

The Corporation of the Township of Malahide

A G E N D A SPECIAL COUNCIL MEETING

July 4, 2019 - 7:00 p.m.

**Springfield & Area Community Services Building
51221 Ron McNeil Line, Springfield**

- (A) Call Meeting to Order
- (B) Declaration of Pecuniary Interest
- (C) Special Business

- (i) Proposed Development Charges By-law

Gary Scandlan, Watson & Associates Economists Ltd., will be present to discuss various options/scenarios and obtain direction from the Council relating to proposed Development Charges By-law which is scheduled to be considered on August 1, 2019.

- (D) Adjournment



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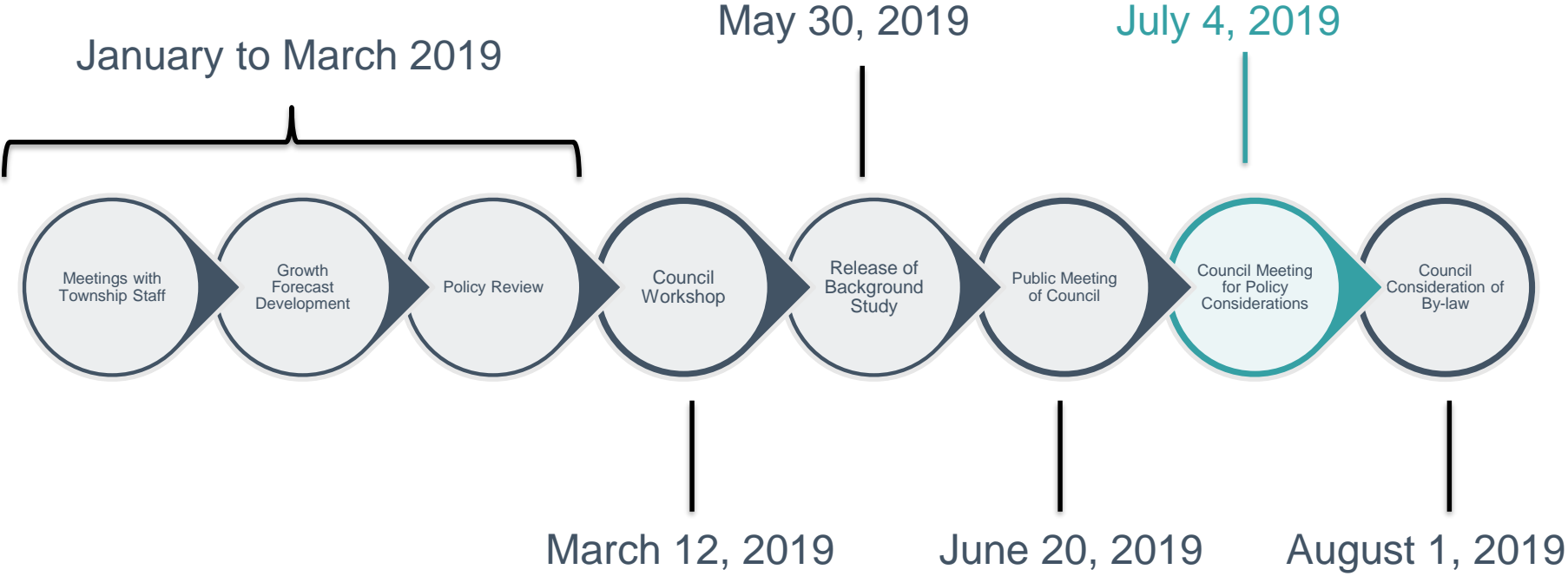
 Watson
& Associates
ECONOMISTS LTD.

Township of Malahide

2019 D.C. Council Meeting
July 4, 2019



Study Process & Timelines



Note: Current D.C. By-law expires on August 20, 2019

Policy Considerations for D.C. By-law Passage



- Development Charge Rates
- Phase-ins
- Water Development Charges
- Area-rating
- Community Benefits Charges
- Exemptions



Development Charge Rates

Should the Full Rate be Implemented?

- Calculated Development Charges

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal-wide Services:						
Services Related to a Highway	3,259	2,577	1,992	1,277	1,050	1.36
Fire Protection Services	3,097	2,449	1,893	1,214	998	1.29
Outdoor Recreation Services	876	693	536	343	282	0.14
Indoor Recreation Services	904	715	553	354	291	0.14
Library Services	72	57	44	28	23	0.01
Administration - Engineering-related	270	214	165	106	87	0.10
Administration - Community Benefit-related	373	295	228	146	120	0.14
Total Municipal-wide Services	8,851	7,000	5,411	3,468	2,851	3.18
Springfield Services						
Water Services	6,017	4,759	3,678	2,358	1,939	3.24
Total Urban Services	6,017	4,759	3,678	2,358	1,939	3.24
GRAND TOTAL RURAL AREA	8,851	7,000	5,411	3,468	2,851	3.18
GRAND TOTAL SPRINGFIELD AREA	14,868	11,759	9,089	5,826	4,790	6.42



Phase-in of Development Charges

Should the Charges be Phased-in Over Time?

