



The Regional Municipality of Durham
 Report to: The Finance and Administration Committee
 From: R.J. Clapp, Commissioner of Finance
 Report No.: 2011-F-27
 Date: May 10, 2011

SUBJECT:

FINAL RECOMMENDATION REGARDING AMENDMENT TO DEVELOPMENT CHARGES BY-LAW NO. 44-2008

RECOMMENDATIONS:

That the Finance and Administration Committee recommend to Regional Council that:

- 1) As required under Section 10(1) of the Development Charges Act, 1997, the Regional Development Charges Background Study dated April 12, 2011 and the development charges calculations contained in the Background Study be adopted and further that the capital forecasts in the Background Study indicate Regional Council's intention to ensure that such an increase in need for services will be met, as required under paragraph 3 of Section 5(1) of the Development Charges Act, 1997 and Section 3 of Ontario Regulation 82/98;
- 2) The Regional Residential Development Charge for Sanitary Sewerage by unit type as indicated in Table 1 below be imposed on a uniform Region-wide basis effective June 1, 2011:

Table 1

REGION OF DURHAM RECOMMENDED RESIDENTIAL DEVELOPMENT CHARGES FOR SANITARY SEWERAGE EFFECTIVE JUNE 1, 2011 \$ PER DWELLING UNIT				
	Single <u>Detached</u> \$	Low Density <u>Multiples</u> \$	Apartments	
			2 Bedrooms <u>and Larger</u> \$	1 Bedroom <u>and Smaller</u> \$
Sanitary Sewerage ⁽¹⁾⁽²⁾⁽³⁾	5,728	4,611	3,339	2,102
Note:				
(1) These charges are payable only in areas where the service is, or will be, available in an area designated for the particular service in the Region's Official Plan.				
(2) These charges are not applicable to lands developed within the Seaton Community.				
(3) These charges are to be further adjusted for indexing on an annual basis, commencing July 1, 2011.				

- 3) The Regional Commercial, Industrial and Institutional Development Charges for Sanitary Sewerage as indicated in Table 2 below be imposed on a uniform Region-wide basis effective June 1, 2011 in accordance with the following phase-in schedule:

Table 2

REGION OF DURHAM RECOMMENDED COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL DEVELOPMENT CHARGES FOR SANITARY SEWERAGE EFFECTIVE JUNE 1, 2011 \$ PER SQUARE FOOT OF GROSS FLOOR AREA		
	June 1, 2011	July 1, 2011 ⁽²⁾
Commercial ⁽³⁾⁽⁴⁾	3.49	4.65
Industrial ⁽¹⁾⁽³⁾⁽⁴⁾	1.39	1.85
Institutional ⁽³⁾⁽⁴⁾	0.86	1.15
Notes:		
(1) These charges represent 50% of the calculated rate.		
(2) These charges represent the final scheduled phase-in of the non-residential DC's as per section 15 of DC By-law No. 44-2008 and are to be further adjusted for indexing on an annual basis, commencing July 1, 2011.		
(3) These charges are payable only in areas where the services are or will be, available in an area designated for the particular service in the Region's Official Plan.		
(4) These charges are not applicable to lands developed within the Seaton Community.		

- 4) The revised Sanitary Sewerage Development Charges be indexed annually as of the 1st day of July, 2011 and on each successive July 1st in accordance with the prescribed index, defined in O.Reg. 82/98 s7 as "The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007", for the most recently available annual period ending March 31;
- 5) The Regional Solicitor be instructed to finalize the proposed Development Charge By-law for presentation to Regional Council;
- 6) The Regional Solicitor be instructed to revise future development agreements and any by-law(s) relating thereto to reflect any changes required to implement the foregoing recommendations and that such revised by-law(s) be presented to Council for passage;
- 7) The Regional Commissioner of Finance be instructed to undertake the necessary actions to implement the proposed amendment; and
- 8) The Regional Clerk be instructed to follow the notification provisions pursuant to the Development Charges Act, 1997.

