



City of Oshawa 2021 Development Charges Update Study

Public Meeting

March 1, 2021



Introduction

Public Meeting Purpose

- This meeting is a mandatory requirement under the *Development Charges Act, 1997*, as amended (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 of 2 weeks prior to a public meeting and provided on the municipality's website 60 days prior to by-law passage
- Purpose of the public meeting is to provide an overview of the proposed amendment and to receive public input on the matter

Development Charges Update Study and Amending By-law



- Development Charges (D.C.) Update Study prepared to amend the City's 2019 D.C. Background Study and By-law 60-2019
- Purpose of the proposed D.C. by-law amendment is to:
 - Reflect recent amendments to the D.C.A. made through the *More Homes, More Choice Act*, and *COVID-19 Economic Recovery Act*, including:
 - Changes to the D.C. recoverable costs, i.e. removal of the 10% statutory deduction for soft services;
 - Creation of a class of service for Growth-Related Studies;
 - Changes to D.C. collection policies for installment payments and charges determined at the time application for Site Plan or Zoning By-law Amendment; and
 - Changes to the statutory exemptions for residential intensification
- All other components of the 2019 D.C. Background Study and D.C. By-law 60-2019 remain unchanged

Development Charges Update Study and Amending By-law

D.C. Eligible Capital Costs



- Changes to the D.C. recoverable costs by service include:
 - Removal of the 10% statutory deduction from the calculation of the charge for Parks, Recreation and Trails; Library Services; Waste Diversion; Parking; and specific studies under Administration.
 - Reallocation of service specific studies to Transportation Services and creation of Growth-Related Studies class of service