- Council may choose to phase-in the charges over time
- The following provides phase-in examples over 3 years and 5 years:

3-year Phase-in

Year	Single and Semi-Detached Dwelling	Non-residential per sq.ft.
Current Rates	4,461	2.25
Year 1	5,924	2.56
Year 2	7,388	2.87
Year 3	8,851	3.18

5-year Phase-in

Year	Single and Semi-Detached Dwelling	Non-residential per sq.ft.
Current Rates	4,461	2.25
Year 1	5,339	2.44
Year 2	6,217	2.62
Year 3	7,095	2.81
Year 4	7,973	2.99
Year 5	8,851	3.18

Water Development Charges



Should the Charges be Imposed?

- Council can choose to impose the D.C.s for water now, which will assist in the cashflow of the project. This will reduce the future debt required to finance the project.

OR

- Council can choose to not impose the D.C.s and may collect revenues through a Part XII charge under the Municipal Act when the homes hook-into the system.

Consideration of Area-rating



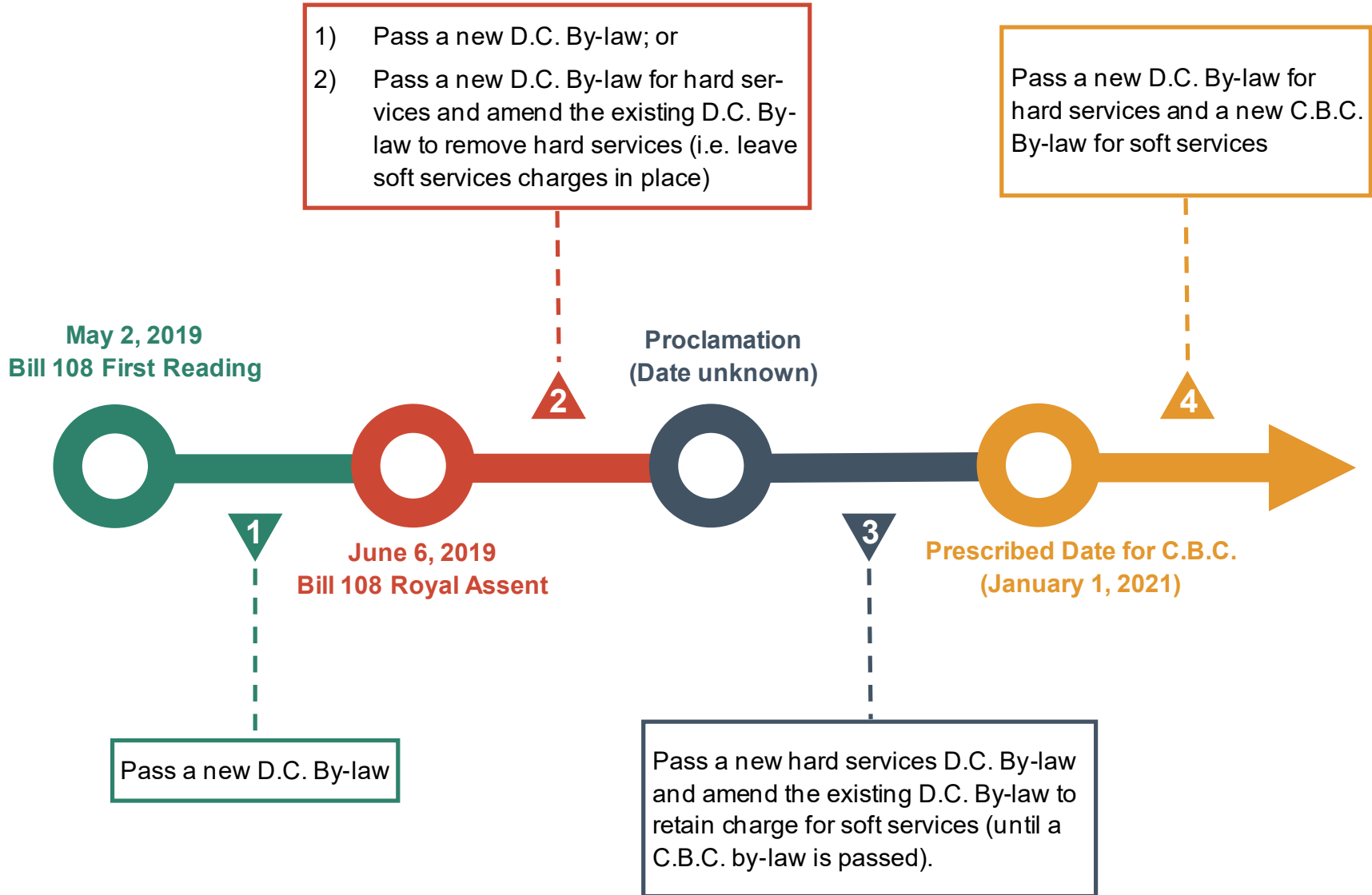
Legislated requirements as per Bill 73:

