

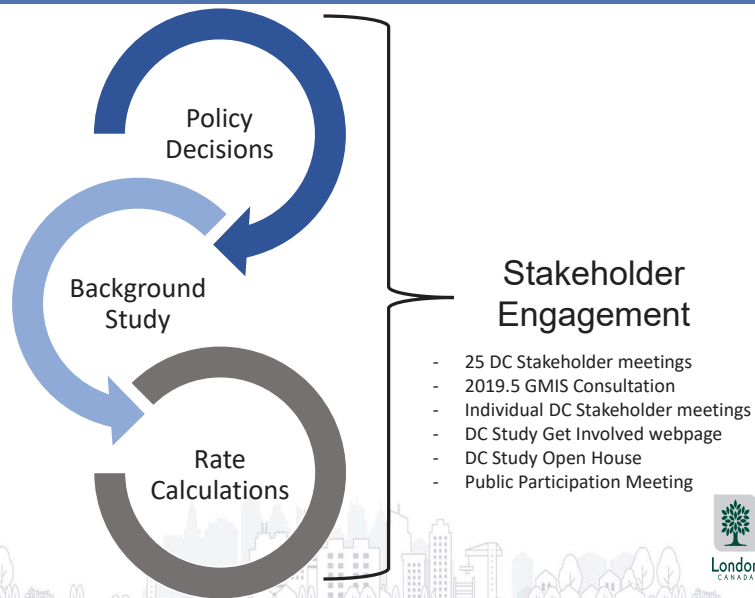


# 2019 DC By-law and Background Study: Public Participation Meeting

Strategic Priorities and Policy Committee  
March 25, 2019



## Development Charges Study Process Overview

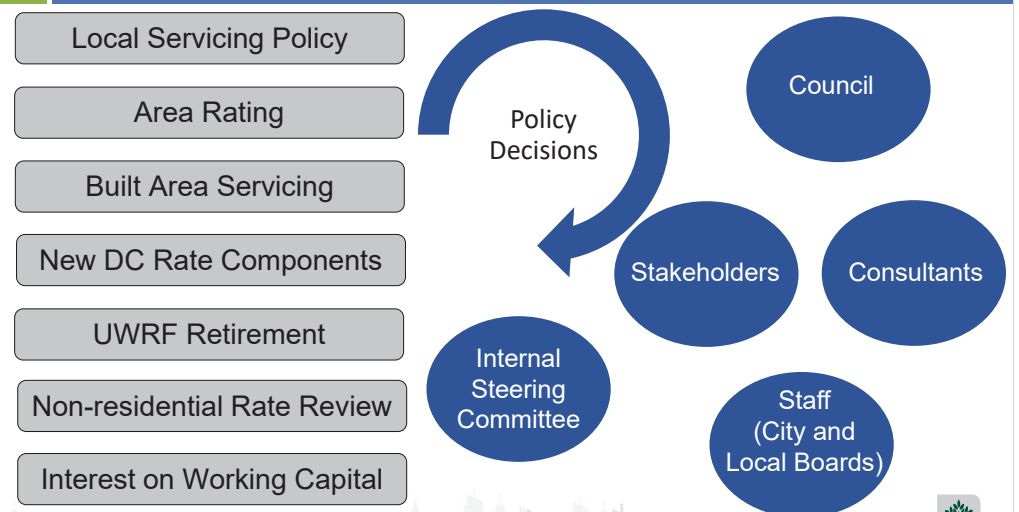


## Introduction

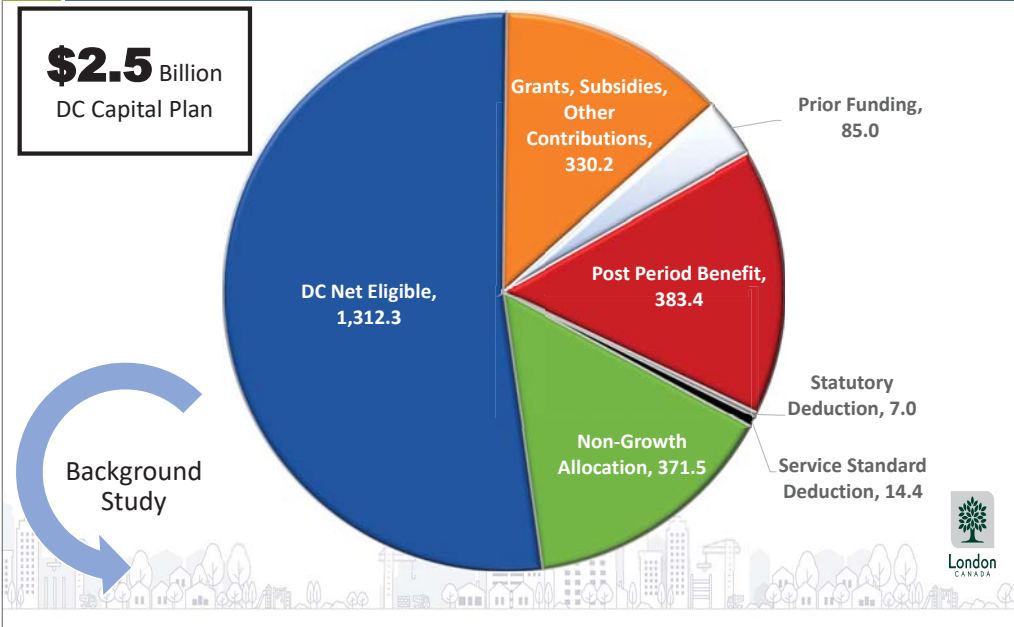
- Recap on DC Study process
- What's changed since December 2018?
- Information regarding DC By-law
- Next Steps



