

DC Industry Consultation Meeting

# 2024 Development Charges Study



CITY OF BRAMPTON

Wednesday, March 20<sup>th</sup>, 2024



# Today We Will Discuss...

- Background
- Draft Development Forecast and Assumptions
- Draft Funding Envelopes
- Summary of Draft Capital Program
- DC Policy Considerations
- Next Steps

# Background

- The City has retained Hemson to complete a DC Background Study to support the passage of new by-laws:
  - City-wide services considered
  - HDR Inc. providing input on the Roads capital program and transit ridership projections
  - Existing eight (8) City-wide DC Bylaws expire **August 2<sup>nd</sup>, 2024.**

# DC By-law: Two Phase Approach

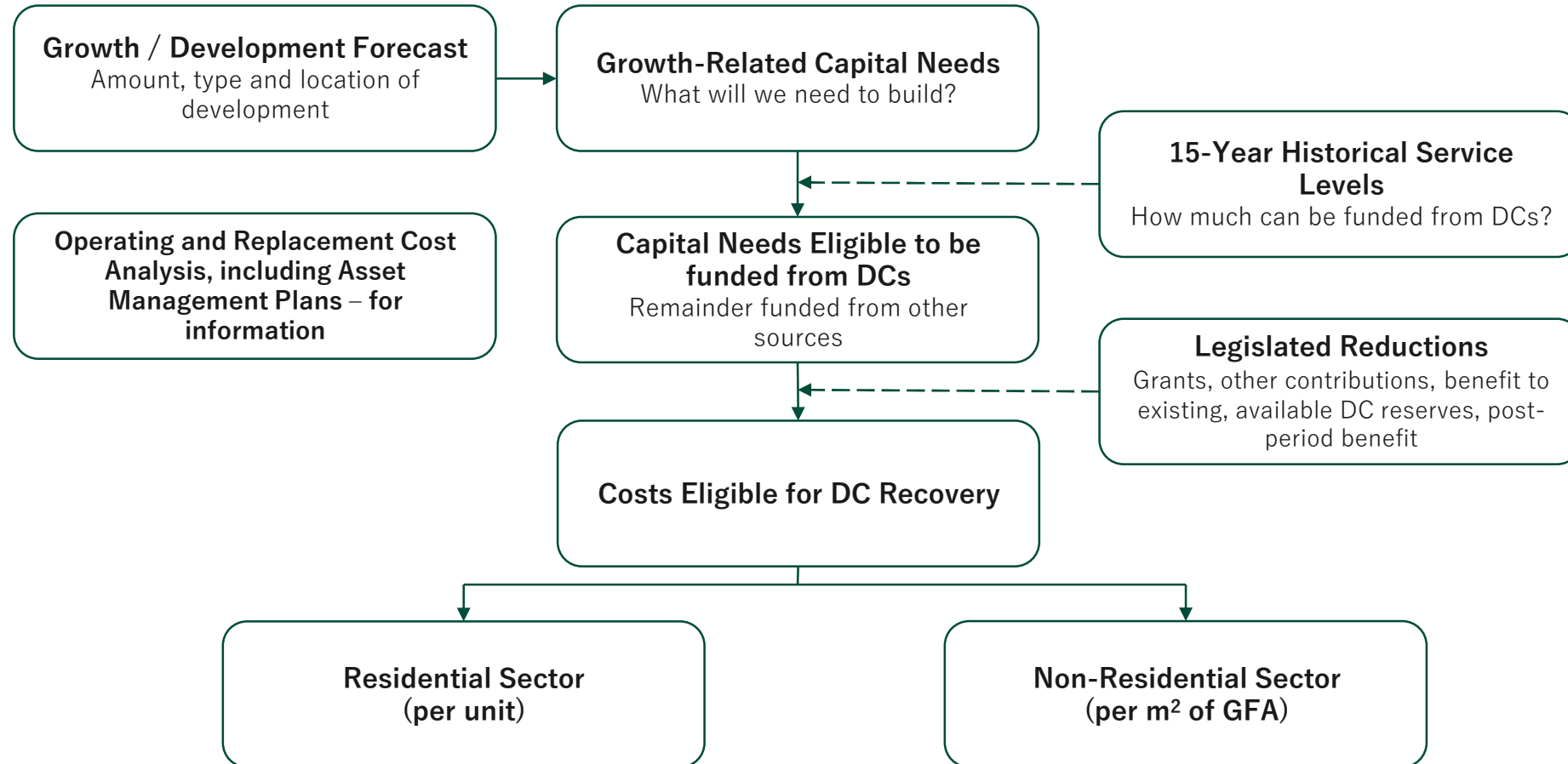
- Phase One:
  - Uses Region of Peel Official Plan Forecast (excludes housing pledge) and related capital needs
  - DC Study to be posted on April 12<sup>th</sup>, 2024
  - By-law to be passed by June 12<sup>th</sup>, 2024
- Phase Two:
  - Uses Housing Pledge units in forecast
  - Capture outcome(s) of Peel Transition - anticipated downloading of Regional roads
  - New DC Study to be updated in approx. 3 years time

