

City of Belleville

**2015 Development Charges
Background Study
Addendum Report**

August 24, 2015



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 **Planning for growth**

List of Acronyms and Abbreviations

D.C. Development Charge

Development Charges Update Study

1. Introduction

Commensurate with the provisions of the *Development Charges Act, 1997*, the City prepared a Development Charges (D.C.) Background Study which was adopted by Council on September 8, 2014. City Council passed By-Law 2014-140 on September 8, 2014 and the by-law came into force on September 15, 2014. The purpose for this D.C. Addendum Report is to provide the basis for an amendment to the City's current D.C. By-Law to extend the by-law expiry date and to correct a mathematical error within schedule of charges to that by-law.

This amendment has no effect on the D.C. quantum currently imposed by the City. Moreover, all other aspects of the City's 2014 D.C. Background Study remain unchanged.

2. Discussion

This section of the D.C. Addendum Report provides an explanation for the above-noted refinements.

2.1 *By-law Expiry*

The 2014 D.C. Background Study identified a significant increase in the proposed schedule of charges. Council adopted By-Law 2014-140 with a one-year term (compared with the statutory 5-year term) in order to provide sufficient time for City staff to undertake discussions with the Development Industry and Council regarding the implementation of Development Charges Background Study proposed schedule of charges and by-law policies.

The proposed amendment herein provides an extension of the current D.C. By-Law expiry date from September 8, 2015 to September 8, 2016. The extension of the by-law expiry date will allow the City to maintain its current development charges (subject to annual indexing), while providing additional time to address outstanding issues related to the 2014 D.C. Background Study with the development industry stakeholders and Council.

2.2 *Schedule of Development Charges*

Table 6-4 (Schedule of Development Charges) in the 2014 D.C. Study includes a development charge for Protection Services applicable for Single & Semi Detached

residential dwelling units of \$307. The full cost recovery charge for Protection Services should be \$713, as identified in Table 6-2 of the 2014 D.C. Study. The difference reflects the exclusion of fire service costs in the schedule of charges presented in Table 6-4.

This error has an impact on the allocation of the relative share of the residential development charge to each of the City-Wide service components within the City's current by-law. However, there is no impact on the overall amount of the charge, as the charge was reduced upon implementation to current levels.

The table below provides the revised schedule of development charges with the revised allocation by City-Wide service category.

Service	RESIDENTIAL (per Dwelling Unit)				NON-RESIDENTIAL (per ft ² of Gross Floor Area)	
	Single & Semi Detached	Duplex & Apartments 2 Bedrooms +	Apartments Bach. & 1 Bedroom and Special Care	Multiples	Other Than Industrial	Industrial
City-Wide Services:						
Roads and Related	\$ 2,671	\$ 1,893	\$ 1,087	\$ 1,856	\$ 1.67	\$ -
Protection Services	\$ 262	\$ 185	\$ 106	\$ 182	\$ 0.16	\$ -
Parks and Recreation	\$ 1,799	\$ 1,275	\$ 732	\$ 1,250	\$ 0.09	\$ -
Library Services	\$ 8	\$ 6	\$ 3	\$ 5	\$ -	\$ -
Administration - Studies	\$ 49	\$ 35	\$ 20	\$ 34	\$ 0.03	\$ -
Total City-Wide Services	\$ 4,789	\$ 3,393	\$ 1,948	\$ 3,328	\$ 1.95	\$ -
Urban Services						
Wastewater	\$ 2,051	\$ 1,436	\$ 792	\$ 1,433	\$ 0.95	\$ -
Water	\$ 2,774	\$ 1,943	\$ 1,072	\$ 1,937	\$ 1.29	\$ -
Total Urban Services	\$ 4,825	\$ 3,379	\$ 1,864	\$ 3,370	\$ 2.24	\$ -
GRAND TOTAL RURAL AREA	\$ 4,789	\$ 3,393	\$ 1,948	\$ 3,328	\$ 1.95	\$ -
GRAND TOTAL URBAN AREA	\$ 9,614	\$ 6,772	\$ 3,812	\$ 6,698	\$ 4.19	\$ -

2.4 Changes to the Background Report

Based upon the above, the following revisions are made to the pages within the 2014 D.C. Background Study (new pages are appended to this report). As noted in the introduction, all other aspects of the City's 2014 D.C. Background Study remain unchanged for the purposes of this amendment:

- Page 6-3 – revised Table 6-4
- Page 6-4 – revised Table 6-5

3. Process for Adoption of the Amending Development Charges By-law

The changes herein form the D.C. Background Study and rationale for the proposed amending by-law being presented to Council. If Council is satisfied with the above changes to the 2014 D.C. Background Study, and subject to any public submissions made at the public meeting regarding this matter, it is recommended that this D.C. Addendum Report and amending by-law will be approved and adopted by Council.