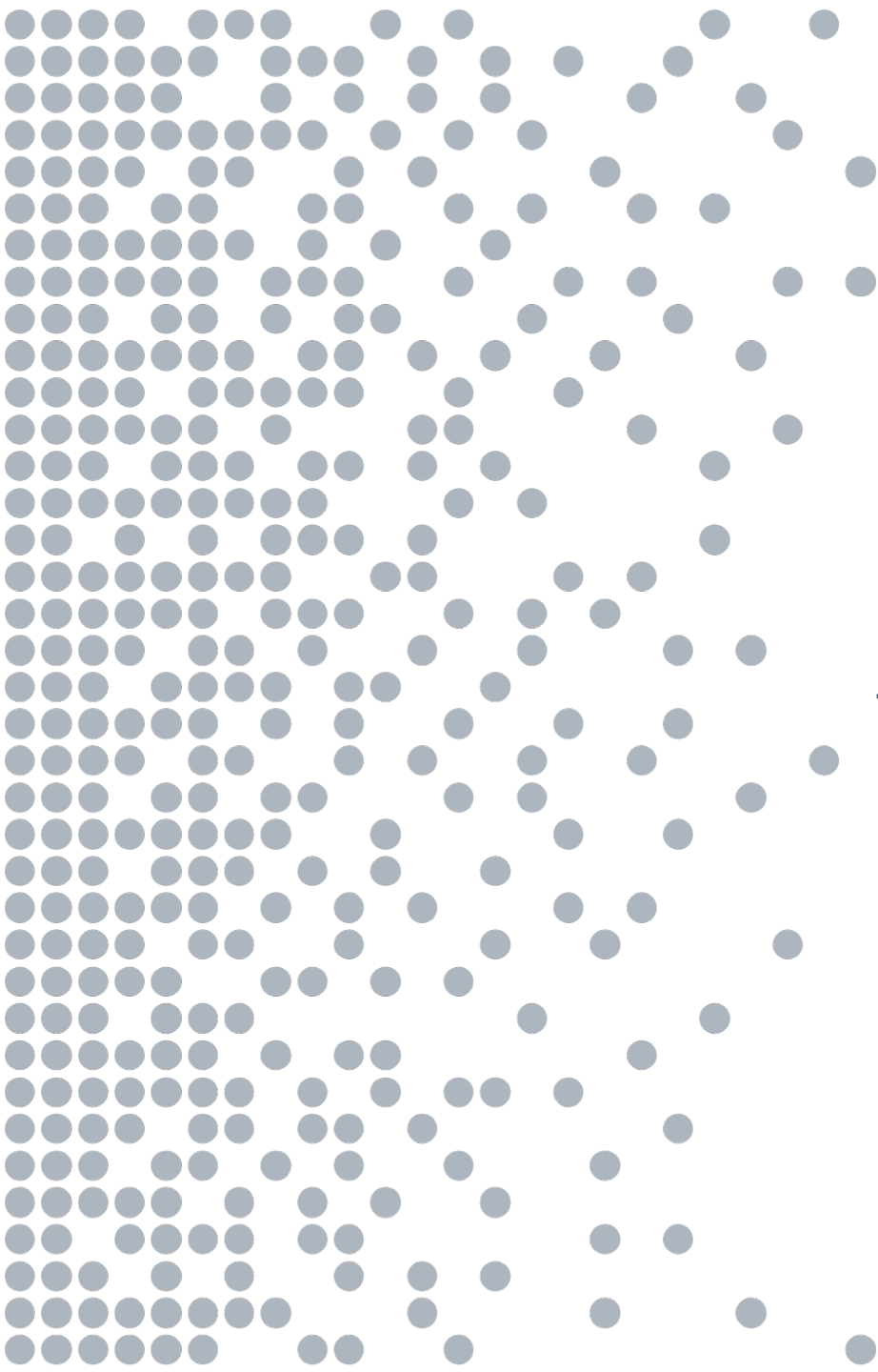
Service/Class	2019 D.C. Study (2019\$)	2021 D.C. Update Study (2019\$)	Change (\$)
Parks, Recreation and Trails Services	\$ 81,600,382	\$ 91,415,992	\$ 9,815,610
Library Services	\$ 3,406,822	\$ 4,110,259	\$ 703,437
Waste Diversion Services	\$ 219,375	\$ 243,750	\$ 24,375
Parking Services	\$ 236,250	\$ 262,500	\$ 26,250
Transportation Services	\$ 413,138,807	\$ 413,320,117	\$ 181,310
Administration/Growth-Related Studies	\$ 970,658	\$ 799,138	\$ (171,520)
Total	\$ 499,572,294	\$ 510,151,756	\$ 10,579,462

Development Charges Update Study and Amending By-law

Proposed Schedule of Charges (Indexed 2021\$)



Service	RESIDENTIAL PER DWELLING UNIT						NON-RESIDENTIAL (per sq. m. of G.F.A)	
	Single and Semi-Detached Dwelling	Duplex (for two units)	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Townhouse Dwelling	Lodging House (per unit)	Industrial	Commercial/Institutional
Municipal Wide Services:								
Transportation	\$14,447	\$18,187	\$9,093	\$5,582	\$11,638	\$5,016	\$45.19	\$118.97
Fire Protection	\$537	\$677	\$338	\$208	\$433	\$187	\$1.65	\$4.43
Watercourse Improvements	\$1,014	\$1,277	\$638	\$392	\$817	\$352	\$4.43	\$4.86
Parks, Recreation and Trails	\$9,030	\$11,368	\$5,684	\$3,489	\$7,275	\$3,136	\$4.22	\$4.22
Library Services	\$406	\$511	\$256	\$157	\$327	\$141	\$0.19	\$0.19
Parking	\$18	\$22	\$11	\$7	\$14	\$6	\$0.06	\$0.15
Waste Diversion	\$16	\$20	\$10	\$6	\$13	\$6	\$0.06	\$0.14
Municipal Wide Class of Service:								
Growth-Related Studies	\$41	\$50	\$25	\$17	\$35	\$13	\$0.06	\$0.16
Total Municipal Wide Services	\$25,510	\$32,113	\$16,055	\$9,858	\$20,553	\$8,857	\$55.85	\$133.11



