

DC Study & CBC Strategy and Respective By-laws



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*
- 2022 DC Background Study was made publically available on **March 4th**
- Proposed 2022 DC By-law made publically available on **March 23rd**

Community Benefits Charges

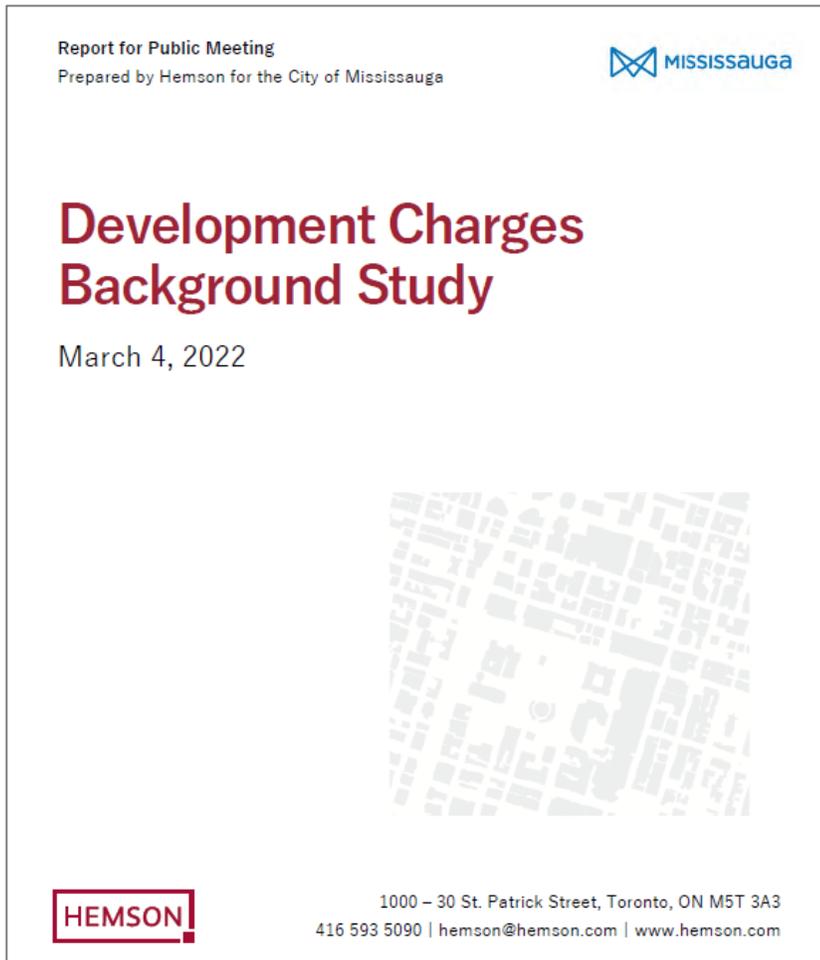
- Under subsection 37 (10) of the *Planning Act* a municipality enacting a CBC By-law must consult with the public
- 2022 CBC Strategy was made publically available on **March 4th**
- Proposed 2022 CBC By-law will be made publicly available for review

Changes in Effect as of September 18, 2020

- Two years to transition to the new regimes. Municipalities may continue to levy development charges for services outside those prescribed under section 2(4) of the Development Charges Act until the earlier of:
 - September 18, 2022;
 - The date the municipality's DC by-law, as it relates to those services, is repealed; or
 - The date a CBC by-law is passed.
- Removal of the 10% statutory deduction for some services.
- Parkland changes
- Density bonusing (Section 37) tool no longer applies after September 18, 2022

