



# City of Hamilton 2021 Development Charges Update Study

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Public Meeting  
April 22, 2021

# Agenda



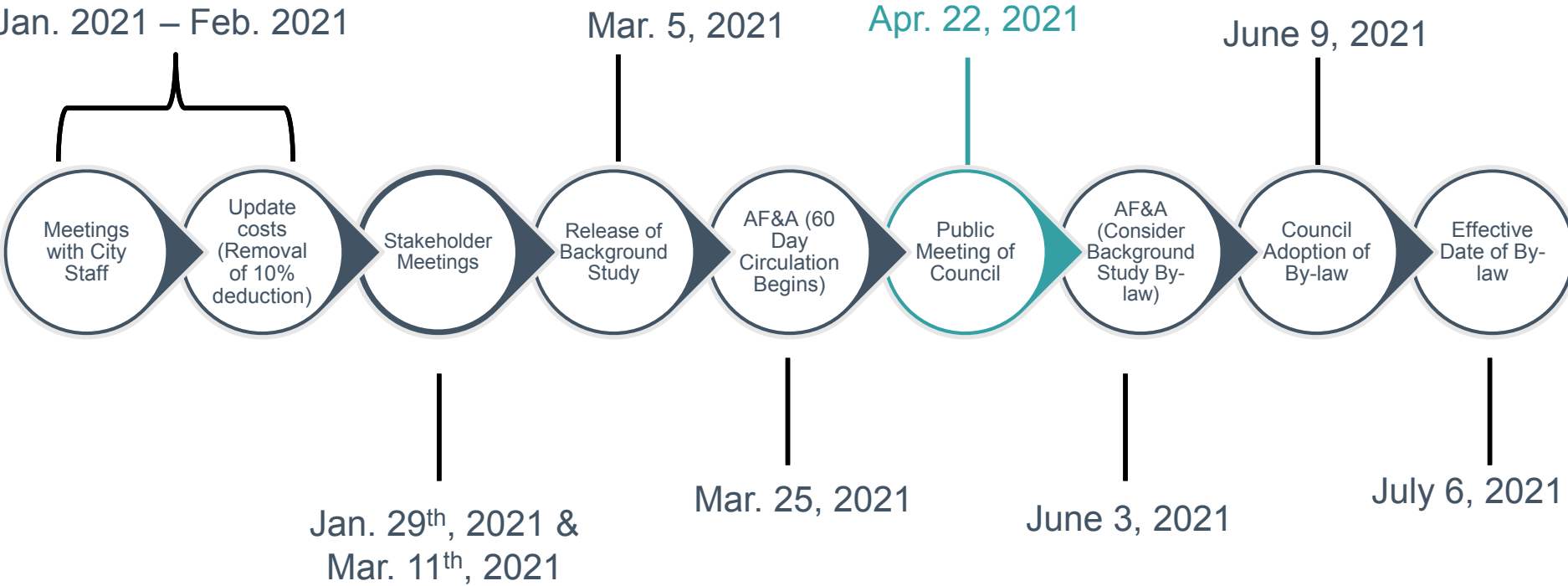
- D.C.A. Public Meeting
  - Opening Remarks
  - Presentation of the Proposed Policies and Charges
  - Presentations by the Public
  - Questions from Council
  - Conclude Public Meeting

# Public Meeting Purpose



- The public meeting is to provide for an update to the existing D.C. By-law to:
  - Remove the Mandatory 10% deduction; and
  - Incorporate the policy changes as a result of Bills 108,197 and 213.
- The meeting is a mandatory requirement under the Development Charges Act (D.C.A.)
- Prior to Council's consideration of a by-law, a background study must be prepared and available to the public a minimum 60 days prior to the D.C. by-law passage

