

City of Belleville

2015 Development Charges Background Study

Statutory Public Meeting

December 7, 2015

Public Meeting

- ❑ This meeting is a mandatory requirement under the DCA
- ❑ Prior to Council's consideration of a DC by-law, a background study must be prepared and available to the public a minimum of 2 weeks prior to a public meeting
- ❑ Purpose of the public meeting is to provide for a review of the DC study and to receive public input on the proposed policies and charges

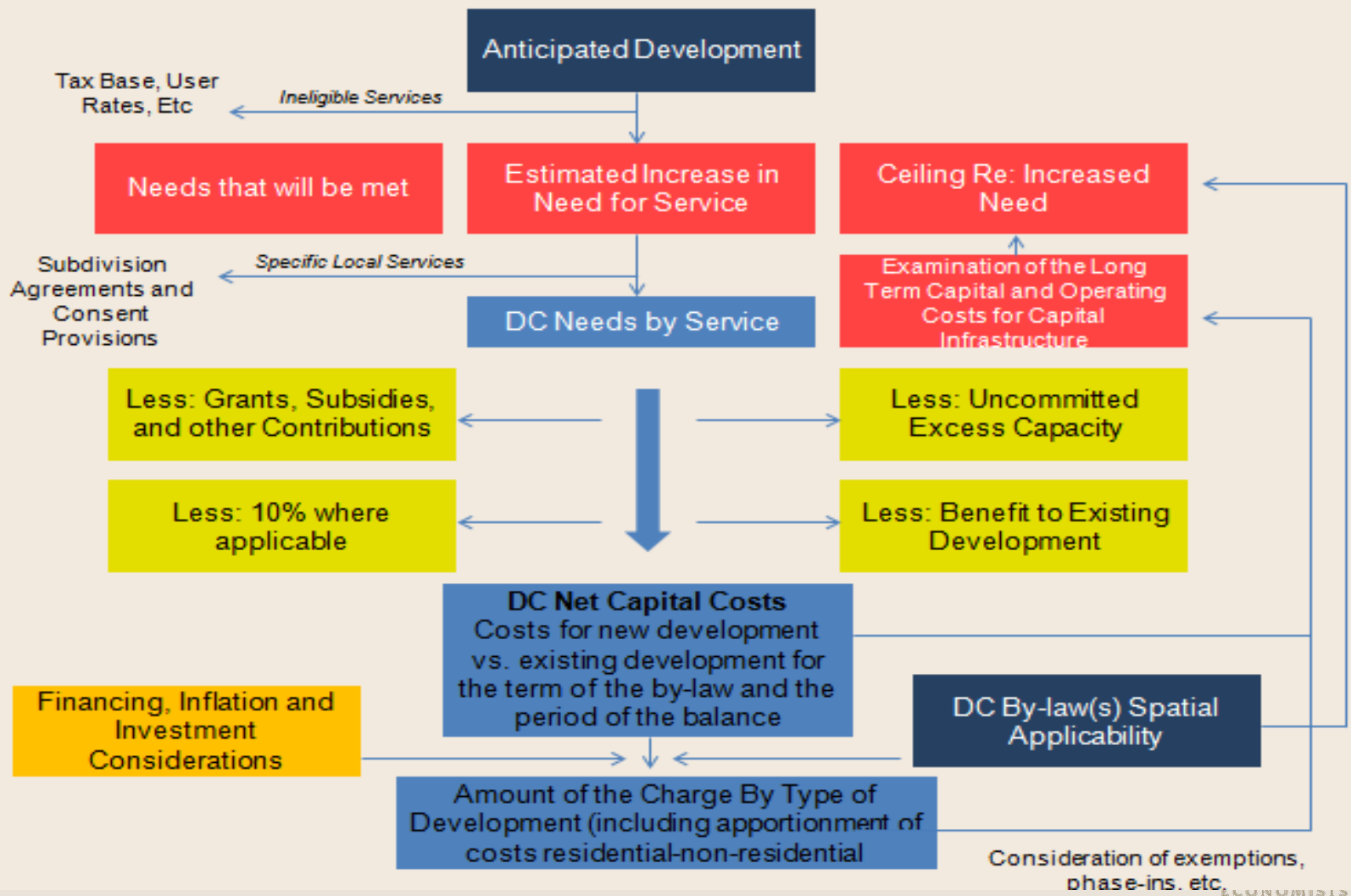
Development Charges

- ❑ Purpose of Development Charges (DC) is to recover the capital costs associated with residential and non-residential growth within the 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* (DCA)