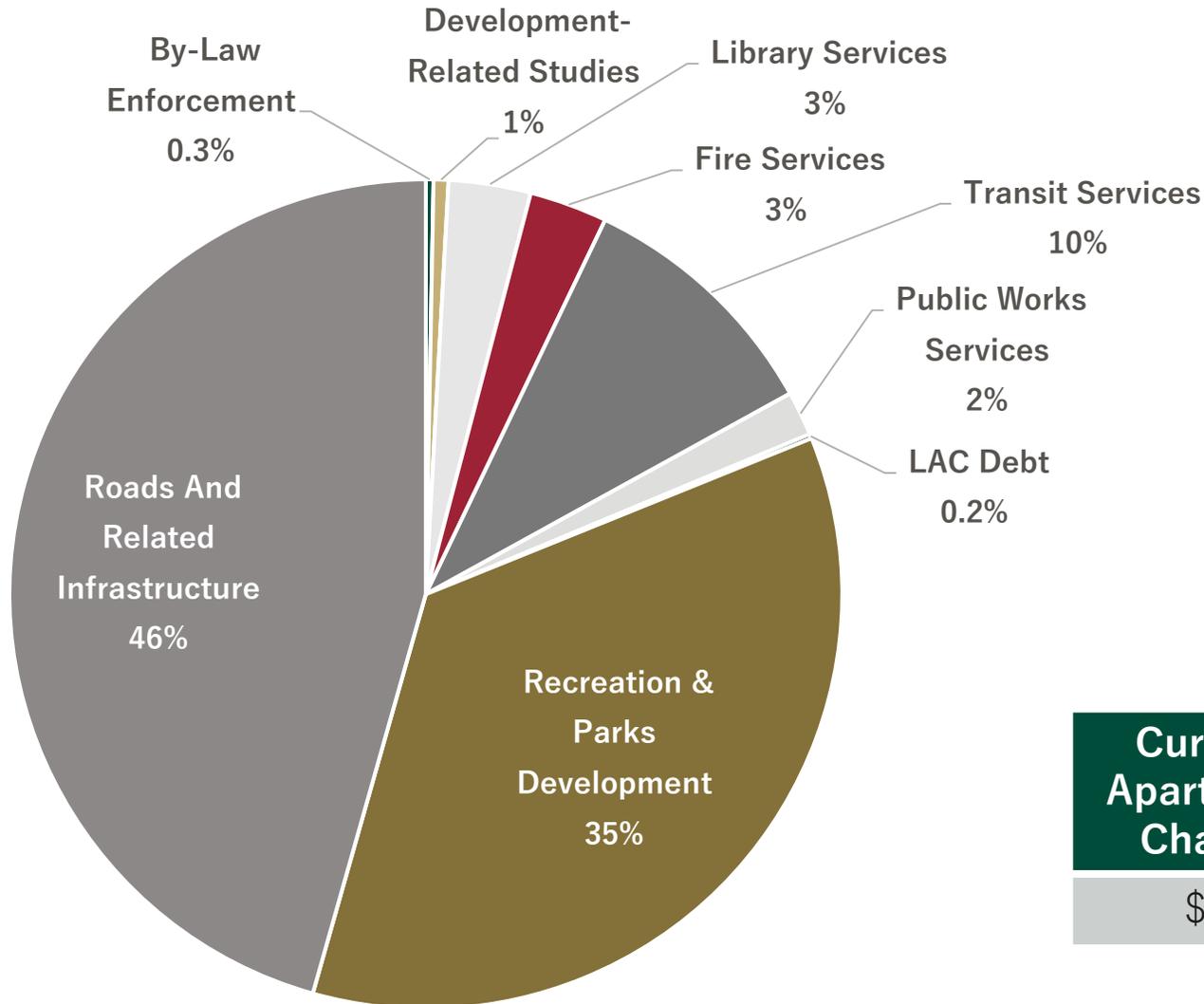
Development Charges

Background on Development Charges



- The City's existing DC By-law (No. 0096-2019) expires on June 19, 2024 unless repealed by Council at an earlier date
- 2022 DC Background Study includes details on calculation methodologies, assumptions and development charge rates
- 2022 DC By-law administers the collection of development charges

