

# Revised Draft 2017 Development Charge Background Study and Bylaw

Presentation to  
Regional Council

Paul Jankowski, Commissioner of Transportation Services  
March 23, 2017



# Touchpoints with Council in the Development Charge Bylaw update process

**Feb 16, 2017**  
Draft Background Study received by Council

**March 9, 2017**  
Public Meeting

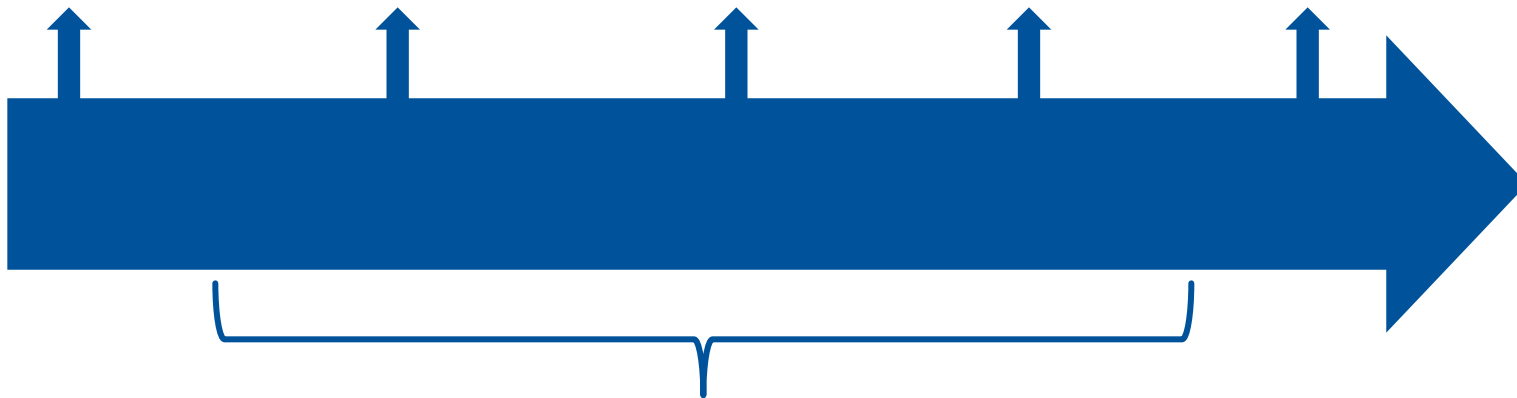
**March 23, 2017**  
Report to Council on Amended Background Study

**April 20, 2017**  
Second Public Meeting

**May 25, 2017**  
Council considers Bylaw for passage

**June 17, 2017**

Regional Development Charge Bylaw comes into effect



**Late February 2017 – May 2017**

Additional consultation with key stakeholders (i.e. local municipalities, BILD/development community)

# Consultation has been a cornerstone to the Region's Development Charge Bylaw update process

- Pre-tabling, Regional staff met with local finance staff on six occasions to discuss Bylaw policies, methodologies and assumptions
- Since the February Council meeting, Regional staff have met with local representatives on eight occasions to discuss roads infrastructure priorities

# We have continued our consultation with local municipalities

Date	Municipality/Stakeholder
February 27, 2017	Town of Richmond Hill
February 28, 2017	City of Vaughan
	Town of Aurora, Town of East Gwillimbury, Town of Whitchurch-Stouffville, Town of Georgina, Town of Newmarket and Township of King
March 3, 2017	Area Public Works Liaison Committee
	City of Vaughan
March 6, 2017	City of Markham
March 8, 2017	Town of Richmond Hill
March 10, 2017	City of Markham

# Roads constitute 43 per cent of the gross project costs in the 2017 Background Study

Service	Gross Project Costs (\$ Millions)	DC Recoverable Costs 2017 - 2031 (\$ Millions)
Water	603	206
Wastewater	1,793	983
Roads	2,799	1,982
Transit	382	154
Subway	282	192
Other General Services	666	196
<b>Total*</b>	<b>6,523</b>	<b>3,713</b>

\*Totals may not add due to rounding

# The list of Transportation Projects in the 2017 Draft Background Study is different from the 2012 DC Bylaw List

2012 DC Bylaw  Informed by 2009 Transportation Master Plan

What's Changed Since?