REPORT

1.0 INTRODUCTION

- The purpose of this report is to provide final recommendations regarding the proposed amendment to Regional Development Charge By-law No. 44-2008. These recommendations form the basis for the amended by-law to be implemented on June 1, 2011 (Appendix #1).
- The final recommendations are based on the information contained in the Background Study dated April 12, 2011. The background study was made available to Regional Council on April 8, 2011 and to the public (free of charge) on April 12, 2011.
- An overview of the key recommendations contained in the proposed development charge by-law amendment and background study was provided in Report #2011-F-24: Public Meeting Regarding The Proposed Amendment to Development Charge By-law No. 44-2008 and Background Study (Appendix #2).

2.0 RECOMMENDATIONS

- Staff recommend that the Sanitary Sewerage Development Charge increase by \$1,005 for the residential charge (from \$4,723 to \$5,728) for a single detached unit, with corresponding increases in other residential unit categories. In addition, the non-residential development charges are recommended to increase as follows:
 - \$3.05 per sq ft to \$3.49 per sq ft for commercial development;
 - \$1.21 per sq ft to \$1.39 per sq ft for industrial development; and
 - \$0.76 per sq ft to \$0.86 per sq ft for institutional development.
- **The new rates are recommended to take effect on June 1, 2011.**

- Table 3 identifies the recommended increase in Residential and Non-residential Development Charges for June 1, 2011 and their estimated impact on annual development charge revenue.

Table 3

	Current Rate as of July 1, 2010	Recommended Rates for June 1, 2011 ⁽²⁾	Increase	Estimated Annual Increase in DC Revenue ⁽¹⁾
Residential DC's ⁽²⁾	\$4,723 / single detached unit	\$5,728 / single detached unit	\$1,005 / single detached unit	\$3.1 million
Commercial DC's ⁽²⁾⁽³⁾	\$3.05 / sq ft	\$3.49 / sq ft	\$0.44 / sq ft	\$0.4 million
Industrial DC's ⁽²⁾⁽³⁾	\$1.21 / sq ft	\$1.39 / sq ft	\$0.18 / sq ft	\$126,000
Institutional DC's ⁽²⁾⁽³⁾	\$0.76 / sq ft	\$0.86 / sq ft	\$0.10 / sq ft	\$7,500

Notes:

- (1) Based on an estimate of 3,100 equivalent single detached residential units, 925,000 square feet of commercial development, 700,000 square feet of industrial development and 75,000 square feet of institutional development (for which development charges will be collected) per year.
- (2) Subject to annual indexing as prescribed in section 24 of By-law No. 44-2008 on July 1, 2011.
- (3) Subject to the phasing schedule as prescribed in section 15 of By-law No. 44-2008.

3.0 INPUT REGARDING PROPOSED AMENDMENTS TO BY-LAW NO. 44-2008

- Pursuant to the requirements of the DCA, 1997, Regional Council held a public meeting on April 27, 2011 to receive input on the proposed development charge by-law amendment. No public submissions were received at the Public Meeting; however, the Region did receive one item of correspondence from the Building Industry and Land Development Association (BILD), provided in Appendix #3. The letter from BILD does not identify any specific issues with the proposed by-law amendment.
- Regional staff met with the development industry (BILD – Ontario and Durham Chapter) and the Durham Region Homebuilders Association prior to the Public Meeting on April 27, 2011. Regional staff were requested to provide cost information related to one of the capital projects included in the amendment (ie. Courtice Trunk Sanitary Sewer), which staff subsequently provided. As well, two specific questions were asked at the meeting. The questions and staff response are provided below.
 - 1) Please explain why the non-residential allocation for Project #23 (Corbett Creek WPCP) in the 2008 By-law has changed.

Answer: The non-residential percent in the 2008 Regional Development Charge By-law No. 44-2008 for this project was 35%. However, Durham Region received grant funding from the Province (*Investment in Ontario Act*) and applied \$421,900 to this project to offset the impact on the user rates through the non-residential share, as approved by Regional Council.

- 2) A member pointed out that the non-residential index for the first quarter of 2011 would be released between May 10th and May 14th. How would Regional staff be prepared to handle a negative price index in relation to calculation of DC rates?

Answer: It is unlikely the index will be negative, as the index used to adjust the Regional development charges annually on July 1 of each year (ie. Statistics Canada Non-residential Building Construction Price Index for Toronto) has been positive for the last three quarters as follows:

- Q1 for 2010 - 141.2;
- Q2 for 2010 - 142.5;
- Q3 for 2010 - 142.8; and
- Q4 for 2010 - 143.2.