Calculated Residential Rate

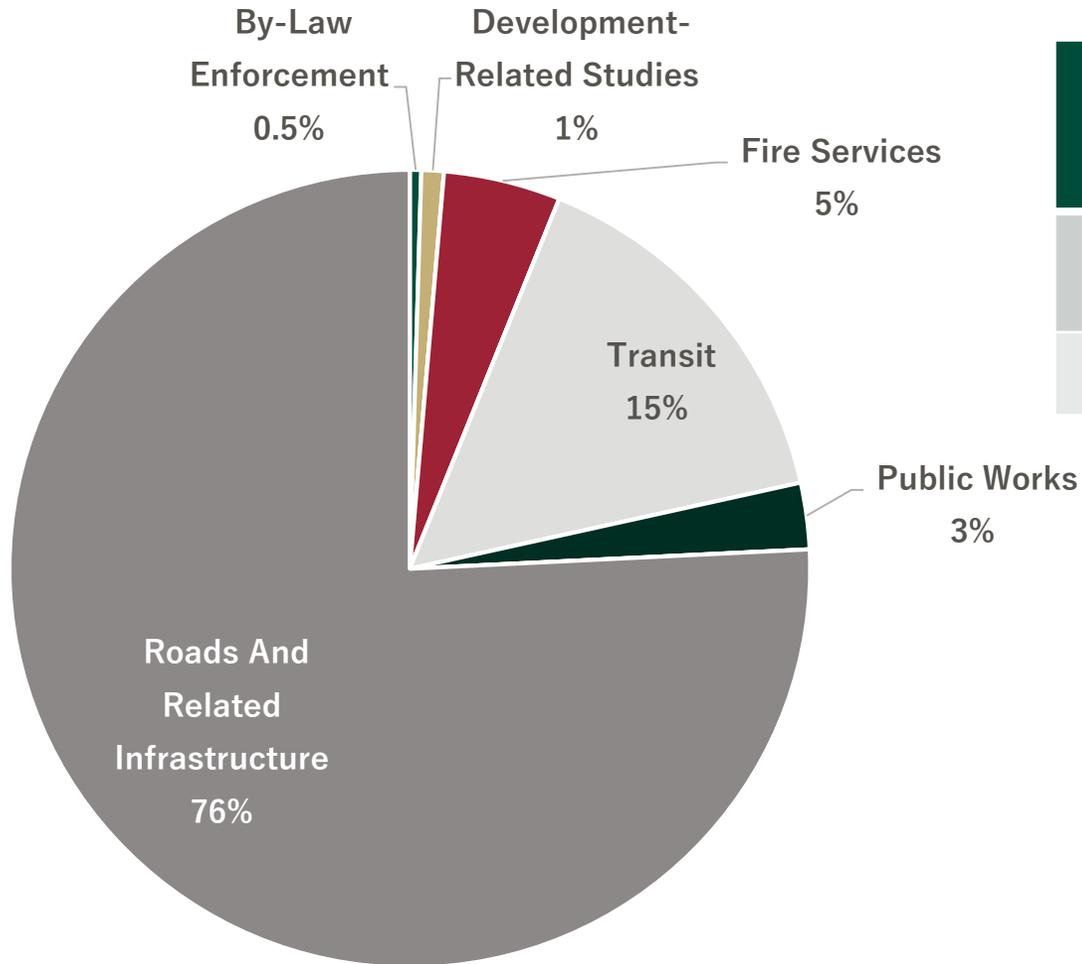


Residential Charges per Unit
Single & Semi-Detached \$50,082
Rows/Multiples \$38,963
Apartments >700 sq.ft \$34,135
Small Units <=700 sq.ft \$18,598
Special Care Unit \$12,444

← New

Current Apartment Charge	Calculated Apartment Charge	Difference (\$)	Difference (%)
\$29,285	\$34,135	\$4,850	17%

Calculated Non-Residential Rate



	Current Charge per m ²	Calculated Charge per m ²	Difference (\$)	Difference (%)
Non-Industrial	\$117.57	\$167.60	\$50.03	43%
Industrial	\$94.88	\$137.88	\$43.00	45%


 Roads & Related Infrastructure is differentiated between these categories

Stormwater Management: Land Area Based Charge

- The City's Stormwater Management development charge is calculated on net developable land area basis.
- Stormwater Management rate has decreased
 - Current rate = \$ 17,117 per hectare
 - Calculated rate = \$ 6,252 per hectare
- Applies to both residential and non-residential development

Community Benefits Charge

Community Benefits Charges (CBCs): Key Facts

- CBCs replacing previous height/density “bonusing” under s.37 of Planning Act
- Imposed by by-law (no term limit / statutory expiry)
- 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 Service Areas Descriptions

Housing

- City's capital costs for providing affordable housing to the growing population.

Public Realm and Road Safety

- geometric road safety improvements, road speed mitigation measures, tactical urbanism, and public art.

Community Facilities

- theatres, culture hubs, community centres, libraries, and etc.

