

DC Industry Consultation Meeting

2024 Development Charges Study



CITY OF BRAMPTON
Monday, April 22nd, 2024



Today We Will Discuss...

- Background
- Draft Development Forecast
- Draft Funding Envelopes
- Summary of Draft Capital Program
- Draft DC Rates
- Rate Comparisons
- 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 2nd, 2024.**

DC By-law: Two Phase Approach

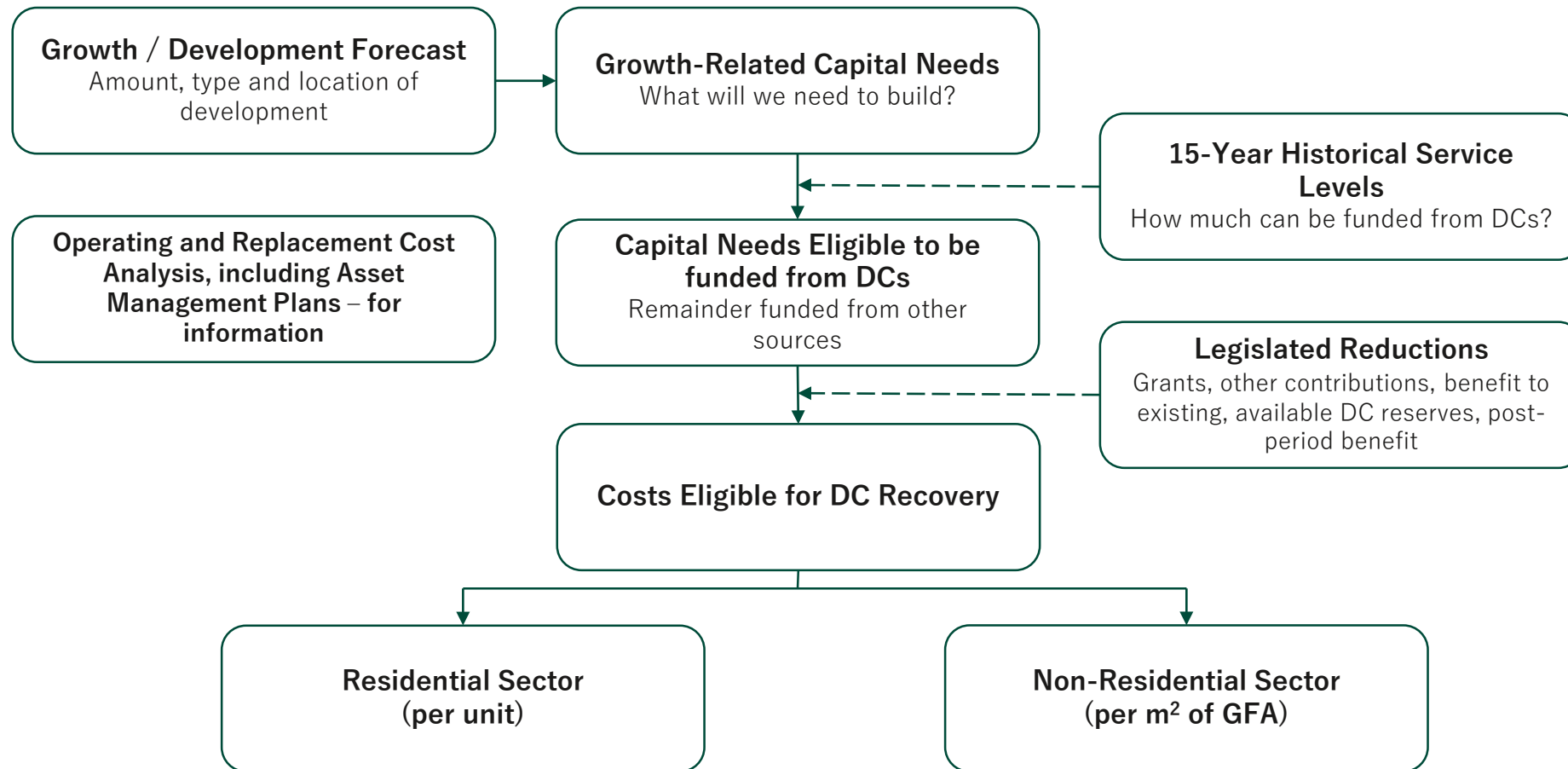
- Phase One:
 - Uses Region of Peel Official Plan Forecast (excludes housing pledge) and related capital needs
 - DC Study posted on April 19th, 2024
 - By-law to be passed by June 26th, 2024
- Phase Two:
 - Uses Housing Pledge units in forecast
 - Capture outcome(s) of Peel Transition - anticipated 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



