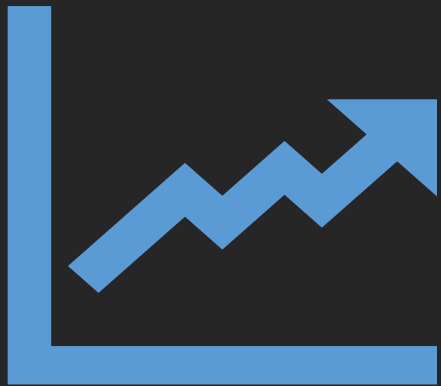


2021 Growth Revenue Study Update



Program Purpose



Growth revenue tools include:

Development Charges (DCs)

Parkland Dedication By-law

Community Benefits Charge (CBC) in September 2022



Provides the majority of funding to support growth related infrastructure



Recent legislative changes impacted these tools (Bills 108, 138, 197, 213)



Current by-laws will expire in September 2022



4 Key Phases

1. 2018 Development Charges Study (DC Study) update and by-law amendment

-This is the focus of this meeting

2. CBC evaluation and implementation

3. Parkland Dedication By-law review and amendment

4. Comprehensive DC Study update for growth to 2051

Program Timeline Overview

GROWTH REVENUE STUDY	START	COMPLETION
1. Current DC Study update	Second Quarter 2021	Fourth Quarter 2021
2. CBC review and background study	Third Quarter 2021	Third Quarter 2022
3. Parkland Dedication review by-law update	Third Quarter 2021	Third Quarter 2022
4. Comprehensive DC Study Update	Second Quarter 2022	First Quarter 2024

1. 2018 DC Study Update and By-law

Last DC study in 2018

DC usually updated every five years

Updating now due to legislative changes

Watson will provide an update on this shortly

2. Community Benefits Charge Study

Legislative changes allow for a CBC

Based on density

Can cover excluded services such as parking

Starting in Fall 2021 with completion in September 2022

3. Parkland Dedication By-law Update

Current by-law remains in force until September 2022

Working on update collaboratively with multiple departments

Staff have implemented interim operational plans until update is passed

Expected completion third quarter 2022

4. Comprehensive DC Study Update

Full DC update to kick off in 2022

Will include revised capital projects and growth projections

Will include Clair-Maltby, MCR and other growth areas

Will incorporate various servicing masterplans

Time horizon will be to 2051

Expected completion Spring 2024



City of Guelph 2021 Development Charges Update Study

Public Meeting
October 20, 2021

Agenda



- D.C.A. Public Meeting
 - Opening Remarks
 - Presentation of the Proposed Policies and Charges
 - Presentations by the Public
 - Questions from Council
 - Conclude Public Meeting


Public Meeting Purpose



- The public meeting is to provide for an update to the existing D.C. By-law to:
 - Remove the Mandatory 10% deduction; and
 - Incorporate the policy changes as a result of Bills 108, 138, 197 and 213.
- The meeting is a mandatory requirement under the Development Charges Act (D.C.A.)
- Prior to Council's consideration of a by-law, a background study must be prepared and available to the public a minimum 60 days prior to the D.C. by-law passage

Study Process & Timelines



- Meetings with City staff (July and August, 2021)
- Update Cost – Removal of 10% Deduction (August, 2021)
- Release of Background Study (September 17, 2021)
- D.C. Stakeholder Meeting (September 22, 2021)
- **Public Meeting of Council (October 20, 2021)** 
- Council consideration of by-law passage (December 13, 2021)

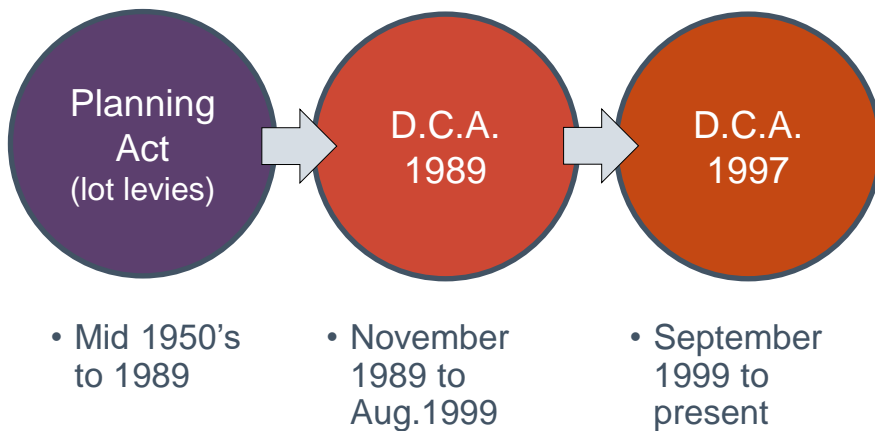
Development Charges



Purpose:

- To recover the capital costs associated with residential and non-residential growth within a 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 (D.C.A.).