Active Transportation

- active transportation infrastructure within roads right-of-way, in greenspaces, and other areas.

Urban Parks

- costs related to urban parks, privately-owned public spaces (POPS), and park infrastructure enhancements.

Parking

- on-street parking and parking structures.

Civic Administration

- the cost of developing and implementing the CBC Strategy.

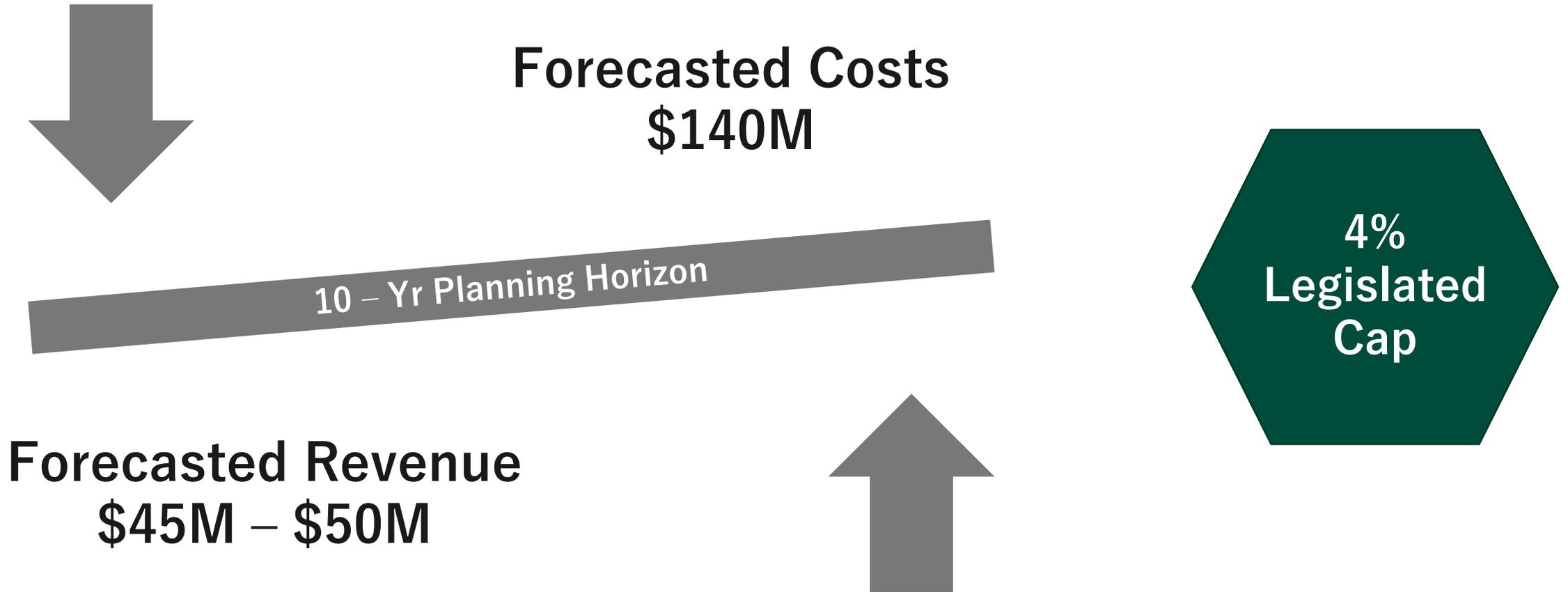
Summary CBC Capital Program (\$000)

Service	Net Cost	Replacement & BTE (\$)	Total Development Related Cost	Total CBC Related Costs		
				DC Funding	Other GFT	
1.0 HOUSING	\$120,000	\$66,720	\$53,280	\$0	\$17,936	\$35,344
2.0 PUBLIC REALM & ROAD SAFETY	\$17,870	\$0	\$17,870	\$0	\$2,256	\$15,614
3.0 COMMUNITY FACILITIES	\$21,861	\$10,975	\$10,886	\$5,016	\$320	\$5,550
4.0 ACTIVE TRANSPORTATION	\$22,280	\$8,899	\$13,381	\$0	\$4,505	\$8,876
5.0 URBAN PARKS	\$187,495	\$0	\$187,495	\$133,516	\$12,397	\$41,582
6.0 PARKING	\$87,000	\$13,050	\$73,950	\$0	\$42,284	\$31,666
7.0 CIVIC ADMINISTRATION	\$500	\$0	\$500	\$0	\$0	\$500
TOTAL COST	\$457,006	\$99,644	\$357,362	\$138,532	\$79,697	\$139,132