- Development Charges Act and Ontario Regulation 82/98
- Fiscal Strategy
- 2016 TMP Update
- Projects by Others (i.e. Regional Express Rail)
- 2017 10-Year Roads Construction Program

  
2017 DC Background Study to 2031

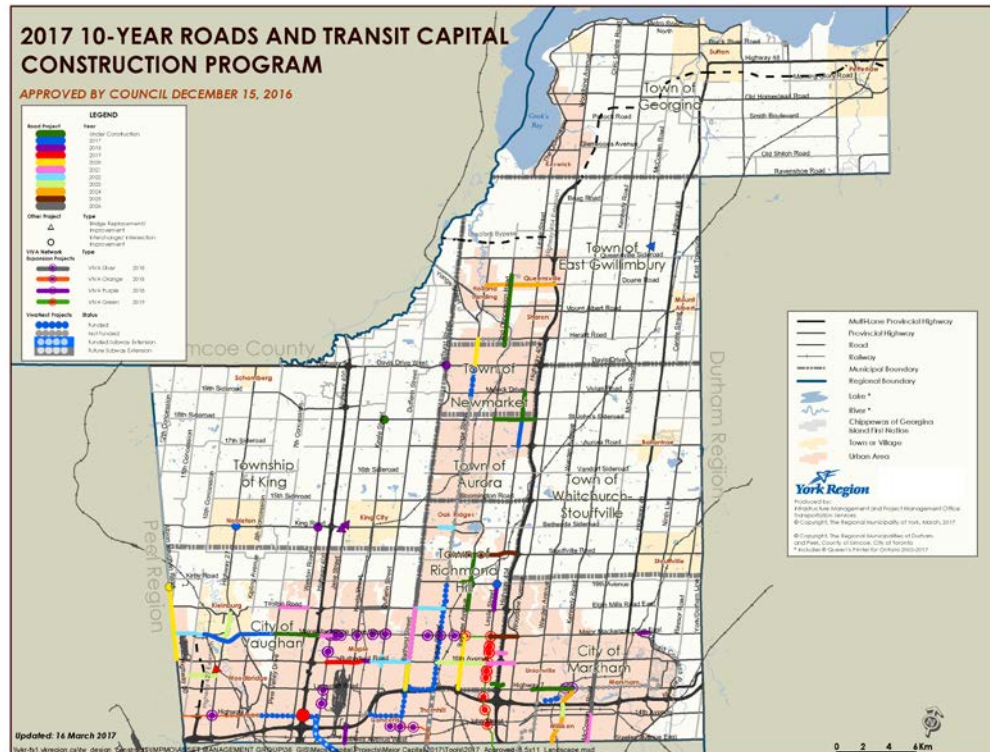
  
FUTURE

Annual  
10-Year Roads  
Construction  
Program 

Provincial Growth  
Numbers 2041  
and MCR 