History of D.C.'s

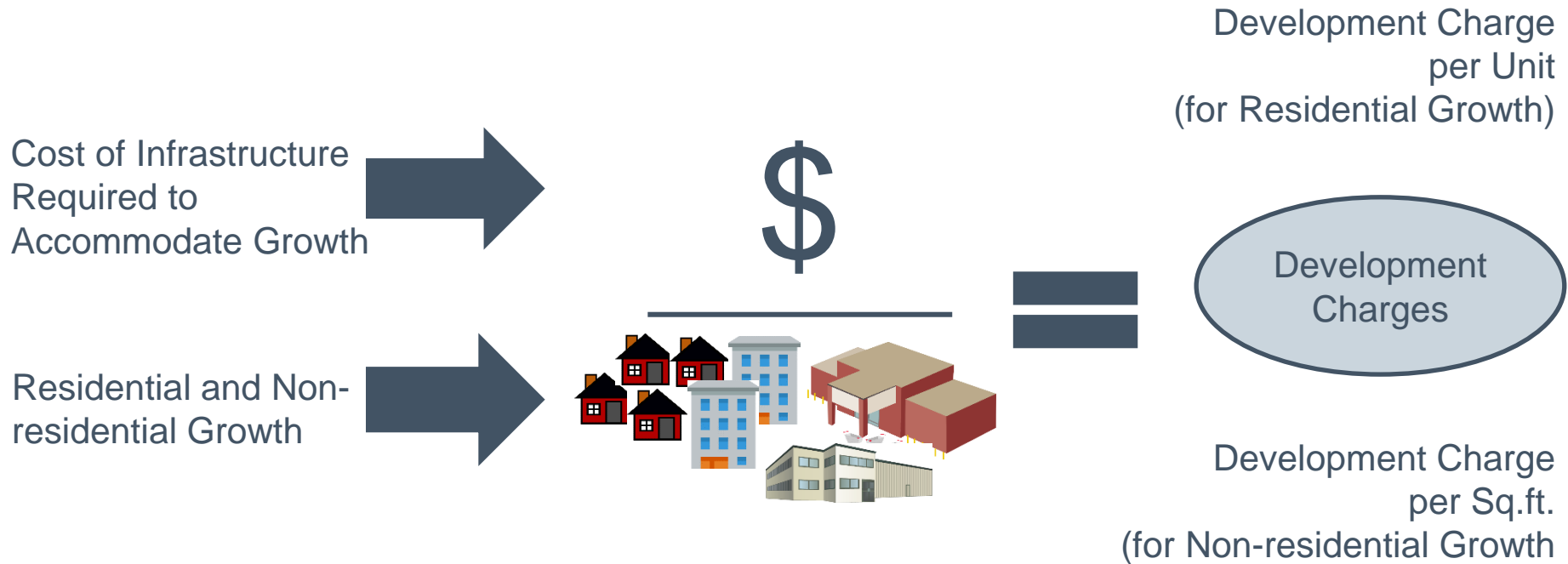


Amendments to D.C.A. 1997

- 1 Bill 73: January 2016
- 2 Bill 108: June 6, 2019
- 3 Bill 138: December 10, 2019
- 4 Bill 197: July 21, 2020
- 5 Bill 213: December 8, 2020



How Development Charges Are Calculated



Changes to the D.C. Legislation since 2018



There has been changes to the D.C.A. since the previous background study in 2018:

- Bill 108: More Homes, More Choice Act, 2019
- Bill 138: Plan to Build Ontario Together Act, 2019
- Bill 197: COVID-19 Economic Recovery Act, 2020
- Bill 213: Better for People, Smarter for Business Act, 2020

Services Being Updated



The following services are being updated to remove the 10% mandatory deduction:

1. Indoor and Outdoor Recreation Services (Now “Parks and Recreation Services”);
2. Library Services;
3. Health Services (Now “Public Health”);
4. Waste Diversion Services;
5. Municipal Parking; and
6. Administration Studies (Now a Class of Service: “Growth Studies”).

Classes of Services Being Created



As per Bill 197 Classes of Services may be established for components of a service or a combination of services. As such, the City is creating the following “Classes of Services”:

1. Public Works (Operations Facilities, Vehicles & Equipment); and
2. Growth Studies.

The City is already collecting for these items through its current D.C. by-law. This change is largely administrative.