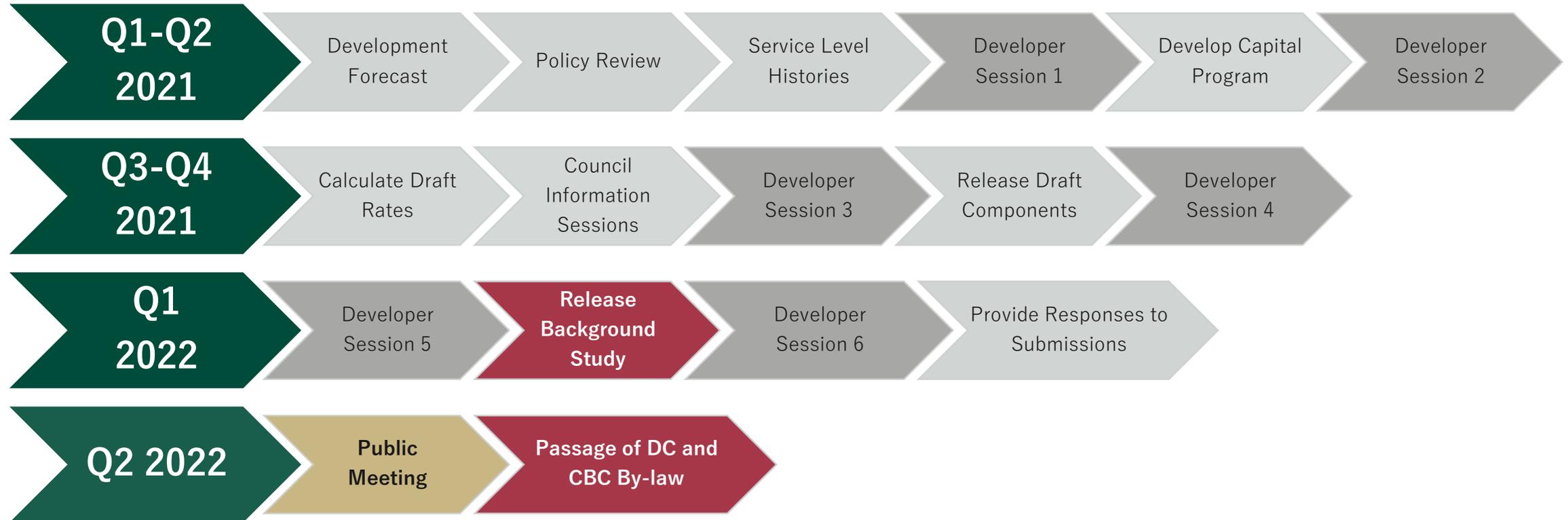
Note: May not add due to rounding.

- "Other GFT" refers to costs related to development but have no growth related funding tool associated with them (e.g. future Development Charges, property taxes etc.)

Revenue Forecast vs Capital Costs (2022-2031)



