

Statutory Public Meeting

2024 Development Charges Background Study



TOWNSHIP OF BROCK
Monday, May 27th, 2024



Today We Will Discuss...

- Background and Study Process
- Development Forecast
- DC Capital Program
- Calculated DC Rates
- Rate Comparison
- Next Steps

Purpose of Today's Meeting

Meeting Purpose

- Provide the public with opportunity to make representation on the proposed 2024 Development Charges By-law

Development Charges

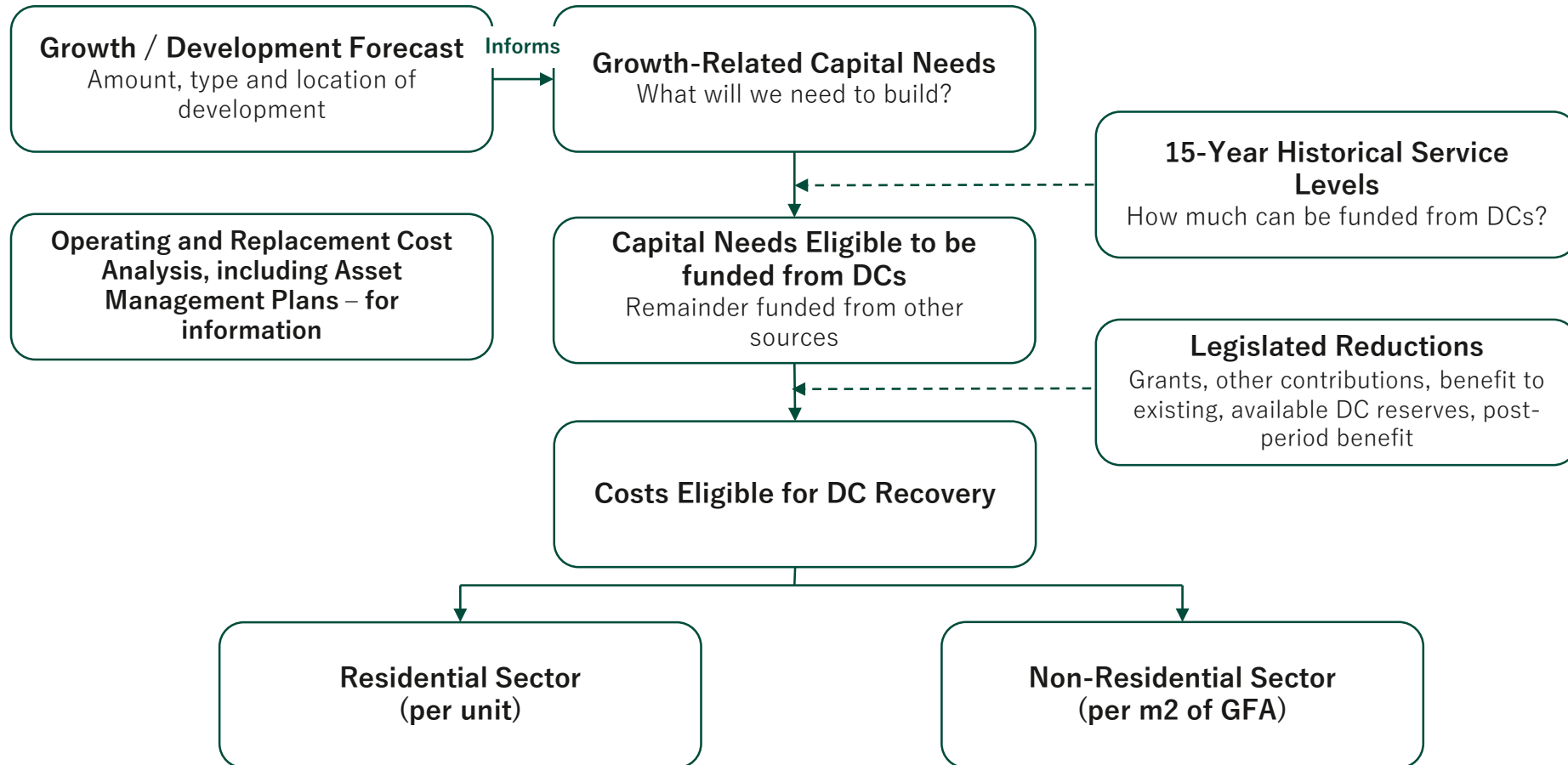
- **Statutory Public Meeting** required by Section 12 of the *Development Charges Act*
- DC Background Study and Draft By-law were made publically available on **March 28, 2024** and at least 2 weeks prior to this Public Meeting

What are Development Charges?

