategy

- Replacing “density bonusing” s.37 in the Planning Act

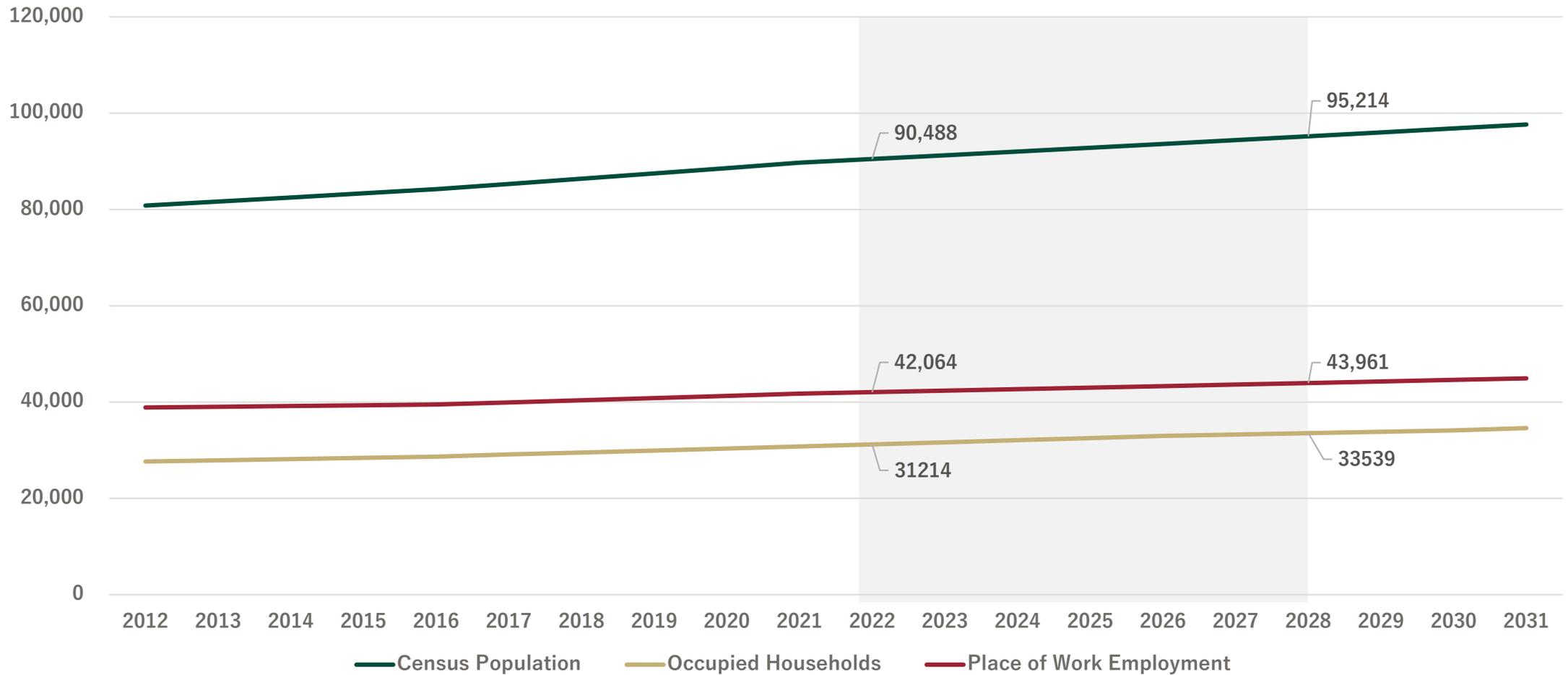
September 18, 2022 – Municipal Parking will be no longer eligible for DCs and old s.37 will cease unless a CBC By-law is passed prior to that date.