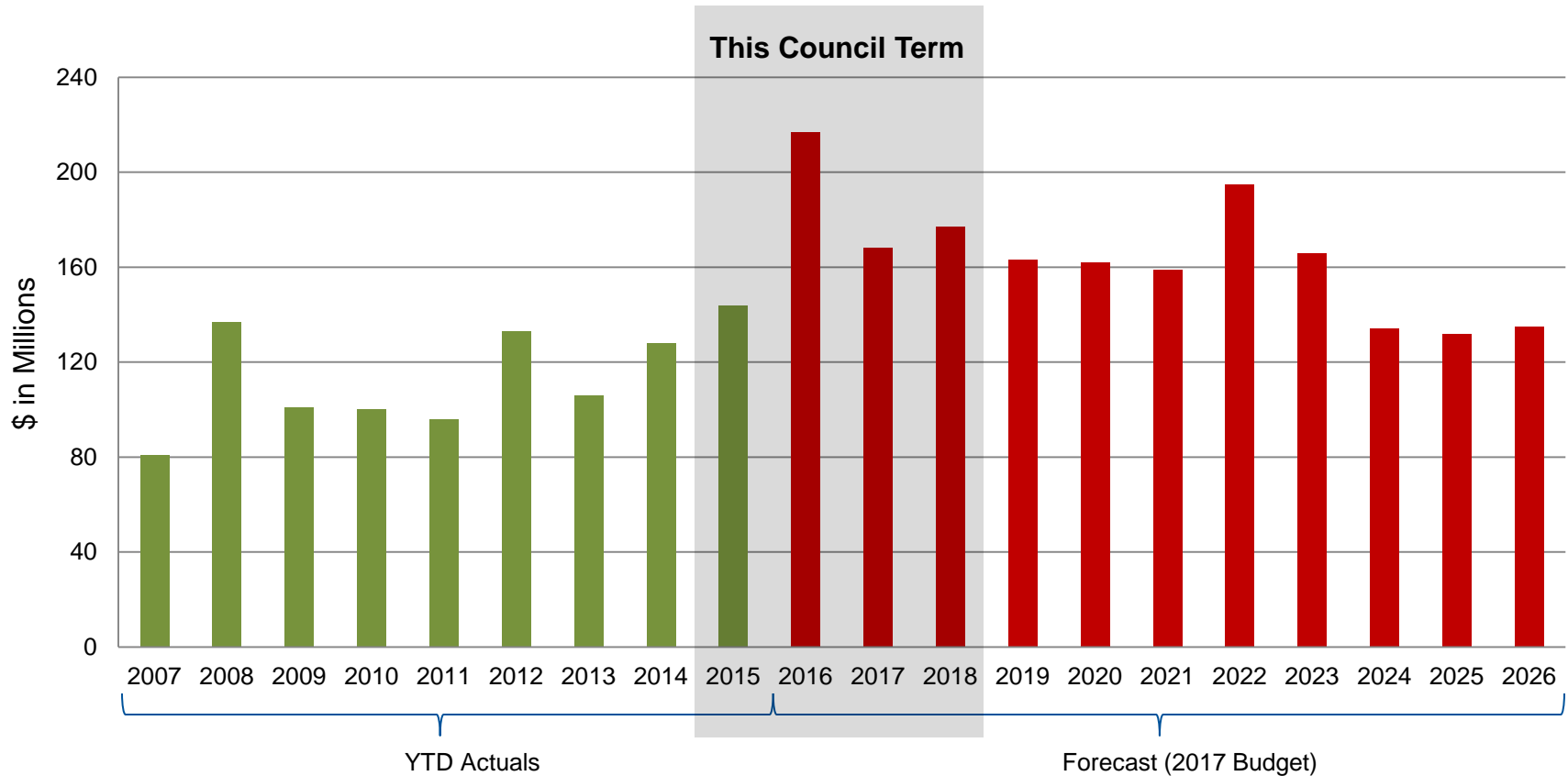
DC Background  
Study  
to 2041

# The 10-year Roads Capital Construction Program has not changed



The 2017 10-year Roads Construction Program approved by Council in December represents the highest 10-year investment ever

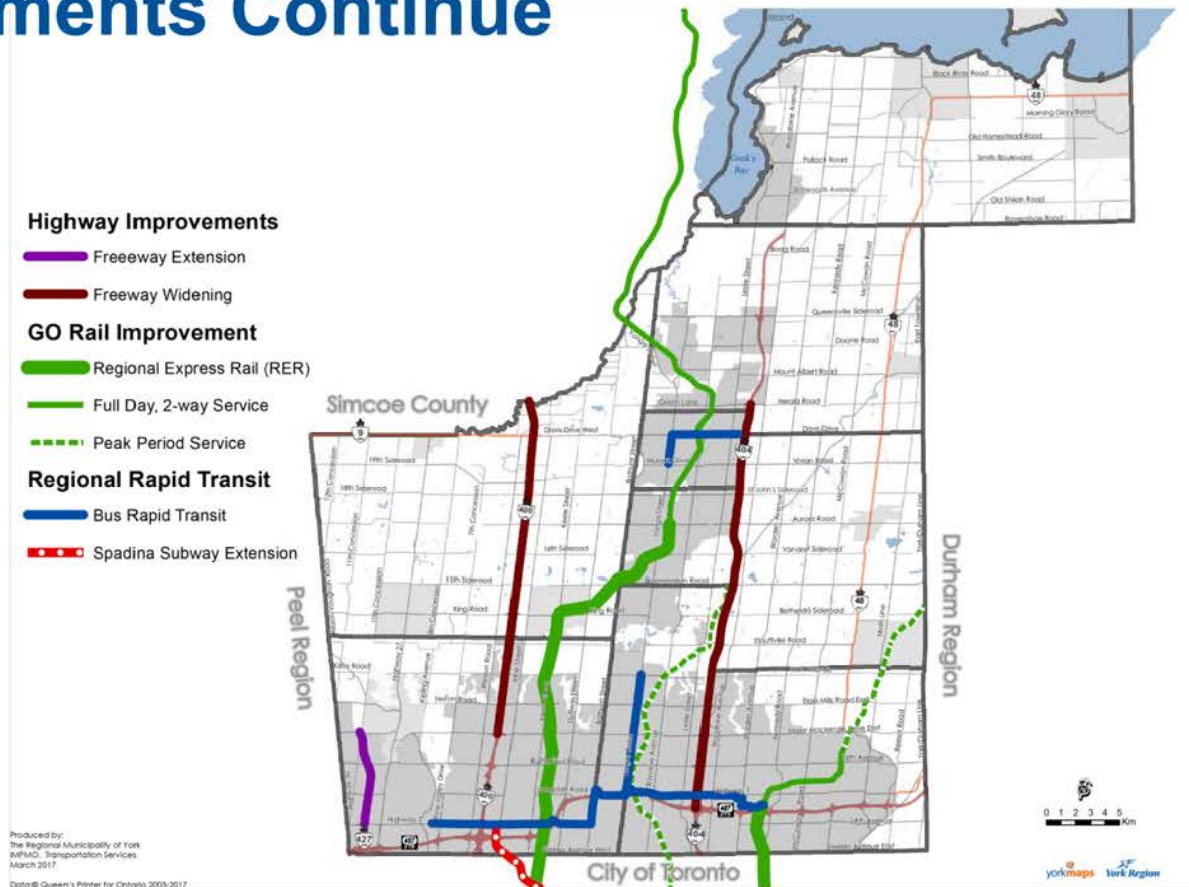
# The Region continues to invest in roads infrastructure