- Charges imposed on development to pay for “growth-related” capital costs
- Pays for new infrastructure and facilities to maintain service levels
- Principle is “growth pays for growth”



Development Charges Study Process



Development Forecast

- Informed by the Region of Durham Official Plan (May 17, 2023)
- 15-year Historical planning period – 2009-2023
- 2024-2033 for all DC eligible Services

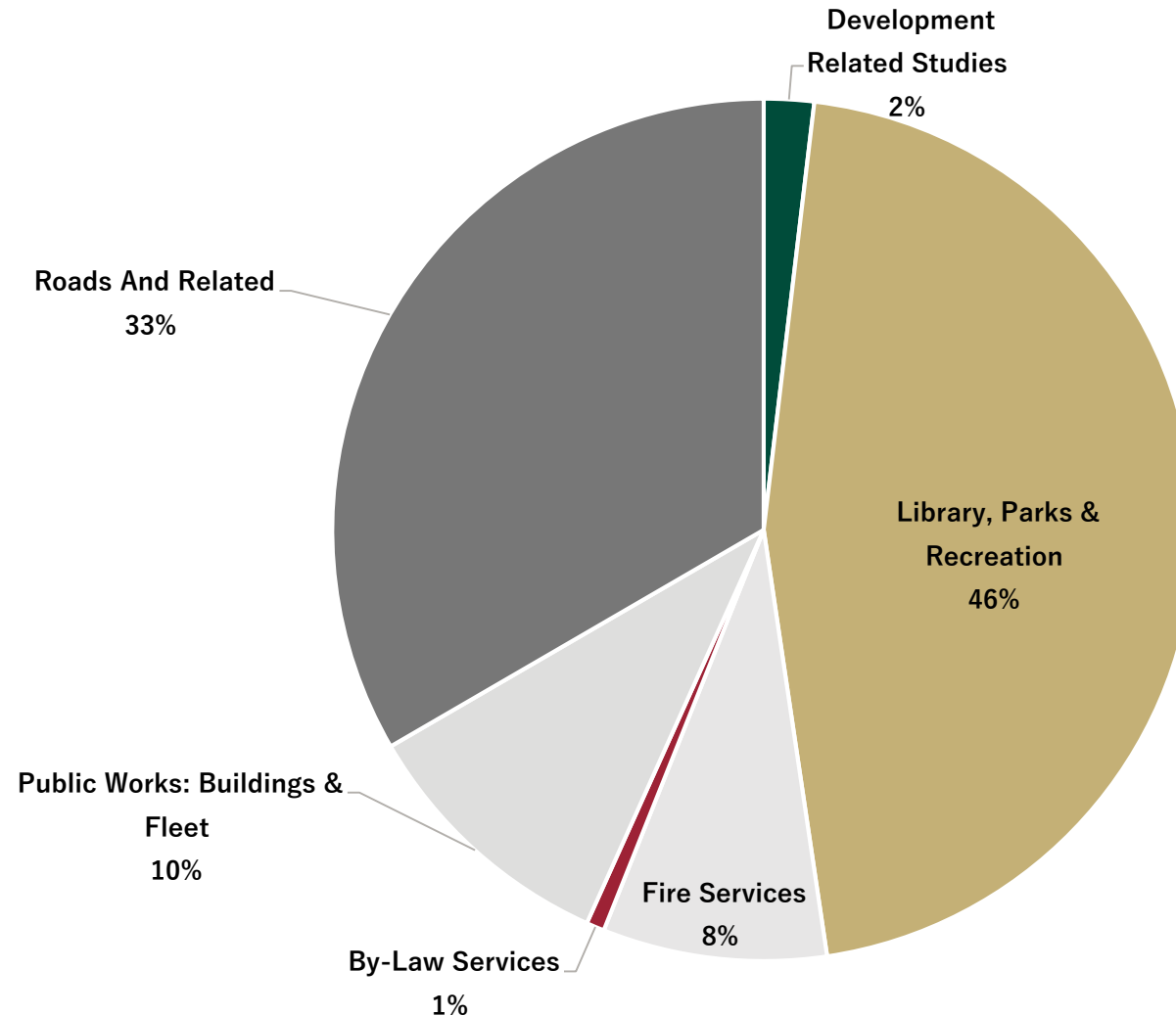
Growth Forecast	2023 Estimate	Planning Period 2024 - 2033	
		Growth	Total at 2033
Residential			
Total Dwellings	4,937	812	5,748
Population in New Units		2,469	
Census Population	12,952	2,113	15,065
Non-Residential			
Employment	3,174	518	3,691
Non-Residential Building Space (sq.m.)		25,392	

