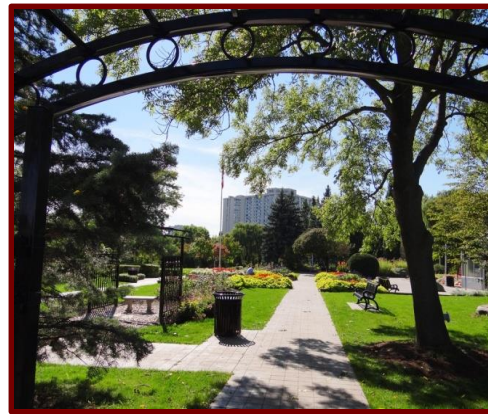


City of Brampton

2019 Development Charges Study

Industry Stakeholder Consultation #2



Friday, April 5th, 2019

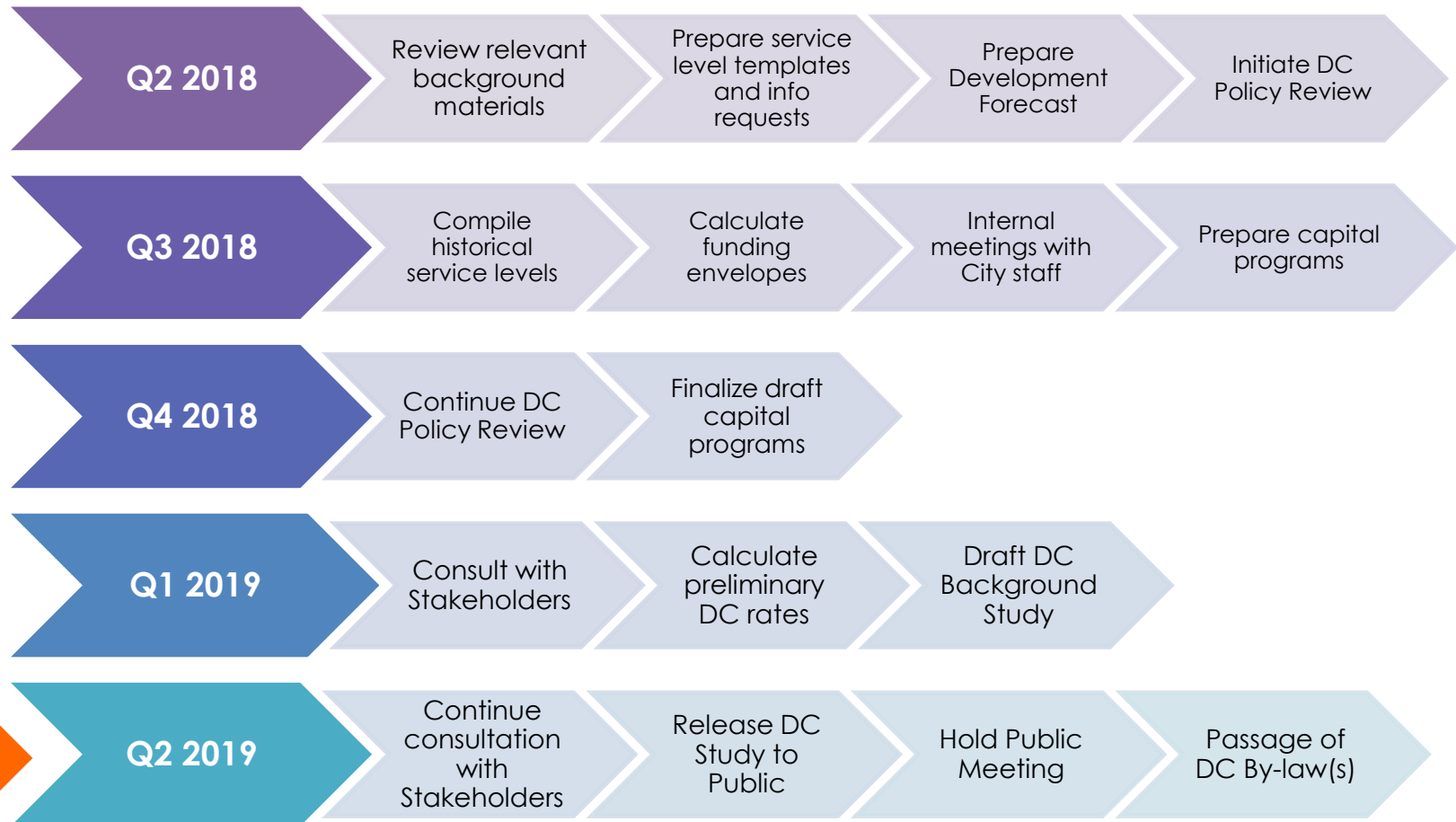
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Today We Will Discuss

