



City of Hamilton 2024 Development Charges Background Study & By-law

Audit, Finance & Administration Committee Meeting
May 2, 2024

Agenda

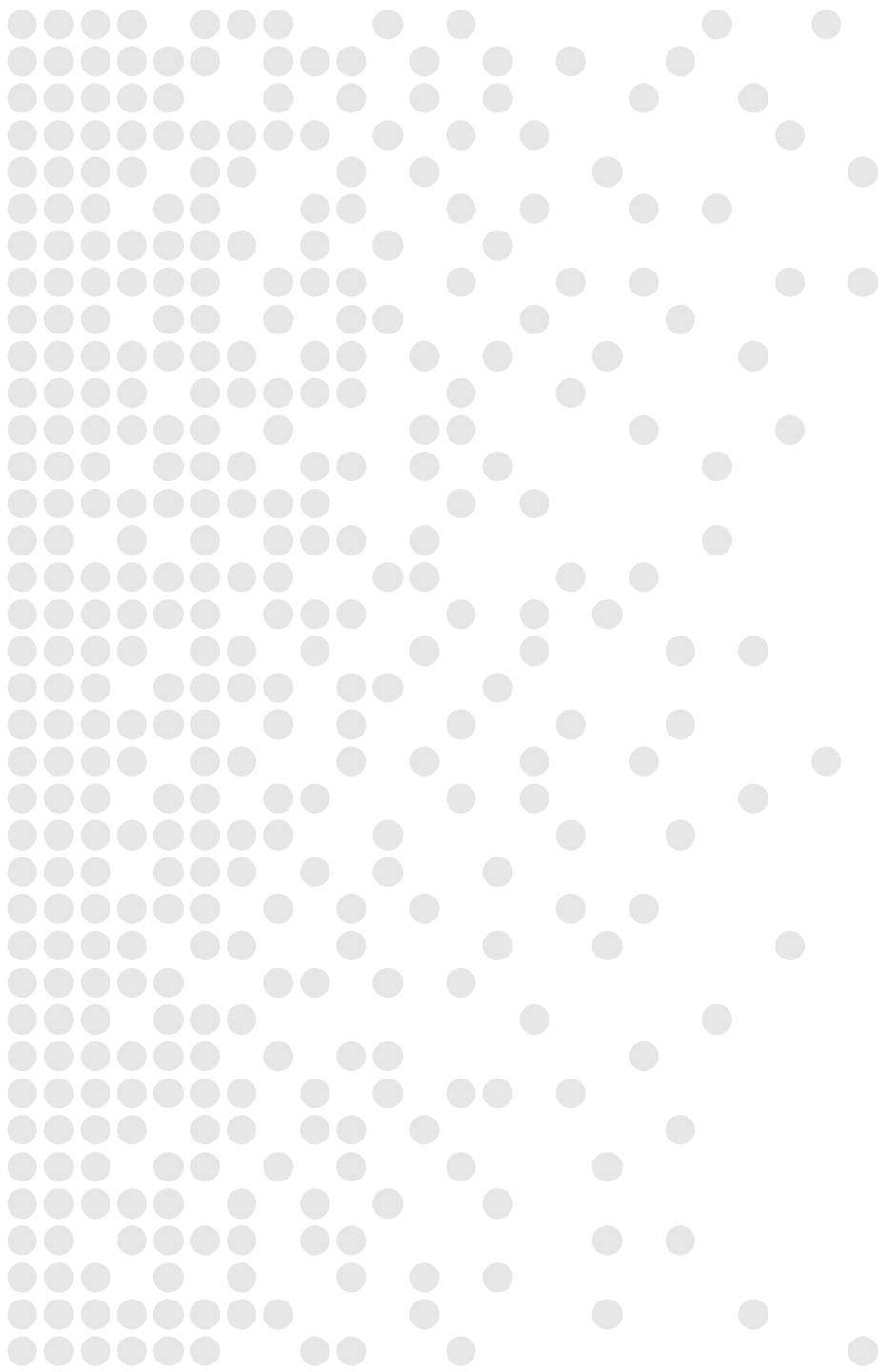


- Study Process
- Development Charges Overview
- Development Charges Exemptions
- Summary of Changes – Addendum #1
- Revised Rates
- Questions from Council

Study Process and Timelines



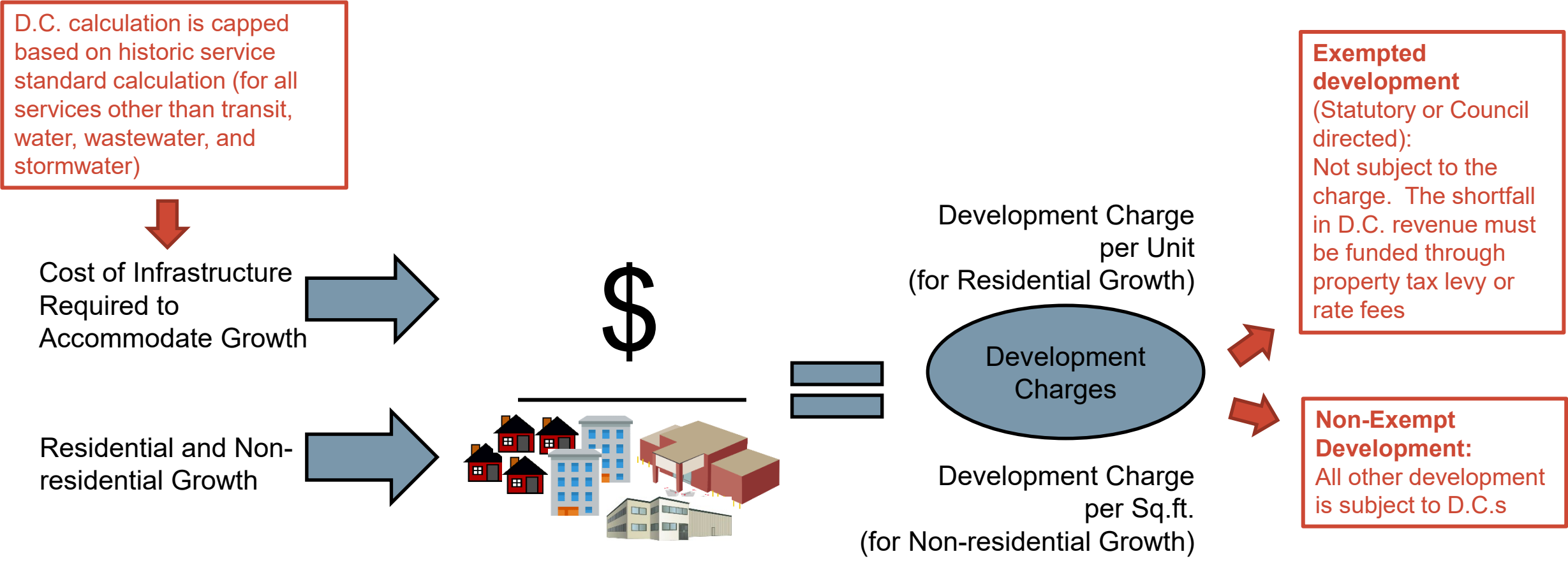
- 1 September 2022 to November 2023**
Data collection, staff review, D.C. calculations and policy work
- 2 April 13, September 18, and November 9, 2023**
Development Charges Stakeholders Sub-Committee Meeting
- 3 December 21, 2023**
Release of Background Study and draft by-laws
- 4 January 23/24, 2024**
Public open house sessions
- 5 February 22, 2024**
Public Meeting at Audit, Finance & Administration Committee
- 6 March 28, 2024**
Release of Addendum Report
- 7 May 2, 2024**
Audit, Finance & Administration Committee considers passage of by-law
- 8 June 1, 2024**
New D.C. By-law in Effect
- 9 June 12, 2024**
Expiry of Existing D.C. By-law (note: existing by-law will be repealed at the time the new by-law comes into effect)