4.0 FURTHER CONSIDERATIONS BY REGIONAL COUNCIL PER DCA, 1997

4.1 Formal Consideration of Need for Further Public Meeting

- The final recommendations within this report do not vary from the proposed Regional Development Charge By-law amendment presented in the Background Study dated April 12, 2011 and if they are adopted by Regional Council, it is not required to consider whether a second public meeting is required.

4.2 Necessary Approvals and Actions to Support Proposed Development Charge By-law

- In order to implement the recommended Regional Development Charges By-law, various administrative tasks must be undertaken by the Regional Solicitor, Regional Clerk and Regional Commissioner of Finance. These include the notification of the passage of by-laws and preparation of an information pamphlet.

4.3 Transition Policy

- The Region will utilize the same transition arrangements used for implementing previous DC By-laws and DC By-law amendments. A letter will be sent to all Durham Region area municipalities advising them of the rate increase, implementation date and the transition process.

5.0 NEXT COMPREHENSIVE DEVELOPMENT CHARGE REVIEW

- The current development charge by-law (By-law No. 44-2008) expires June 30, 2013. However, staff are currently updating the information required to complete the next Development Charge By-law in 2012, based on the population and employment forecasts and allocations to the area municipalities included in Regional Official Plan Amendment (ROPA) No. 128. ROPA 128 is an amendment to bring the Regional Official Plan into conformity with the Provincial Growth Plan for the Greater Golden Horseshoe.
- The Provincial Growth Plan requires that a minimum of 40 percent of all new growth will be through intensification of existing built-up areas and that Greenfield areas will develop at an overall density of 50 persons and jobs per hectare. The resulting built form will generally be more dense and compact. The capital program being developed for the new DC By-law will accommodate the increased intensification targets set out in the Provincial Growth Plan, which is expected to alter the future capital infrastructure program.
- The analysis to be completed for the new development charge study and by-law will also be utilized to identify the financial implications of the Provincial Growth Plan on the Region. The analysis will compare the costs (operational and capital) of traditional growth patterns with less intensification (ie. pre - Provincial Growth Plan policy structure) with the new projected growth patterns (ie. higher intensification targets) established in the Provincial Growth Plan.

6.0 CONCLUSION

- By amending the Regional Development Charges By-law, the sewer development charge quantum is increased to reflect project cost increases, which helps ensure that “growth continues to pay for growth” and minimize growth costs funded by sewer user rates. These changes are required in order to provide the necessary funding for infrastructure that supports future development.

R.J. Clapp, CA
Commissioner of Finance

Recommended for Presentation to Committee

G.H. Cubitt, M.S.W.
Chief Administrative Officer

APPENDICES

Appendix #1: Amended By-Law

Appendix #2: Report #2011-F-24: Public Meeting Regarding The Proposed Amendment to Development Charges By-law No. 44-2008 and Background Study

Appendix #3: Item of Correspondence From the Building Industry and Land Development Association

***Additional copies of the 2011 Regional Development Charge Background Study are available from the Regional Clerk's Office**

APPENDIX #1

AMENDED BY-LAW

THE REGIONAL MUNICIPALITY OF DURHAM

BY-LAW NO. •

being a by-law to amend By-law No. 44-2008

WHEREAS Section 19 of the *Development Charges Act*, 1997, S.O. 1997, c.27, (the "Act"), provides for amendments to development charge by-laws;

AND WHEREAS the Council of The Regional Municipality of Durham requires certain amendments to By-law No. 44-2008;

AND WHEREAS in accordance with the Act, a development charge background study has been completed in support of the increased development charges and imposition thereof through amendments to By-law No. 44-2008;

AND WHEREAS the Council of The Regional Municipality of Durham has given notice and held a public meeting on the 27th day of April, 2011, in accordance with the Act;

AND WHEREAS the Council of The Regional Municipality of Durham has permitted any person who attended the public meeting to make representations in respect of the proposed amendments;

AND WHEREAS the Council of The Regional Municipality of Durham has determined that a further public meeting is not necessary pursuant to Section 12(3) of the Act;

NOW THEREFORE, THE COUNCIL OF THE REGIONAL MUNICIPALITY OF DURHAM HEREBY ENACTS AS FOLLOWS:

1. Schedule "B" to By-law No. 44-2008 is hereby amended by repealing the development charges indicated therein in regard to Sanitary Sewerage services and replacing them with the Sanitary Sewerage development charges set out in Schedule "B" attached hereto.
2. Schedule "C" to By-law No. 44-2008 is hereby amended by repealing the development charges indicated therein in regard to Sanitary Sewerage services and replacing them with the Sanitary Sewerage development charges set out in Schedule "C" attached hereto.
3. Schedule "D" to By-law No. 44-2008 is hereby amended by repealing the development charges indicated therein in regard to Sanitary Sewerage services and replacing them with the Sanitary Sewerage development charges set out in Schedule "D" attached hereto.