- 2019 DC By-law Timeline
- Development Forecast
- Capital Programs
- Draft Calculated DC Rates
- DC By-law Policy Considerations
- Next Steps

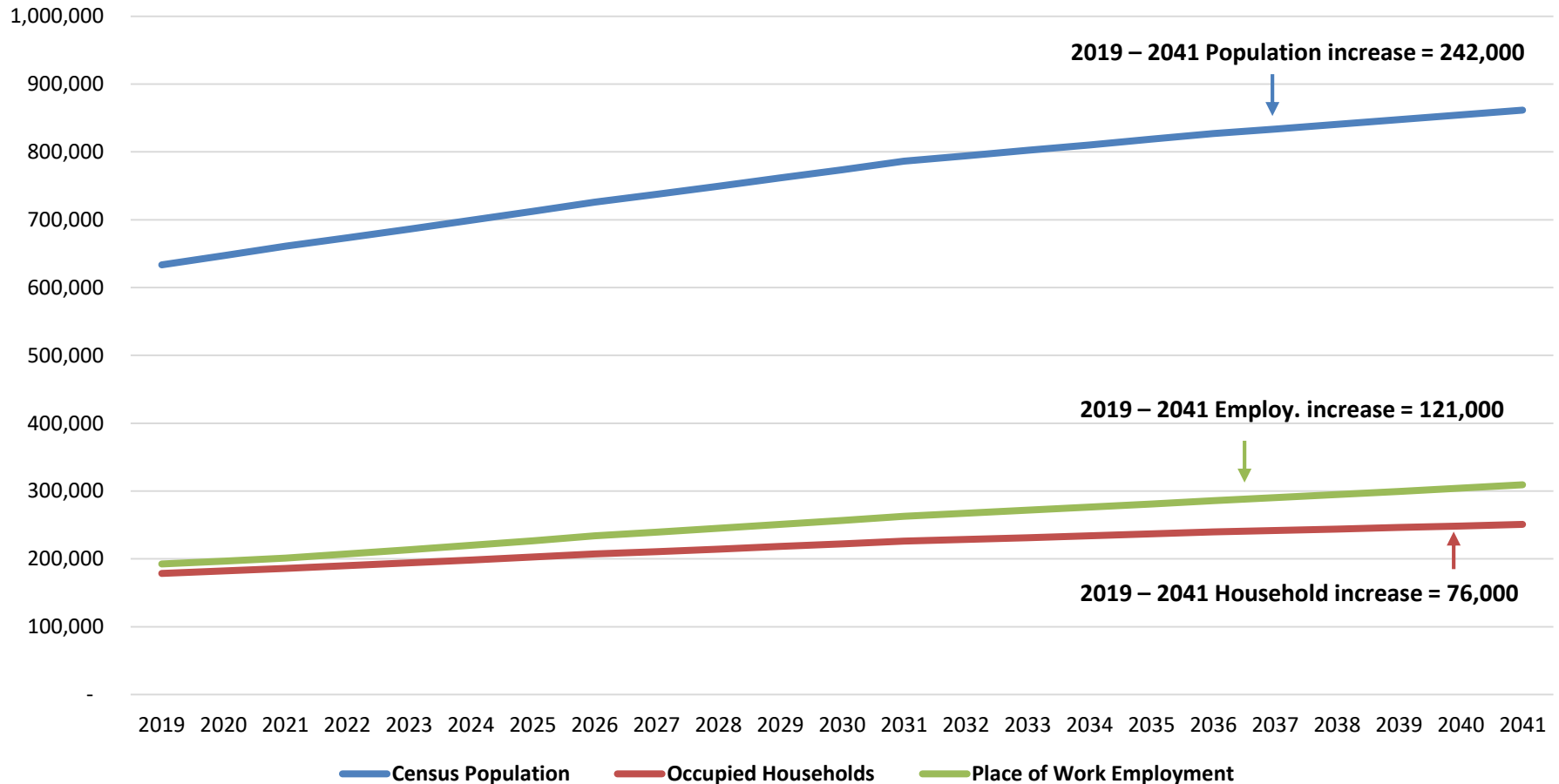
2019 DC By-law Timeline



Consultation Process to Date

- Kick-off meeting with Peel Chapter representatives (February 7th)
- BILD sub-committee meetings (February – March 2019)
- Council workshop (March 26th)
- Second meeting with Peel Chapter representatives (April 5th)
- Dialogue with BILD expected to continue

Development Forecast



Note 1: Population shown reflects the "Census" population which does not include the Census net under-coverage, which represents those who were missed by the Census.