D.C. Impacts and Municipal Comparisons

Development Charges Update Study and Amending By-law

Development Charge Comparison (2021\$)

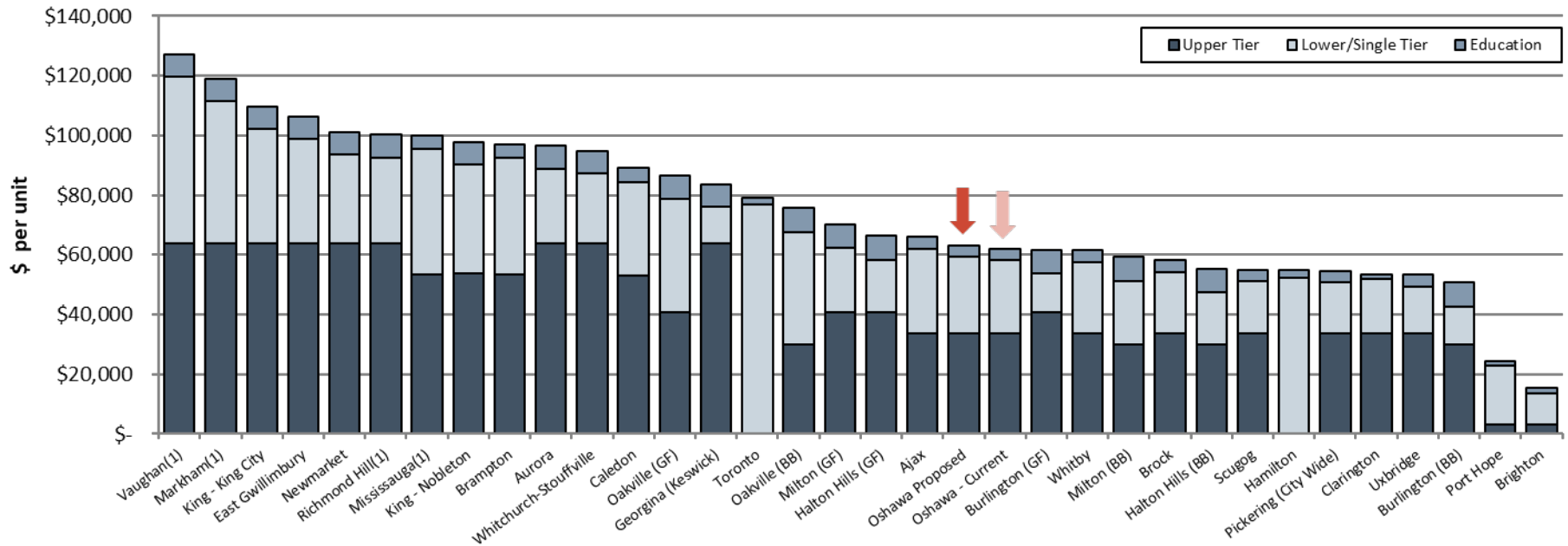


Development Type	Current	Proposed	Difference (Current vs. Proposed)
<u>Residential (\$/dwelling unit)</u>			
Single and Semi-Detached	\$24,490	\$25,510	\$1,020
Duplex (for 2 units)	\$30,830	\$32,113	\$1,283
Apartments 2 or more Bedrooms	\$15,414	\$16,055	\$641
Apartments Bachelor and 1 Bedroom	\$9,463	\$9,858	\$395
Townhouse Dwelling	\$19,729	\$20,553	\$824
Lodging House (Per Unit)	\$8,505	\$8,857	\$352
<u>Non-Residential (\$/sq.mt. of GFA)</u>			
Commercial/Institutional	\$132.95	\$133.11	\$0.16
Industrial	\$55.43	\$55.85	\$0.42



Municipal D.C. Comparison per Single Detached Residential Dwelling Unit (2021\$)

Residential Development Charges
Per Single Detached Dwelling for Greater Toronto Area Municipalities
as of December 1, 2020



BB=Built Boundary & GF=Greenfield.