4. Schedule "E" to By-law No. 44-2008 is hereby amended by repealing the development charges indicated therein in regard to Sanitary Sewerage services and replacing them with the Sanitary Sewerage development charges set out in Schedule "E" attached hereto.
5. For greater certainty, this by-law does not amend the development charges imposed under By-law 44-2008 save and except for the development charges applicable to Sanitary Sewerage services.
6. For greater certainty, the development charges set out in Schedules "B", "C", "D" and "E" attached hereto applicable to Sanitary Sewerage services have been amended in accordance with the Background Study dated April 12, 2011.
7. For greater certainty, Schedules "B", "C", "D" and "E" to By-law No. 44-2008 remain in full force and effect save and except for the amendments to the Sanitary Sewerage development charges described in Sections 1, 2, 3, and 4 of this amending by-law.
8. This By-law shall come into force on June 1, 2011.

BY-LAW read and passed this 18th day of May, 2011

P.M. Madill
Regional Clerk

Roger Anderson
Chair

SCHEDULE "B"

**RESIDENTIAL DEVELOPMENT CHARGES EFFECTIVE
JUNE 1, 2011 - \$ PER DWELLING TYPE**

SERVICE CATEGORY	SINGLE DETACHED	LOW DENSITY MULTIPLES	TWO BEDROOM APARTMENT & LARGER	ONE BEDROOM APARTMENT & SMALLER
<u>Region-Wide Charges</u>				
Regional Roads	6,252	5,239	3,645	2,294
Regional Police	447	360	264	166
Long-Term Care	33	27	20	12
Emergency Medical Services	109	88	64	40
Development Related Studies	25	20	14	9
Subtotal	6,866	5,734	4,007	2,521
<u>Regional Water Supply & Sanitary Sewer Charges</u>				
Water Supply	5,923	4,768	3,453	2,174
Sanitary Sewerage	5,728	4,611	3,339	2,102
Subtotal	11,651	9,379	6,792	4,276
Total of All Charges	18,517	15,113	10,799	6,797

Note: The development charges described above shall be adjusted annually on July 1 pursuant to Section 24 of By-law No. 44-2008.

SCHEDULE "C"

**COMMERCIAL DEVELOPMENT CHARGES EFFECTIVE
\$ PER SQUARE FOOT OF GROSS FLOOR AREA**

SERVICE CATEGORY	COLUMN I June 1, 2011 to June 30, 2011	COLUMN II July 1, 2011 to June 30, 2013
Water Supply	1.70	2.27
Sanitary Sewerage	3.49	4.65
Regional Roads	8.06	10.74
Total of All Charges	13.25	17.66

NOTE: The development charges described in Column II above shall be adjusted annually on July 1 pursuant to section 24 of this By-law.

SCHEDULE "D"

**INSTITUTIONAL DEVELOPMENT CHARGES EFFECTIVE
\$ PER SQUARE FOOT OF GROSS FLOOR AREA**

SERVICE CATEGORY	COLUMN I June 1, 2011 to June 30, 2011	COLUMN II July 1, 2011 to June 30, 2013
Water Supply	0.17	0.22
Sanitary Sewerage	0.86	1.15
Regional Roads	2.63	3.51
Total of All Charges	3.66	4.88

NOTE: The development charges described in Column II above shall be adjusted annually on July 1 pursuant to section 24 of this By-law.