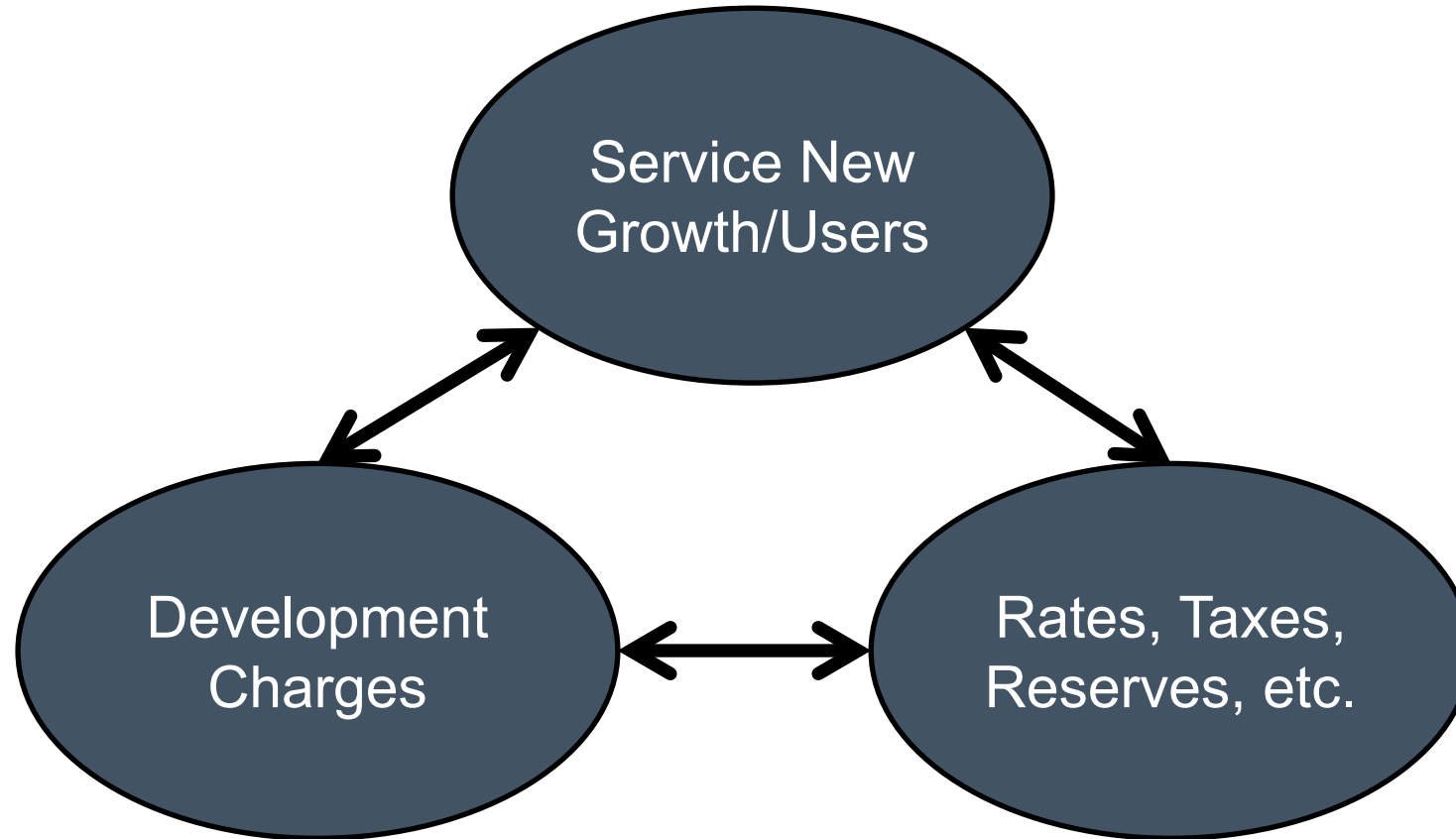
Development Charges Overview

City of Hamilton 2024 Development Charges
Background Study & By-law

Overview of the D.C. Calculation



Relationship Between Needs to Service Growth vs. Funding

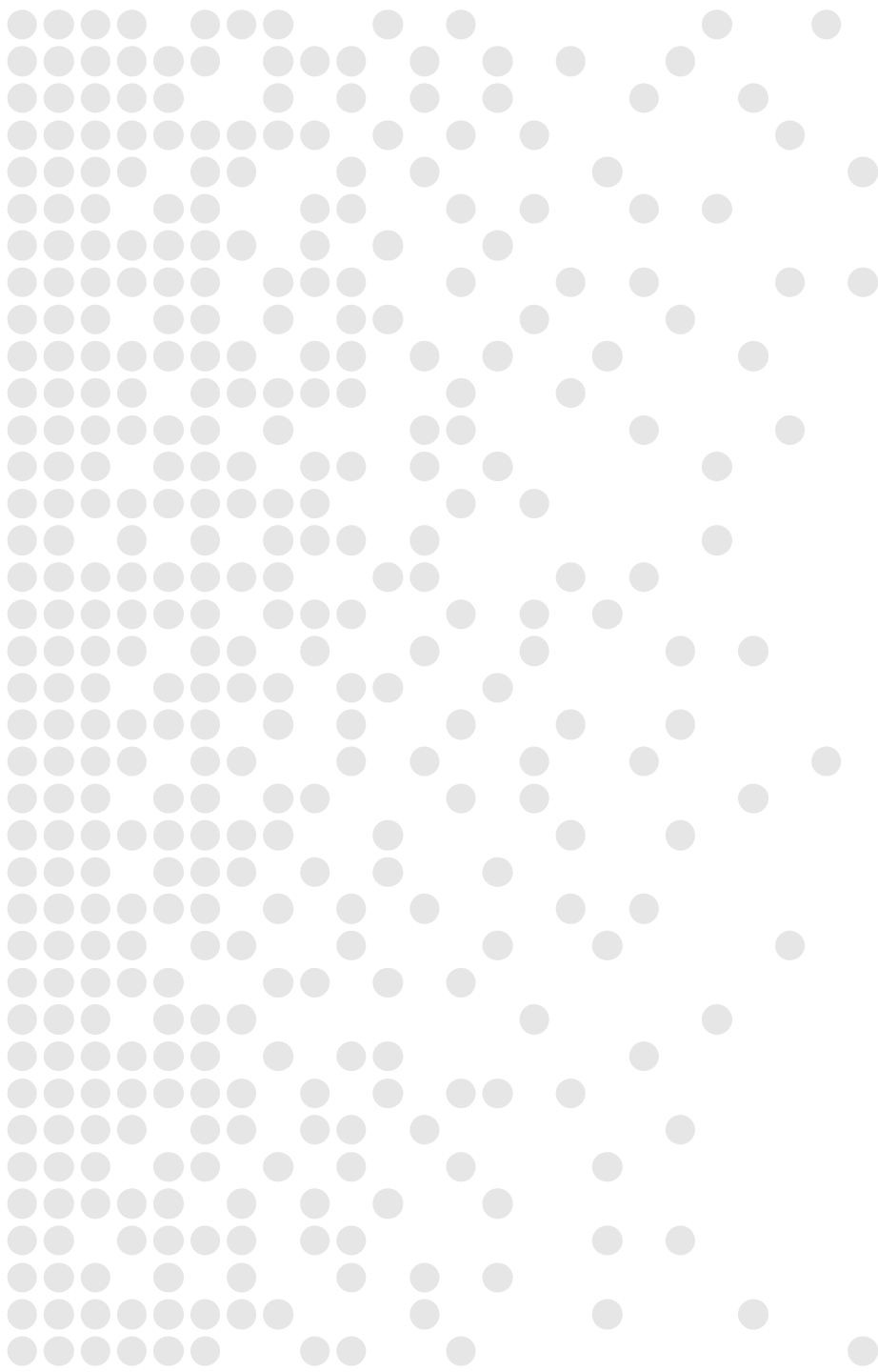


Changes to the D.C.A.



Bill 185: *Cutting Red Tape to Build More Homes Act, 2024*

- Bill 185 was released on April 10, 2024, and proposes the following changes:
 - Removal of the mandatory phase-in of charges
 - Re-inclusion of studies as an eligible capital cost (not included currently)
 - D.C. rate freeze for site plan/zoning by-law amendment applications: reduction from two years to 18 months
 - Introducing process for minor amendments to D.C. by-laws
 - Modernizing public notice requirements (does not impact the City)
- Note: Once Bill 185 receives Royal Assent, it is expected that the City will undertake a minor amendment to the by-law to add studies as a charge
- Implementation of Affordable Residential Unit exemption (June 1, 2024)



Development Charges Exemptions

City of Hamilton 2024 Development Charges
Background Study & By-law



Mandatory D.C. Exemptions/Discounts

- Upper/Lower Tier Governments and School Boards;
- Industrial building expansions (may expand by 50% with no D.C.);
- Development of lands intended for use by a university that receives operating funds from the Government (as per Bill 213);
- Discount for Rental units based on bedroom size;
- May add up to 2 apartments in an existing or new detached, semi-detached, or rowhouse (including in an ancillary structure);
- Add one additional unit or 1% of existing units in an existing rental residential building;
- Affordable inclusionary zoning units
- Non-profit Rental Housing;
- Phase-in of D.C.s;
- Affordable units (Expected to be in force June 1, 2024); and
- Attainable units (to be in force at a later date).