Summary of Capital Program (\$000): 2024-2033

Service	Gross Cost (\$000)	Grants & Other Sub. (\$000)	Net Cost (\$000)	Replacement & Benefit to Existing (\$000)	Available DC Reserves (\$000)	Post-2033 Benefit (\$000)	Total DC Eligible Costs for Recovery (\$000)
1.0 DEVELOPMENT RELATED STUDIES	\$605.0	\$0.0	\$605.0	\$82.5	\$2.1	\$0.0	\$520.4
2.0 LIBRARY, PARKS & RECREATION	\$24,298.7	\$5,675.0	\$18,623.7	\$4,842.6	\$3,247.7	\$0.0	\$10,533.4
3.0 FIRE SERVICES	\$4,960.8	\$0.0	\$4,960.8	\$2,515.3	\$117.9	\$0.0	\$2,327.6
4.0 BY-LAW SERVICES	\$1,070.0	\$0.0	\$1,070.0	\$0.0	\$0.0	\$881.7	\$188.3
5.0 PUBLIC WORKS: BUILDINGS & FLEET	\$4,445.0	\$0.0	\$4,445.0	\$0.0	\$47.8	\$1,652.1	\$2,745.1
6.0 ROADS AND RELATED	\$21,077.8	\$0.0	\$21,077.8	\$9,900.0	\$1,924.7	\$0.0	\$9,253.1
TOTAL 10-YEAR SERVICES	\$56,457.3	\$5,675.0	\$50,782.3	\$17,340.5	\$5,340.1	\$2,533.8	\$25,567.9