SCHEDULE "E"

**INDUSTRIAL DEVELOPMENT CHARGES EFFECTIVE
\$ PER SQUARE FOOT OF GROSS FLOOR AREA**

SERVICE CATEGORY	COLUMN I June 1, 2011 to June 30, 2011	COLUMN III July 1, 2011 to June 30, 2013
Water Supply	0.66	0.87
Sanitary Sewerage	1.39	1.85
Regional Roads	1.23	1.64
Total of All Charges	3.28	4.36

NOTE: The development charges described in Column II above shall be adjusted annually on July 1 pursuant to section 24 of this By-law.

APPENDIX #2

**REPORT #2011-F-24: PUBLIC MEETING REGARDING THE
PROPOSED AMENDMENT TO DEVELOPMENT CHARGES BY-
LAW NO. 44-2008 AND BACKGROUND STUDY**



The Regional Municipality of Durham
Report to: The Finance and Administration Committee
From: R.J. Clapp, Commissioner of Finance
Report No.: 2011-F-24
Date: April 27, 2011

SUBJECT:

Public Meeting Regarding The Proposed Amendment to Development Charges By-law No. 44-2008 and Background Study

RECOMMENDATIONS:

That the Finance and Administration Committee recommend to Regional Council that:

- 1) Report #2011-F-24 be received for information; and
 - 2) All submissions received by Regional Council and the written submissions received by the Regional Treasurer by 5 p.m. on May 4, 2011, including those opinions expressed verbally at the April 27, 2011 public meeting, be received and referred to Regional staff for consideration in the preparation of the final recommended amendment to Development Charges By-law No. 44-2008 scheduled to be presented to Regional Council for approval on May 18, 2011.
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REPORT

1.0 INTRODUCTION

- The purpose of this report is to provide information regarding the public meeting of Council to be held in the Regional Council Chambers on April 27, 2011 with regard to the proposed amendment to Development Charges By-law No. 44-2008. Regional Council is scheduled to make final decisions on the proposed amendment at the May 18, 2011 regular Regional Council meeting, subsequent to public input provided by May 4, 2011.
- The notices of the public meeting have been advertised in the Toronto Star on April 1 and 4, 2011 (Attachment #1) and twice in the local Metroland newspapers throughout the Region over the time period March 31, to April 7, 2011. As indicated in the public notices, the proposed amendment and background study have been available to the public at no cost since April 12, 2011 from the Regional Clerk. The public notices, public release of the proposed amendments and background study and the public meeting were authorized by Regional Council on April 6, 2011 (Report #2011-F-21).

- The purpose of the public meeting on April 27th is to fulfill the statutory requirement to solicit input from the public and provide the necessary background information on the proposed amendment to Development Charges By-law No. 44-2008. Input from the public and stakeholders will be received up to 5 p.m. on May 4th, 2011. Regional Council is scheduled to make final decisions on the proposed amendment at the May 18, 2011 regular Regional Council meeting to ensure implementation of the amended by-law on June 1, 2011.

2.0 BACKGROUND

- Regional Council had directed staff to prepare an amendment to the current Residential and Non-residential Development Charges By-law #44-2008 to recalculate the development charge component for sanitary sewerage due to a major increase in the capital forecast, resulting from:
 - i. the capital cost not previously included in the Development Charge By-law for Stage 1 and 2 upgrades at the York Durham Duffin Creek Water Pollution Control Plant (WPCP); and
 - ii. the significant increase in the cost of various sanitary sewerage capital expansion projects.
- The Stage 1 and 2 upgrades at the Duffin Creek WPCP are estimated at \$240.0 million and Durham's share is estimated at \$49.9 million (in \$2011). The timing of these works is being advanced in order to comply with the MOE requirements to implement odour management measures in accordance with the current Certificate of Approval (Air).
- Although the Stage 1 and 2 upgrades do not generate additional capacity at the Duffin Creek WPCP, the upgrades will provide benefit to future growth (as well as existing development) since the capital improvements apply to a share of the unutilized plant capacity that will accommodate future development. Durham's share of capacity at the Duffin Creek WPCP is 25 Million Imperial Gallons Per Day (MIGD). Based on average flows for the last five years (2004-2009), approximately 14.44 MIGD of the 25 MIGD rated plant capacity (ie. approximately 57.8%) is currently being utilized.
- The remaining 10.56 MIGD unutilized plant capacity (ie. 42.2%) will service future development. Given that the Region's share of the Stage 1 and 2 upgrades is \$49.9 million, approximately \$21.1 million in \$2011 (ie. 42.2% of \$49.9 million) is attributed to the growth related capital program. A portion of the capacity allocation for the Central Pickering Development Plan is excluded from this Region-wide DC calculation under By-law #44-2008 and will be collected by other means.