**Amended as per Bill 23*

**Expected to be removed as per Bill 185*

Exemption Analysis



- Watson undertook a discretionary exemptions review
- Feedback was received on initial exemption recommendations related to industrial and downtown CIPA exemptions
- Revised final recommendations from Watson and staff are provided on the following slides
- These exemptions/discounts can be achieved either through an exemption provided in the by-law or through an equivalent grant through a CIP program
- Note: staff's exemption recommendations and analysis related to Councillor Hwang's motion can be found in staff report FCS23103(b)

Recommended Exemption Policies (Watson)



Exemption Provided	Current Policy	Recommended Policy
Heritage Building	Adaptive reuse of Protected Heritage Property – fully exempt	No change
Redevelopment for Residential Facility	50% discount for redevelopment creating residential facilities within existing building envelope	No change
Stepped Non-Industrial Rates	Non-industrial development (excluding medical clinics) within a CIPA or BIA: <ul style="list-style-type: none"> • 1st 5,000 sq.ft.: 50% of charge • 2nd 5,000 sq.ft.: 75% of charge • 10,000+ sq.ft.: 100% of charge 	No change
Non-Industrial Expansion	first 5,000 sq.ft. expansion of office (excluding medical clinic) – fully exempt	No change
Place of Worship	Must be exempt from property tax – fully exempt	No change
Transition Policy	Prior D.C. rates apply if building permit is issued within 6 months of rate increase	No change

Final Staff Recommended Exemption Policies



Exemption Provided	Current Policy	Watson Recommended Policy	Staff Recommended Policy
Downtown CIPA – Non-Residential	70% discount for office development 40% for all other non-residential	No change	No change
Downtown CIPA – Residential	40% discount	20% discount in year 1. Reduce by 5% every year until phased out	40% discount in year 1, 35% year 2, 30% year 3, then reduce by 10% every year until phased out
Industrial Reduced Rate*	~37% discount for all industrial development	37% discount to apply to manufacturing development and Production and Artists Studios only	37% discount to apply to manufacturing development and Production and Artists Studios All other industrial – 37% discount in year 1. Reduce by 5% every year until phased out
Industrial Building Expansion (Detached)	Industrial building on same lot as an existing building – fully exempt up to 50% of existing gross floor area	Exemption to apply to manufacturing development only	Exemption to apply to manufacturing development only
Farm Labour Residence	No exemption	Fully exempt	Fully exempt

*Industrial reduced rate based on imposing rates for the following services: 100% of wastewater charge, 100% of stormwater charge, and reduced roads charge

Mandatory and Discretionary Exemptions Example – Pre Bill 185



2 Bedroom Apartment Unit Outside Downtown CIPA (within Combined Sewer System Area)

	Current D.C.	Proposed D.C.		
		Year 1	Year 3	Year 5
D.C. Rate	\$34,042	\$43,833	\$43,833	\$43,833
Less: D.C. Phase-in (Mandatory)	\$0	-\$8,767	-\$4,383	\$0
Net D.C. Payable for an Owned Unit	\$34,042	\$35,066	\$39,450	\$43,833
Less: Rental Unit Discount (Mandatory)	\$0	-\$7,013	-\$7,890	-\$8,767
Net D.C. Payable for a Rental Unit	\$34,042	\$28,053	\$31,560	\$35,066



Note: additional exemptions may apply if unit meets definition of affordable/attainable

Mandatory and Discretionary Exemptions Example – Post Bill 185



2 Bedroom Apartment Unit Outside Downtown CIPA (within Combined Sewer System Area)

	Current D.C.	Proposed D.C.		
		Year 1	Year 3	Year 5
Net D.C. Payable for a Rental Unit Pre Bill 185	\$34,042	\$28,053	\$31,560	\$35,066
Net D.C. Payable for a Rental Unit Post Bill 185		\$35,066	\$35,066	\$35,066



- Based on Bill 185, the phase-in would be removed, therefore the mandatory rental discount would increase

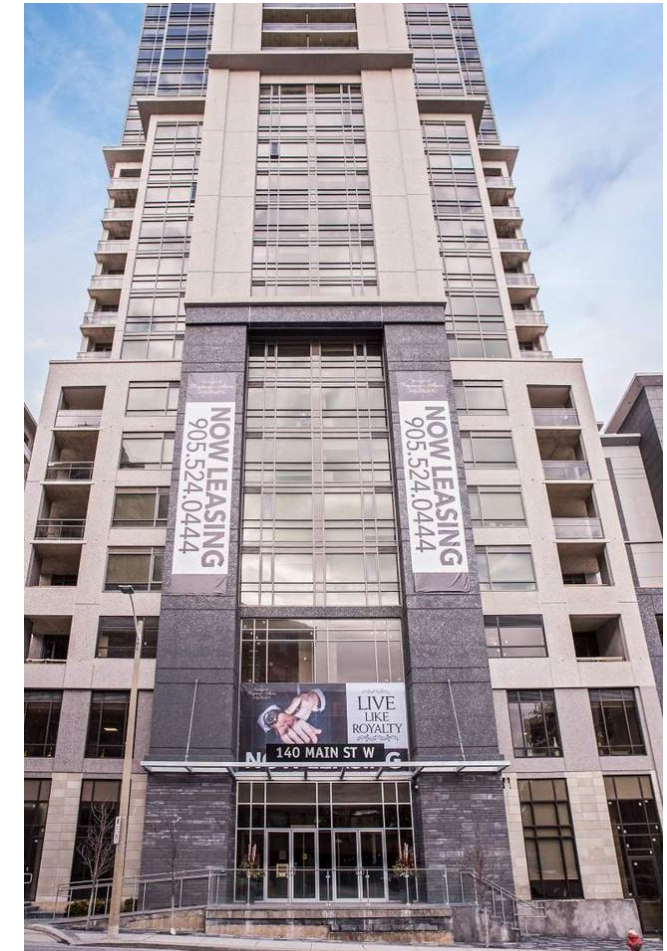
Note: additional exemptions may apply if unit meets definition of affordable/attainable

Mandatory and Discretionary Exemptions Example – pre Bill 185

2 Bedroom Apartment Unit Within Downtown CIPA (Combined Sewer System Area)



	Current D.C.	Proposed D.C.		
		Year 1	Year 3	Year 5
D.C. Rate	\$34,042	\$43,833	\$43,833	\$43,833
Less: D.C. Phase-in (Mandatory)	\$0	-\$8,767	-\$4,383	\$0
Net D.C.	\$34,042	\$35,066	\$39,450	\$43,833
Less: Rental Unit Discount (Mandatory)	\$0	-\$7,013	-\$7,890	-\$8,767
Net D.C.	\$34,042	\$28,053	\$31,560	\$35,066
Less: Downtown CIPA Discount (Discretionary)*	-\$13,617	-\$11,221	-\$9,468	\$3,507
Net D.C.	\$20,425	\$16,832	\$22,092	\$31,560



Note: additional exemptions may apply if unit meets definition of affordable/attainable.