Background

- Council passed three (3) Development Charges By-laws on July 18th, 2019 that imposed rates for the following services:
 - **By-law 2019-46**
 - Fire
 - Waste Diversion
 - Services Related to a Highway
 - Roads and Related
 - Public Works
 - **By-law 2019-47**
 - General Government (Development Related Studies)
 - Library
 - Parks & Recreation
 - Municipal Parking*
- By-law 2019-48 - Northwest Quadrant ASDC
- By-laws 2019-46, 2019-47 & 2019-48 will expire **July 18, 2024**

**Municipal Parking not eligible to be updated under the DCA, rates will continue to be collected until CBC By-law passed OR Sept. 18, 2022.*

Development Forecast



Summary of DC Capital Programs

Service	Development-Related Capital Program (2022 - 2028)				Total DC Eligible Costs for Recovery (\$000)
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Available DC Reserves (\$000)	Other Dev-Related (\$000)	
1.0 DEVELOPMENT-RELATED STUDIES	\$3,037.5	\$1,317.4	\$89.2	\$919.4	\$711.6
2.0 LIBRARY	\$35,623.0	\$16,633.0	\$3,589.0	\$13,161.1	\$2,239.9
3.0 PARKS & RECREATION	\$76,675.5	\$4,300.0	\$15,532.1	\$31,870.3	\$24,973.1
4.0 WASTE DIVERSION SERVICES	\$753.5	\$0.0	\$109.6	\$322.0	\$322.0
TOTAL	\$116,089.5	\$22,250.4	\$19,319.9	\$46,272.7	\$28,246.5

Calculated DCs

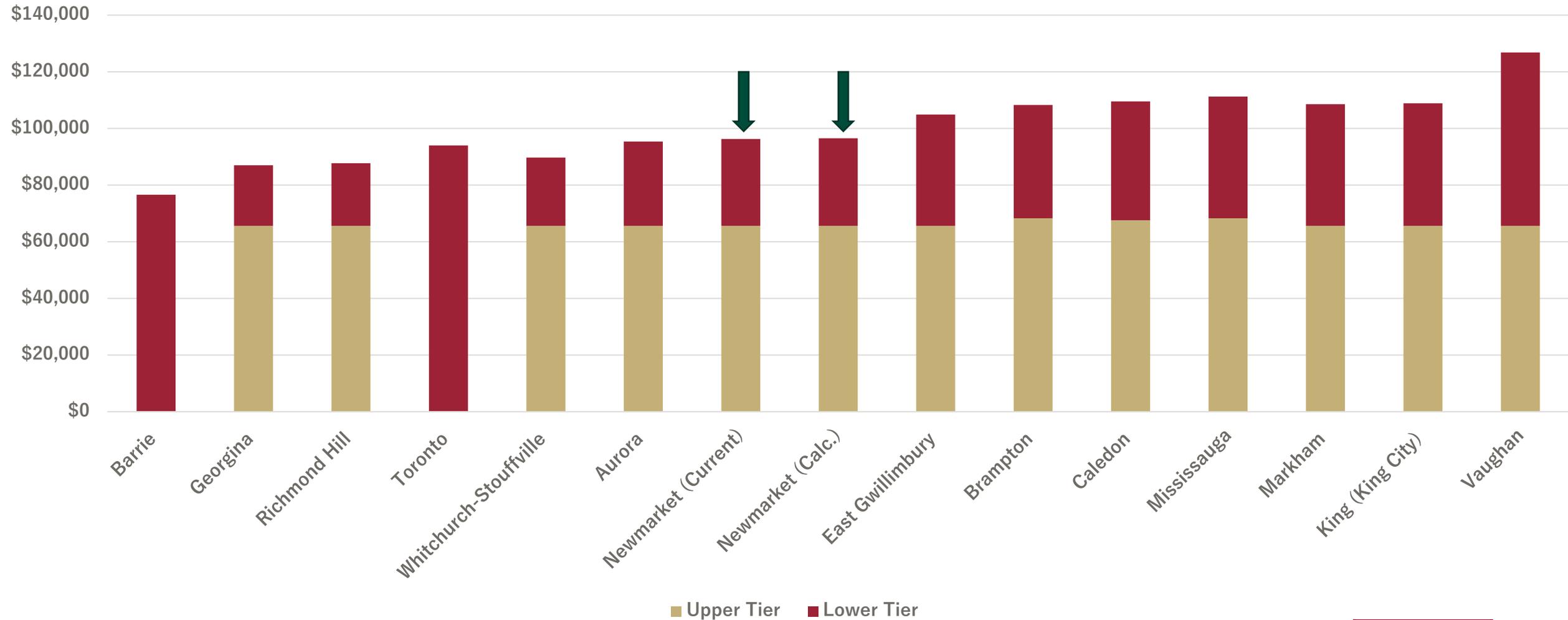
Service	Residential Charge By Unit Type (1)				Non-Residential
	Singles & Semis	Rows & Other Multiples	Apartments 700 sq. ft. or Greater	Small Units Under 700 sq. ft.	Charge per Square Metre
Development-Related Studies	\$322	\$253	\$191	\$137	\$1.78
Library	\$1,121	\$880	\$666	\$476	\$0.00
Parks & Recreation	\$15,867	\$12,446	\$9,419	\$6,728	\$0.00
Waste Diversion Services	\$198	\$155	\$118	\$84	\$0.00
Subtotal	\$17,508	\$13,734	\$10,394	\$7,425	\$1.78
<i>Other Town-Wide Services</i>	\$13,405	\$10,515	\$7,959	\$5,684	\$70.16
Fire Services*	\$946	\$742	\$562	\$401	\$4.98
Services Related to a Highway, Water, Wastewater & Storm*	\$12,459	\$9,773	\$7,397	\$5,283	\$65.18
TOTAL CHARGE	\$30,913	\$24,249	\$18,353	\$13,109	\$71.94
(1) Based on Persons Per Unit Of:	3.54	2.78	2.10	1.50	