Fully Calculated Residential Development Charges

\$/Unit
Single/Detached \$31,193
Rows & Multiples \$24,237
Apartments \$14,915



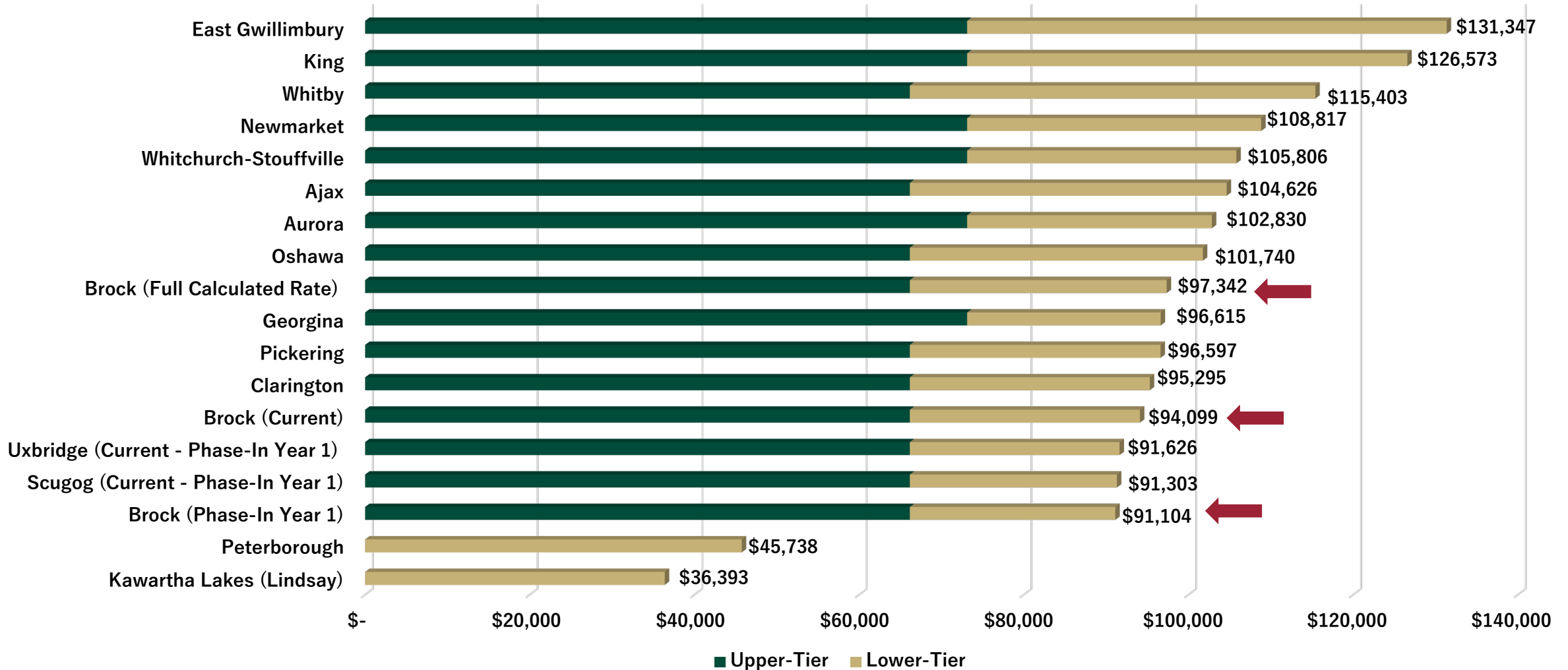
Comparison of Current vs. Calculated Residential Rates (SDU)

Service	Current	Calculated	Difference in Charge	
	Residential Charge / SDU	Residential Charge / SDU		
Development Related Studies	\$407	\$585	\$178	43.9%
Library, Parks & Recreation	\$12,125	\$14,278	\$2,153	17.8%
Fire Services	\$2,809	\$2,619	(\$190)	-6.8%
By-Law Services	\$0	\$212	\$212	0.0%
Services Related to a Highway:				
Public Works: Buildings & Fleet	\$3,126	\$3,088	(\$38)	-1.2%
Roads And Related	\$9,483	\$10,410	\$927	9.8%
TOTAL CHARGE PER UNIT	\$27,950	\$31,193	\$3,243	12%