DC/CBC Project Timeline

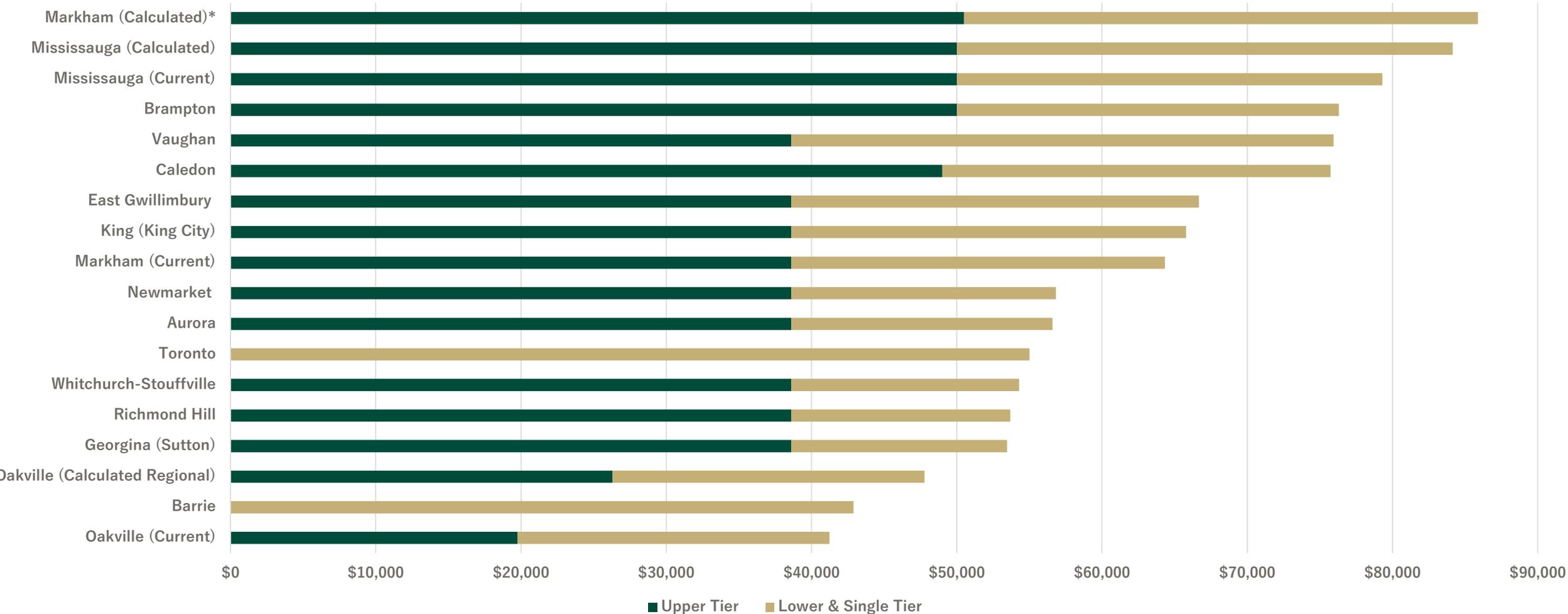


Questions / Comments

Feedback can be sent to Shahada.Khan@mississauga.ca

Additional Slides

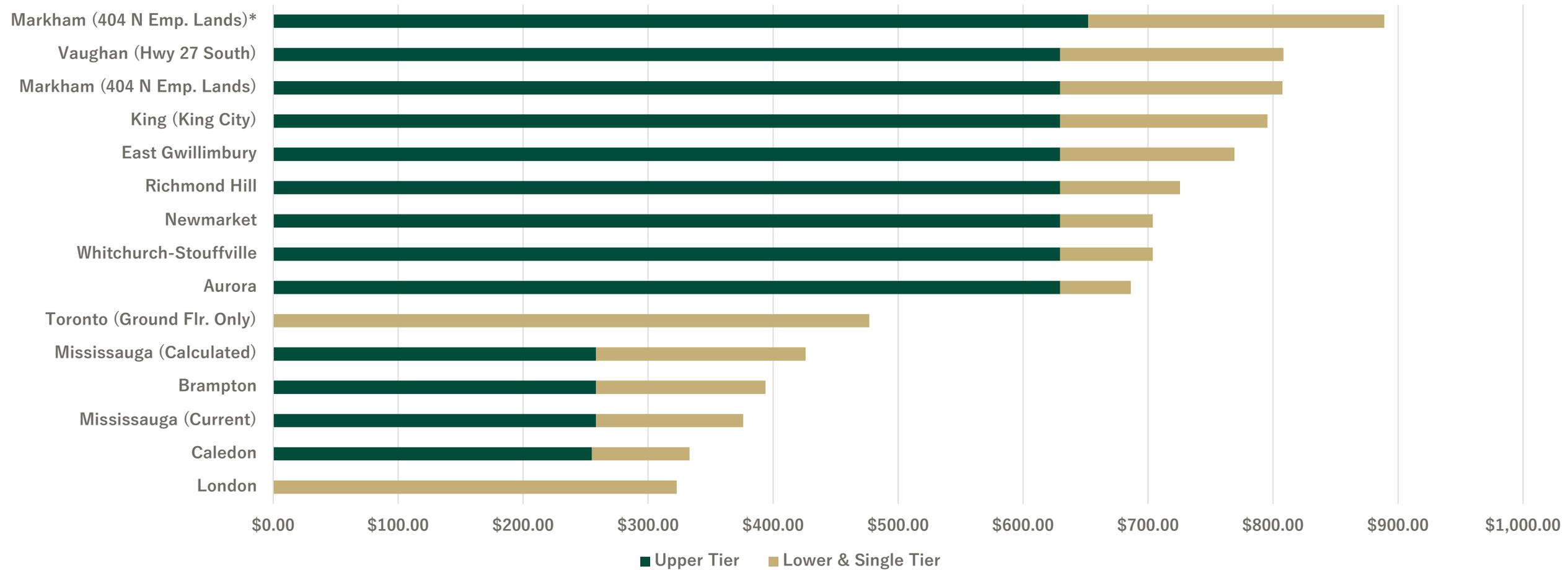
DC Benchmarking: Large Apartment Units



16 * Includes calculated York Region rate of \$50,509 which would apply to all other lower-tier municipalities in that region.