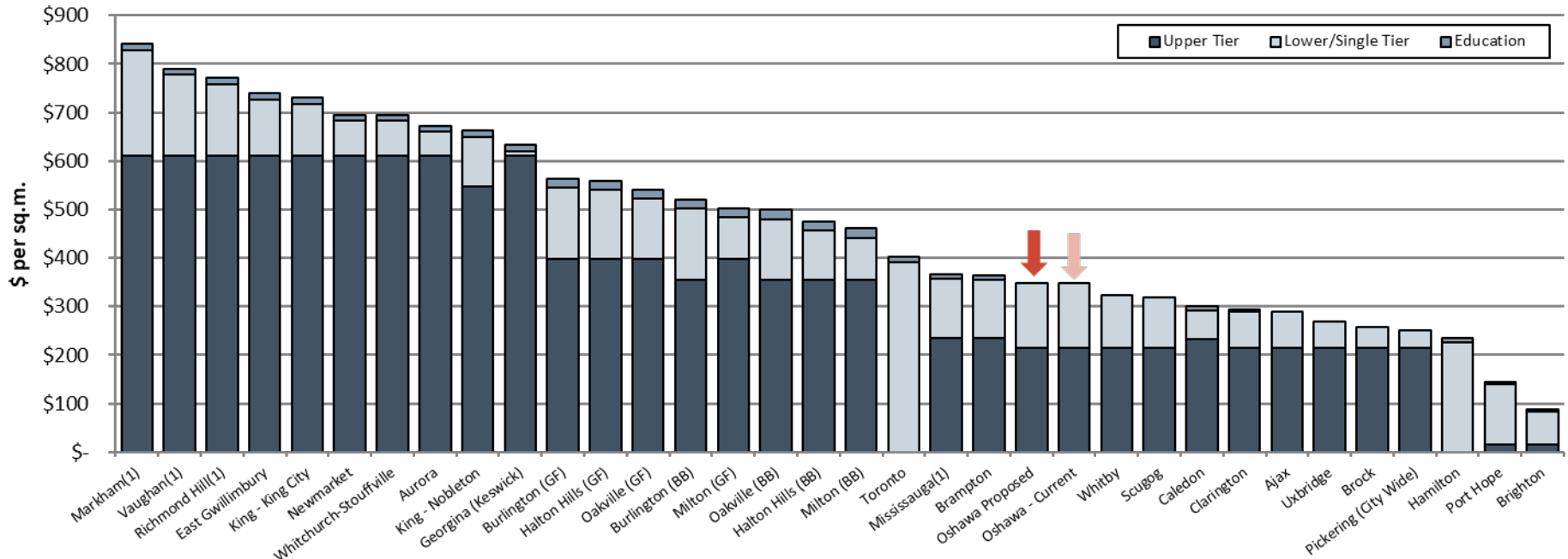
(1) A component of the charge has been converted from a per hectare charge

Municipal D.C. Comparison

\$ per sq.ft. of Commercial Gross Floor Area (2021\$)



**Non-Residential Development Charges
Per GFA of Commercial Floor Area for Greater Toronto Area Municipalities
as of December 1, 2020**