Current rates as of July 1, 2023

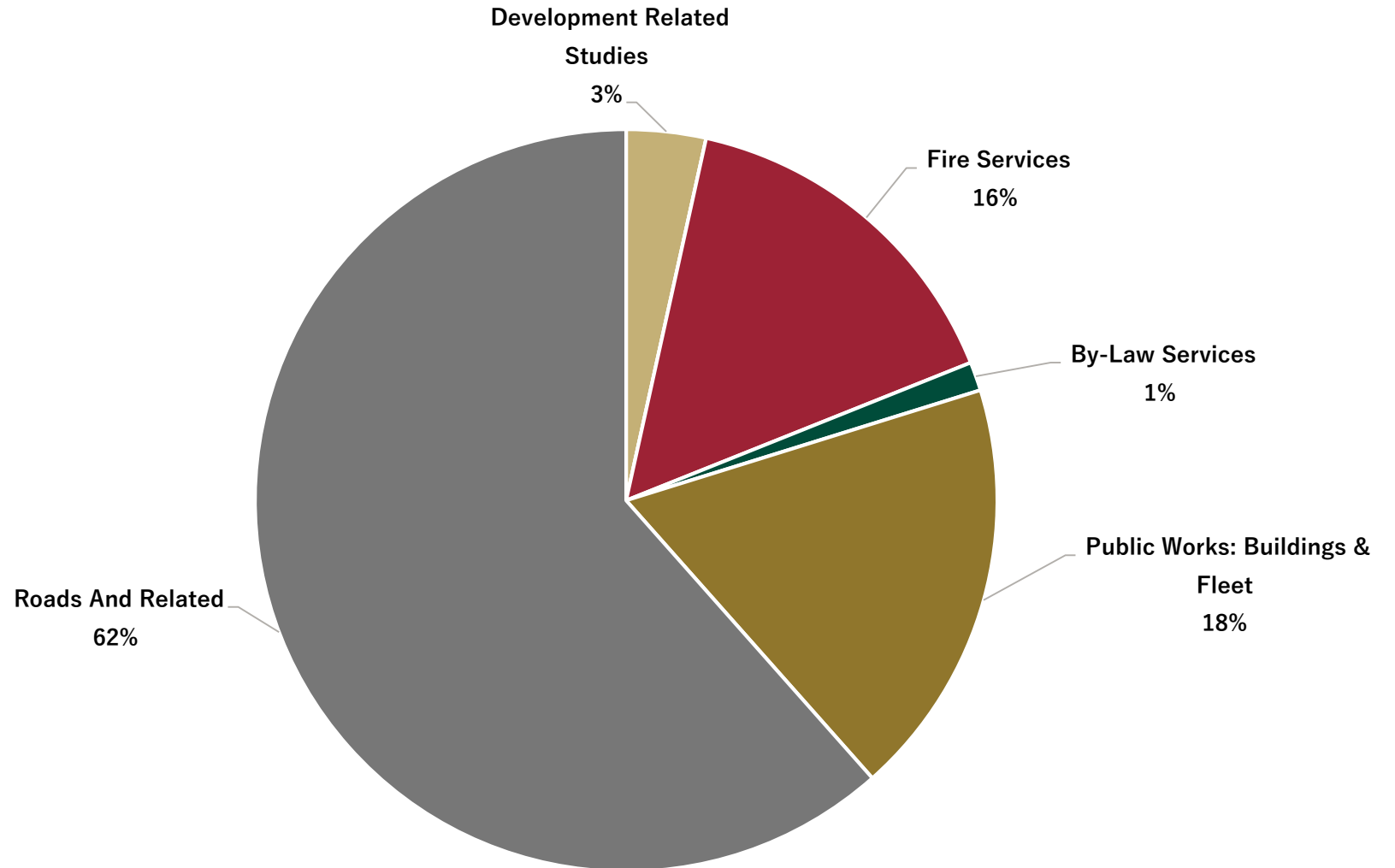
Note: Studies assumed to be eligible as per Bill 185.

Residential Rate Comparison (per Single Detached Unit)*



Fully Calculated Non-Residential Development Charge

\$/Sq.M.
Uniform \$100.65



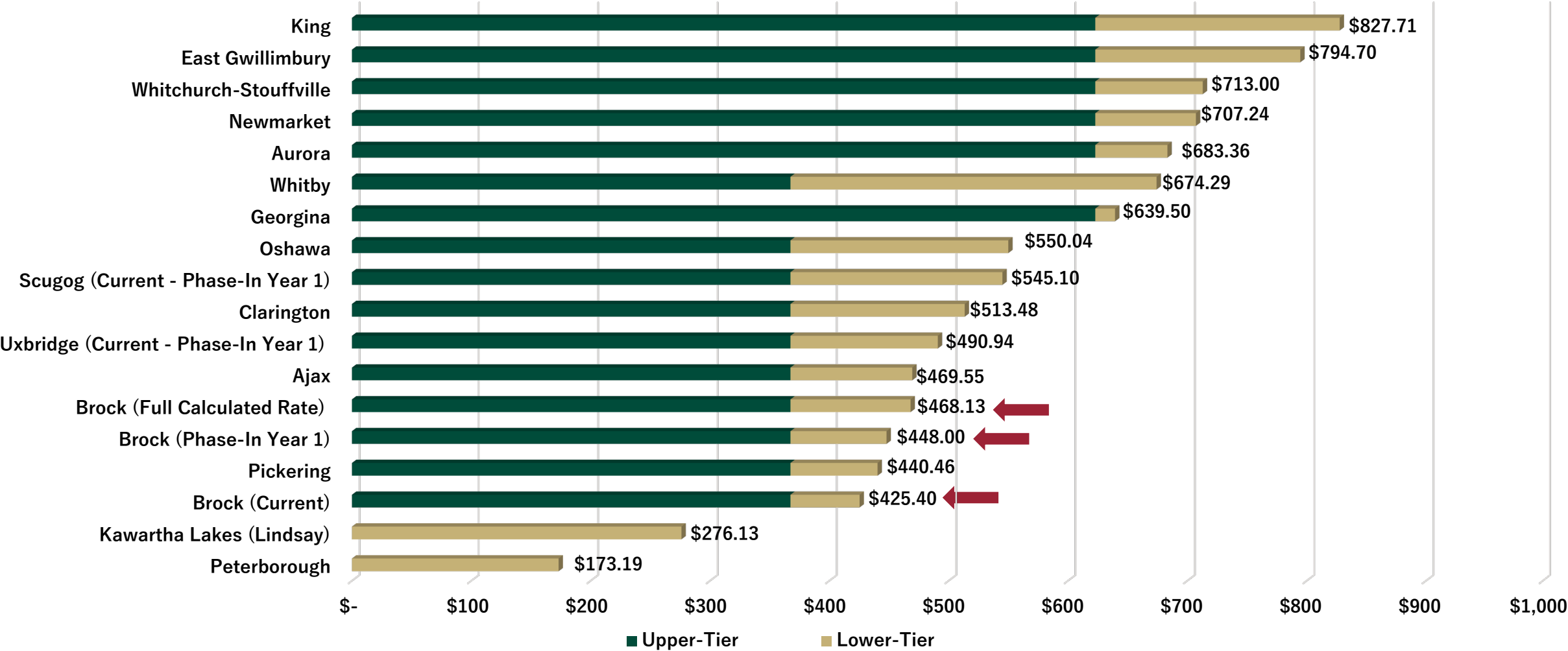
Comparison of Current vs. Calculated Non-Residential Rates