# DC Eligible Services

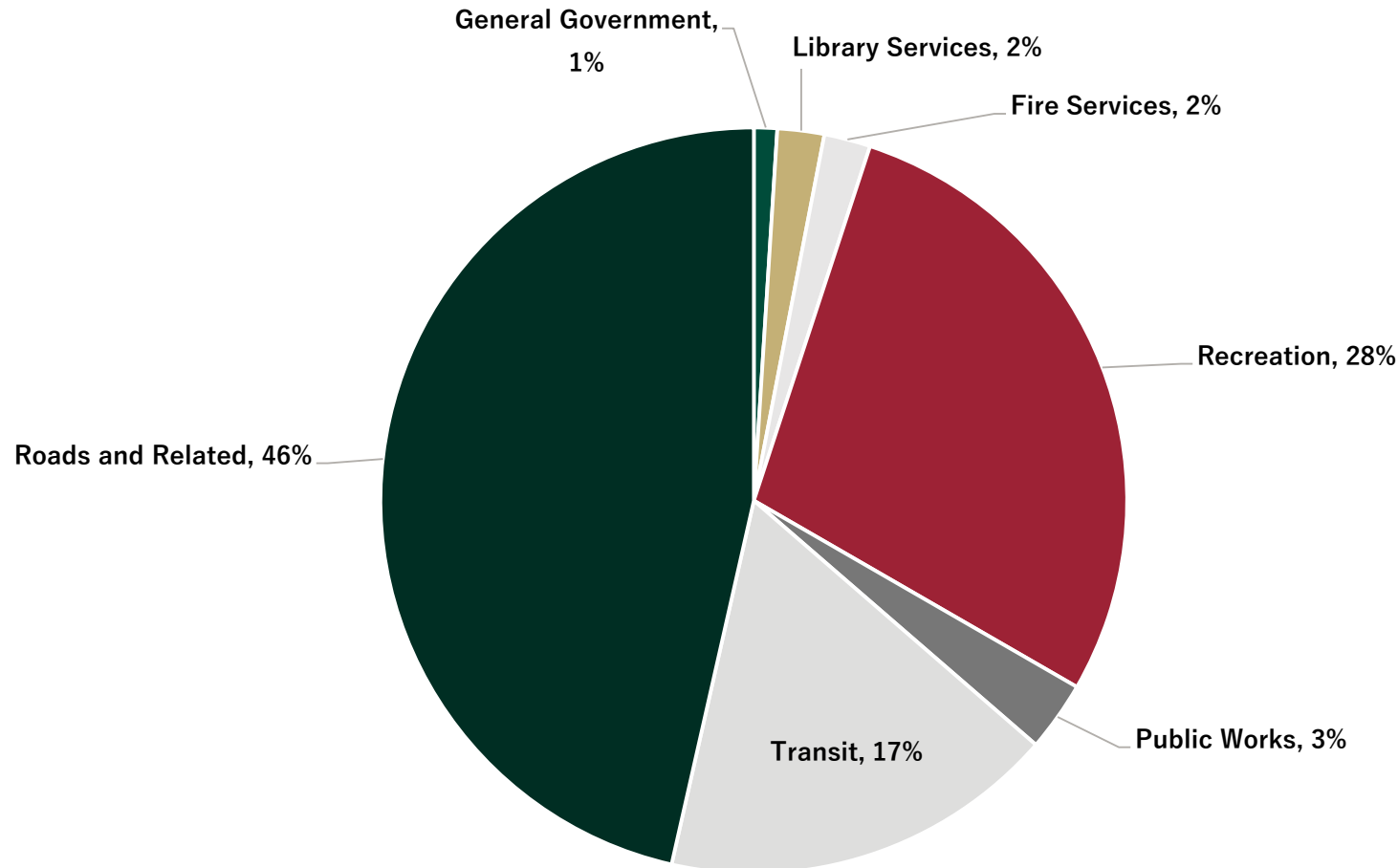
- Water Supply Services
- Wastewater Services
- Storm water Drainage and Control Services
- **Services related to a highway (roads, public works buildings, and fleet)**
- Policing Services
- **Fire Protection Services**
- Ambulance Services
- **Transit Services**
- Waste Diversion Services
- **Public Libraries (including resources)**
- **Recreation (arena, centres, etc.)**
- **Park Development (excluding parkland acquisition)**
- Long-term Care
- Public Health
- **By-law Enforcement /Provincial Offences**
- Emergency Preparedness
- Child Care
- Housing Services
- ~~Development-Related Studies~~