## Policy Decisions



## DC Capital Plan Breakdown (\$millions)

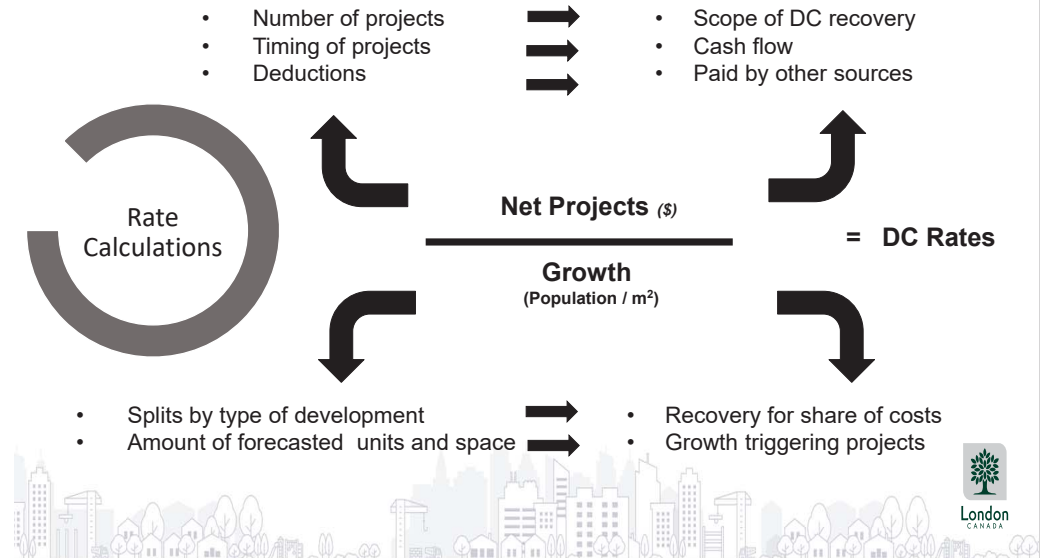


## Draft 2019 DC Rates (March 25, 2018)

DC Component	Jan 1 2019 Indexed Rate	Draft 2019 DC Study Rate	% Change	Draft DC Rate December 2018
Hard Services	\$25,724	\$27,624		\$27,672
Soft Services	\$3649	\$5013		\$5053
UWRF	\$2638	\$0		\$0
<b>Base Rate</b>	<b>\$32,011</b>	<b>\$32,637</b>	<b>2.0%</b>	<b>\$32,725</b>
Waste Diversion	\$0	\$227		\$227
Operations Centres	\$0	\$272		\$272
<b>Total Rate</b>	<b>\$32,011</b>	<b>\$33,136</b>	<b>3.5%</b>	<b>\$33,230</b>

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## Rate Calculations



## What's changed from December draft DC rates?

- Technical and other adjustments based on stakeholder discussions and peer review
- Adjustments from GMIS requests
- Adjustments arising from further review by Staff

**Reduction of \$100 to December 2018 Single Family DC Rate**



## DC By-law

- DC By-law establishes rules for rates applied, timing of payment and where funds are deposited.
- Changes of note:
  - Timing of payment: shift from calculation of DCs at time of building permit application to building permit issuance
  - Revisions to implement Council-endorsed non-residential conversion policy
  - Clarifications to the Industrial Use DC Act exemption
  - Consolidation of claims rules and Local Service Policy into a single appendix
  - Housekeeping
    - Establishment of reserve funds for Operations Centres and Waste Diversion
    - Removal of Urban Works Reserve Fund items
    - Definitions (colleges and universities and agricultural use)
    - Schedule re: subdivision agreement clauses

- **2014 DC By-law expires August 3, 2019**



## Timetable