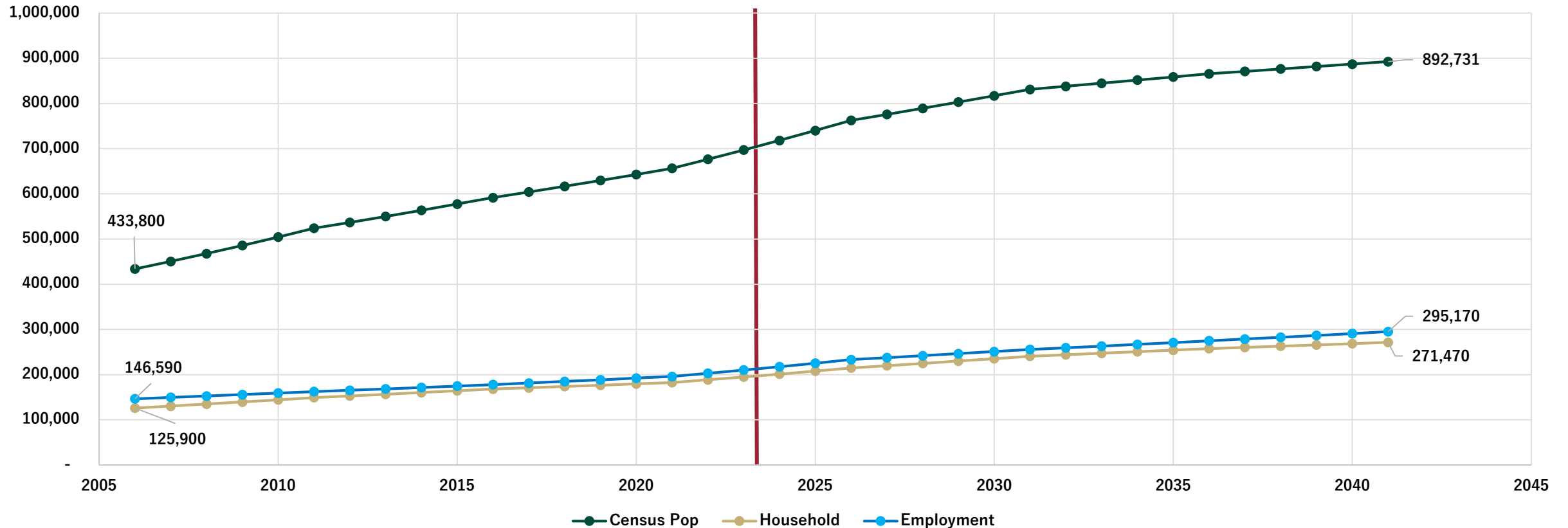
Development Forecast: City-wide

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 ² per employee
Institutional	65 m ² per employee
Population-Related Weighted	50 m ² per employee
Employment Land	135 m ² per employee
Major Office	23 m ² per employee

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

Draft Development Forecast

	Existing	2024-2033		2024-2041	
	As At End-Year 2023	Forecast Change	As at 2033	Forecast Change	As at 2041
Residential					
Total Occupied Dwellings	194,777	52,520	247,297	76,693	271,470
Population					
Census	697,034	147,860	844,894	195,697	892,731
<i>Population In New Dwellings</i>		<i>177,243</i>		<i>246,304</i>	
Non-Residential					
Place of Work Employment	210,124	53,039	263,163	85,046	295,170
Non-Residential Building Space (sq.m.)		3,716,986		5,330,559	