*Based on staff recommended exemption policy

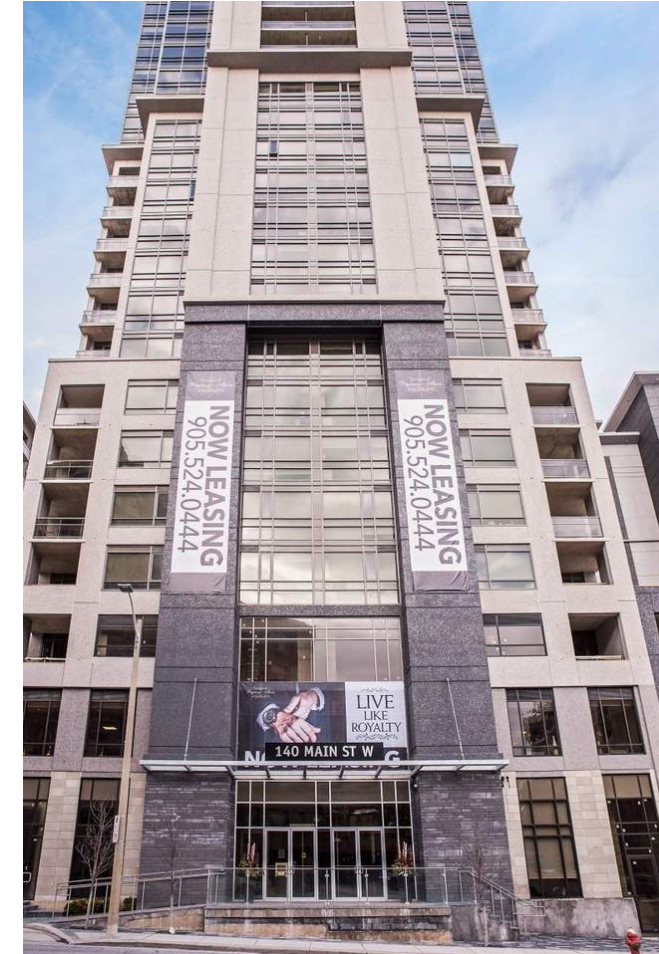
Mandatory and Discretionary Exemptions Example – Post Bill 185

2 Bedroom Apartment Unit Within Downtown CIPA (Combined Sewer System Area)



	Current D.C.	Proposed D.C.		
		Year 1	Year 3	Year 5
Net D.C. Payable for a Rental Unit Pre Bill 185	\$20,425	\$16,832	\$22,092	\$31,560
Net D.C. Payable for a Rental Unit Post Bill 185		\$21,040	\$24,546	\$31,560

- Based on Bill 185, the phase-in would be removed, therefore the mandatory rental discount would increase
- Downtown CIPA discount: 40% discount in year 1, 35% year 2, 30% year 3, then reduce by 10% every year until phased out



Note: additional exemptions may apply if unit meets definition of affordable/attainable

Mandatory and Discretionary Exemptions Example – pre Bill 185

Industrial Development (non-manufacturing) (within Separated Sewer System Area)



	Current D.C. (per sq.ft.)	Proposed D.C. (per sq.ft.)		
		Year 1	Year 3	Year 5
D.C. Rate	\$28.01	\$38.06	\$38.06	\$38.06
Less: D.C. Phase-in (Mandatory)	\$0	-\$7.61	-\$3.81	\$0
Net D.C.	\$28.01	\$30.45	\$34.25	\$38.06
Less: Industrial Reduced Rate (Discretionary)*	-\$11.31	-\$11.27	-\$9.25	-\$6.47
Net D.C. Payable	\$16.70	\$19.18	\$25.01	\$31.59



*Based on staff recommended exemption policy

Mandatory and Discretionary Exemptions Example – post Bill 185

Industrial Development (non-manufacturing) (within Separated Sewer System Area)



	Current D.C.	Proposed D.C. (per sq.ft.)		
		Year 1	Year 3	Year 5
Net D.C. Payable Pre Bill 185	\$16.70	\$19.81	\$25.01	\$31.59
Net D.C. Payable Post Bill 185		\$23.98	\$27.78	\$31.59



- Phase-in no longer applied
- 37% discount reduced by 5% every year until phased out

Mandatory and Discretionary Exemptions Example – pre Bill 185

Industrial Development (manufacturing) (within Separated Sewer System Area)



	Current D.C. (per sq.ft.)	Proposed D.C. (per sq.ft.)		
		Year 1	Year 3	Year 5
D.C. Rate	\$28.01	\$38.06	\$38.06	\$38.06
Less: D.C. Phase-in (Mandatory)	\$0	-\$7.61	-\$3.81	\$0
Net D.C.	\$28.01	\$30.45	\$34.25	\$38.06
Less: Industrial Reduced Rate (Discretionary)*	-\$11.31	-\$11.27	-\$12.67	-\$14.08
Net D.C. Payable	\$16.70	\$19.18	\$21.58	\$23.98



*Based on staff recommended exemption policy


Mandatory and Discretionary Exemptions Example – post Bill 185

Industrial Development (manufacturing) (within Separated Sewer System Area)



	Current D.C.	Proposed D.C. (per sq.ft.)		
		Year 1	Year 3	Year 5
Net D.C. Payable Pre Bill 185	\$16.70	\$19.18	\$21.58	\$23.98
Net D.C. Payable Post Bill 185		\$23.98	\$23.98	\$23.98

- Phase-in no longer applied
- 37% industrial discount applied in all years



Summary of Changes – Addendum Report

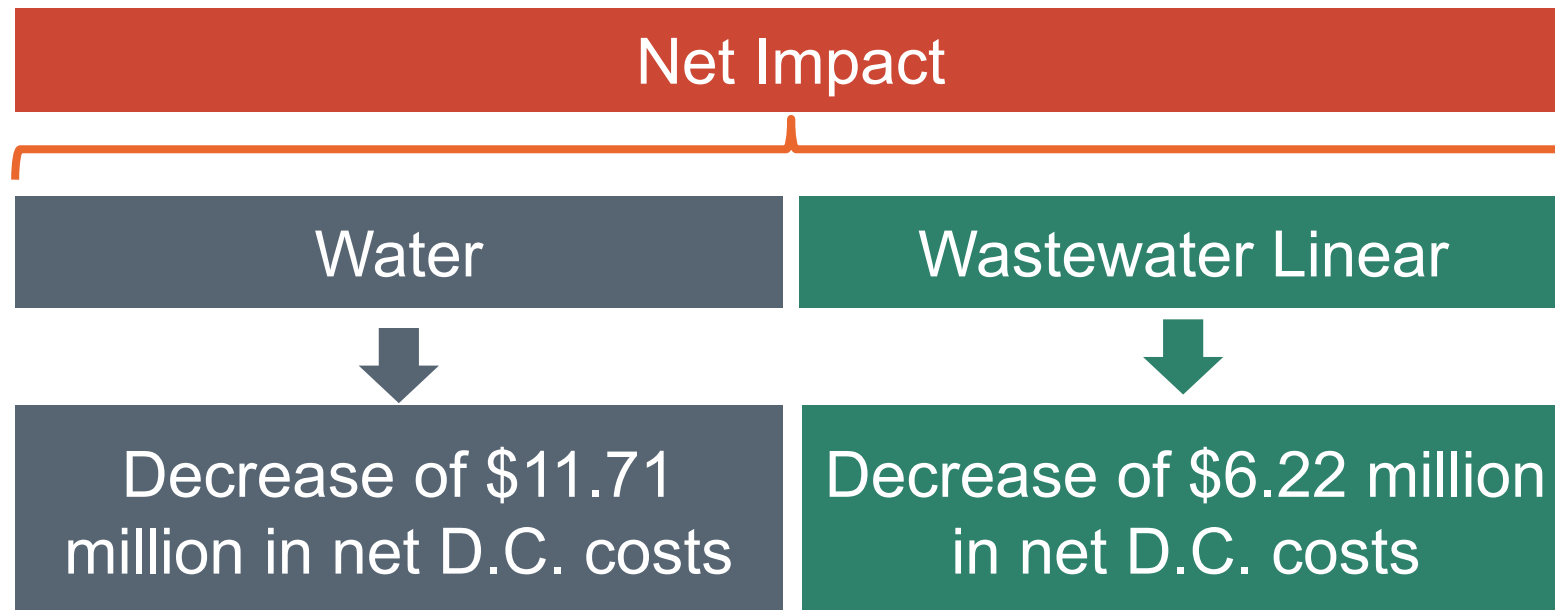
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Water and Wastewater Linear Services

Changes to Capital Listing

- Addition of L.R.T. related capital projects
- Removal of projects no longer required for growth
- Reductions for local servicing costs in accordance with the City's Financial Policies