Service	Current	Calculated	Difference in Charge	
	Non-Residential Charge	Non-Residential Charge		
Development Related Studies	\$1.93	\$3.48	\$1.55	80.5%
Library, Parks & Recreation	\$0.00	\$0.00	\$0.00	0.0%
Fire Services	\$10.20	\$15.58	\$5.38	52.8%
By-Law Services	\$0.00	\$1.26	\$1.26	0.0%
Services Related to a Highway:				
Public Works: Buildings & Fleet	\$11.35	\$18.38	\$7.03	61.9%
Roads And Related	\$34.44	\$61.95	\$27.51	79.9%
TOTAL CHARGE PER SQUARE METRE	\$57.92	\$100.65	\$42.73	73.8%

Current rates as of July 1, 2023

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)

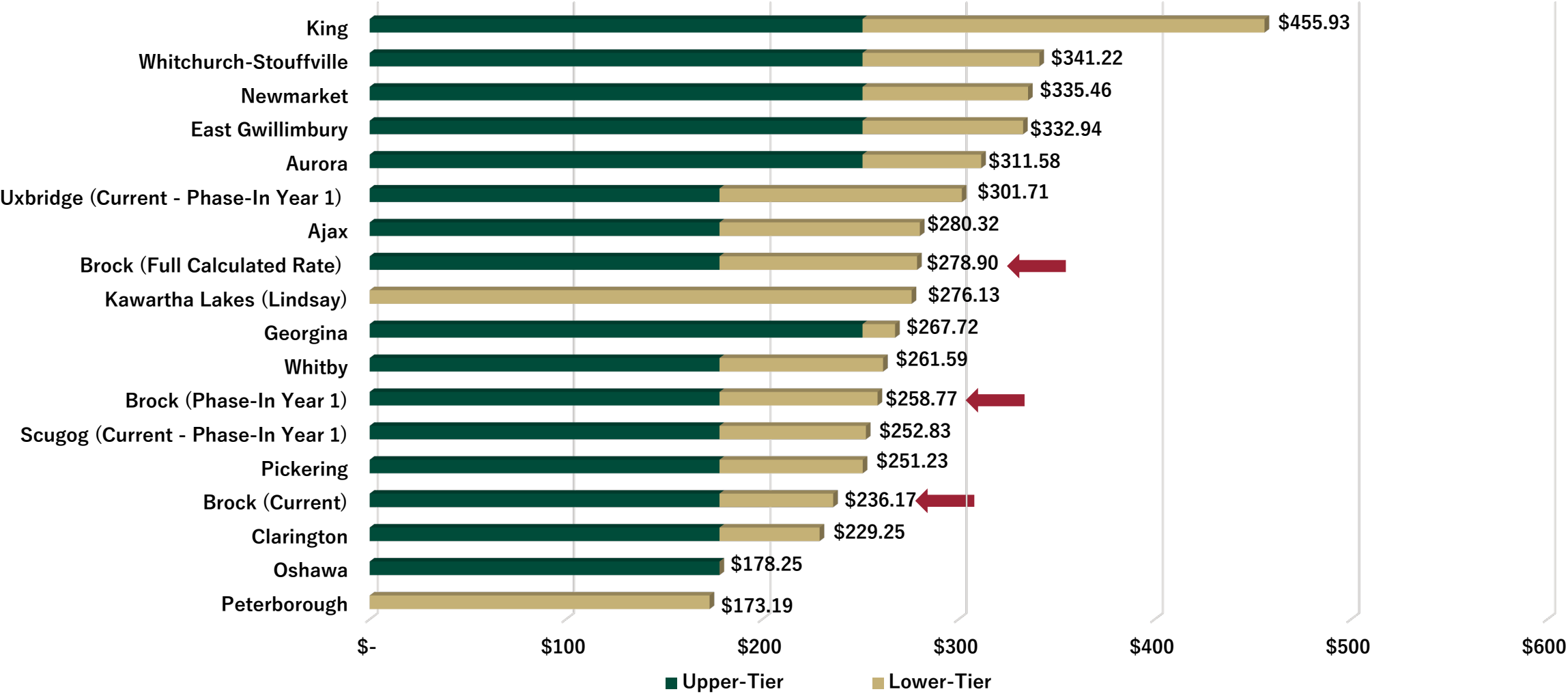
Commercial Non-Residential Rate Comparison (per sq. m.)