- The Sanitary Sewerage Capital Forecast has also been impacted by the increase in cost of various sanitary sewerage capital expansion projects (ie. plant expansions, pumping stations and trunk sanitary sewers). Since the DC By-law No. 44-2008 was approved in 2008, environmental assessment, design and construction work has advanced and/or been completed on a number of sanitary sewerage capital projects. This analysis provides a more accurate costing basis and indicates that the capital costs utilized in the 2008 DC Study need to be updated.
- By amending the Regional Development Charges By-law to include these cost increases, the sewer development charge quantum is correspondingly increased which helps ensure that “growth continues to pay for growth” and minimizes growth costs funded by sewer user rates.
- The current Development Charges By-law No. 44-2008 was approved by Regional Council on June 18, 2008 (effective July 1, 2008) and will not expire until June 30, 2013. If the Region defers incorporating these cost changes until it renews its by-law, the Region will forego significant sanitary sewer development charge revenue which may result in either the delay of capital projects or the issuance of additional debentures.
- The background study supporting the amendment to Development Charges By-law No. 44-2008 was made available to the public on April 12, 2011 at no charge and has also been posted on the Region’s website.

3.0 STAFF CONSULTATION

- Regional staff met with the Durham and GTA Chapters of the Building Industry and Land Development Association (BILD) to discuss the reasons for the proposed amendment. A letter was also forwarded to the local Chambers of Commerce and Boards of Trade to update them on the proposed amendment. As well, copies of the Background Study were forwarded to all Area Municipal Treasurers within Durham Region.

4.0 PROPOSED AMENDMENT

- The Sanitary Sewerage Development Charge has been recalculated based on the changes in the capital forecast as noted in Section 2.0 with a resulting increase of \$1,005 in the residential charge (from \$4,723 to \$5,728 for a single detached unit) and proportionately lower increases for other dwelling types. In addition, the non-residential development charges are recommended to increase as follows:
 - \$3.05 per sq ft to \$3.49 per sq ft of gross floor area for commercial;
 - \$1.21 per sq ft to \$1.39 per sq ft of gross floor area for industrial; and
 - \$0.76 per sq ft to \$0.86 per sq ft of gross floor area for institutional.
- The new rates are recommended to take effect on June 1, 2011.

- In addition to the proposed new DC rates outlined in this amendment, further rate increases will be implemented on July 1, 2011 as result of the phasing schedule in Appendices C, D, and E of the amendment and an adjustment for annual indexing.
- Table 1 identifies the recommended increase in Residential and Non-residential Development Charges for June 1, 2011 and their estimated impact on annual development charge revenue (Attachments #2 and #3 provide both the current residential and non-residential development charges for all Regional services and the proposed development charges for June 1, 2011 which incorporates the recommended increases for sanitary sewerage).

Table 1

	Current Rate as of July 1, 2010	Recommended Rates for June 1, 2011 ⁽²⁾	Increase	Estimated Annual Increase in DC Revenue⁽¹⁾
Residential DC's ⁽²⁾	\$4,723 / single detached unit	\$5,728 / single detached unit	\$1,005 / single detached unit	\$3.1 million
Commercial DC's ⁽²⁾⁽³⁾	\$3.05 / sq ft	\$3.49 / sq ft	\$0.44 / sq ft	\$0.4 million
Industrial DC's ⁽²⁾⁽³⁾	\$1.21 / sq ft	\$1.39 / sq ft	\$0.18 / sq ft	\$126,000
Institutional DC's ⁽²⁾⁽³⁾	\$0.76 / sq ft	\$0.86 / sq ft	\$0.10 / sq ft	\$7,500

Notes:

- (1) Based on an estimate of 3,100 equivalent single detached residential units, 925,000 square feet of commercial development, 700,000 square feet of industrial development and 75,000 square feet of institutional development (for which development charges will be collected) per year.
- (2) Subject to annual indexing as prescribed in section 24 of By-law No. 44-2008 on July 1, 2011.
- (3) Subject to the phasing schedule as prescribed in section 15 of By-law No. 44-2008.