# Study Process & Timelines

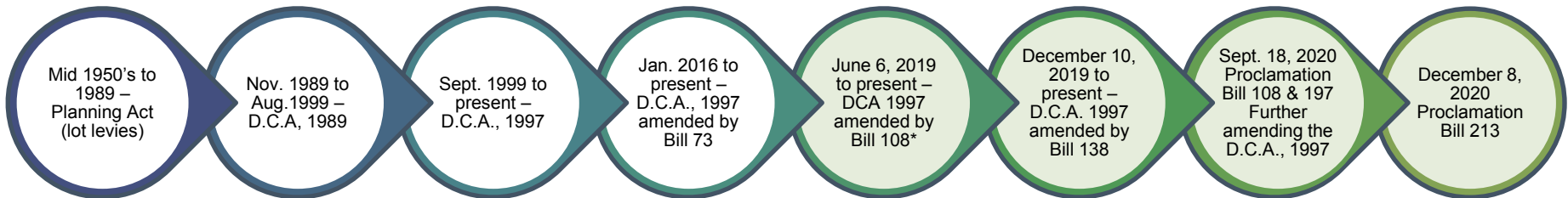




# Development Charges

## Purpose:

- To recover the capital costs associated with residential and non-residential growth within a municipality.
- The capital costs are in addition to what costs would normally be constructed as part of a subdivision (i.e. internal roads, sewers, watermains, roads, sidewalks, streetlights, etc.).
- Municipalities are empowered to impose these charges via the Development Charges Act (D.C.A.).



# Changes to the D.C. Legislation since 2019



There has been changes to the D.C.A. since the previous background study in 2019:

- Bill 108: More Homes, More Choice Act, 2019
- Bill 138: Plan to Build Ontario Together Act, 2019
- Bill 197: COVID-19 Economic Recovery Act, 2020
- Bill 213: Better for People, Smarter for Business Act, 2020

# Services Being Updated



The following services are being updated to remove the 10% mandatory deduction:

1. Parkland Development and Indoor Recreation Services (Now “Parks and Recreation Services”);
2. Library Services;
3. Paramedics (Now “Ambulance Services”);
4. Long-Term Care Services;
5. Health Services (Now “Public Health Services”);
6. Social & Child Services (Now “Childcare and Early Years Services”);
7. Social Housing (Now “Housing Services”);
8. Provincial Offences Act Services;
9. Airport;
10. Parking Services;
11. Waste Diversion Services; and
12. Administrative Studies (Now a Class of Service: “Growth Studies”).

# Classes of Services Being Created



As per Bill 197 Classes of Services may be established for components of a service or a combination of services. As such, the City is creating the following “Classes of Services”:

1. Public Works (Operations Facilities, Vehicles & Equipment); and
2. Growth Studies





# By-Law Amendments

- By-Law 19-142 is being amended to allow the City to continue to collect for the below services until September 18, 2022 (due to Bill 197 the following services become ineligible):
  - Parking Services;
  - Airport; and
  - Growth Studies – related to ineligible services.
- D.C. policies in the By-Law are being updated, with respect to:
  - D.C. instalment payments;
  - D.C. rate freeze;
  - Interest policies;
  - Mandatory exemption for new ancillary units; plus an expanded exemption so semis and towns are treated the same as singles
  - Mandatory exemption for universities receiving operating funds from the Government; and
  - Additional & refined definitions, where required.