This term of Council has approved historic investments in roads infrastructure

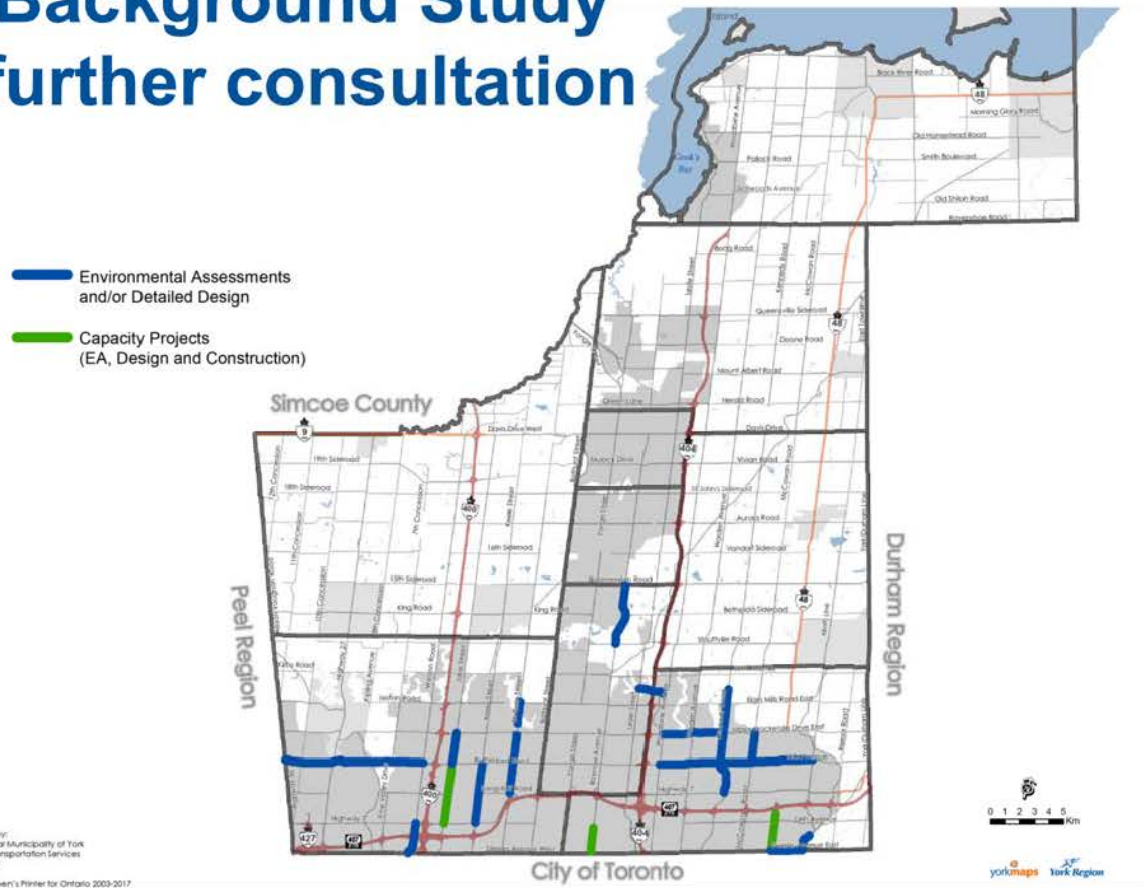


# Integrated Transportation Investments Continue



The Province is investing in both highway and transit expansion

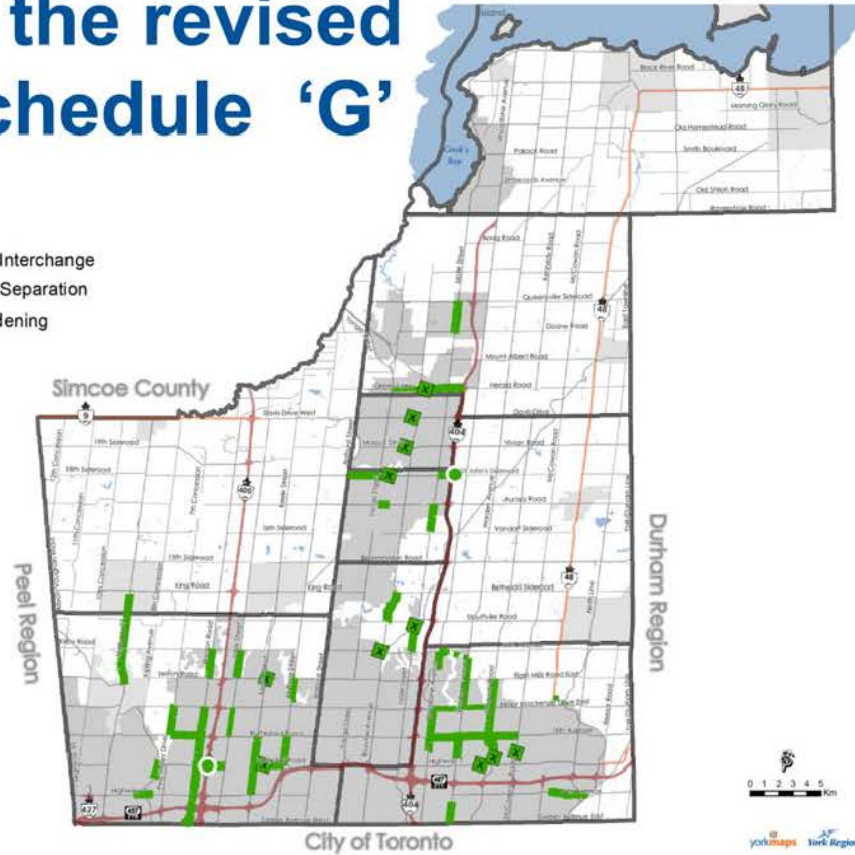
# Revised 2017 Development Charge Background Study reflects further consultation



Additional projects identified through Council adopted Roads Prioritization Model

# Additional roads projects are included in the revised contingency Schedule 'G'

- New / Improved Interchange
- New Rail Grade Separation
- Future Road Widening



Projects identified support the network recommendations in the Transportation Master Plan to 2031

## All 2012 DC Roads Projects have been reconsidered

- 25% of the 2012 DC Bylaw projects will be required post 2031 (from 2016 TMP)
- 2017 DC Background Study addresses pre-2031 needs.
  - 18% projects have been constructed
  - 47% projects funded in Background Study
  - 22% projects in revised Contingency List

87% of the projects included in the 2012 DC Background Study have been constructed or included in the 2017 Draft Background Study.

# Summary of Recommendations

It is recommended that:

1. Council receive a revised draft 2017 Development Charge Background Study and proposed Bylaw (Attachment 1).
2. Council endorse a revised Schedule G contingency list under the 2017 Development Charge Bylaw, consisting of additional Roads infrastructure projects.
3. Council hold an additional public meeting, pursuant to section 12(3) of the *Development Charges Act, 1997*, on April 20, 2017, prior to the meeting of Regional Council.
4. Council endorse a threshold of 700 square feet to delineate small and large apartments.
5. A report be brought forward to Regional Council on May 25, 2017 recommending the 2017 Development Charge Bylaw.
6. The Regional Clerk circulate this report to the local municipalities.
7. The Regional Clerk circulate this report to the Building Industry and Land Development Association – York Chapter (BILD).