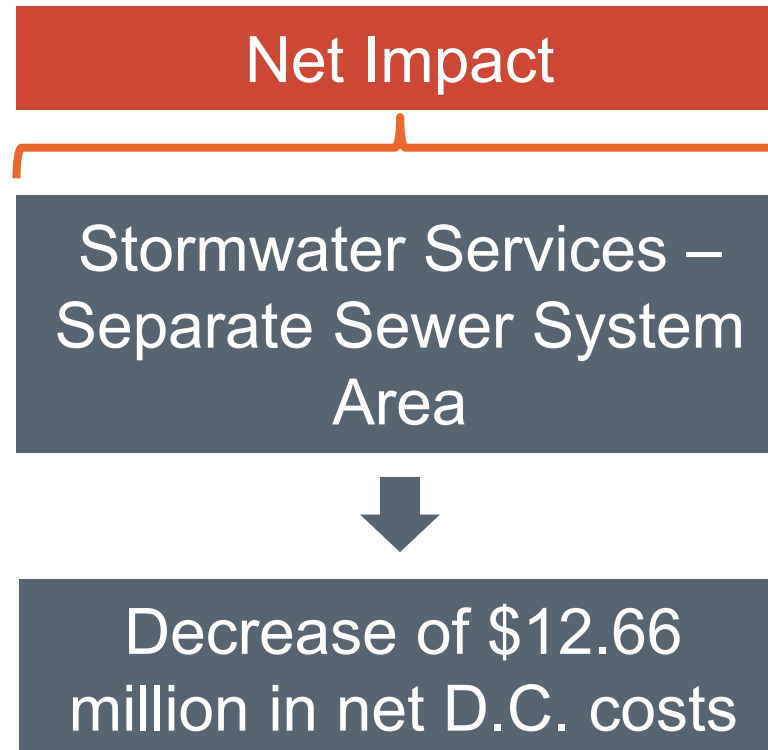




Stormwater Services – Separated Sewer System

Changes to Capital Listing

- Removal of projects that have been funded
- Recalculation of stormwater credits

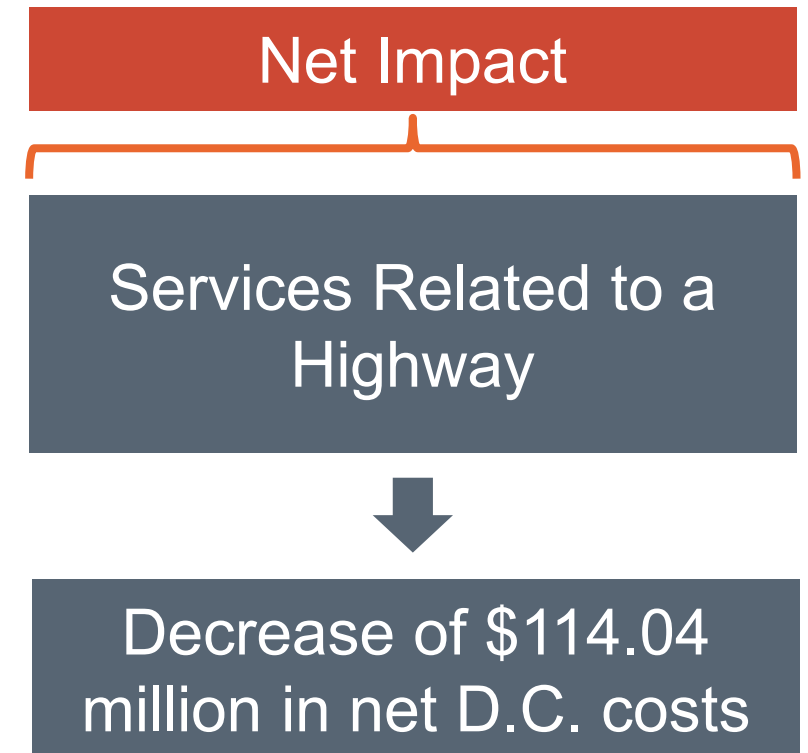




Services Related to a Highway

Changes to Capital Listing

- Removal of non-growth related project
- Timing updates to projects
- Updated future pavement widths
- Revised local service policy (L.S.P.) deductions
 - Future right-of-way width assumptions have been updated to reflect A.E.G.D. transportation master plan (see section on proposed L.S.P. revisions)
- Additional major structures and cost updates
- Removal of duplicate active transportation projects to eliminate overlap with road projects

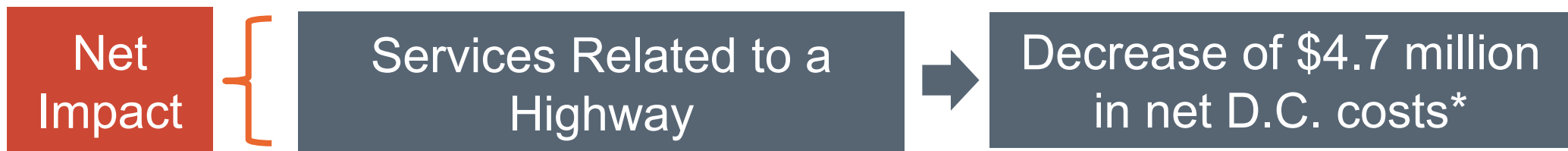


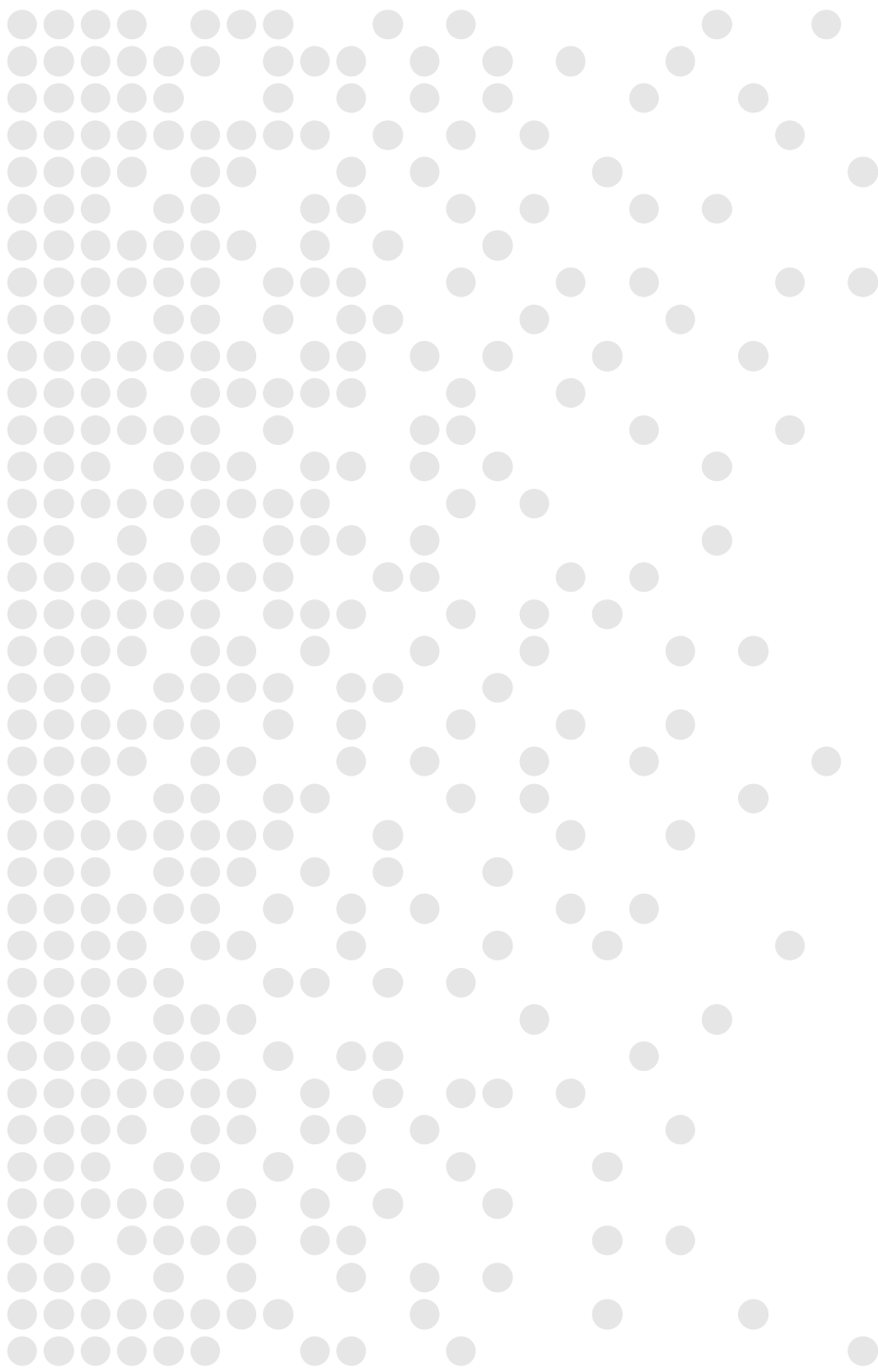
Services Related to a Highway – Local Service Policy



Changes to Policy

- Change to L.S.P. and Financial Policies for Development is proposed to reflect new standards:
 - Complete Streets Guidelines
 - A.E.G.D. TMP Update
- Road allowances for non-residential roads are wider than residential roads
 - Current policies do not distinguish between residential and non-residential roads
- Policy revision proposed non-residential roads include a larger base width as local service
 - Results in increase of local non-residential road width from 26m to 32m road allowance.