Note: Pickering (year 1 phase rate), Brock, Uxbridge, Clarington, Ajax, Peterborough DC by-law are under review



Industrial Non-Residential Rate Comparison (per sq. m.)



Note: Pickering (year 1 phase rate), Brock, Uxbridge, Clarington, Ajax, Peterborough DC by-law are under review



Calculated Development Charges with Phase-in

Proposed to be removed under Bill 185 upon enactment.

Charge Type	Current	Year 1	Year 2	Year 3	Year 4	Year 5
Singles & Semis \$/unit	\$27,950	\$24,955	\$26,514	\$28,074	\$29,634	\$31,193
Multiples \$/unit	\$22,751	\$19,390	\$20,602	\$21,814	\$23,026	\$24,237
Apartments \$/unit	\$16,546	\$11,932	\$12,678	\$13,424	\$14,170	\$14,915
Non-Residential Uniform \$/m2	\$57.92	\$80.52	\$85.56	\$90.59	\$95.62	\$100.65
<i>Phase-in</i>	<i>N/A</i>	<i>80%</i>	<i>85%</i>	<i>90%</i>	<i>95%</i>	<i>100%</i>

- Estimated revenue loss from 5-year phase-in = \$1.22 million
- Other exemptions, discounts have not yet been quantified but would be in addition to phase-in loss
 - Discounts for rental
 - Exemptions for additional units in new/existing residential
 - Affordable Housing Exemption
 - Others

DC Policy Items

- New 2024 DC By-law
 - Includes new legislative requirements
 - Updated definitions
- Many municipalities are scoping exemptions due to recent legislative changes
- Township's current non-statutory exemptions include:
 - Hospitals
 - Schools, Colleges & Universities
 - Places of worship
 - Agricultural uses and Farm Buildings
 - Structure for parking motor vehicles

Proposed DC Study Timeline – Key Dates

Item	Date /Comments
Prepare Draft Development Forecast	Complete
Complete Historical Service Levels and Interview Staff	Complete
Policy Review and Recommendations	Complete
Prepare DC Capital Program	Complete
Preliminary DC Rate Calculation	Complete
Prepare Draft DC Background Study	Complete
Release DC Background Study to Public	March 28th, 2024 (60 days before DC By-law)
Notice of Public Meeting	May 7 th , 2024 (20 days before meeting)
Statutory Public Meeting	May 27 th , 2024
DC By-law Passage	June 10th, 2024
Notice of By-law Passage	June 2024
Appeal Period	40 days after DC By-law passage

} **Next steps**