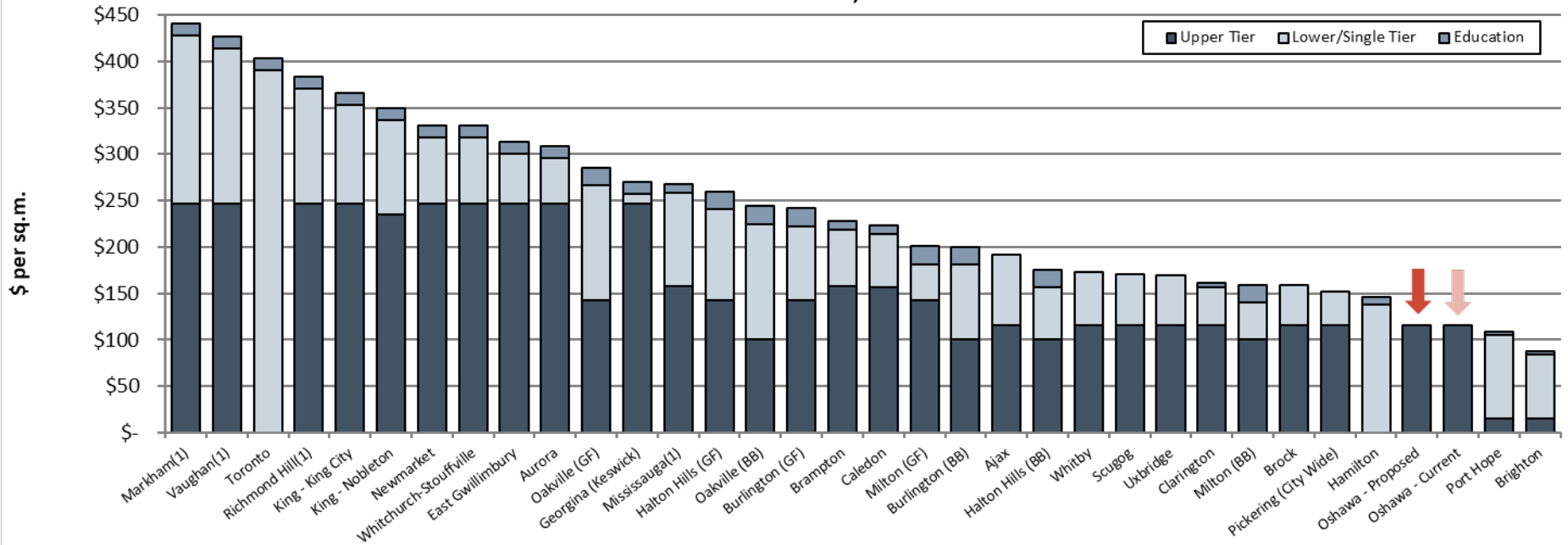
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