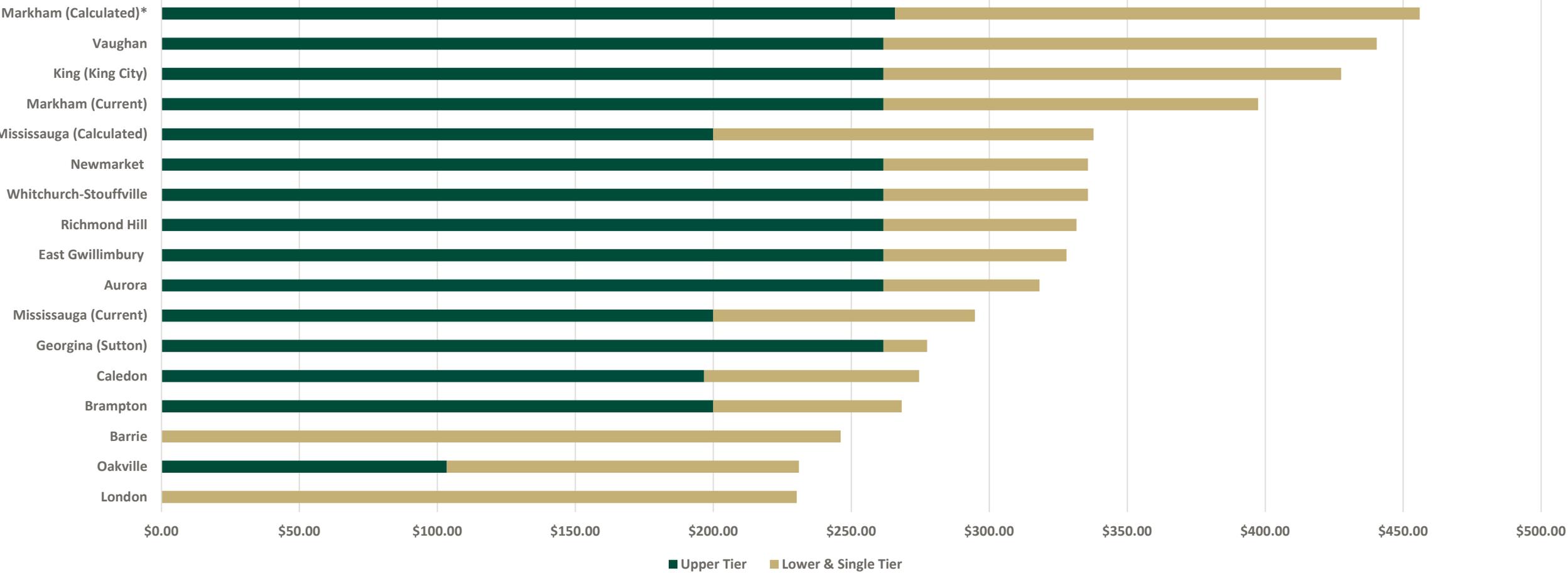


DC Benchmarking: Non-Industrial (\$/m²)



* Includes draft York Region rate \$652.08/m² which would apply to all other local municipalities in the region.

DC Benchmarking: Industrial (\$/m²)



* Includes draft York Region rate \$265.87/m² which would apply to all other local municipalities in the region.