* Previously calculated.

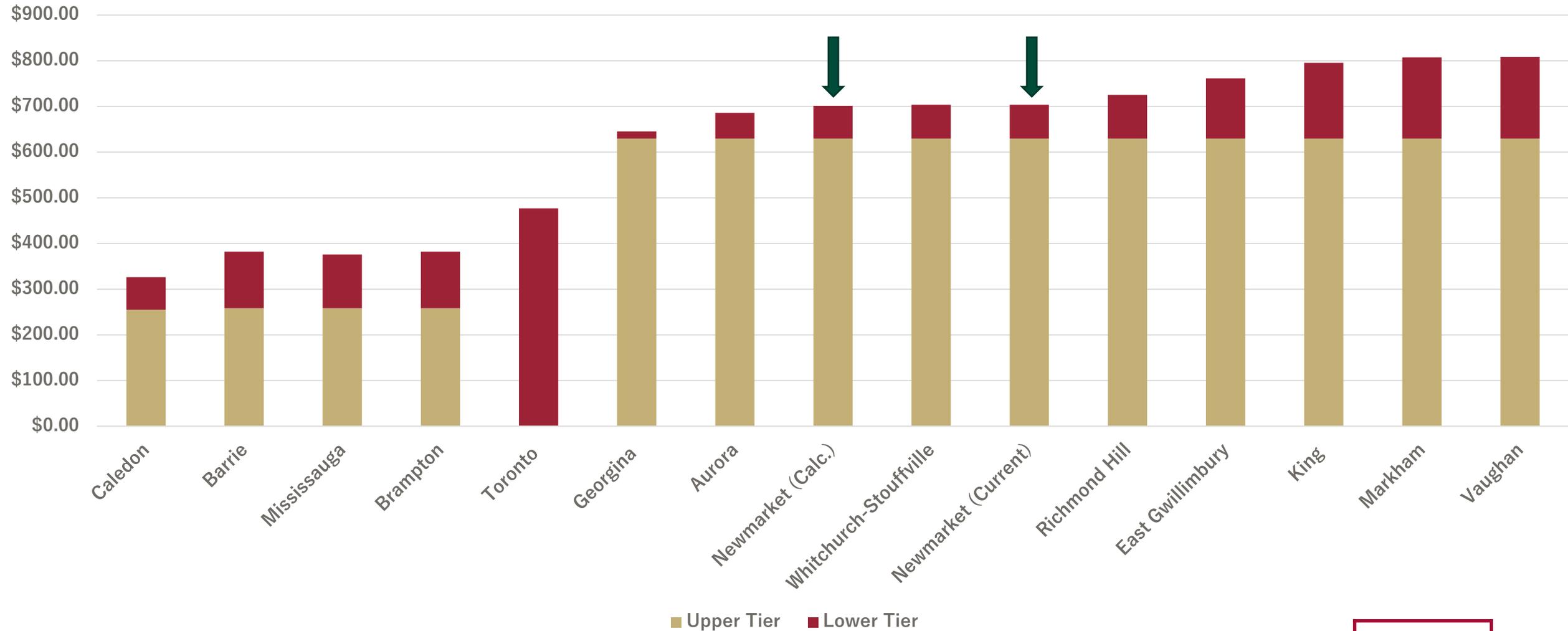
Current vs. Calculated Charge

	Current Charge	Calculated Charge	Difference (\$)	Difference (%)
Total Town-wide Residential (\$/SDU)	\$30,680	\$30,913	\$233	1%
Total Town-wide Non-Residential (\$/m ²)	\$74.10	\$71.94	(\$2.16)	-3%

Residential Rate Comparison (\$/SDU)

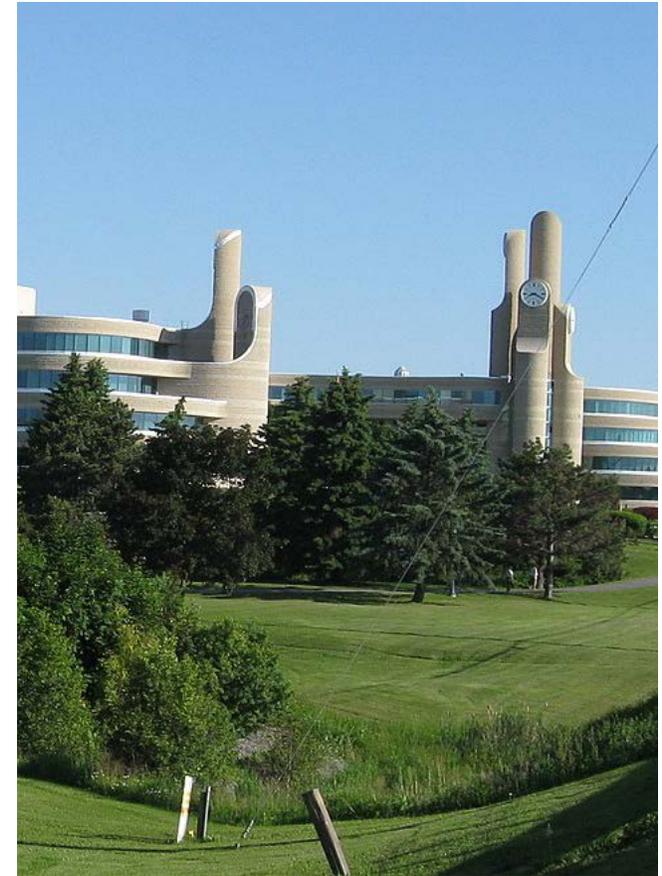


Non-Residential Rate Comparison (\$/SqM) - Retail



DC By-law Policy Changes

- York Region 2022 DC By-law Update Changes
 - Treatment of stacked townhomes from rows unit category to apartments
 - Expanding the unit category of “small apartment” to include any small units below 700sq.ft. regardless of built form
- Town DC By-law has been updated to be in-line with the changes in the Region’s By-law and new legislation
- Redevelopment timeframe updated to line up with Region