Note 2: Place of Work Employment excludes work at home.

Development-Related Capital Program Overview

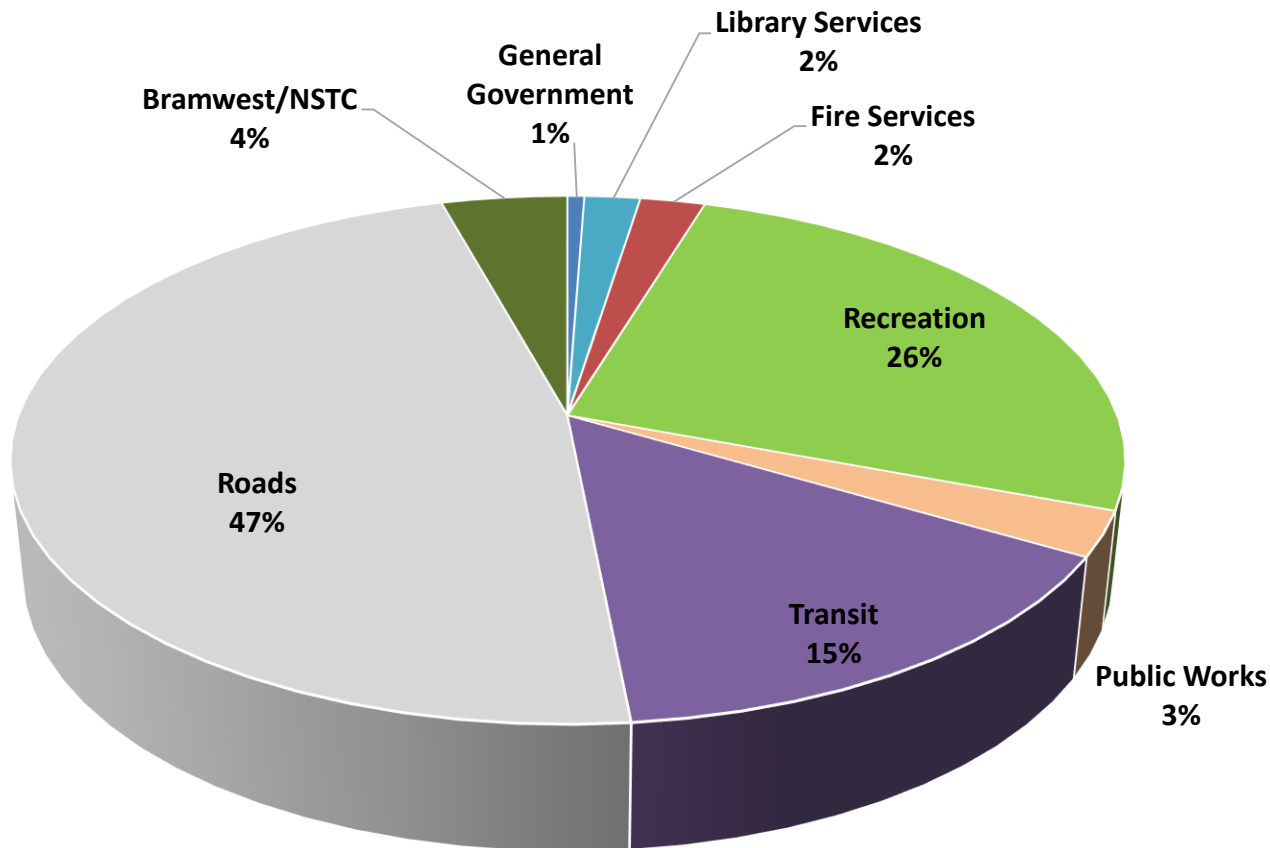
- List of capital projects based on:
 - 2019 Capital Budget
 - Master Plans (TMP, PRMP, Business Plans, Station Location Study, Library Master Plan)
 - Consultation with respective departments
- Capital costs are required to be adjusted in accordance with *DC Act*:
 - Grants, subsidies & contributions
 - Benefit to existing or replacement elements
 - Uncommitted DC reserve funds
 - 10% ‘general’ service deduction
 - “Post-period” benefit