4 *Note: Studies are no longer eligible for recovery through DCs, however, recent announcement from the Ministry has indicated the inclusion of studies as an eligible capital cost for recovery will be consulted on (timing to be determined). DC Study to be prepared with studies charge in the event of a formal legislative change during the process.*

# Development Charges Study Process



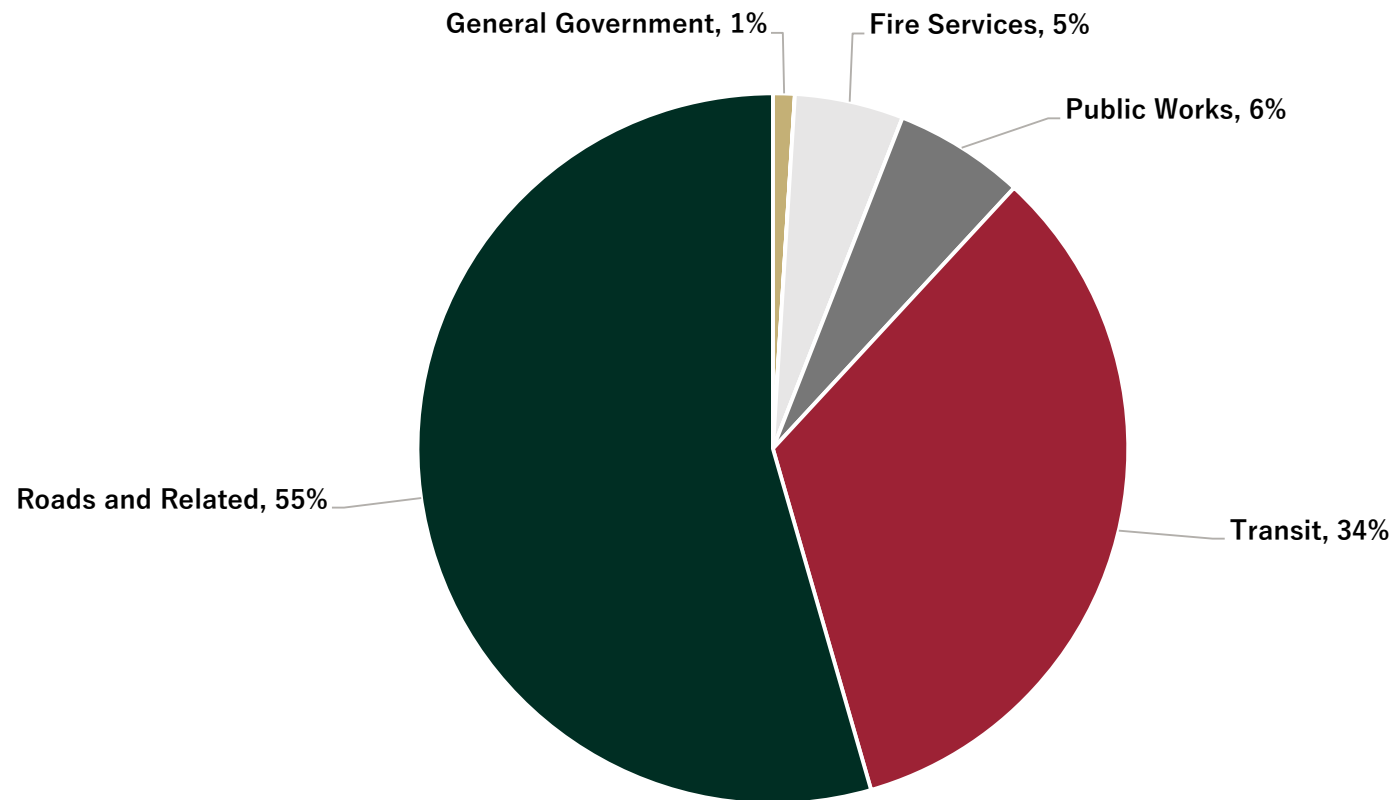
# Current DC Rates in Brampton – Residential