Revised D.C. Rates

City of Hamilton 2024 Development Charges
Background Study & By-law

Residential (Single/Semi Detached) Rates – per unit

Service/Class of Service	Current	Calculated (December 21, 2023 Report)	Calculated (Addendum Report)	80% Phase-in (Year 1)	85% Phase-in (Year 2)	90% Phase-in (Year 3)	95% Phase-in (Year 4)	100% Phase-in (Years 5-10)
Municipal Wide Services/Classes:								
Services Related to a Highway	14,608	22,539	18,103	14,482	15,388	16,293	17,198	18,103
Public Works	1,092	1,335	1,335	1,068	1,135	1,202	1,268	1,335
Transit Services	2,600	1,601	1,601	1,281	1,361	1,441	1,521	1,601
Fire Protection Services	626	1,151	1,151	921	978	1,036	1,093	1,151
Policing Services	711	1,018	1,018	814	865	916	967	1,018
Parks and Recreation*	3,518	11,065	11,065	8,852	9,405	9,959	10,512	11,065
Library Services	6,695							
Growth Studies**	1,554	2,061	2,061	1,649	1,752	1,855	1,958	2,061
Long-term Care Services	549	-	-	-	-	-	-	-
Child Care and Early Years Programs	246	231	231	185	196	208	219	231
Provincial Offences Act Services including By-Law Enforcement	21	-	-	-	-	-	-	-
Public Health Services	55	52	52	42	44	47	49	52
Ambulance	3	42	42	34	36	38	40	42
Waste Diversion	201	325	325	260	276	293	309	325
	990	346	346	277	294	311	329	346
Total Municipal Wide Services/Classes	33,469	41,766	37,330	29,864	31,731	33,597	35,464	37,330
Water and Wastewater Urban Area Charges								
Wastewater Facilities	5,491	7,125	7,125	5,700	6,056	6,413	6,769	7,125
Wastewater Linear Services	7,346	10,878	10,630	8,504	9,036	9,567	10,099	10,630
Water Services	6,466	7,323	6,856	5,485	5,828	6,170	6,513	6,856
Total Water and Wastewater Urban Area Services	19,303	25,326	24,611	19,689	20,919	22,150	23,380	24,611
Stormwater Services - Combined Sewer System								
Stormwater Drainage and Control Services	5,355	9,553	9,553	7,642	8,120	8,598	9,075	9,553
Stormwater Services - Separate Sewer System								
Stormwater Drainage and Control Services	14,192	23,541	22,741	18,193	19,330	20,467	21,604	22,741
Grand Total - City Wide	33,469	41,766	37,330	29,864	31,731	33,597	35,464	37,330
Grand Total - Urban Area - Combined Sewer Sytem	58,127	76,645	71,494	57,195	60,770	64,345	67,919	71,494
Grand Total - Urban Area - Separate Sewer Sytem	66,964	90,633	84,682	67,746	71,980	76,214	80,448	84,682

*Parks & Recreation now combined as one D.C. eligible service

**Growth studies are no longer eligible when a new by-law is passed under Bill 23

Note: Rates will be indexed at by-law implementation to 2024\$

Note: Phase-in is expected to be removed as per Bill 185

Residential (Large Apartment) Rates – per unit

Service/Class of Service	Current	Calculated (December 21, 2023 Report)	Calculated (Addendum Report)	80% Phase-in (Year 1)	85% Phase-in (Year 2)	90% Phase-in (Year 3)	95% Phase-in (Year 4)	100% Phase-in (Years 5-10)
Municipal Wide Services/Classes:								
Services Related to a Highway	8,555	13,818	11,099	8,879	9,434	9,989	10,544	11,099
Public Works	639	818	818	654	695	736	777	818
Transit Services	1,524	982	982	786	835	884	933	982
Fire Protection Services	367	706	706	565	600	635	671	706
Policing Services	416	624	624	499	530	562	593	624
Parks and Recreation*	2,059	6,784	6,784	5,427	5,766	6,106	6,445	6,784
Library Services	910	1,264	1,264	1,011	1,074	1,138	1,201	1,264
Growth Studies**	322	-	-	-	-	-	-	-
Long-term Care Services	145	142	142	114	121	128	135	142
Child Care and Early Years Programs	13	-	-	-	-	-	-	-
Provincial Offences Act Services including By-Law Enforcement	31	32	32	26	27	29	30	32
Public Health Services	2	26	26	21	22	23	25	26
Ambulance	119	199	199	159	169	179	189	199
Waste Diversion	579	212	212	170	180	191	201	212
Total Municipal Wide Services/Classes	19,601	25,607	22,888	18,310	19,455	20,599	21,744	22,888
Water and Wastewater Urban Area Charges								
Wastewater Facilities	3,216	4,368	4,368	3,494	3,713	3,931	4,150	4,368
Wastewater Linear Services	4,301	6,669	6,517	5,214	5,539	5,865	6,191	6,517
Water Services	3,787	4,490	4,203	3,362	3,573	3,783	3,993	4,203
Total Water and Wastewater Urban Area Services	11,304	15,527	15,088	12,070	12,825	13,579	14,334	15,088
Stormwater Services - Combined Sewer System								
Stormwater Drainage and Control Services	3,137	5,857	5,857	4,686	4,978	5,271	5,564	5,857
Stormwater Services - Separate Sewer System								
Stormwater Drainage and Control Services	8,312	14,432	13,942	11,154	11,851	12,548	13,245	13,942
Grand Total - City Wide	19,601	25,607	22,888	18,310	19,455	20,599	21,744	22,888
Grand Total - Urban Area - Combined Sewer Sytem	34,042	46,991	43,833	35,066	37,258	39,450	41,641	43,833
Grand Total - Urban Area - Separate Sewer Sytem	39,217	55,566	51,918	41,534	44,130	46,726	49,322	51,918

*Parks & Recreation now combined as one D.C. eligible service

**Growth studies are no longer eligible when a new by-law is passed under Bill 23

Note: Rates will be indexed at by-law implementation to 2024\$

Note: Phase-in is expected to be removed as per Bill 185

Residential (Small Apartment) Rates – per unit

Service/Class of Service	Current	Calculated (December 21, 2023 Report)	Calculated (Addendum Report)	80% Phase-in (Year 1)	85% Phase-in (Year 2)	90% Phase-in (Year 3)	95% Phase-in (Year 4)	100% Phase-in (Years 5-10)
Municipal Wide Services/Classes:								
Services Related to a Highway	5,853	8,561	6,876	5,501	5,845	6,188	6,532	6,876
Public Works	437	507	507	406	431	456	482	507
Transit Services	1,042	608	608	486	517	547	578	608
Fire Protection Services	251	437	437	350	371	393	415	437
Policing Services	285	387	387	310	329	348	368	387
Parks and Recreation*	1,409	4,203	4,203	3,362	3,573	3,783	3,993	4,203
	2,682							
Library Services	622	783	783	626	666	705	744	783
Growth Studies**	220	-	-	-	-	-	-	-
Long-term Care Services	99	88	88	70	75	79	84	88
Child Care and Early Years Programs	8	-	-	-	-	-	-	-
Provincial Offences Act Services including By-Law Enforcement	22	20	20	16	17	18	19	20
Public Health Services	1	16	16	13	14	14	15	16
Ambulance	80	123	123	98	105	111	117	123
Waste Diversion	396	131	131	105	111	118	124	131
Total Municipal Wide Services/Classes	13,407	15,864	14,179	11,343	12,052	12,761	13,470	14,179
Water and Wastewater Urban Area Charges								
Wastewater Facilities	2,200	2,706	2,706	2,165	2,300	2,435	2,571	2,706
Wastewater Linear Services	2,943	4,132	4,038	3,230	3,432	3,634	3,836	4,038
Water Services	2,592	2,782	2,604	2,083	2,213	2,344	2,474	2,604
Total Water and Wastewater Urban Area Services	7,735	9,620	9,348	7,478	7,946	8,413	8,881	9,348
Stormwater Services - Combined Sewer System								
Stormwater Drainage and Control Services	2,145	3,629	3,629	2,903	3,085	3,266	3,448	3,629
Stormwater Services - Separate Sewer System								
Stormwater Drainage and Control Services	5,685	8,942	8,638	6,910	7,342	7,774	8,206	8,638
Grand Total - City Wide	13,407	15,864	14,179	11,343	12,052	12,761	13,470	14,179
Grand Total - Urban Area - Combined Sewer Sytem	23,287	29,113	27,156	21,725	23,083	24,440	25,798	27,156
Grand Total - Urban Area - Separate Sewer Sytem	26,827	34,426	32,165	25,732	27,340	28,949	30,557	32,165

*Parks & Recreation now combined as one D.C. eligible service

**Growth studies are no longer eligible when a new by-law is passed under Bill 23

Note: Rates will be indexed at by-law implementation to 2024\$

Note: Phase-in is expected to be removed as per Bill 185

Non-Residential Rates – per sq.ft.