Summary of Costs in the 2019 DC Study (\$000s)

Service	Gross Costs	Other Sources of Funding	Benefit to Existing & 10% Tax Contr.	DC Reserve Fund	Post Period Benefit	DC Recoverable Share
Gen. Gov't	\$39,105	\$0	\$23,924	\$4,326	\$0	\$10,854
Library	\$117,969	\$0	\$19,123	\$0	\$75,317	\$23,529
Fire	\$95,956	\$0	\$12,873	\$0	\$46,456	\$36,627
Recreation	\$608,077	\$0	\$80,519	\$121,172	\$52,914	\$353,472
Public Works	\$51,710	\$0	\$0	\$0	\$6,113	\$45,596
Parking	\$23,550	\$0	\$19,463	\$4,087	\$0	\$0
Transit	\$1,610,531	\$965,000	\$248,637	\$0	\$117,681	\$279,213
Roads ¹	\$2,298,902	\$142,715	\$133,712	\$83,848	\$74,435	\$1,864,193
Total	\$4,845,800	\$1,107,715	\$538,252	\$213,433	\$372,917	\$2,613,484

Note 1: Project costs to 2041 - Includes Bramwest Parkway/NSTC Projects
Remaining service categories are costs to 2028 .

Draft Calculated Residential DC Rates



Residential Charges / Unit

Single & Semi
\$40,462

Rows/Multiples
\$29,996

Large
Apartments
>750 sq.ft
\$24,325

Small
Apartments
<=750 sq.ft
\$14,016

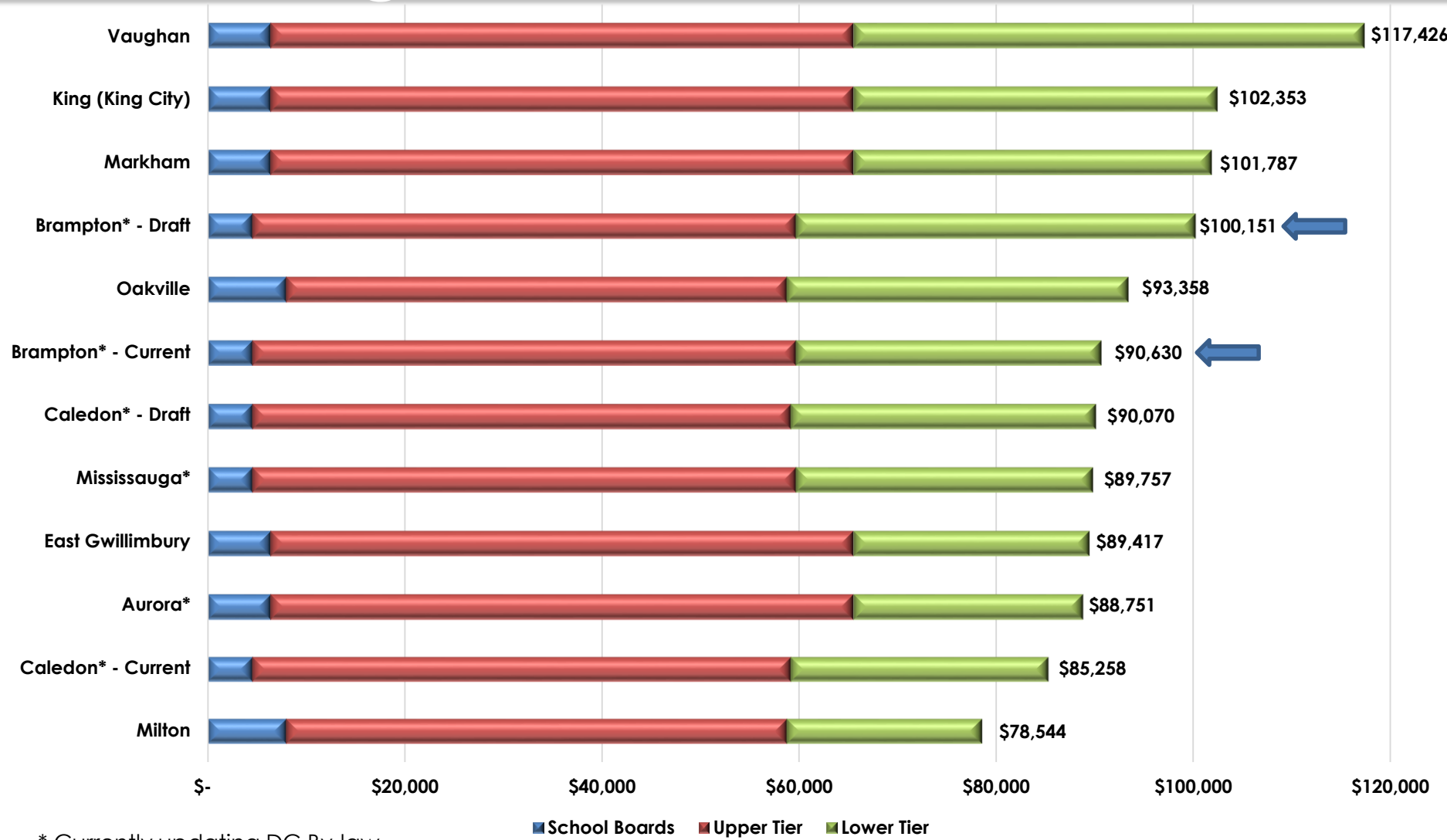
Draft Residential Rate Increase by Service