Residential Development Charges	
Singles & Semis	<b>\$53,803</b>
Rows/Towns	<b>\$39,886</b>
Apartments > 750 sq.ft.	<b>\$32,347</b>
Apartments < = 750 sq.ft.	<b>\$18,638</b>

*As of February 1, 2024*

# Current DC Rates in Brampton – Non-Residential



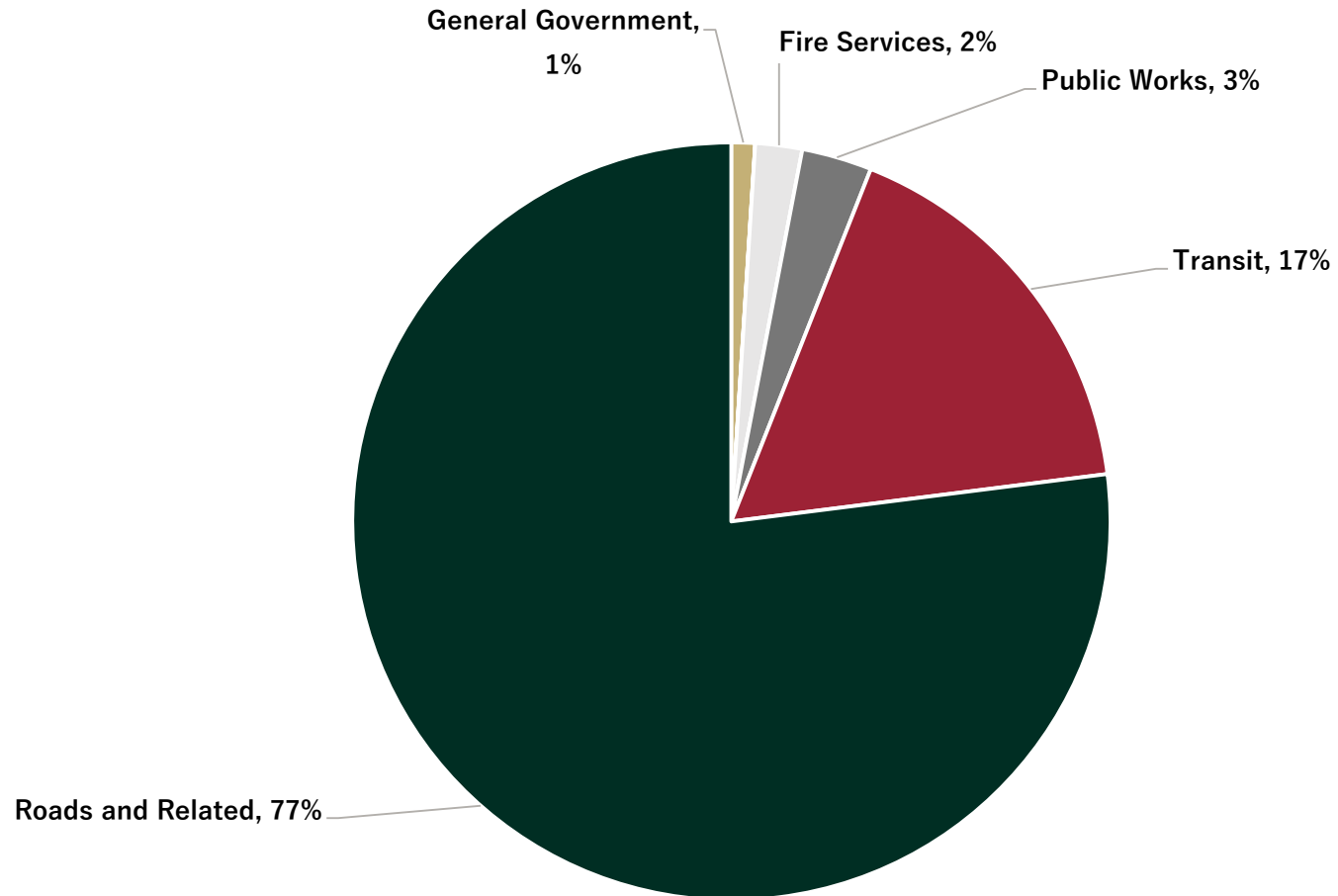
**Non-Residential  
Development Charge**