5.0 NEXT STEPS

- All comments received at the April 27, 2011 Public Meeting and any written submissions by the public received by the Regional Treasurer by 5 p.m. on May 4, 2011 will be considered in preparing the final recommendations and amended by-law.
- On May 18, 2011, Regional Council will consider the approval of the final recommendations regarding the amendments to Development Charges By-law No. 44-2008.
- If the proposed amendment to Development Charges By-law No. 44-2008 are changed in any way following the April 27th Public Meeting, Regional Council must also formally consider whether a second public meeting is required.

6.0 CONCLUSION

- In accordance with the public consultation process previously approved by Council, it is recommended that this report be received for information with final recommendations regarding the proposed amendments to By-law No. 44-2008 to be presented to Council on May 18, 2011.
- Further, it is recommended that all submissions received by Regional Council and the written submissions received by the Regional Treasurer by 5 p.m. on May 4, 2011, including those opinions expressed verbally at the April 27, 2011 public meeting, be received and referred to Regional staff for consideration in the preparation of the final amendments to Development Charges by-law No. 44-2008.



R.J. Clapp, CA
Commissioner of Finance

Recommended for Presentation to Committee

G.H. Cubitt, M.S.W.
Chief Administrative Officer



**REGIONAL MUNICIPALITY OF DURHAM
NOTICE OF PUBLIC MEETING
REGARDING REGIONAL DEVELOPMENT CHARGES**

On April 27, 2011 the Council of the Region of Durham will hold a public meeting, pursuant to Section 12 of the Development Charges Act, 1997. The public meeting will be held to explain the proposed amendment to Regional Development Charges By-law No. 44-2008 and the related underlying background study and to obtain public input on the proposed amendment and study. The amendment deals with the Sanitary Sewerage Development Charge.

All interested parties are invited to attend the Public Meeting of Council and any person who attends the meeting may make representations relating to the proposed by-law amendment. The meeting is to be held:

Wednesday, April 27, 2011
10:00 a.m.
The Regional Council Chambers
605 Rossland Road East
Whitby, Ontario

In order that sufficient information is made available to the public, copies of the proposed by-law amendment and the supporting background study are being made available as of April 12, 2011 from the Office of the Regional Clerk at 605 Rossland Road East, Level 1, P.O. Box 623, Whitby ON, L1N 6A3, 905-668-4113 (ext 2054). The information will also be posted on the Regional website at www.durham.ca on April 12, 2011.

Interested persons may express their comments at the Public Meeting and/or in writing addressed to the Regional Clerk at the above address no later than 5:00 p.m. on May 4, 2011. All submissions received in writing and those opinions expressed at the Public Meeting will be considered prior to Regional Council's decision, which is anticipated during the regular Regional Council meeting of May 18, 2011.

Further information may be obtained by contacting Mary Simpson, Director of Financial Planning and Purchasing, Regional Finance Department at 905-668-4113 (ext. 2301).

P.M. Madill, A.M.C.T., CMM III
Regional Clerk

REGION OF DURHAM

**CURRENT RESIDENTIAL DEVELOPMENT CHARGES
\$ PER DWELLING TYPE
(PER BY-LAW NO. 44-2008)**

SERVICE CATEGORY	SINGLE DETACHED	LOW DENSITY MULTIPLES	APARTMENTS	
			TWO BEDROOMS & LARGER	ONE BEDROOM & SMALLER
Region-Wide Charges				
Water Supply	5,923	4,768	3,453	2,174
Sanitary Sewerage	4,723	3,802	2,754	1,733
Regional Roads	6,252	5,239	3,645	2,294
Regional Police	447	360	264	166
Homes for the Aged	33	27	20	12
Emergency Medical Services	109	88	64	40
Development Related Studies	25	20	14	9
Sub - Total	17,512	14,304	10,214	6,428
GO Transit ⁽¹⁾	610	540	383	227
Regional Transit ⁽¹⁾	375	314	218	139
Total of All Charges	18,497	15,158	10,815	6,794

Note:

1. These charges are imposed under Separate DC By-laws

**PROPOSED RESIDENTIAL DEVELOPMENT CHARGES EFFECTIVE JUNE 1, 2011
\$ PER DWELLING TYPE
(PER BY-LAW NO. 44-2008 WITH AMENDED SANITARY SEWERAGE CHARGE)**