Community Benefits Charges (CBCs): Key Facts

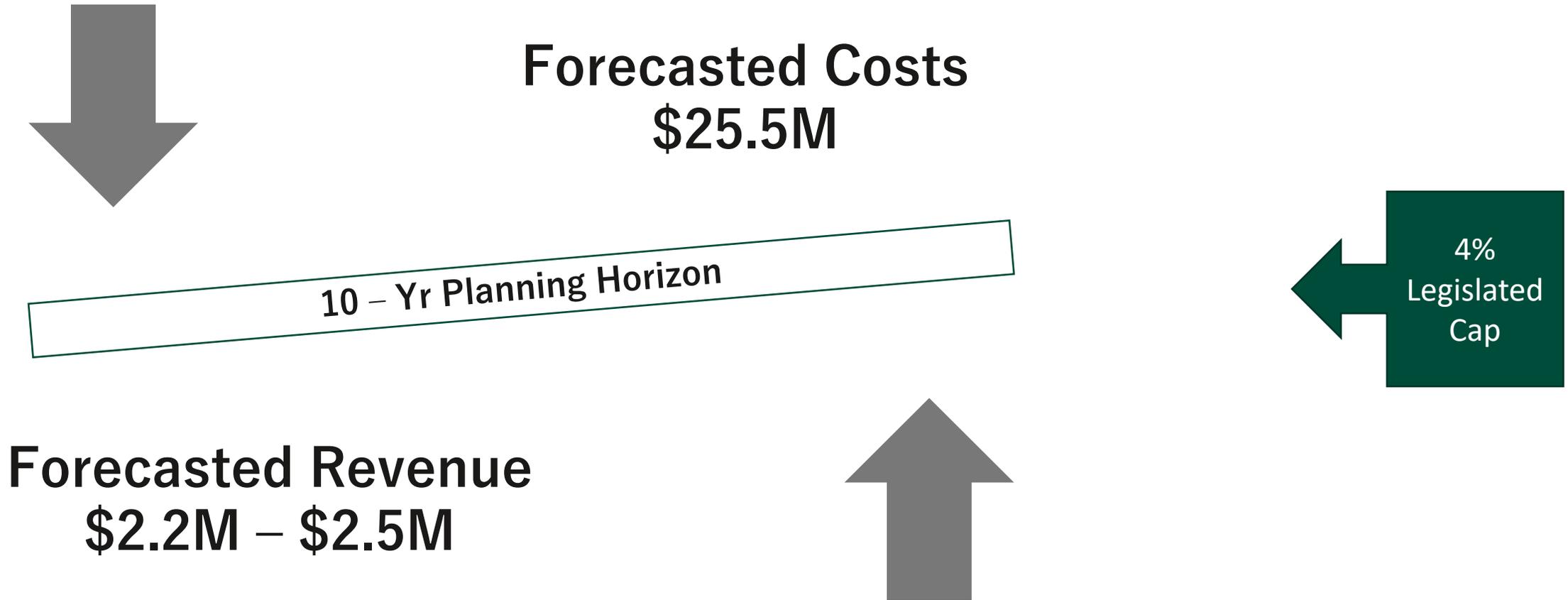
- CBCs replacing previous height/density “bonusing” under s.37 of Planning Act
- Imposed by by-law (to be reviewed every 5yrs)
- Only local municipalities can charge
- Can only be levied against higher density development
 - 5 or more storeys, **AND**
 - 10 or more residential units
- Requires a “strategy”
- Legislation does not prescribe CBC rate structure
- In-kind contribution permitted

Regulation sets cap at **4%** of land value the day before a building permit is issued