Study Process

- Growth forecast and detailed discussions with staff regarding future needs to service growth
- Stakeholder Consultation (November 4, 2015)
- Release of DC Background Study (November 20, 2015)
- Public Meeting (December 7, 2015)
- Council to consider by-law for adoption (December 14, 2015)

Development Charges Methodology



Growth Forecast

- Following sources reviewed:
 - City of Belleville Comprehensive Review, 2013
 - 2011 Census data and historic residential and non-residential building permit activity

- Growth forecast prepared for:
 - 10-year period – 2016-2026
 - 20-year period – 2016-2036

DC Growth Forecast (City-wide)

Time Horizon	Net Population	Residential Units	Employment (excl. WAH & NFPOW)	Sq. ft. of Non-residential GFA
2015	50,391	21,738	32,243	
2026	53,800	23,607	34,514	
2036	56,600	25,200	36,295	
<u>Incremental Change</u>				
Early 2016 – Early 2026	3,409	1,870	2,271	1,934,300
Early 2016 – Mid 2036	6,209	3,463	4,052	3,360,200

Increase in Need for Service

- City-Wide Services (2016-2026 Forecast)
 - Parks and Recreation
 - Library
 - Administration – Studies

- City-Wide Services (2016-2036 Forecast)
 - Roads and Related (including works previously included under South Loyalist DC)
 - Fire Protection Services
 - Police Protection Services

Increase in Need for Service

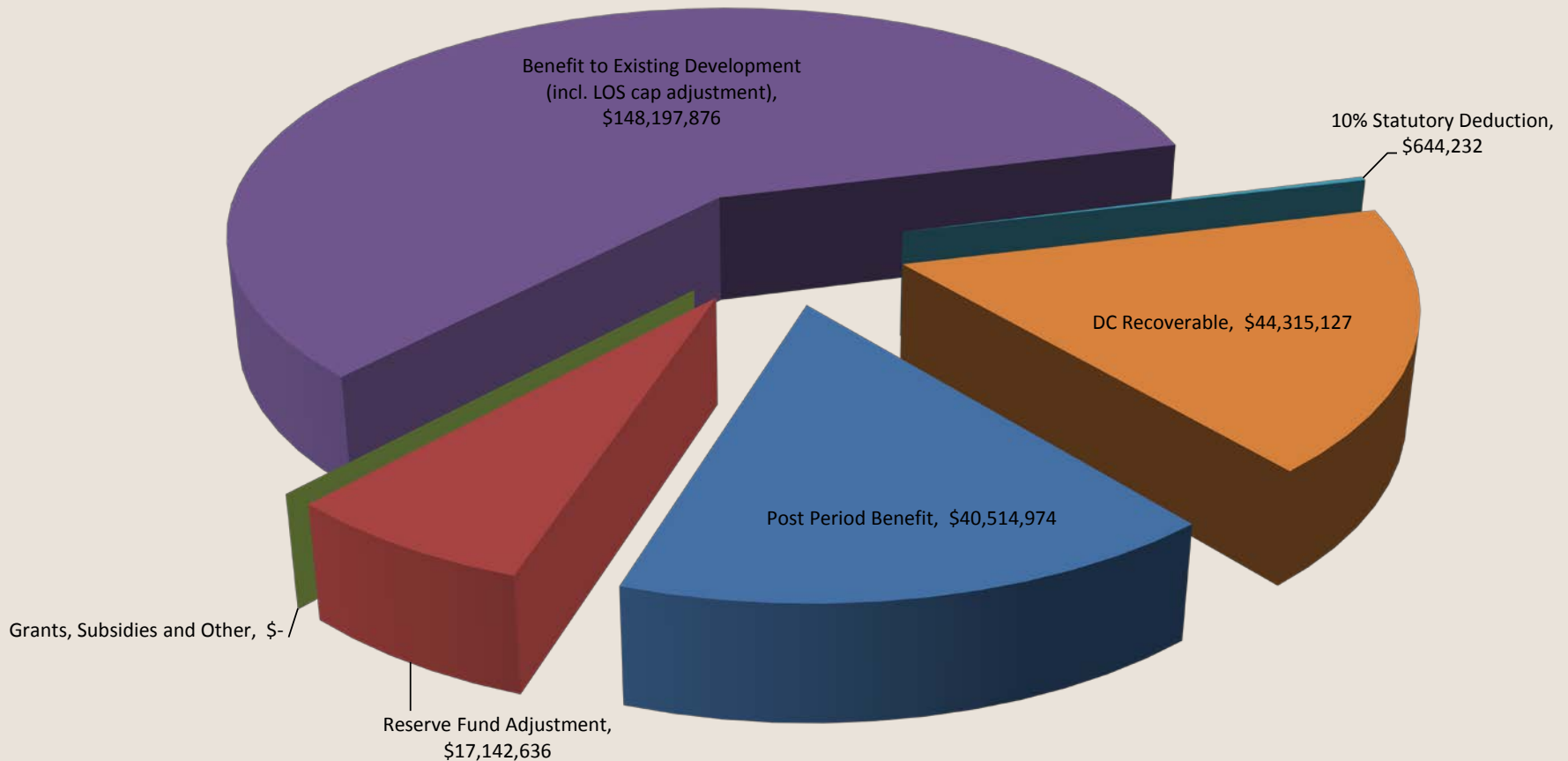
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- Area-Specific Services (2016-2036 Urban Service Area)
 - Water
 - Wastewater (including works previously included under South Loyalist DC)