Service/Class of Service	Current	Calculated (December 21, 2023 Report)	Calculated (Addendum Report)	80% Phase-in (Year 1)	85% Phase-in (Year 2)	90% Phase-in (Year 3)	95% Phase-in (Year 4)	100% Phase-in (Years 5-10)
Municipal Wide Services/Classes:								
Services Related to a Highway	10.92	16.28	13.31	10.65	11.31	11.98	12.64	13.31
Public Works	0.56	0.80	0.80	0.64	0.68	0.72	0.76	0.80
Transit Services	1.32	0.96	0.96	0.77	0.82	0.86	0.91	0.96
Fire Protection Services	0.31	0.69	0.69	0.55	0.59	0.62	0.66	0.69
Policing Services	0.36	0.61	0.61	0.49	0.52	0.55	0.58	0.61
Parks and Recreation*	0.16	0.95	0.95	0.76	0.81	0.86	0.90	0.95
	0.30							
Library Services	1.36	0.18	0.18	0.14	0.15	0.16	0.17	0.18
Growth Studies**	0.28	-	-	-	-	-	-	-
Long-term Care Services	0.02	0.04	0.04	0.03	0.03	0.04	0.04	0.04
Child Care and Early Years Programs	-	-	-	-	-	-	-	-
Provincial Offences Act Services including By-Law Enforcement	0.02	0.03	0.03	0.02	0.03	0.03	0.03	0.03
Public Health Services	-	0.01	0.01	0.01	0.01	0.01	0.01	0.01
Ambulance	0.02	0.06	0.06	0.05	0.05	0.05	0.06	0.06
Waste Diversion	0.17	0.03	0.03	0.02	0.03	0.03	0.03	0.03
Total Municipal Wide Services/Classes	15.80	20.64	17.67	14.14	15.02	15.90	16.79	17.67
Water and Wastewater Urban Area Charges								
Wastewater Facilities	2.65	4.53	4.53	3.62	3.85	4.08	4.30	4.53
Wastewater Linear Services	3.53	6.91	6.75	5.40	5.74	6.08	6.41	6.75
Water Services	3.10	4.65	4.36	3.49	3.71	3.92	4.14	4.36
Total Water and Wastewater Urban Area Services	9.28	16.09	15.64	12.51	13.29	14.08	14.86	15.64
Stormwater Services - Combined Sewer System								
Stormwater Drainage and Control Services	-	-	-	-	-	-	-	-
Stormwater Services - Separate Sewer System								
Stormwater Drainage and Control Services	2.93	4.75	4.75	3.80	4.04	4.28	4.51	4.75
Grand Total - City Wide	15.80	20.64	17.67	14.14	15.02	15.90	16.79	17.67
Grand Total - Urban Area - Combined Sewer Sytem	25.08	36.73	33.31	26.65	28.31	29.98	31.64	33.31
Grand Total - Urban Area - Separate Sewer Sytem	28.01	41.48	38.06	30.45	32.35	34.25	36.16	38.06

*Parks & Recreation now combined as one D.C. eligible service

**Growth studies are no longer eligible when a new by-law is passed under Bill 23

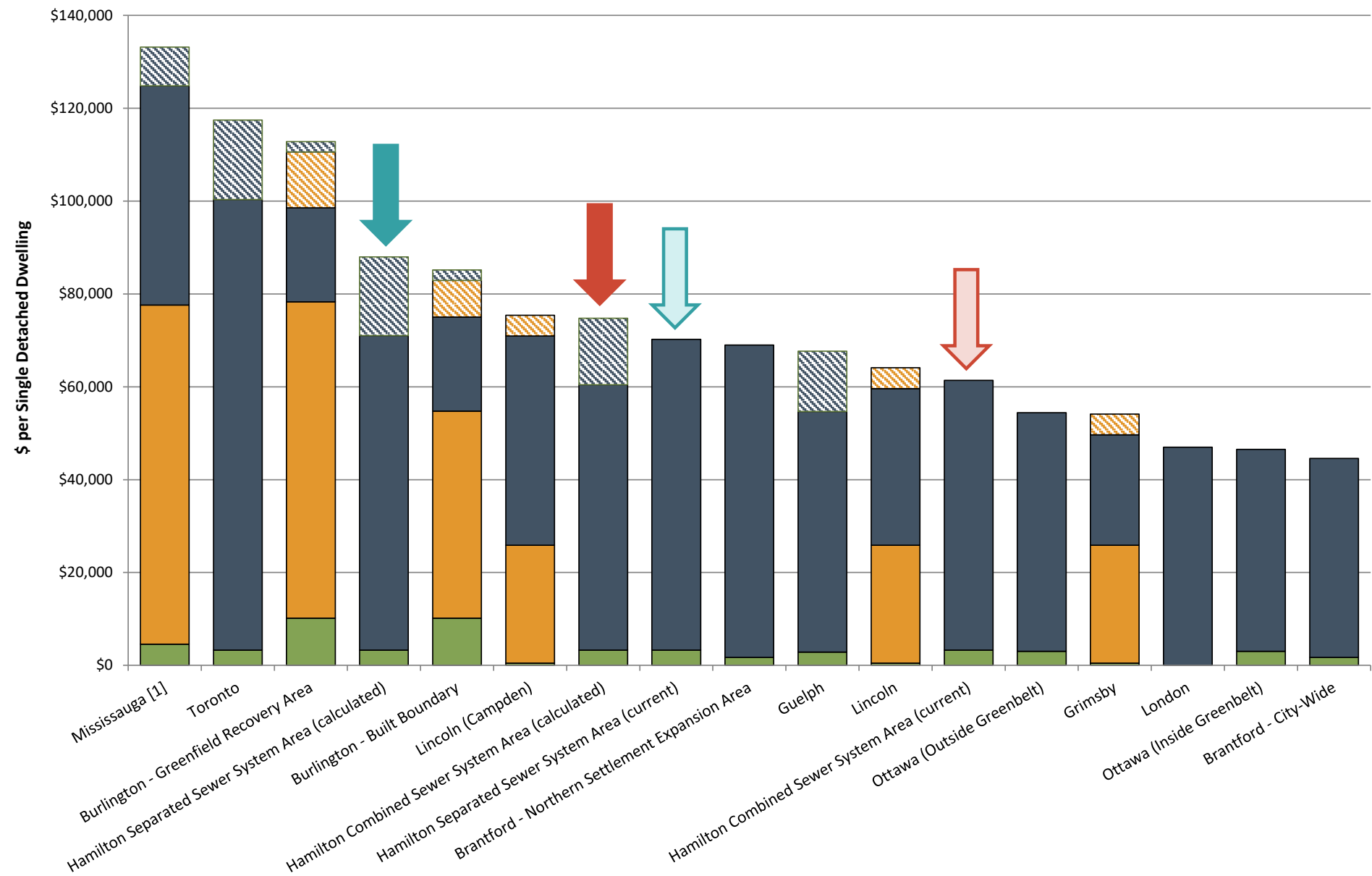
Note: Rates will be indexed at by-law implementation to 2024\$