Industrial  
**\$84.06**

*As of February 1, 2024*



# Current DC Rates in Brampton – Non Residential



Non-Residential Development Charge	
Non Industrial/Non Office	<b>\$166.73</b>
Office	<b>\$166.73</b>

*As of February 1, 2024*

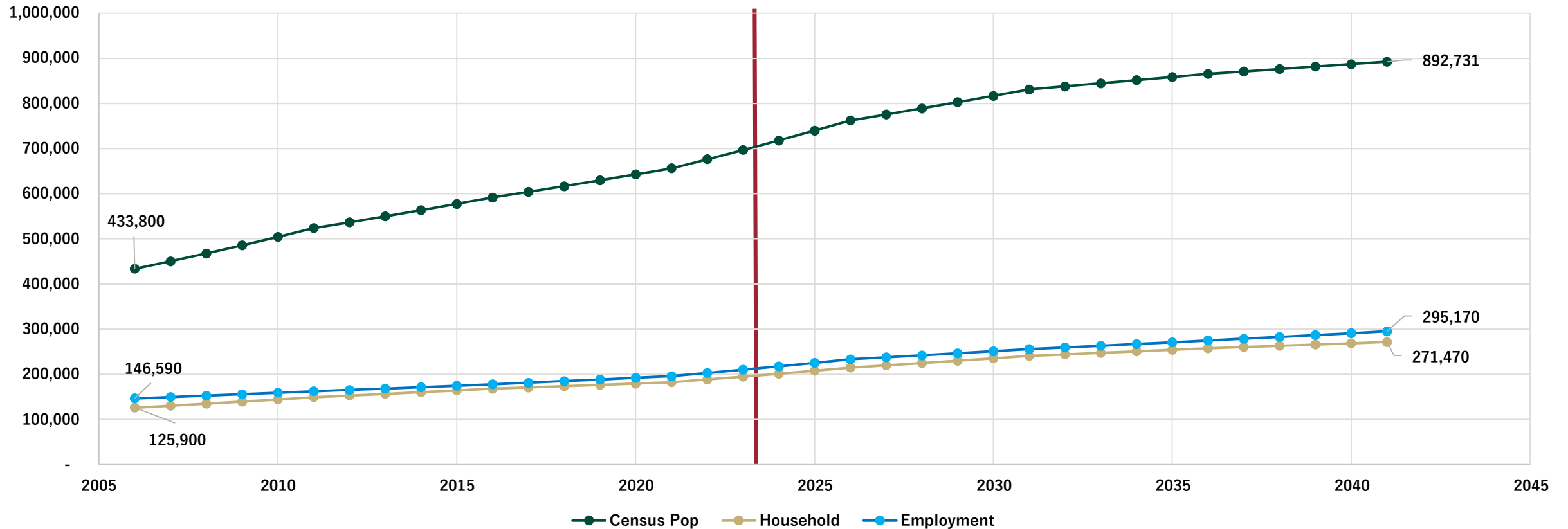
# Development Forecast: City-wide

**Growth 2024-2033**  
 Census Pop: 147,860  
 Households: 52,520  
 Employment: 53,039

**Growth 2024-2041**  
 Census Pop: 195,697  
 Households: 76,693  
 Employment: 85,046

Historical Growth  
2006-2021

Forecast Growth  
2024-2041



Note: Census Population exclude Census undercoverage, Place of Work (POW) Employment, excludes work at home employment.

Note: Housing Pledge excluded from forecast.