Anticipated Capital Needs

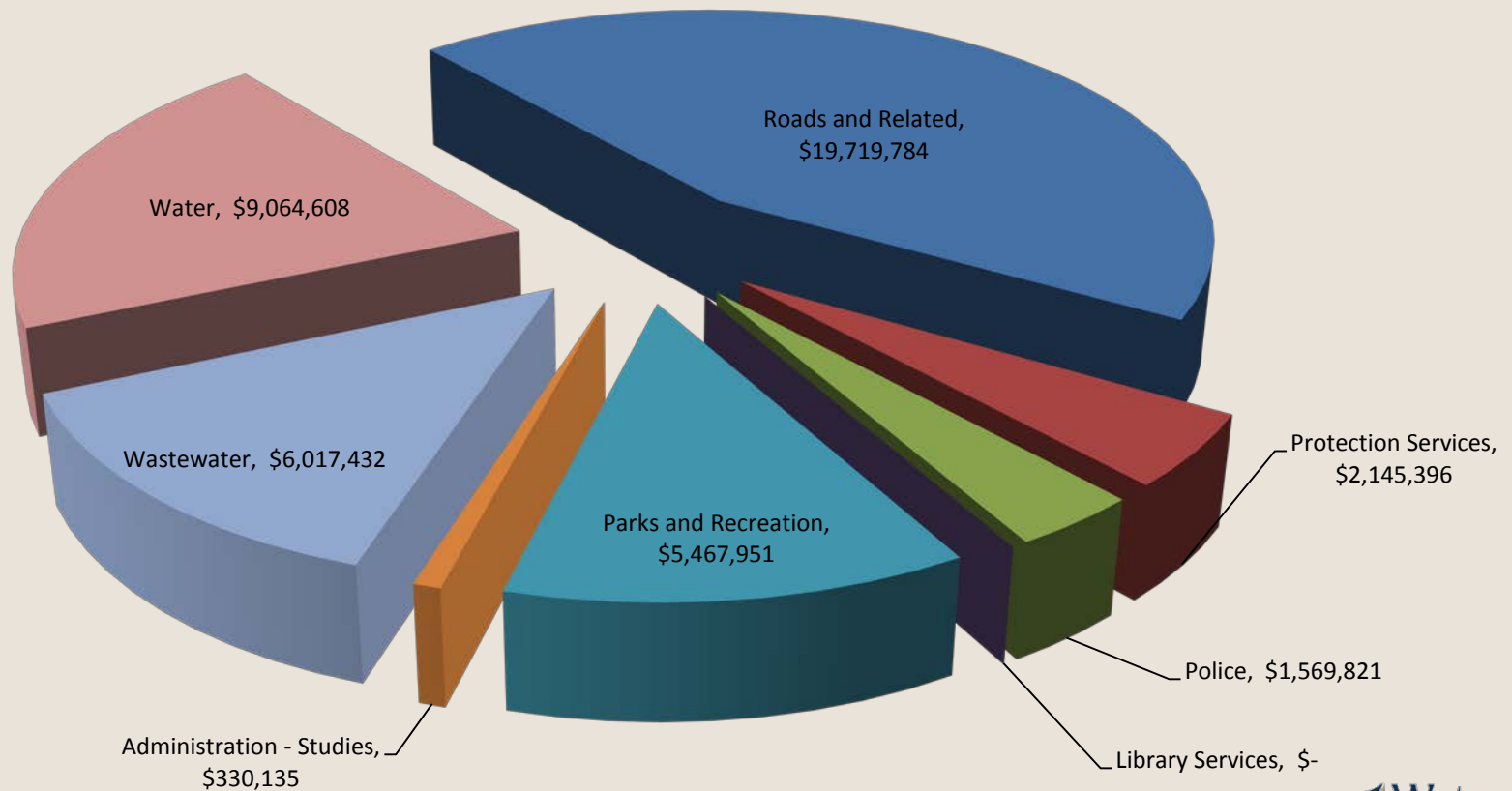
(City-Wide Services - \$250.2 million)