Amended Pages

TABLE 6-3
CITY OF BELLEVILLE
DEVELOPMENT CHARGE CALCULATION
City-wide Services
2014-2024

SERVICE	2014 \$ DC Eligible Cost		2014 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft ²
5. Parks and Recreation	\$ 8,209,541	\$ 432,081	\$ 4,896	\$ 0.23
6. Library Services	\$ 36,040	\$ 1,897	\$ 21	\$ -
7. Administration - Studies	\$ 223,132	\$ 144,626	\$ 133	\$ 0.08
TOTAL DC ELIGIBLE CAPITAL COST	\$ 8,468,713	\$ 578,604	\$ 5,050	\$ 0.31
10 Year Gross Population / GFA Growth (ft ² .)	4,644	1,906,400		
Cost Per Capita / Non-Residential GFA (ft ² .)	\$ 1,823.58	\$ 0.30		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached Dwelling	2.77	\$ 5,051		
Apartments - 2 Bedrooms +	1.94	\$ 3,538		
Apartments - Bachelor and 1 Bedroom	1.07	\$ 1,951		
Other Multiples	2.12	\$ 3,866		

TABLE 6-4
SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single & Semi Detached	Duplex & Apartments 2 Bedrooms +	Apartments Bach. & 1 Bedroom and Special Care	Multiples	(per ft ² of Gross Floor Area)
City-Wide Services:					
Roads and Related	\$ 7,270	\$ 5,092	\$ 2,808	\$ 5,564	\$ 4.41
Protection Services	\$ 713	\$ 499	\$ 275	\$ 546	\$ 0.42
Parks and Recreation	\$ 4,896	\$ 3,429	\$ 1,891	\$ 3,747	\$ 0.23
Library Services	\$ 21	\$ 15	\$ 8	\$ 16	\$ -
Administration - Studies	\$ 133	\$ 93	\$ 51	\$ 102	\$ 0.08
Total City-Wide Services	\$ 13,033	\$ 9,128	\$ 5,033	\$ 9,975	\$ 5.14
Urban Services					
Wastewater	\$ 2,051	\$ 1,436	\$ 792	\$ 1,570	\$ 0.95
Water	\$ 2,774	\$ 1,943	\$ 1,072	\$ 2,123	\$ 1.29
Total Urban Services	\$ 4,825	\$ 3,379	\$ 1,864	\$ 3,693	\$ 2.24
GRAND TOTAL RURAL AREA	\$ 13,033	\$ 9,128	\$ 5,033	\$ 9,975	\$ 5.14
GRAND TOTAL URBAN AREA	\$ 17,858	\$ 12,507	\$ 6,897	\$ 13,668	\$ 7.38

**TABLE 6-5
COMPARISON OF CURRENT AND CALCULATED DEVELOPMENT CHARGES FOR SPECIFIC TYPES OF
DEVELOPMENT**

Service	Residential (\$/SDU)		Non-Residential (\$/sq.ft.)	
	Current	Calculated	Current	Calculated
City-Wide Services:				
Roads and Related	\$ 2,043	\$ 7,270	\$ 1.30	\$ 4.41
Protection Services	\$ 650	\$ 713	\$ 0.41	\$ 0.42
Parks and Recreation	\$ 1,867	\$ 4,896	\$ 0.11	\$ 0.23
Library Services	\$ 42	\$ 21	\$ 0.01	\$ -
Administration - Studies	\$ 187	\$ 133	\$ 0.11	\$ 0.08
Total City-Wide Services	\$ 4,789	\$ 13,033	\$ 1.95	\$ 5.14
Urban Services:				
Wastewater	\$ 1,657	\$ 2,051	\$ 1.30	\$ 0.95
Water	\$ 3,192	\$ 2,774	\$ 2.49	\$ 1.29
Total Urban Services	\$ 4,849	\$ 4,825	\$ 3.79	\$ 2.24
Grand Total - Urban Area	\$ 9,638	\$ 17,858	\$ 5.73	\$ 7.38

Note: Industrial development is currently fully exempt from development charges.

Proposed Amending D.C. By-law

DRAFT
THE CORPORATION OF THE CITY OF BELLEVILLE

BY-LAW NUMBER 2015-XX

A BY-LAW TO AMEND BY-LAW NUMBER 2014-140 BEING A BY-LAW TO ESTABLISH UNIFORM DEVELOPMENT CHARGES FOR THE CORPORATION OF THE CITY OF BELLEVILLE.

WHEREAS the City of Belleville enacted By-law 2014-140 pursuant to the *Development Charges Act*, 1997, S.O. 1997, c. 27 (the "Act"), which Act authorizes Council to pass by-laws for the imposition of development charges against land;

AND WHEREAS the City has undertaken a study pursuant to the Act which has identified certain capital items for inclusion in the City's development charges;

AND WHEREAS Council has before it a report entitled "City of Belleville 2015 Development Charges Background Study Addendum Report" prepared by Watson & Associates Economists Ltd., dated August 24, 2015 (the "Addendum Report");

AND WHEREAS the addendum report and the proposed development charge by-law amendment were made available to the public on August 24, 2015, and Council gave notice to the public of a meeting pursuant to Section 12 of the Act (the "public meeting") on August 18, 2015;

AND WHEREAS Council, on September 8, 2015 held the public meeting, at which Council considered the addendum report and written submissions, and Council heard comments and representations from all persons who applied to be heard;

AND WHEREAS it is now deemed necessary and expedient that By-law Number 2014-140 be amended;

THEREFORE, THE COUNCIL OF THE CORPORATION OF THE CITY OF BELLEVILLE ENACTS AS FOLLOWS:

1. By-law 2014-140 (as amended by By-law 2015-76) is hereby amended as follows:

(1) That Section 23 is deleted in its entirety and replaced with the following:

23. This By-law will expire two years from the date of passage, unless it is repealed at an earlier date.

(2) That Schedule "B" is deleted in its entirety and replaced with the following:

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2. Except as amended by this By-law, all provisions of By-Law 2014-140 (as amended by By-law 2015-76) are and shall remain in full force and effect.

THIS BY-LAW SHALL COME INTO FORCE AND TAKE EFFECT IMMEDIATELY ON AND AFTER THE PASSING THEREOF.

Read a first time this 8th day of September 2015.

Read a second time this 8th day of September 2015.

Read a third time and finally passed this 8th day of September 2015.

TASO CHRISTOPHER

MAYOR

MATT MACDONALD

CITY CLERK