# Development Forecast: Assumptions

## PPU Comparison

Unit Type	2024 Study	2019 Study	2014 Study
Single/Semi	4.31	4.33	4.24
Rows/Other Multiples	3.40	3.21	3.42
Large Apartment	2.44	2.60	2.40
Small Apartment	1.50	1.50	1.50

Unit Type	2024 Study	2019 Study	2014 Study
Single/Semi	100%	100%	100%
Rows/Other Multiples	79%	74%	81%
Large Apartment	57%	60%	57%
Small Apartment	35%	35%	35%

Note: Percentages represents shares of each unit type.

- PPU's have shifted similar to the 2014 DC Study
  - Reflects shift in occupancy data from 2016 vs. 2021 Census
- Floor Space per Worker Assumptions:

Employment Density	
Commercial	40 m <sup>2</sup> per employee
Institutional	65 m <sup>2</sup> per employee
Population-Related Weighted	50 m <sup>2</sup> per employee
Employment Land	135 m <sup>2</sup> per employee
Major Office	23 m <sup>2</sup> per employee

Note: The FSW assumptions are unchanged from the 2019 DC Study.

# Housing Pledge Units and Regional Dissolution

- The growth forecast does not include Housing Pledge Units
- This bylaw will be updated after the transition work on the Regional dissolution is completed (approx. 3 years)
- It will provide the necessary time required for completion of
  - Revised growth forecast
  - Infrastructure master plans required to service the additional units
- Inclusion of the Regional services downloaded

# DRAFT Funding Envelopes

Service	\$/ Capita or Capita & Emp.	Anticipated Growth	Maximum Permissible Funding Envelope	Maximized? Yes/No
Library Services	\$326.38	147,860	\$48,258,471	Yes
Fire Services	\$283.77	200,899	\$57,009,075	Yes
By-law Enforcement	\$71.41	200,899	\$14,346,238	Yes
Recreation	\$4,045.80	147,860	\$598,210,550	Yes
Services Related to a Highway: Public Works	\$346.35	200,899	\$69,581,327	Yes
Services Related to a Highway: Roads & Related	\$11,600.36	280,743	\$3,256,720,872	No

- DCA states DC eligible costs cannot exceed 15-year historical service level average (with some exceptions not applicable to current DC services for City)
- Roads & Related typically does not exceed the funding envelope
- Note: Development-Related Studies and Transit are City services that do not adhere to a funding envelope calculation
- Note: All services except Roads and Related has a growth forecast period of 2024-2033. Road and Related has a growth forecast period of 2024-2041.