DC Recoverable = \$44.3 million



DC Recoverable Capital Costs (City-Wide Services - \$44.3 million)

DC Recoverable = \$29.4 million residential & \$14.9 million non-residential

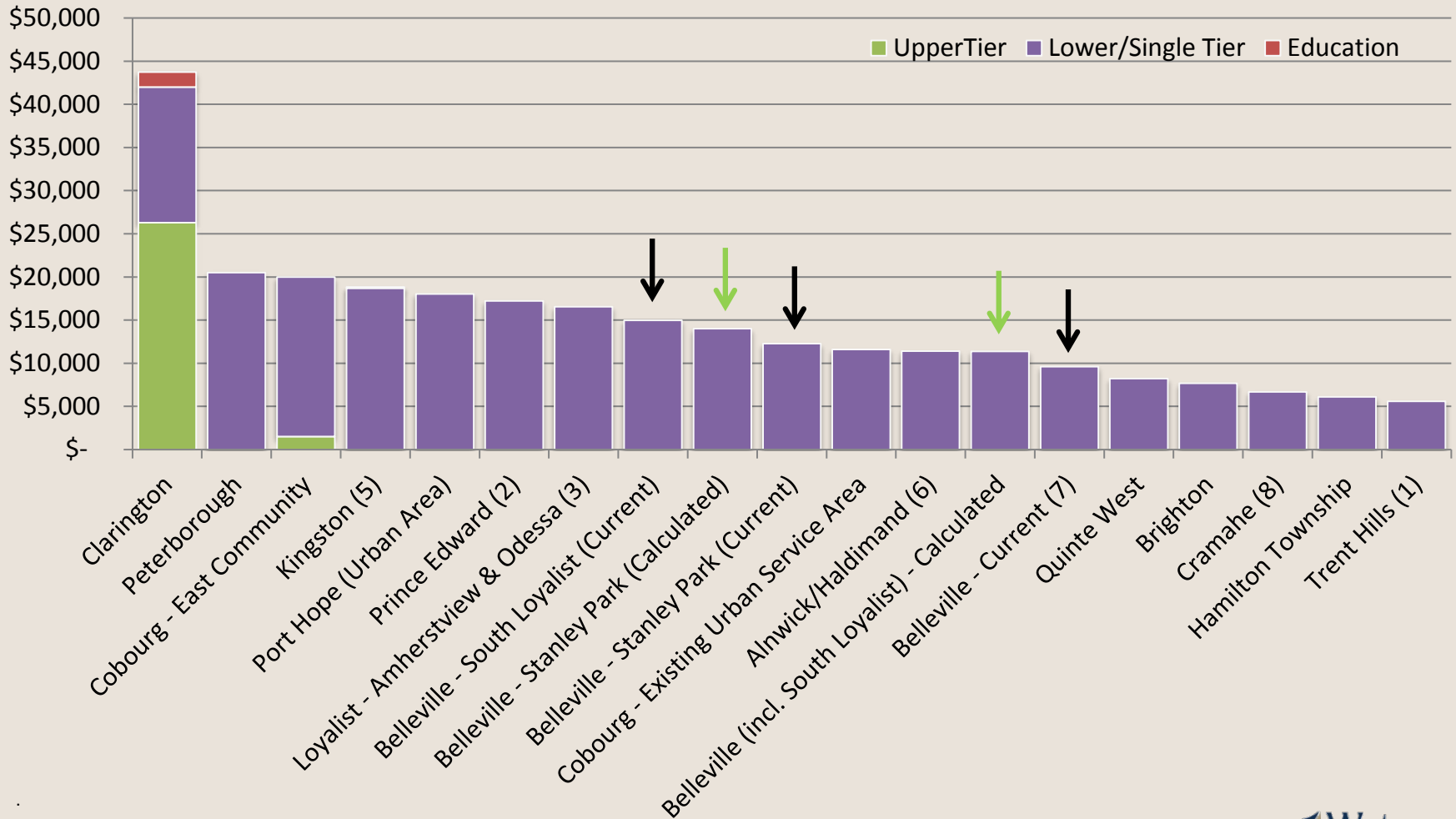


Schedule of Calculated Charges

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	\$ 3,916	\$ 2,743	\$ 1,513	\$ 2,997	\$ 2.32
Protection Services	\$ 745	\$ 522	\$ 288	\$ 570	\$ 0.43
Parks and Recreation	\$ 3,130	\$ 2,192	\$ 1,209	\$ 2,396	\$ 0.14
Library Services	\$ -	\$ -	\$ -	\$ -	\$ -
Administration - Studies	\$ 119	\$ 83	\$ 46	\$ 91	\$ 0.07
Total City-Wide Services	\$ 7,910	\$ 5,540	\$ 3,056	\$ 6,054	\$ 2.96
Urban Services					
Wastewater	\$ 1,383	\$ 969	\$ 534	\$ 1,058	\$ 0.63
Water	\$ 2,083	\$ 1,459	\$ 805	\$ 1,594	\$ 0.94
Total Urban Services	\$ 3,466	\$ 2,428	\$ 1,339	\$ 2,652	\$ 1.57
GRAND TOTAL RURAL AREA	\$ 7,910	\$ 5,540	\$ 3,056	\$ 6,054	\$ 2.96
GRAND TOTAL URBAN AREA	\$ 11,376	\$ 7,968	\$ 4,395	\$ 8,706	\$ 4.53