# Calculated Rates (2019\$)



Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single-Detached Dwelling & Semi-Detached Dwelling (per dwelling unit)	Townhouses & Other Multiple Unit Swellings (per dwelling unit)	Apartments & Stacked Townhouses & Mobile Homes 2-Bedrooms+ (per dwelling unit)	Apartments & Stacked Townhouses & Mobile Homes Bachelor & 1-Bedrooms+ (per dwelling unit)	Residential Facility Dwelling & Lodging House & Garden Suite (per bedroom)	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services/Classes:</b>						
Services Related to a Highway	10,769	7,708	6,306	4,314	3,479	8.05
Police Services	524	375	307	210	169	0.26
Fire Protection Services	462	331	271	185	149	0.23
Transit Services	1,917	1,372	1,123	768	619	0.98
Public Works	805	576	471	322	260	0.41
Ambulance Services	148	106	87	59	48	0.02
Waste Diversion	730	522	427	292	236	0.13
Parks and Recreation Services	7,528	5,388	4,408	3,016	2,432	0.35
Library Services	1,145	819	671	459	370	1.00
Long Term Care	182	130	107	73	59	0.02
Public Health	3	2	2	1	1	-
Child Care and Early Years	15	11	9	6	5	-
Housing Services	752	538	440	301	243	-
Provincial Offences Act	40	29	23	16	13	0.02
Growth Studies	404	289	237	162	131	0.21
Municipal Parking	559	400	327	224	181	0.30
Airport Lands	471	337	276	189	152	0.24
<b>Total Municipal Wide Services/Classes</b>	<b>26,454</b>	<b>18,933</b>	<b>15,492</b>	<b>10,597</b>	<b>8,547</b>	<b>12.21</b>
<b>Urban Services</b>						
Wastewater Facilities	4,048	2,897	2,371	1,622	1,308	1.95
Wastewater Linear Services	5,415	3,876	3,171	2,169	1,749	2.61
Water Services	4,767	3,412	2,792	1,910	1,540	2.29
<b>Combined Sewer System</b>						
Stormwater Drainage and Control Services	3,948	2,826	2,312	1,582	1,275	-
<b>Separated Sewer System</b>						
Stormwater Drainage and Control Services	10,462	7,488	6,127	4,191	3,380	2.16
<b>Total Urban Services - Combined Sewer System</b>	<b>18,178</b>	<b>13,011</b>	<b>10,646</b>	<b>7,283</b>	<b>5,872</b>	<b>6.85</b>
<b>Total Urban Services - Separated Sewer System</b>	<b>24,692</b>	<b>17,673</b>	<b>14,461</b>	<b>9,892</b>	<b>7,977</b>	<b>9.01</b>
<b>GRAND TOTAL CITY WIDE</b>	<b>26,454</b>	<b>18,933</b>	<b>15,492</b>	<b>10,597</b>	<b>8,547</b>	<b>12.21</b>
<b>GRAND TOTAL URBAN AREA (COMBINED SEWER SYSTEM)</b>	<b>44,632</b>	<b>31,944</b>	<b>26,138</b>	<b>17,880</b>	<b>14,419</b>	<b>19.06</b>
<b>GRAND TOTAL URBAN AREA (SEPARATED SEWER SYSTEM)</b>	<b>51,146</b>	<b>36,606</b>	<b>29,953</b>	<b>20,489</b>	<b>16,524</b>	<b>21.22</b>



# Comparison of Rates – Residential Single Detached (2019\$)

Service	Current (By-law 19-142) (2019\$)	D.C. Update (2019 \$)
<b>Municipal Wide Services:</b>		
Services Related to a Highway	10,769	10,769
Police Services	524	524
Fire Protection Services	462	462
Transit Services	1,917	1,917
Ambulance Services	137	148
Public Works	784	805
Waste Diversion	657	730
Parks and Recreation Services	6,782	7,528
Library Services	1,045	1,145
Long Term Care	125	182
Public Health	1	3
Child Care and Early Years	15	15
Housing Services	648	752
Provincial Offences Act	40	40
Growth Studies	496	404
Municipal Parking	490	559
Airport Lands	419	471
<b>Total Municipal Wide Services</b>	<b>25,311</b>	<b>26,454</b>
<b>Water and Wastewater Urban Area Charges:</b>		
Wastewater Facilities	4,048	4,048
Wastewater Linear Services	5,415	5,415
Water Services	4,767	4,767
<b>Total Water and Wastewater Urban Area Services</b>	<b>14,230</b>	<b>14,230</b>
<b>Stormwater Charges:</b>		
Stormwater Drainage and Control Services (Combined Sewer System)	3,948	3,948
Stormwater Drainage and Control Services (Separated Sewer System)	10,462	10,462
<b>GRAND TOTAL CITY WIDE</b>	<b>25,311</b>	<b>26,454</b>
<b>GRAND TOTAL URBAN AREA COMBINED SEWER SYSTEM</b>	<b>43,489</b>	<b>44,632</b>
<b>GRAND TOTAL URBAN AREA SEPARATED SEWER SYSTEM</b>	<b>50,003</b>	<b>51,146</b>