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

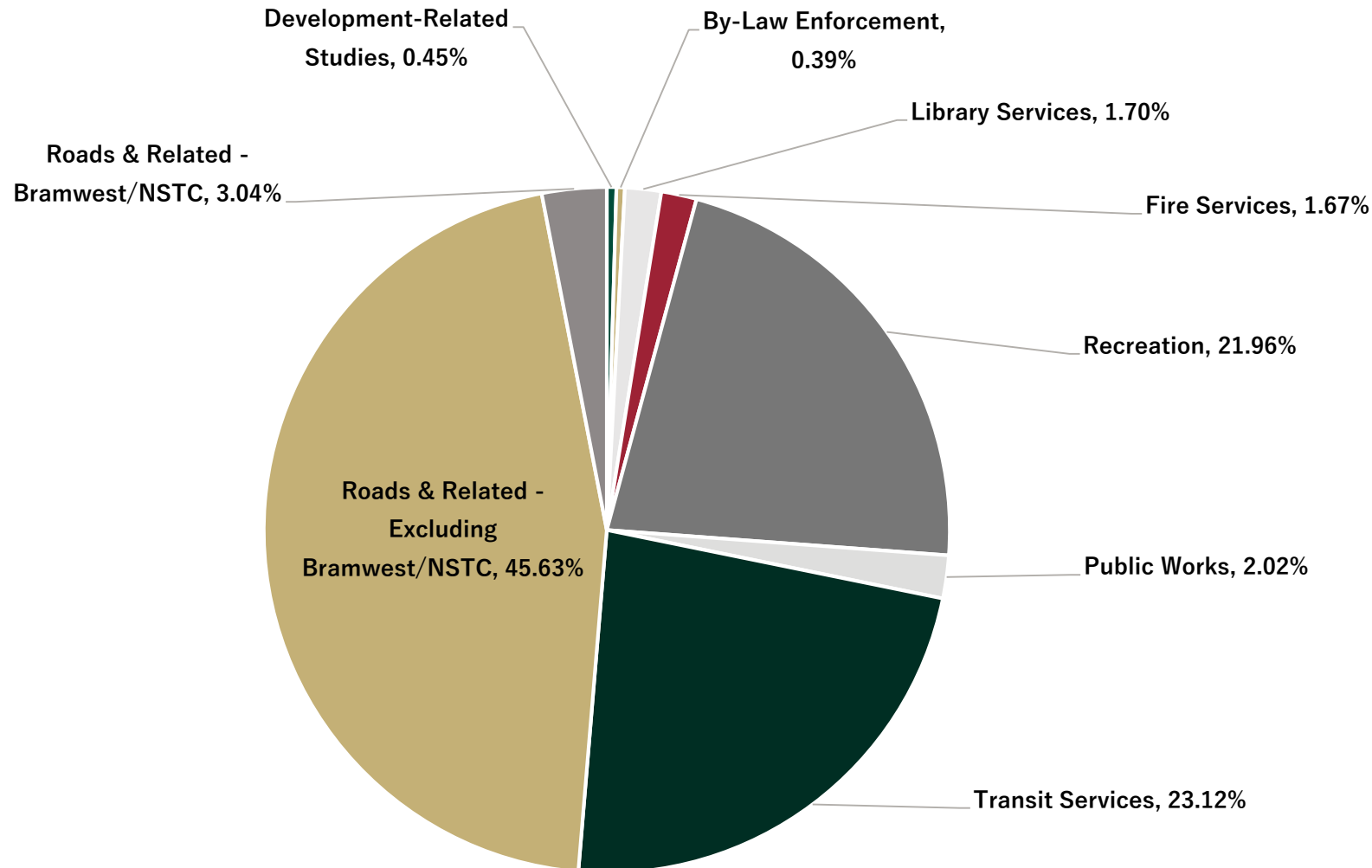
- DCA states DC eligible costs cannot exceed 15-year historical service level average (with some exceptions not applicable to current DC services for City)
- Roads & Related typically does not exceed the funding envelope
- Note: Development-Related Studies and Transit are City services that do not adhere to a funding envelope calculation
- Note: All services except Roads and Related have 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
					2024-2033	
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 Services	\$7,393.8	\$4,626.3	\$1,637.9	\$0.0	\$828.1	\$301.5
TOTAL \$	\$8,773.1	\$4,630.3	\$1,717.3	\$12.7	\$1,631.4	\$781.4
					2024-2041	
Roads & Related	\$3,287.2	\$184.4	\$294.2	\$134.8	\$2,570.8	\$103.0
TOTAL \$	\$3,287.2	\$184.4	\$294.2	\$134.8	\$2,570.8	\$103.0