Service	Current Charge	Calculated Charge	\$ Difference	% Difference
General Government	\$248	\$234	-\$14	-6%
Library	\$759	\$771	\$12	2%
Fire	\$725	\$897	\$172	24%
Recreation	\$10,489	\$10,519	\$30	0.3%
Public Works	\$732	\$1,109	\$377	52%
Parking	\$0	\$0	\$0	0%
Transit	\$1,761	\$6,077	\$4,316	245%
Roads	\$15,590	\$19,117	\$3,527	23%
Bramwest/NSTC	\$636	\$1,738	\$1,102	173%
Total	\$30,941	\$40,462	\$9,521	31%

Key Factors Influencing Rate Change

- 2016 Amendment to DC Act
 - Forward looking service levels allow for greater recovery for Transit services
- Unit costs for roads projects have increased since 2014
- Increased service levels
- Rising persons per unit (PPU) in the Single Detached category
 - 4.00 in 2009 DC Study
 - 4.24 in 2014 DC Study
 - 4.33 in 2019 DC Study

DC Benchmarking – Single Detached Homes

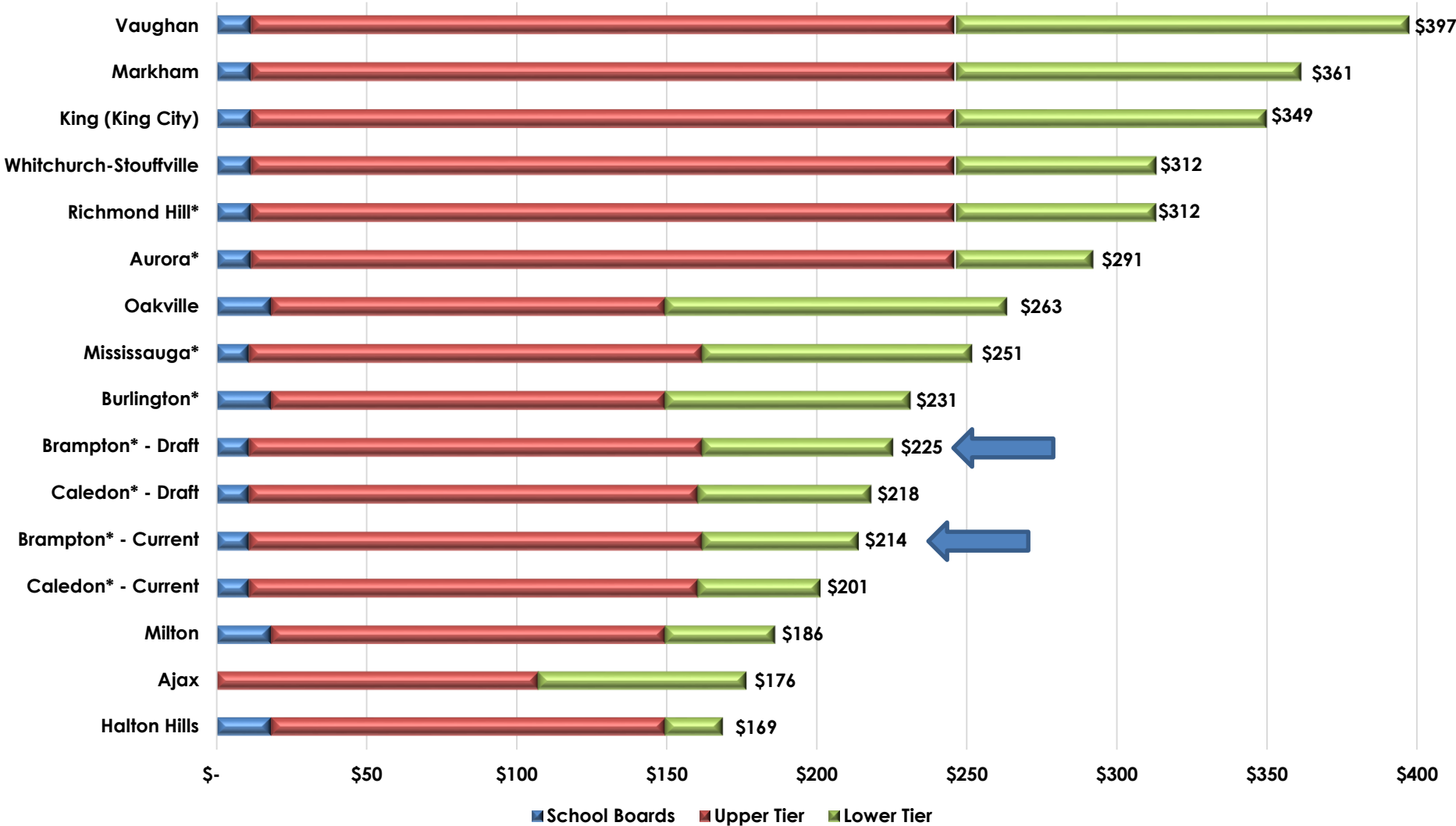


* Currently updating DC By-law

Draft Calculated Non-Residential DC Rates (\$/m²)

Service	Industrial	Major Office	Non-Industrial/ Non-Office
General Government	\$0.70	\$0.70	\$0.70
Fire	\$2.70	\$2.70	\$2.70
Public Works	\$3.35	\$3.35	\$3.35
Transit	\$18.32	\$18.32	\$18.32
Roads	\$35.16	\$227.18	\$98.28
Bramwest/NSTC	\$3.18	\$19.46	\$8.72
Total Charge per m²	\$63.41	\$271.71	\$132.07