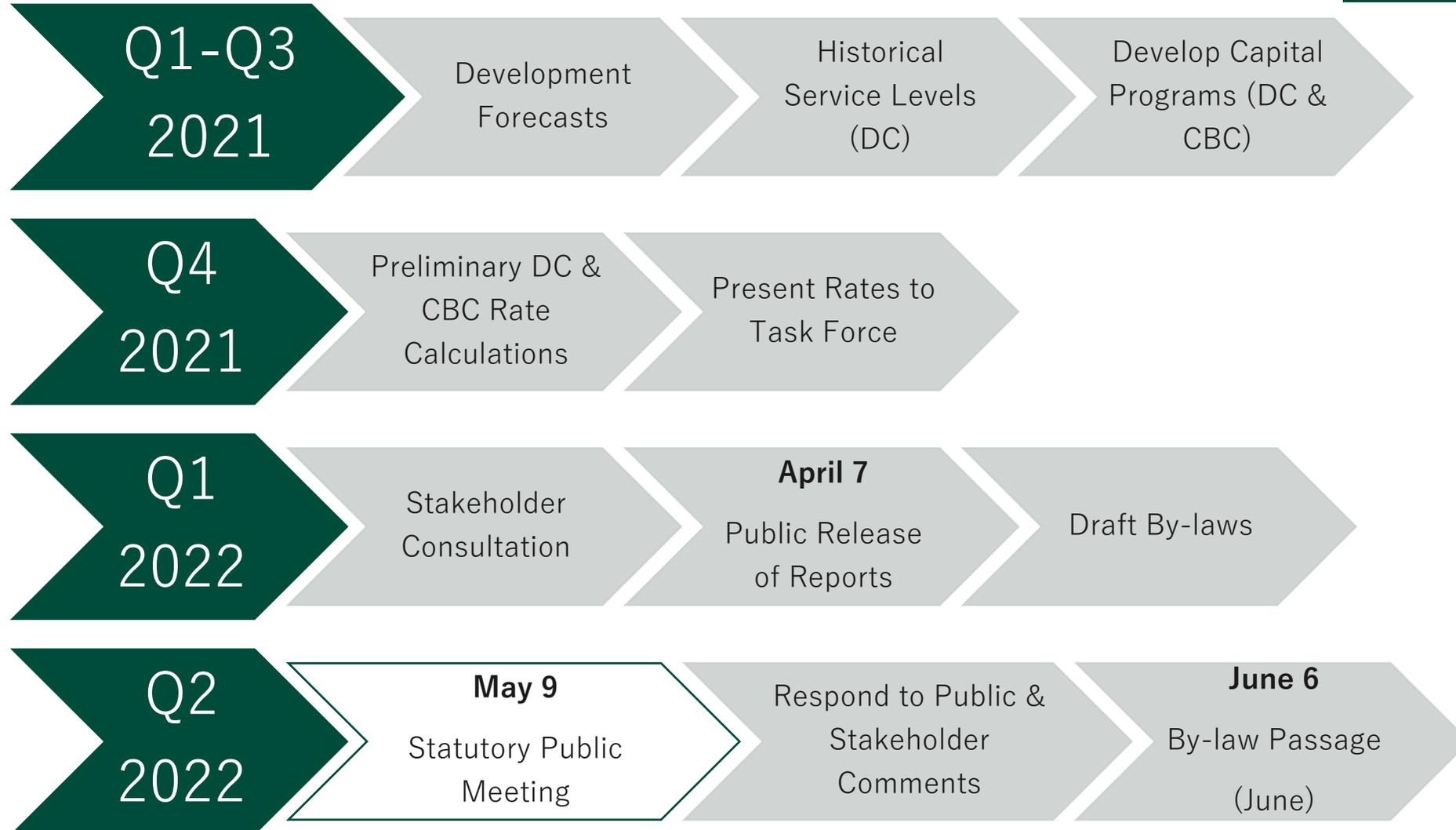
CBC Capital Program Summary (\$000) & Revenue Estimate

Service	Gross Project Cost	Grants / Subsidies / Other Recoveries	Net Cost	Replacement & BTE (\$)	Total Development Related Cost	Total CBC Related Costs
1.0 CIVIC ADMINISTRATION	\$1,325	\$51	\$1,274	\$204	\$1,069	\$431
2.0 LIBRARY	\$27,123	\$0	\$27,123	\$13,621	\$13,502	\$5,158
3.0 AFFORDABLE HOUSING	\$2,000	\$0	\$2,000	\$0	\$2,000	\$2,000
4.0 PARKS & RECREATION	\$44,750	\$0	\$44,750	\$0	\$44,750	\$12,386
5.0 MUNICIPAL PARKING	\$10,100	\$0	\$10,100	\$5,050	\$5,050	\$1,541
6.0 PUBLIC REALM	\$4,000	\$0	\$4,000	\$0	\$4,000	\$4,000
TOTAL COST	\$89,298	\$51	\$89,247	\$18,875	\$70,372	\$25,515

Revenue Forecast vs Capital Costs (2022-2031)



DC / CBC Project Timeline



Next Steps



- Responses to written submissions
 - Submit to fwu@Newmarket.ca
- Committee of the Whole – **May 30th, 2022**
- Anticipated Date of Passage – **June 6th, 2022**