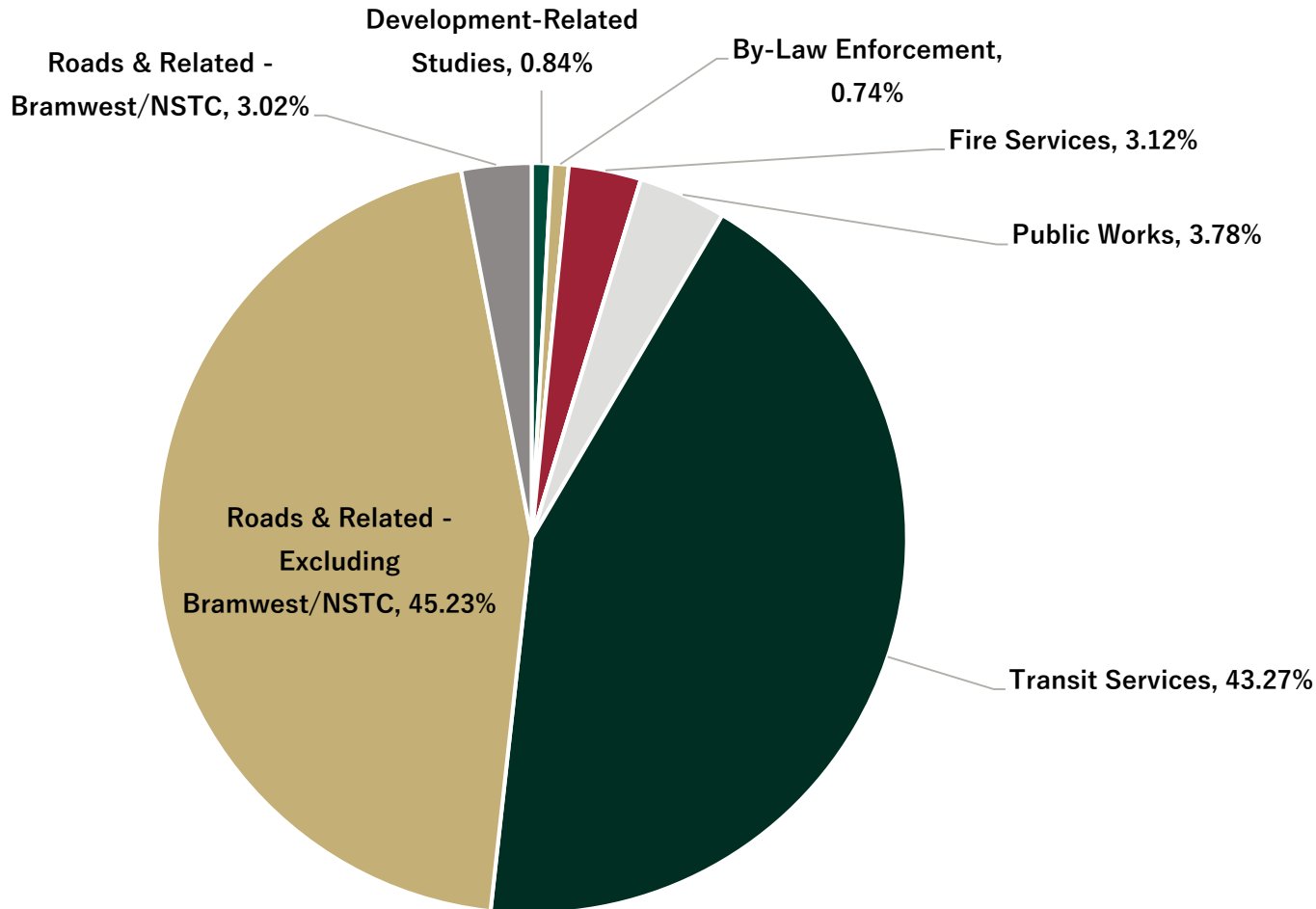
Note: DC Study to be prepared with a "Studies" charge in the event of a formal legislative change during the process.

Draft Residential Rates



Residential Development Charges	
Singles & Semis	\$70,000
Rows/Towns	\$55,222
Apartments > 750 sq.ft.	\$39,588
Apartments < = 750 sq.ft.	\$24,363