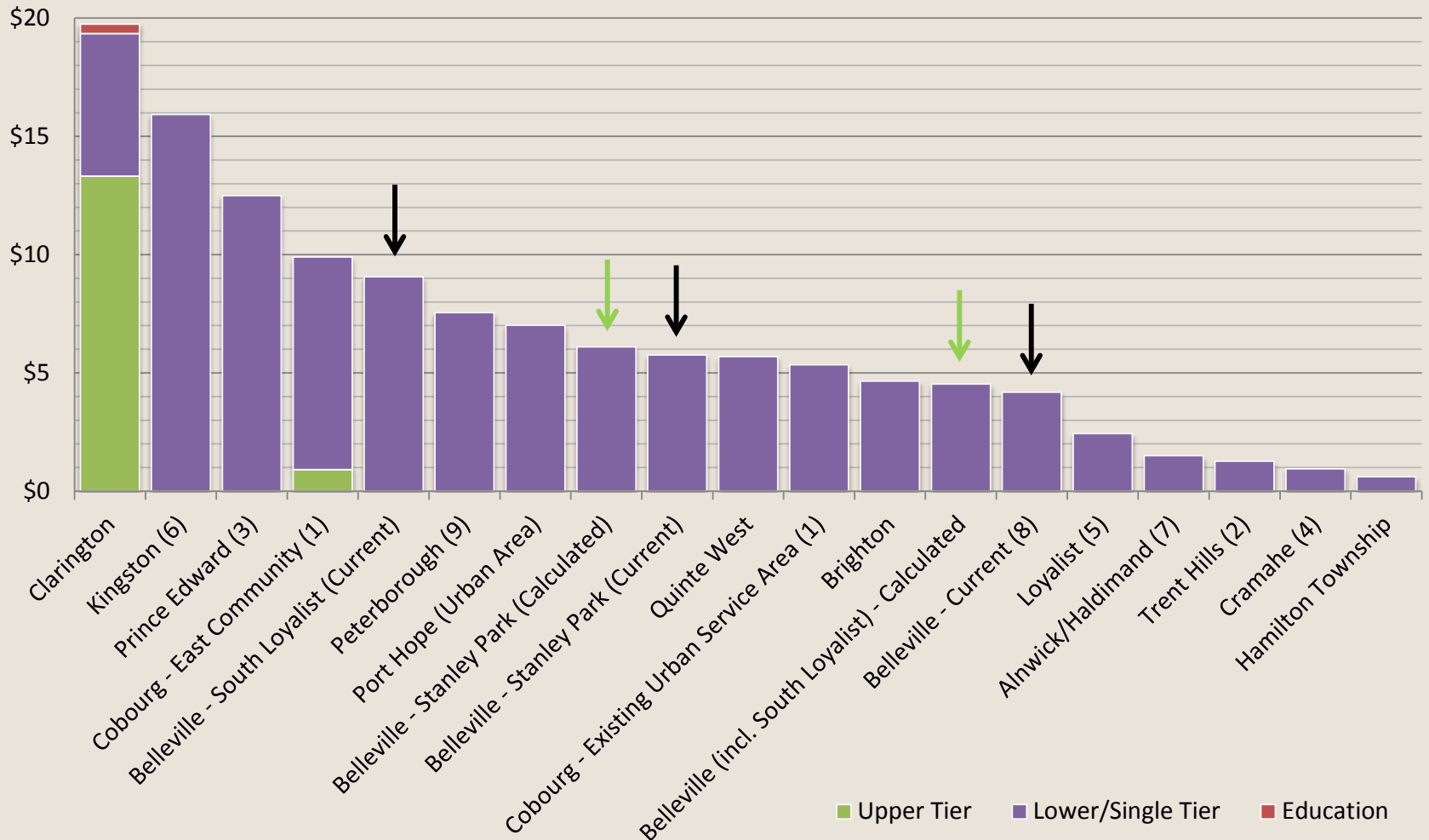
Residential DC Comparison

(\$/fully serviced single detached dwelling unit)