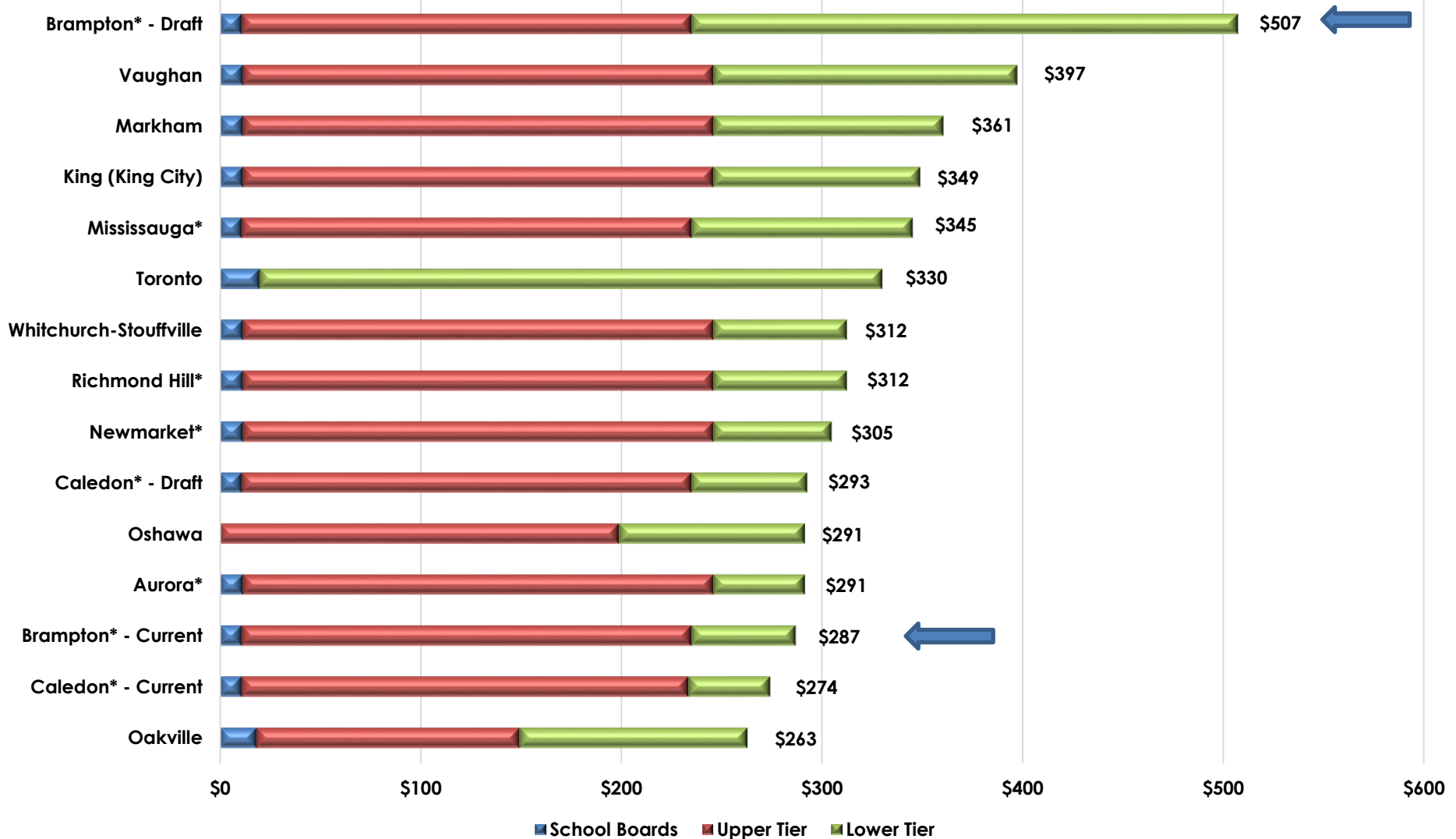
DC Benchmarking – Industrial



• Currently updating DC By-law



DC Benchmarking – Major Office



* Currently updating DC By-law

DC By-law Policy Considerations

Policy Issue	Proposed Change
Discounted Hotel DC Rate	Remove discount on Hotel DC rate
Speculative Non-residential Buildings	Secure letter of credit on shell building permits if end use is unknown
Demolition credits	10 year sunset clause on non-residential demolition credits. 5-year on residential.
Back to back townhouses	Currently, charged the large apartment rate. Move to charging the townhouse rate.
Developer's Marginal Cost Share for Local Roads	Move from 50% developer funded to the actual local share of 65%

Other DC By-law Policy Considerations

Policy Issue	Council Workshop Discussions
Office DC Rate	<ul style="list-style-type: none">• Potential phase-in or discount to Office DC rate to mitigate rate increase
Second Units	<ul style="list-style-type: none">• Current DC Act exempts second unit if created “after the fact”• DCs would only be charged if second unit is declared at the onset of construction• Discussions surrounding the potential exemption of second units from DCs
Change of Use	<ul style="list-style-type: none">• Currently, DCs are charged to existing industrial buildings converting to commercial uses• Discussions surrounding the exemption of levying DCs on change of use, if it meets certain tests

DC Study Timeline and Key Dates

Month Week	February				March				April					May				June			
	4	11	18	25	4	11	18	25	1	8	15	22	29	6	13	20	27	3	10	17	24
BILD - Initial Meeting	BILD																				
BILD - Continue Consultation																					
SLT - Discuss Draft DC Rates					SLT																
Council - DC Workshop								C													
BILD - Discuss Draft DC Rates									BILD												
BILD - Continue Consultation																					
Release DC Study to Public											DC										
Council - Public Meeting																C					
Council - DC By-law Passage																					C
Appeal Period (40 days)																					

- April 18 – Release DC Study to public
- May 22 – Statutory public meeting
- June 19 – Passage of DC By-laws

Thank you! Questions?