# Summary of Draft Capital Program (in Millions)

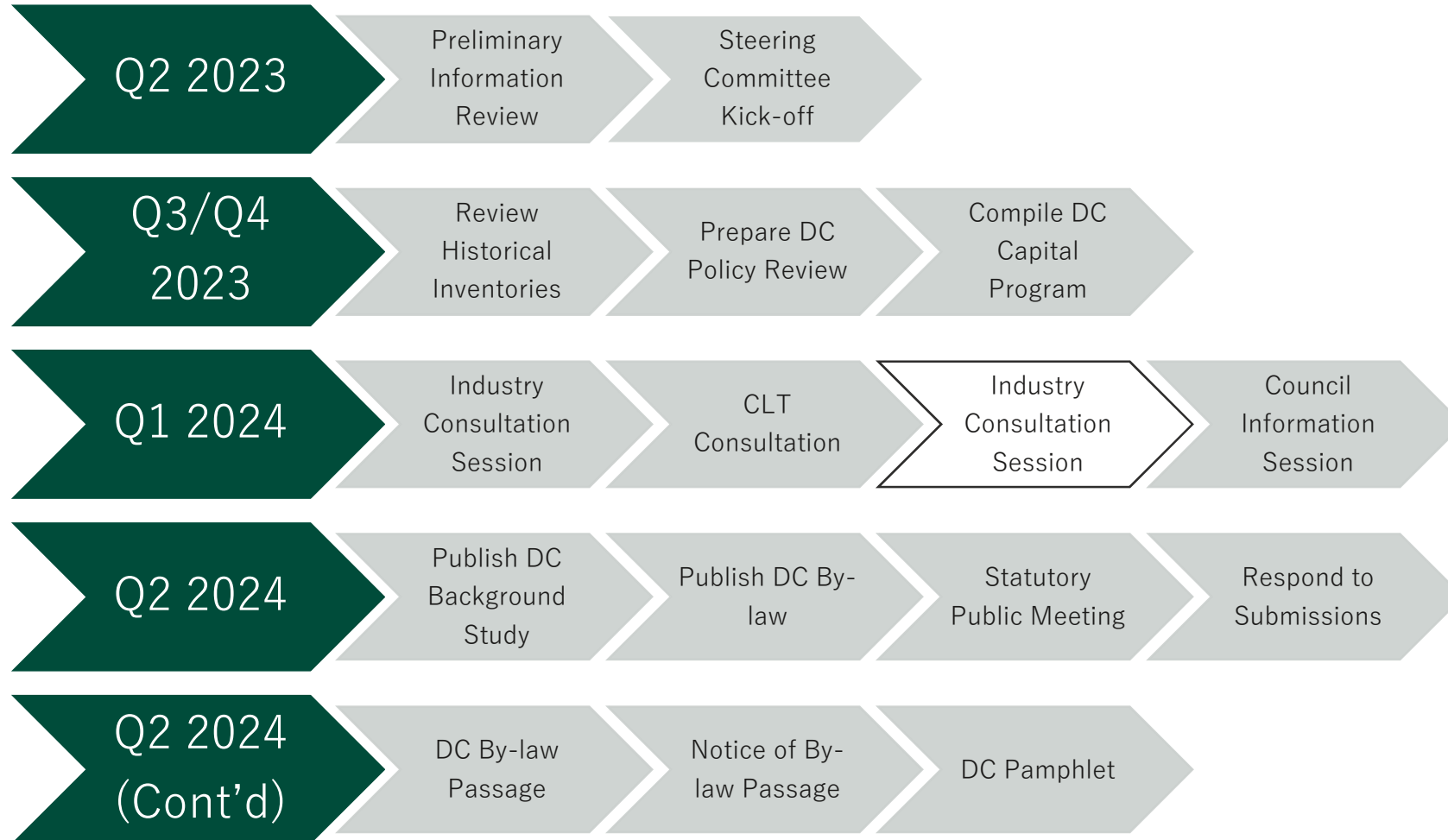
Service	Gross Costs	Grants/Developer Share	Benefit to Existing	Available Reserves	In-Period Costs	Other Dev. Related
<b>2024-2033</b>						
Development-Related Studies	\$33.2	\$0.0	\$17.4	\$0.0	\$15.9	\$0.0
By-Law Enforcement	\$69.0	\$0.0	\$0.0	\$0.0	\$14.3	\$54.7
Library Services	\$120.0	\$0.0	\$32.9	\$0.0	\$48.3	\$38.9
Fire Services	\$76.2	\$0.0	\$0.0	\$0.0	\$57.0	\$19.2
Recreation	\$956.0	\$4.0	\$29.2	\$12.7	\$598.2	\$311.9
Public Works	\$124.7	\$0.0	\$0.0	\$0.0	\$69.6	\$55.1
Transit	\$7,393.8	\$4,626.3	\$1,637.9	\$0.0	\$828.1	\$301.5
<b>TOTAL \$</b>	<b>\$8,773.1</b>	<b>\$4,630.3</b>	<b>\$1,717.3</b>	<b>\$12.7</b>	<b>\$1,631.4</b>	<b>\$781.4</b>
<b>2024-2041</b>						
Roads & Related	\$3,285.1	\$183.4	\$291.7	\$134.8	\$2,573.3	\$15.9
<b>TOTAL \$</b>	<b>\$3,285.1</b>	<b>\$183.4</b>	<b>\$291.7</b>	<b>\$134.8</b>	<b>\$2,573.3</b>	<b>\$15.9</b>

Note: DC Study to be prepared with a "Studies" charge in the event of a formal legislative change during the process.

# DC By-law Policy Review

- DC Study will examine:
  1. Use of area-specific development charges
  2. Consideration of service categories and new services
  3. Office Development treatment. (Note that office DC rate is discounted in current DC by-laws)
  4. By-law administration and implementation (including alignment to legislative changes)
- Policy recommendations, where required, will be brought forward to Steering Committee and/or Council for consideration

# Anticipated Project Timeline





**Questions?**