Draft Non-Residential Rates



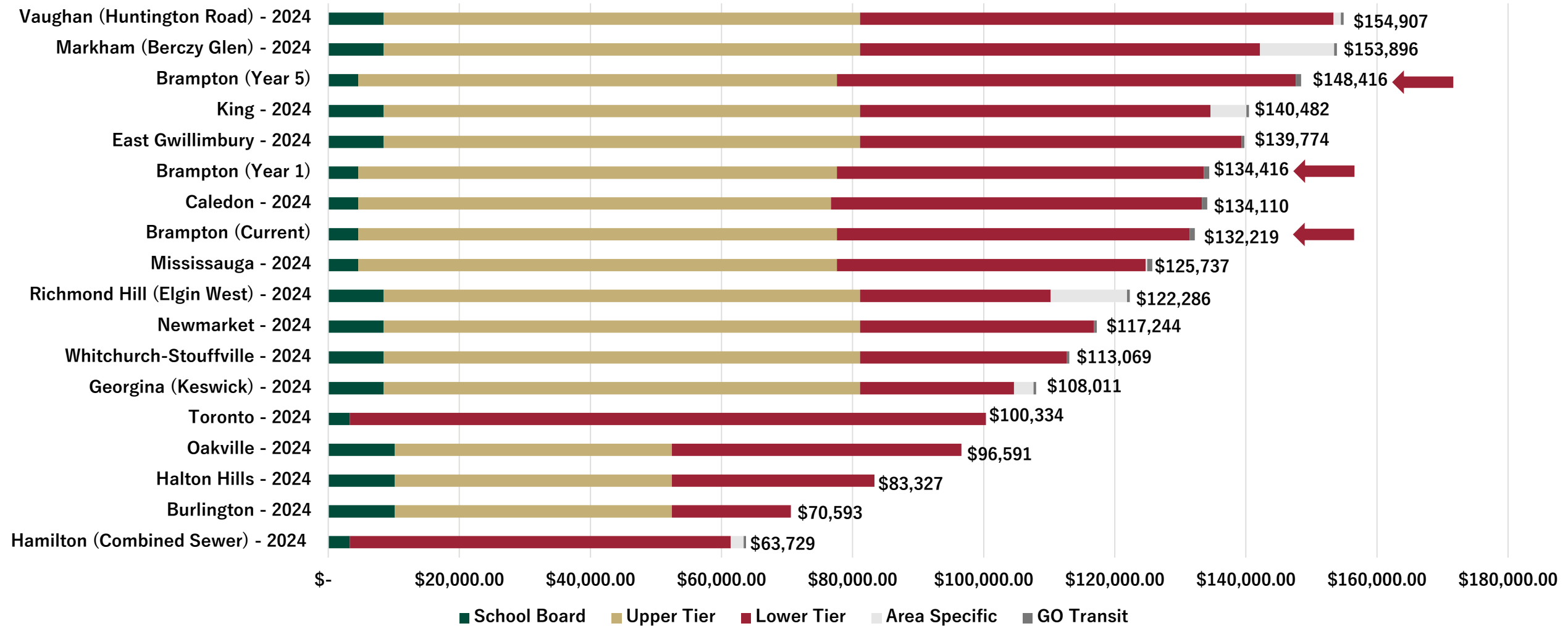
Non-Residential Development Charge	
Industrial	\$120.94
Non-Industrial/Non-Office	\$225.26
Major Office	\$425.57

Bill 23 5-Year Phase In of Rates

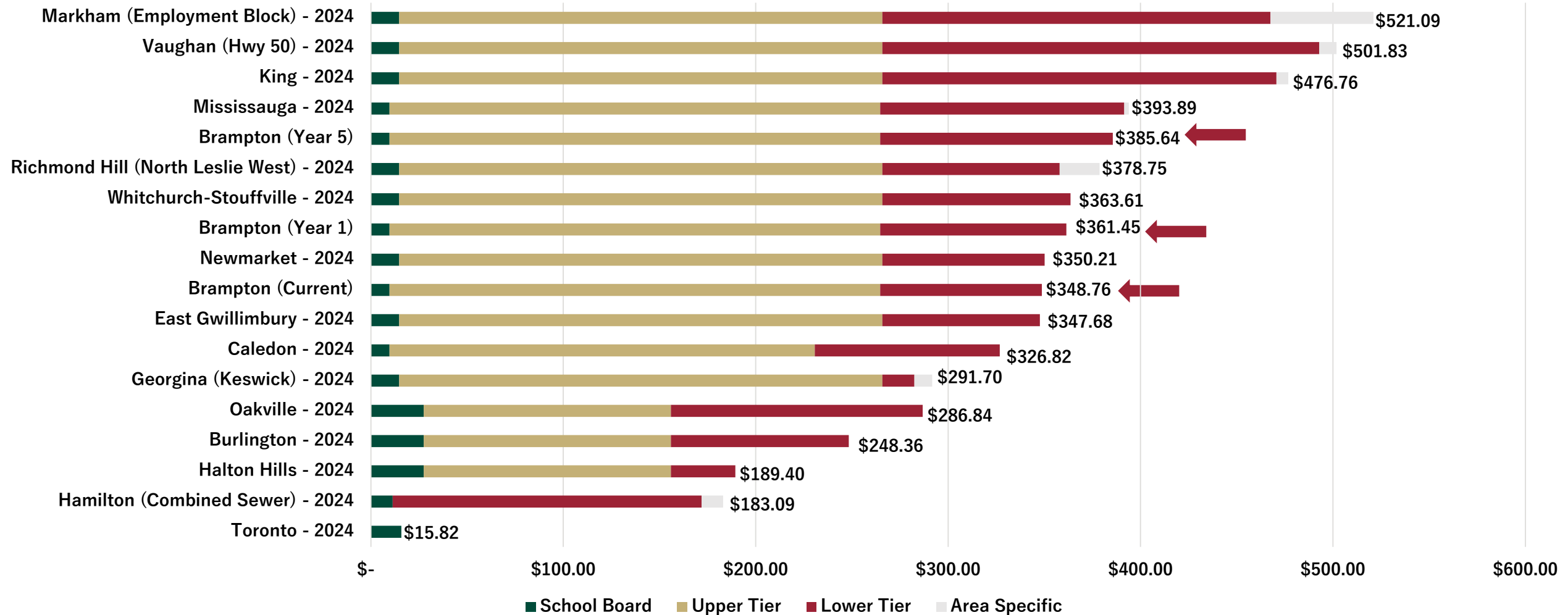
Charge Type	Current	Calculated	Change	Year 1	Year 2	Year 3	Year 4	Year 5
Singles / Semis	\$53,803	\$70,000	30%	\$56,000	\$59,500	\$63,000	\$66,500	\$70,000
Rows /Other Multiples	\$39,639	\$55,222	39%	\$44,178	\$46,939	\$49,700	\$52,461	\$55,222
Large Apartments > 750 Sq. Ft.	\$32,146	\$39,588	23%	\$31,670	\$33,650	\$35,629	\$37,609	\$39,588
Small Apartments < = 750 Sq. Ft.	\$18,522	\$24,363	32%	\$19,490	\$20,709	\$21,927	\$23,145	\$24,363
Industrial	\$84.06	\$120.94	44%	\$96.75	\$102.80	\$108.85	\$114.89	\$120.94
Non-Industrial / Non-Office	\$166.73	\$225.26	35%	\$180.21	\$191.48	\$202.74	\$214.00	\$225.26
Major Office	\$166.73	\$435.57	161%	\$348.46	\$370.23	\$392.01	\$413.79	\$435.57
<i>Phase-in</i>				80%	85%	90%	95%	100%