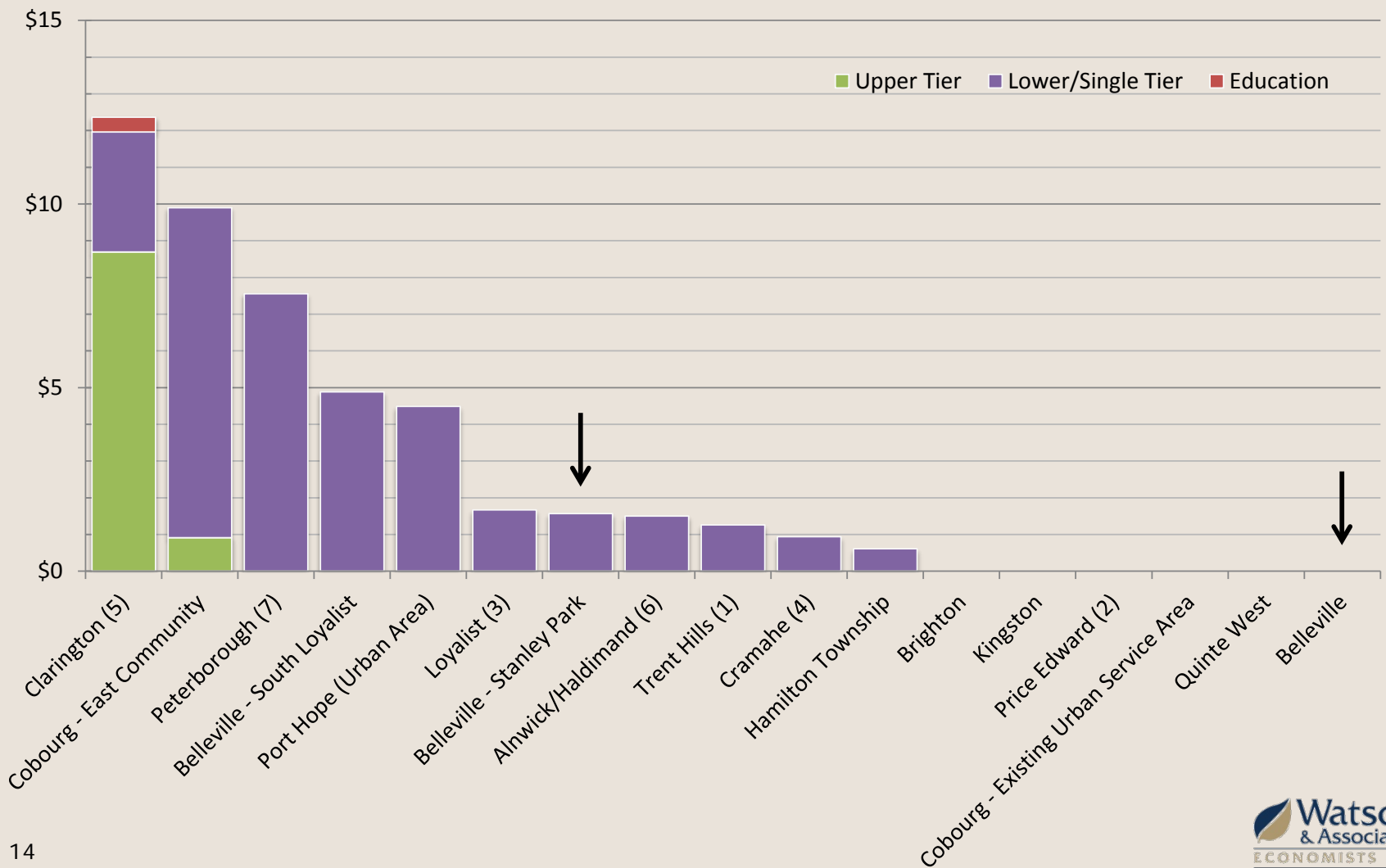
Commercial DC Comparison

(\$/fully serviced sq.ft. of gross floor area)



Industrial DC Comparison

(\$/fully serviced sq.ft. of gross floor area)



Proposed DC Bylaw Policies

- Charge applicability and timing:
 - Recommend that a uniform City-wide charge be imposed for all municipal services, except for water and wastewater services
 - Recommended that charges for water and wastewater services be imposed in the municipal urban serviced area only
 - City continues to use area specific charges in Stanley Park, pending further review
 - City may enter into agreements for accelerated or deferred payments

Proposed DC Bylaw Policies

□ Indexing

- Charge “shall” be adjusted annually starting on January 1, 2017 in accordance with the prescribed index

□ Statutory Exemptions:

- Municipalities and School Boards
- Industrial building expansions (may expand by 50% with no DC)
- May add up to 2 apartments for a single detached unit and one additional unit in medium and high density buildings

Proposed DC Bylaw Policies

□ Non-Statutory Exemptions:

- A place of worship exempt from taxation under the *Assessment Act*, and
- Industrial development
- Private Schools as defined in the *Education Act*.
- Hospitals under the *Assessment Act*
- Development of <10 sq. m of non-residential GFA
- Non-residential development within the Belleville Downtown Improvement Are (BDIA)