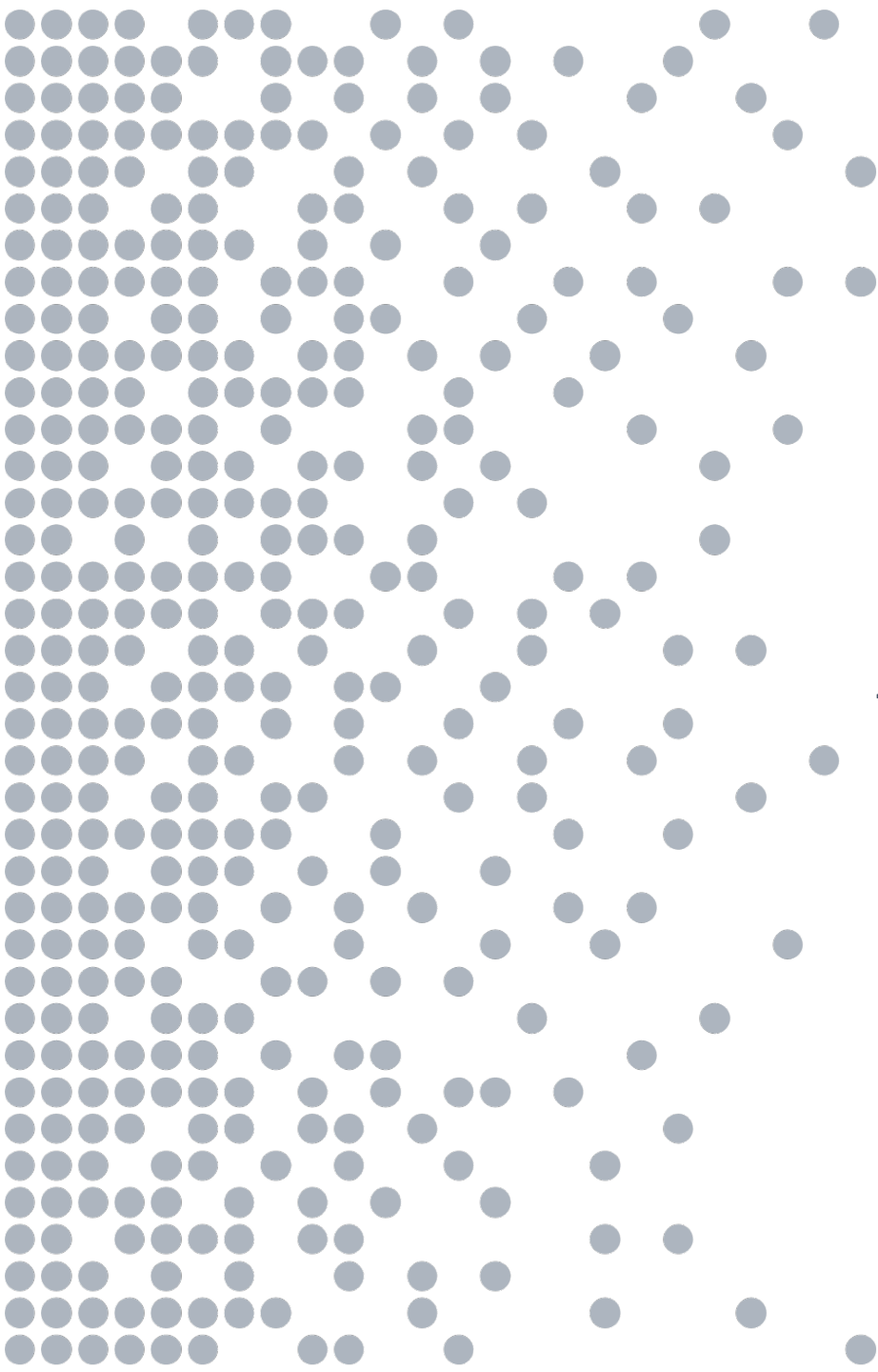
Municipal D.C. Comparison