By-Law Amendments



- By-Law 2019-20372 is being amended to:
- Allow the City to continue to collect for Parking Services until September 18, 2022 (due to Bill 197 the following services become ineligible);
- Remove the 10% statutory deduction from services, thus increasing the D.C. rates for some services;
- Update D.C. policies in the By-Law with respect to:
 - D.C. instalment payments;
 - D.C. rate freeze;
 - Approved D.C. Interest policy # CS-2020-23 related to instalment payments and rate freeze;
 - Mandatory exemption for new ancillary units;
 - Mandatory exemption for universities receiving operating funds from the Government; and
 - Additional & refined definitions, where required.

Schedule of Recalculated D.C.s – Residential (2018\$)



Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2+ Bedrooms/Stacked Townhouse	Apartments - Bachelor and 1 Bedroom/Stacked Townhouse	Multiple Attached Dwelling	Special Care/Special Dwelling Units	(per sq. m. of Gross Floor Area)
Municipal Wide Services/Classes:						
Services Related to a Highway	5,699	3,163	2,261	4,199	1,881	27.89
Fire Protection Services	316	175	125	233	104	2.58
Policing Services	662	367	263	488	219	1.61
Transit Services	2,750	1,526	1,091	2,026	908	3.23
Parking Services ¹	1,243	690	493	916	410	14.21
Public Works, Facilities and Fleet ²	535	297	212	395	177	6.46
Parks and Recreation Services ³	8,813	4,891	3,497	6,494	2,910	5.06
Library Services	837	464	332	617	276	0.54
Growth Studies ⁴	779	432	309	574	257	4.09
Public Health	301	167	119	222	99	0.32
Provincial Offences Act	7	4	3	6	2	0.00
Ambulance	111	62	44	82	37	0.54
Waste Diversion	550	305	218	405	182	1.40
Total Municipal Wide Services/Classes	22,604	12,543	8,967	16,657	7,462	67.93
Urban Services						
Stormwater Drainage and Control Services	225	125	89	166	74	1.08
Wastewater Services	6,516	3,616	2,585	4,801	2,151	31.75
Water Services	6,893	3,825	2,735	5,079	2,276	33.58
Total Urban Services	13,634	7,566	5,409	10,046	4,501	66.41
GRAND TOTAL MUNICIPAL WIDE	22,604	12,543	8,967	16,657	7,462	67.93
GRAND TOTAL URBAN SERVICED AREA	36,238	20,109	14,376	26,703	11,963	134.34

¹ Eligible until September 18, 2022

² Previously included under Services Related to a Highway

³ Previously presented as two separate charges for Outdoor & Indoor Recreation Services.

Residential (Single Detached) Comparison (2018\$)



Service/Class	As per By-law 2019-20372 2018 \$	Re-Calculated 2018 \$
Municipal Wide Services:		
Services Related to a Highway	5,699	5,699
Public Works, Facilities and Fleet ¹	550	535
Fire Protection Services	316	316
Police Services	662	662
Transit Services	2,750	2,750
Parking Services ²	1,160	1,243
Parks and Recreation Services ³	7,750	8,813
Library Services	967	837
Growth Studies ⁴	762	779
Public Health	235	301
Provincial Offences Act	7	7
Ambulance	111	111
Waste Diversion	495	550
Total Municipal Wide Services	21,464	22,604
Urban Services:		
Stormwater Drainage and Control Services	225	225
Wastewater Services	6,516	6,516
Water Services	6,893	6,893
Total Urban Specific Services	13,634	13,634
Grand Total - Urban Serviced Area	35,098	36,238

¹ Previously included under Services Related to a Highway

² Eligible until September 18, 2022

³ Previously presented as two separate charges for Outdoor & Indoor Recreation Services.

⁴ Previously presented as Administration

Non-Residential (per sq. m.) Comparison (2018\$)



Service/Class	As per By-law 2019-20372 2018 \$	Re-Calculated 2018 \$
Municipal Wide Services:		
Services Related to a Highway	27.89	27.89
Public Works, Facilities and Fleet ¹	2.69	2.58
Fire Protection Services	1.61	1.61
Police Services	3.23	3.23
Transit Services	14.21	14.21
Parking Services ²	6.03	6.46
Parks and Recreation Services ³	4.52	5.06
Library Services	0.54	0.54
Growth Studies ⁴	3.98	4.09
Public Health	0.32	0.32
Provincial Offences Act	0	0
Ambulance	0.54	0.54
Waste Diversion	1.18	1.40
Total Municipal Wide Services	66.74	67.93
Urban Services:		
Stormwater Drainage and Control Services	1.08	1.08
Wastewater Services	31.75	31.75
Water Services	33.58	33.58
Total Urban Specific Services	66.41	66.41
Grand Total - Urban Serviced Area	133.15	134.34

¹ Previously included under Services Related to a Highway

² Eligible until September 18, 2022

³ Previously presented as two separate charges, for Outdoor and Indoor Recreation Services

⁴ Previously presented as Administration

Next Steps



- Council Consideration of By-law Passage (December 13, 2021)