Note: Phase-in is expected to be removed as per Bill 185

Survey of Comparator Municipalities – Single/Semi Detached



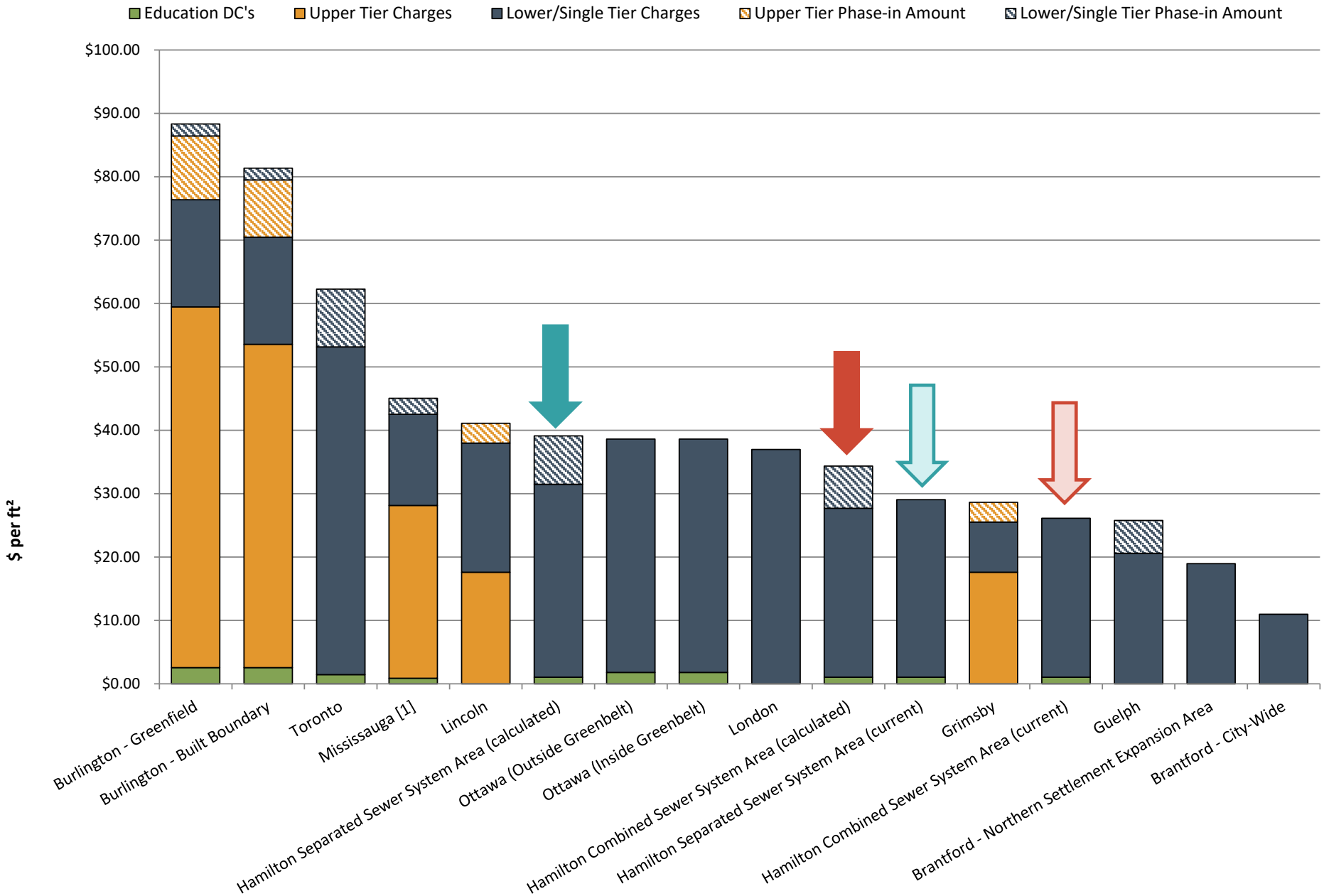
■ Education DC's
 ■ Upper Tier Charges
 ■ Lower/Single Tier Charges
 Upper Tier Phase-in Amount
 Lower/Single Tier Phase-in Amount



**Phase-in
 expected to
 be removed
 as per Bill
 185**

[1] Includes stormwater charge based on area – assuming 12 homes per acre

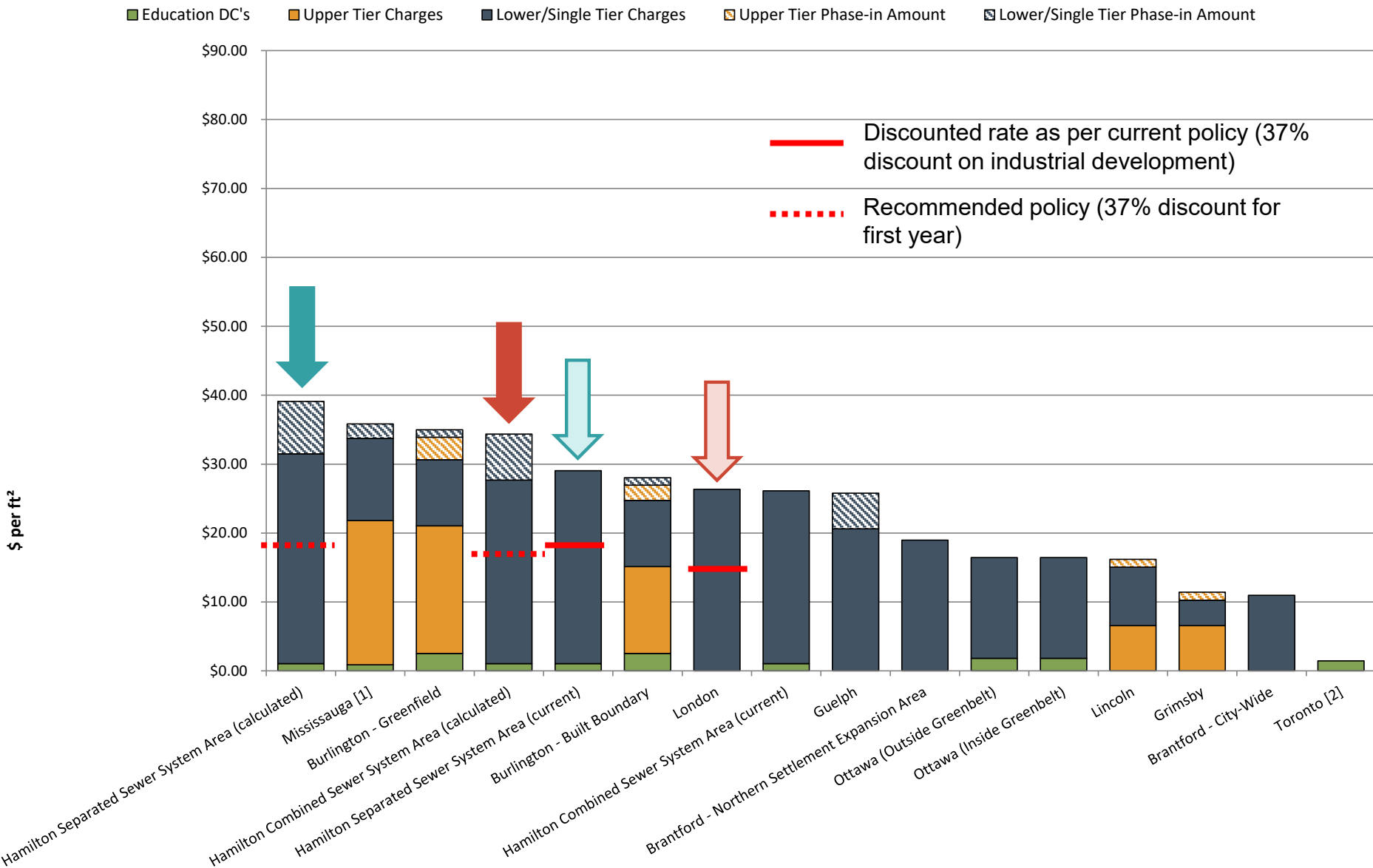
Survey of Comparator Municipalities – Non-Industrial (per sq.ft.)



Phase-in expected to be removed as per Bill 185

[1] Includes stormwater charge based on area – assuming 1/3 lot coverage

Survey of Comparator Municipalities – Industrial (per sq.ft.)



**Phase-in
 expected to
 be removed
 as per Bill
 185**

[1] Includes stormwater charge based on area – assuming 1/3 lot coverage
 [2] Industrial development is exempt in Toronto

Study Process and Timelines



- ✓ **September 2022 to November 2023**
Data collection, staff review, D.C. calculations and policy work
- ✓ **April 13, September 18, and November 9, 2023**
Development Charges Stakeholders Sub-Committee Meeting
- ✓ **December 21, 2023**
Release of Background Study and draft by-laws
- ✓ **January 23/24, 2024**
Public open house sessions
- ✓ **February 22, 2024**
Public Meeting at Audit, Finance & Administration Committee
- ✓ **March 28, 2024**
Release of Addendum Report
- ➔ **May 2, 2024**
Audit, Finance & Administration Committee considers passage of by-law
- ➔ **June 1, 2024**
New D.C. By-law in Effect
- ➔ **June 12, 2024**
Expiry of Existing D.C. By-law (note: existing by-law will be repealed at the time the new by-law comes into effect)



Questions?