- DCA requires DC rates to be phased-in over 5-years
- **Note: Bill 185 has outlined the potential removal of the 5-year phase-in**
- DCs are frozen at site plan or rezoning (if applicable)

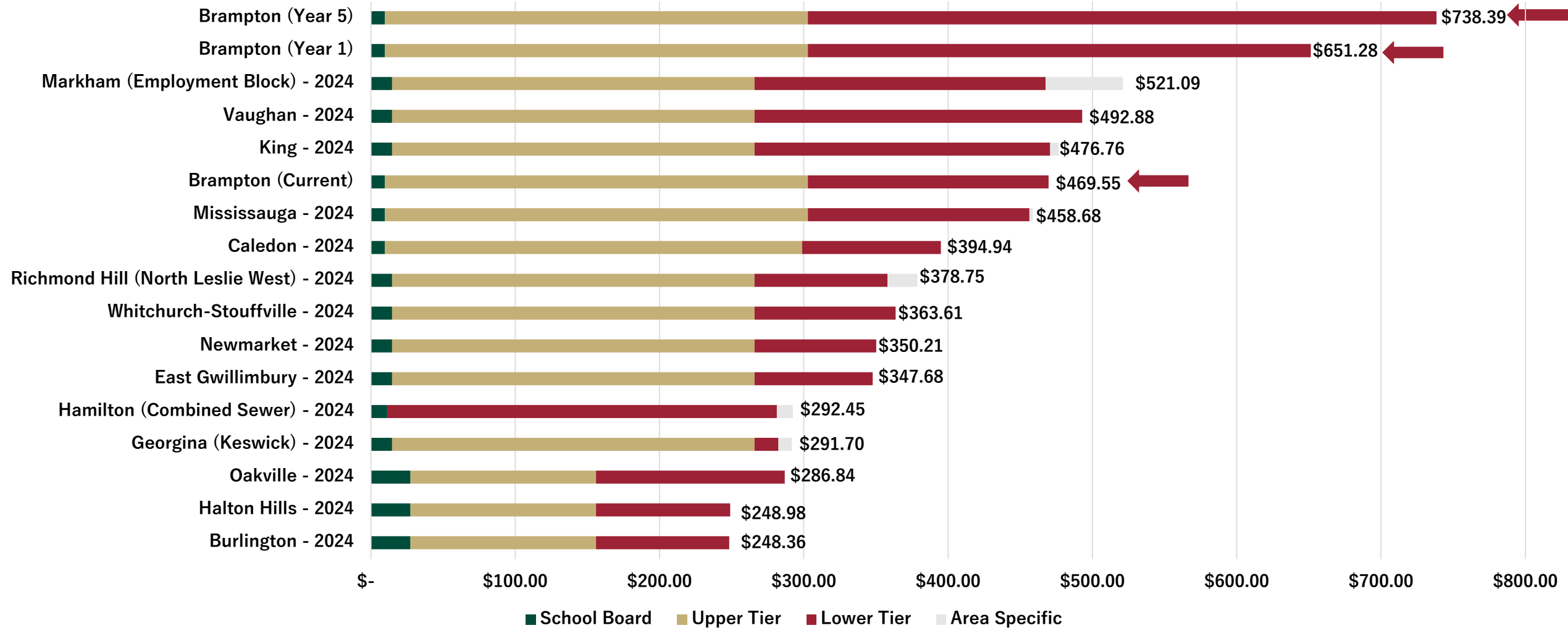
Residential (SDU) Rate Comparison



Non-Residential (Industrial) Rate Comparison



Non-Residential (Office) Rate Comparison



16 Note: Toronto excluded as non-residential DC's applicable to non-residential GFA located on ground floor only.