Calculated rate in 2019\$



# Comparison of Rates – Non-Residential Per Sq. Ft. (2019\$)

Service	Current (By-law 19-142) (2019\$)	D.C. Update (2019 \$)
<b>City Wide Services:</b>		
Services Related to a Highway	8.05	8.05
Police Services	0.26	0.26
Fire Protection Services	0.23	0.23
Transit Services	0.98	0.98
Ambulance Services	0.03	0.02
Public Works	0.41	0.41
Waste Diversion	0.13	0.13
Parks and Recreation Services	0.31	0.35
Library Services	0.05	1.00
Long Term Care	0.01	0.02
Public Health	-	-
Child Care and Early Years	-	-
Housing Services	-	-
Provincial Offences Act	0.02	0.02
Growth Studies	0.25	0.21
Municipal Parking	0.25	0.30
Airport Lands	0.21	0.24
<b>Total City Wide Services</b>	<b>11.18</b>	<b>12.21</b>
<b>Water and Wastewater Urban Area Charges:</b>		
Wastewater Facilities	1.95	1.95
Wastewater Linear Services	2.61	2.61
Water Services	2.29	2.29
<b>Total Water and Wastewater Urban Area Services</b>	<b>6.85</b>	<b>6.85</b>
<b>Stormwater Charges:</b>		
Stormwater Drainage and Control Services (Combined Sewer System)	-	0%
Stormwater Drainage and Control Services (Separated Sewer System)	2.16	216%
<b>GRAND TOTAL CITY WIDE</b>	<b>11.18</b>	<b>12.21</b>
<b>GRAND TOTAL URBAN AREA COMBINED SEWER SYSTEM</b>	<b>18.03</b>	<b>19.06</b>
<b>GRAND TOTAL URBAN AREA SEPARATED SEWER SYSTEM</b>	<b>20.19</b>	<b>21.22</b>

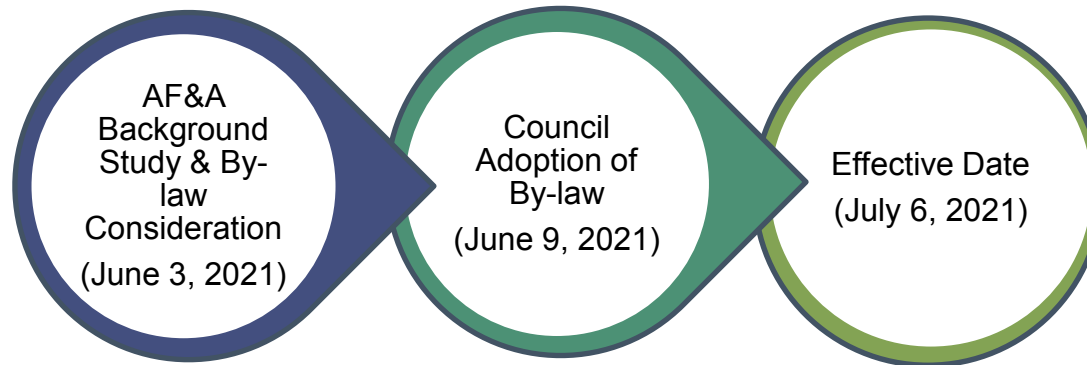
Calculated rate in 2019\$

# Anticipated Implementation



- Effective date of July 6, 2021
  - To align with 2021 annual indexing
  - The 2019\$ amounts presented will be indexed to 2021\$
  - The increase in D.C.'s will not be realized through collections immediately due to the City's D.C. rate transition policy and the legislated requirement that freeze's D.C. rates at the date of a complete site plan application or application for zoning amendment

# Next Steps



# Questions



**Questions?**