- 50% reduction for residential development within the City's Central Business District (CBD)

Proposed DC Bylaw Policies

- Redevelopment credits
 - Provide credit for the redevelopment of a residential/non-residential use resulting from a demolition, up to 60 months prior to the issuance of a building permit

Next Steps

- Council to receive input from the public;
- Consider any amendments to the DC Background Study and By-law;
- Determine if a subsequent public meeting is required on the matter;
- Council to approve the DC Background Study and consider adoption of DC by-law at a subsequent Council Meeting (currently scheduled for December 14th)

Current vs. Proposed DC Charges

Service	Residential (\$/SDU)		Non-Residential (\$/sq.ft.)	
	Current	Calculated	Current	Calculated
City-Wide Services:				
Roads and Related	\$ 2,671	\$ 3,916	\$ 1.67	\$ 2.32
Protection Services	\$ 262	\$ 745	\$ 0.16	\$ 0.43
Parks and Recreation	\$ 1,799	\$ 3,130	\$ 0.09	\$ 0.14
Library Services	\$ 8	\$ -	\$ -	\$ -
Administration - Studies	\$ 49	\$ 119	\$ 0.03	\$ 0.07
Total City-Wide Services	\$ 4,789	\$ 7,910	\$ 1.95	\$ 2.96
Urban Services:				
Wastewater	\$ 2,051	\$ 1,383	\$ 0.95	\$ 0.63
Water	\$ 2,774	\$ 2,083	\$ 1.29	\$ 0.94
Total Urban Services	\$ 4,825	\$ 3,466	\$ 2.24	\$ 1.57
Grand Total - Urban Area	\$ 9,614	\$ 11,376	\$ 4.19	\$ 4.53

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