 Note: Vaughan offers exemptions for office in some CIP policies (ex. Vaughan Metropolitan Centre).

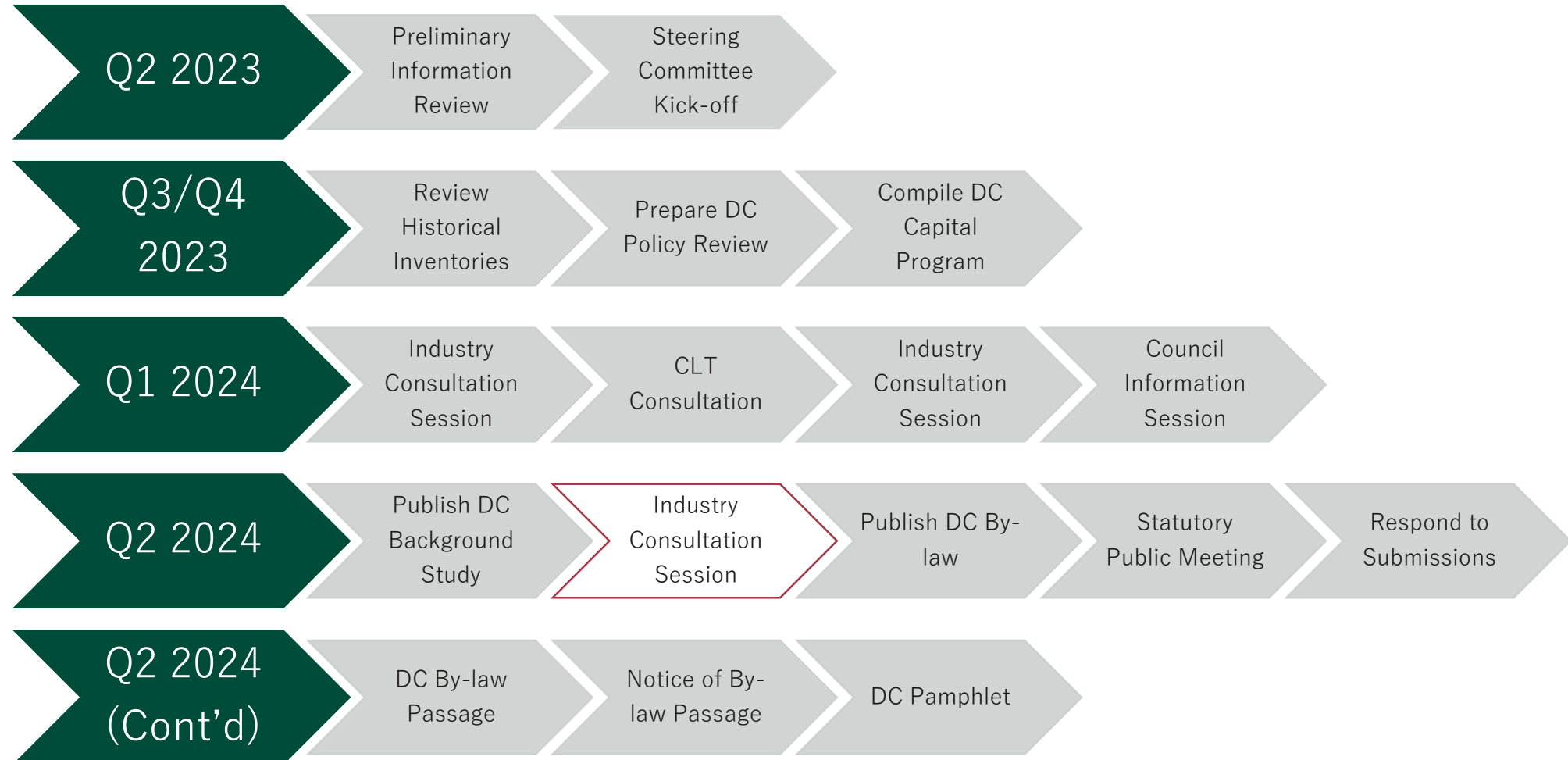


DC By-law Policy Review

- DC By-law will examine:
 1. Discounted office rate (Currently in force)
 - Consider options for treatment of office development
 2. Non-statutory exemptions:
 - Treatment of office: DC Exemptions for office developments under review
 - Amend definition of 'Canopy'
 3. 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

Public Meeting: May 29th, 2024
By-law Passage: June 26th, 2024



Questions?