- Requires that Municipalities must examine the use of area-rating but is not mandatory to impose
- Council to consider the following resolutions:
 - THAT: the Township continue the approach to calculate the D.C.s on a uniform Township-wide basis for Town-wide services; and
 - THAT: the Township calculate the D.C.s on a uniform Springfield urban-area basis for water services *(If Council chooses to implement water D.C.s)*



Community Benefit Charges

Transitional Policies





Community Benefit Charges

Transitional Policies

- The Township is currently in area 2 of the previous diagram.
- Council has 2 options:
 1. Pass a new D.C. by-law for all services
 2. Pass a new D.C. by-law for Services Related to a Highway, Fire, and Water (*if applicable*) and amend the existing by-law to continue the charges for all other services



Community Benefit Charges

Transitional Policies

- Option 1

Residential (Single Detached) Comparison

Service	Current*	Calculated for 2019 DC
Municipal Wide Services:		
Services Related to a Highway	2,294	3,259
Fire Protection Services	430	3,097
Outdoor Recreation Services	176	876
Indoor Recreation Services	1,165	904
Library Services	88	72
Administration - Engineering-related	307	270
Administration - Community Benefit-related		373
Total Municipal Wide Services	4,461	8,851
Area Specific Services:		
Water Services	-	6,017
Total Area Specific Services	-	6,017
Grand Total - Urban Area	4,461	14,868

Non-Residential (per sq.ft.) Comparison

Service	Current*	Calculated for 2019 DC
Municipal Wide Services:		
Services Related to a Highway	1.36	1.36
Fire Protection Services	0.25	1.29
Outdoor Recreation Services	0.06	0.14
Indoor Recreation Services	0.37	0.14
Library Services	0.03	0.01
Administration - Engineering-related	0.18	0.10
Administration - Community Benefit-related		0.14
Total Municipal Wide Services	2.25	3.18
Area Specific Services:		
Water Services	-	3.24
Total Area Specific Services	-	3.24
Grand Total - Urban Area	2.25	6.42

- Option 2

Residential (Single Detached) Comparison

Service	Current*	Calculated for 2019 DC Adjusted for Bill 108
Municipal Wide Services:		
Services Related to a Highway	2,294	3,259
Fire Protection Services	430	3,097
Outdoor Recreation Services	176	176
Indoor Recreation Services	1,165	1,165
Library Services	88	88
Administration - Engineering-related	307	270
Administration - Community Benefit-related		120
Total Municipal Wide Services	4,461	8,175
Area Specific Services:		
Water Services	-	6,017
Total Area Specific Services	-	6,017
Grand Total - Urban Area	4,461	14,192

Non-Residential (per sq.ft.) Comparison

Service	Current*	Calculated for 2019 DC Adjusted for Bill 108
Municipal Wide Services:		
Services Related to a Highway	1.36	1.36
Fire Protection Services	0.25	1.29
Outdoor Recreation Services	0.06	0.06
Indoor Recreation Services	0.37	0.37
Library Services	0.03	0.03
Administration - Engineering-related	0.18	0.10
Administration - Community Benefit-related		0.07
Total Municipal Wide Services	2.25	3.28
Area Specific Services:		
Water Services	-	3.24
Total Area Specific Services	-	3.24
Grand Total - Urban Area	2.25	6.52

*Note these charges represent 70% of the calculated charges from 2014



Exemptions

Mandatory Exemptions

- For industrial building expansions (may expand by 50% with no DC)
- May add up to 2 apartments for a single as long as size of home doesn't double
- Add one additional unit in medium & high density buildings
- Upper/Lower Tier Governments and School Boards

Discretionary Exemptions

- Reduce in part or whole DC for types of development or classes of development (e.g. industrial or churches)
- May phase-in over time
- Redevelopment credits to recognize what is being replaced on site (not specific in the Act but provided by case law)



Current Discretionary Exemptions for the Township of Malahide

- Buildings or structures exempt from taxation under the *Assessment Act* (e.g. cemeteries, burial grounds, churches, etc.)
- Non-residential farm buildings constructed for bona fide farm uses
- **Are there any other exemptions to consider?**



Next Steps