\$ per sq.ft. of Industrial Gross Floor Area (2021\$)

Non-Residential Development Charges
Per GFA of Industrial Floor Area for Greater Toronto Area Municipalities
as of December 1, 2020



BB=Built Boundary & GF=Greenfield.



D.C. By-law Policies



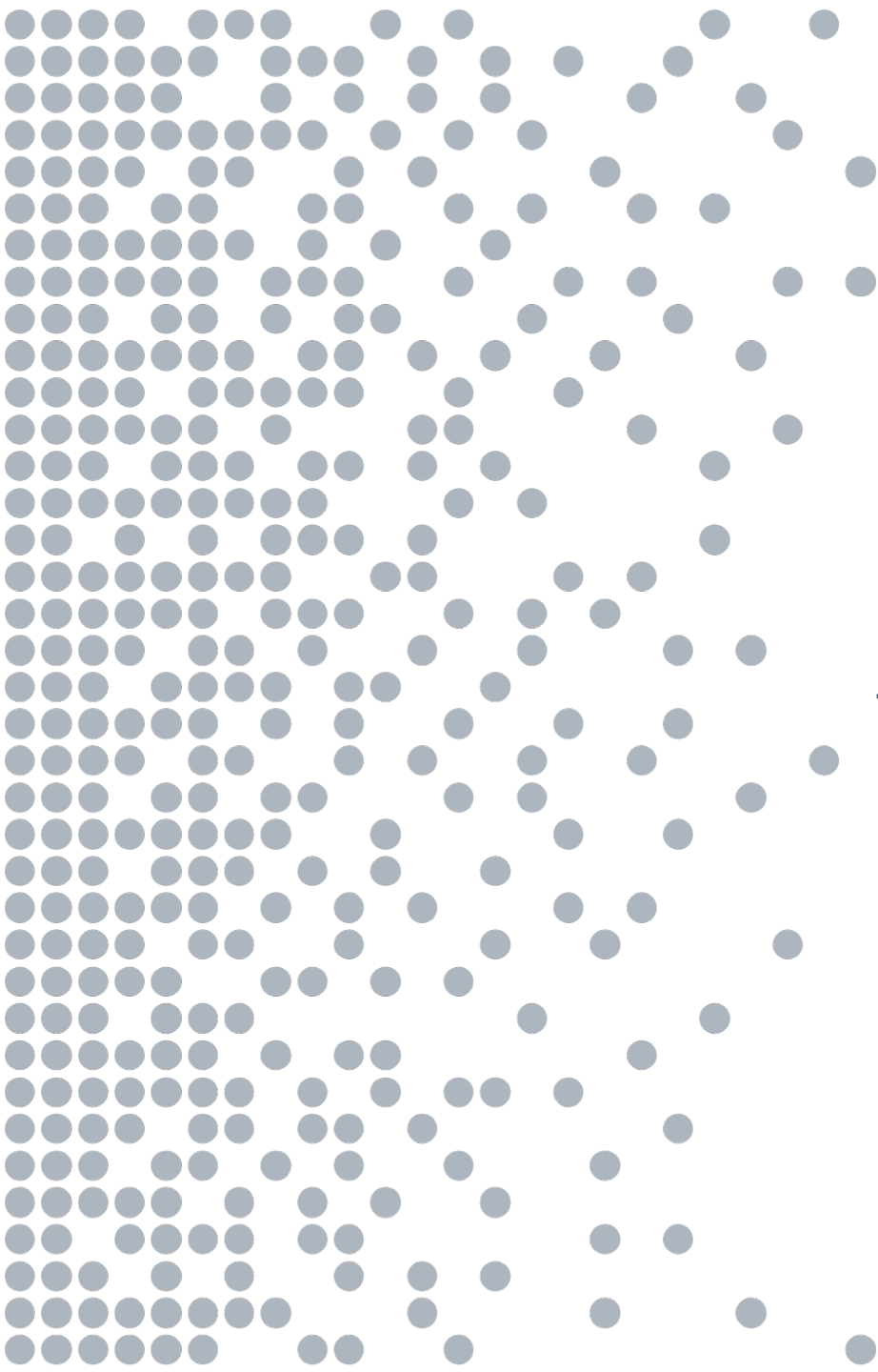
- **Except for the following revisions, policies contained within By-law 60-2019, remain unchanged**
- Rental housing and institutional developments will pay D.C.s in 6 equal annual payments, commencing from the date of occupancy
- Non-profit housing will pay D.C.s in 21 equal annual payments, commencing from the date of occupancy
- D.C. for developments proceeding through Site Plan or Zoning By-law Amendment will be determined based on the charges in effect on the day the application is made
 - Charges to be frozen for a maximum period of 2 years after planning application approval
- Interest on installment payments and charges calculated at Site Plan or Zoning By-Law Amendment application will be imposed as per the City of Oshawa Interest Rate Policy

D.C. By-Law Policies

Statutory Exemptions



- Residential intensification (within existing residential buildings or structures ancillary to existing residential buildings):
 - May add up to two apartments for a single detached home
 - Add one additional unit in medium and high-density buildings
 - Add greater of one and 1% of existing units in rental residential buildings
- The creation of a second dwelling unit in prescribed classes of new residential buildings (i.e. detached, semi-detached and row dwellings), including structures ancillary to dwellings



Next Steps

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- Finance Committee will receive input from the public and consider any amendments to the D.C Update Study and draft amending By-law
- Finance Committee can adopt an options as contained in Report Number FIN-21-16:
 - Approve the 2021 Development Charges Update Study and Amending D.C. By-law (Option 1)
 - Refer Back to Staff (Option 2)
- Based on the option selected, Council will consider the proposed amending by-law for adoption on March 29, 2021