Additional Slides

Current vs. Calculated Rates - SDU

Service	Current Residential Charge / SDU	Calculated Residential Charge / SDU	Difference in Charge	
			\$	%
Development-Related Studies	\$333	\$314	-\$19	-6%
By-Law Enforcement	\$0	\$276	\$276	N/A
Library Services	\$1,098	\$1,193	\$95	9%
Fire Services	\$1,277	\$1,167	-\$110	-9%
Recreation	\$14,981	\$15,375	\$394	2.6%
Public Works	\$1,579	\$1,415	-\$164	-10%
Transit Services	\$9,375	\$16,187	\$6,812	73%
Subtotal Charge Per Unit	\$28,644	\$35,927	\$7,283	25%
Roads & Related - Excluding Bramwest/NSTC	\$23,842	\$31,942	\$8,100	34%
Roads & Related - Bramwest/NSTC	\$1,317	\$2,131	\$814	62%
TOTAL CHARGE PER UNIT	\$53,803	\$70,000	\$16,197	30%

Current vs. Calculated Rates - Industrial

Service	Current Industrial / Office Charge	Calculated Industrial Charge	Difference in Charge	
			\$	%
Development-Related Studies	\$1.00	\$1.02	\$0.02	2%
By-Law Enforcement	\$0.00	\$0.90	\$0.90	N/A
Library Services	\$0.00	\$0.00	\$0.00	N/A
Fire Services	\$3.84	\$3.77	-\$0.07	-2%
Recreation	\$0.00	\$0.00	\$0.00	N/A
Public Works	\$4.77	\$4.57	-\$0.20	-4%
Transit Services	\$28.21	\$52.33	\$24.12	86%
Subtotal Per Square Metre	\$37.82	\$62.59	\$24.77	66%
Roads & Related - Excluding Bramwest/NSTC	\$43.84	\$54.70	\$10.87	25%
Roads & Related - Bramwest/NSTC	\$2.41	\$3.65	\$1.25	52%
TOTAL CHARGE PER SQUARE METRE	\$84.06	\$120.94	\$36.88	44%

Current vs. Calculated Rates – Non-Industrial/Non-Office

Service	Current Non-Industrial / Non-Office Charge	Calculated Non-Industrial / Non-Office Charge	Difference in Charge	
			\$	%
Development-Related Studies	\$1.00	\$1.02	\$0.02	2%
By-Law Enforcement	\$0.00	\$0.90	\$0.90	N/A
Library Services	\$0.00	\$0.00	\$0.00	N/A
Fire Services	\$3.84	\$3.77	-\$0.07	-2%
Recreation	\$0.00	\$0.00	\$0.00	N/A
Public Works	\$4.77	\$4.57	-\$0.20	-4%
Transit Services	\$28.21	\$52.33	\$24.11	85%
Subtotal Per Square Metre	\$37.82	\$62.59	\$24.76	65%
Roads & Related - Excluding Bramwest/NSTC	\$122.30	\$152.52	\$30.22	25%
Roads & Related - Bramwest/NSTC	\$6.61	\$10.16	\$3.55	54%
TOTAL CHARGE PER SQUARE METRE	\$166.73	\$225.26	\$58.53	35%

Current vs. Calculated Rates – Major Office

Service	Current Office Charge	Calculated Office Charge	Difference in Charge	
			\$	%
Development-Related Studies	\$1.00	\$1.02	\$0.02	2%
By-Law Enforcement	\$0.00	\$0.90	\$0.90	N/A
Library Services	\$0.00	\$0.00	\$0.00	N/A
Fire Services	\$3.84	\$3.77	-\$0.07	-2%
Recreation	\$0.00	\$0.00	\$0.00	N/A
Public Works	\$4.77	\$4.57	-\$0.20	-4%
Transit Services	\$28.21	\$52.33	\$24.11	85%
Subtotal Per Square Metre	\$37.82	\$62.59	\$24.76	65%
Roads & Related - Excluding Bramwest/NSTC	\$122.30	\$349.62	\$227.32	186%
Roads & Related - Bramwest/NSTC	\$6.61	\$23.37	\$16.76	254%
TOTAL CHARGE PER SQUARE METRE	\$166.73	\$435.57	\$268.84	161%