SERVICE CATEGORY	SINGLE DETACHED	LOW DENSITY MULTIPLES	APARTMENTS	
			TWO BEDROOMS & LARGER	ONE BEDROOM & SMALLER
Region-Wide Charges				
Water Supply	5,923	4,768	3,453	2,174
Sanitary Sewerage	5,728	4,611	3,339	2,102
Regional Roads	6,252	5,239	3,645	2,294
Regional Police	447	360	264	166
Homes for the Aged	33	27	20	12
Emergency Medical Services	109	88	64	40
Development Related Studies	25	20	14	9
Sub - Total	18,517	15,113	10,799	6,797
GO Transit ⁽¹⁾	610	540	383	227
Regional Transit ⁽¹⁾	375	314	218	139
Total of All Charges	19,502	15,967	11,400	7,163

Note:

1. These charges are imposed under Separate DC By-laws

REGION OF DURHAM

NON-RESIDENTIAL - COMMERCIAL USE DEVELOPMENT CHARGES
\$ PER SQUARE FOOT OF GROSS FLOOR AREA

SERVICE CATEGORY	Current Rate	Proposed Rate June 1, 2011
Regional Roads	8.06	8.06
Water Supply	1.70	1.70
Sanitary Sewerage	3.05	3.49
Sub - Total	12.81	13.25
Regional Transit ⁽¹⁾	0.23	0.23
Total	13.04	13.48

NON-RESIDENTIAL - INDUSTRIAL USE DEVELOPMENT CHARGES
\$ PER SQUARE FOOT OF GROSS FLOOR AREA

SERVICE CATEGORY	Current Rate	Proposed Rate June 1, 2011
Regional Roads	1.23	1.23
Water Supply	0.66	0.66
Sanitary Sewerage	1.21	1.39
Sub - Total	3.10	3.28
Regional Transit ⁽¹⁾	0.23	0.23
Total	3.33	3.51

NON-RESIDENTIAL - INSTITUTIONAL USE DEVELOPMENT CHARGES
\$ PER SQUARE FOOT OF GROSS FLOOR AREA

SERVICE CATEGORY	Current Rate	Proposed Rate June 1, 2011
Regional Roads	2.63	2.63
Water Supply	0.17	0.17
Sanitary Sewerage	0.76	0.86
Sub - Total	3.56	3.66
Regional Transit ⁽¹⁾	0.23	0.23
Total	3.79	3.89

Note:

1. The Regional Transit DC is imposed under a separate DC By-law

APPENDIX #3

**ITEM OF CORRESPONDENCE FROM THE BUILDING INDUSTRY
AND LAND DEVELOPMENT ASSOCIATION (BILD)**



BUILDING A GREATER GIA
Building Industry and Land
Development Association

April 21, 2011

Ms. Mary Simpson
Director of Financial Planning & Supply Services
Regional Municipality of Durham
P.O Box 623
605 Rossland Rd. E.
Durham, Ontario
L1N 6A3

**RE: Proposed Amendment to the Regional Development Charge By-law No.44-2008
Sanitary Sewage Component
PUBLIC MEETING – April 27, 2011**

The Building Industry and Land Development Association is in receipt of the "Regional Development Charge Background Study Supporting Proposed Amendments to Regional Development Charge By-law No.44-2008, April 12, 2011." We appreciate the consultation to date on the proposed changes, including our meeting of April 19th.

As you are aware, the BILD Durham Chapter has retained the services of Townsend and Associates, Altus Group Limited and The Sernas Group to assist in our review.

As mentioned at our discussion yesterday, the Courtice/Oshawa/ Whitby Trunk Sewer appears to be a significant driver increasing the proposed charge. We understand that Finance staff are in the process of compiling data related to these projects for review by The Sernas Group, who may have additional detailed questions/comments to present following their analysis by your requested date of May 4th.

We appreciate this dialogue and look forward to our continued cooperative working relationship.

Sincerely,

Paula J. Tenuta, MCIP, RPP
Vice President (A), Policy & Government Relations

cc. John Koke, BILD Durham Chapter Chair
Wayne Clarke, Durham Region Home Builders' Association
Lyn Townsend, Townsend and Associates
Jeannette Gillezcau, Altus Group Limited
Kevin Dwyer, The Sernas Group

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