

Request for Recommendation Priorities Committee



Type of Decision							
Meeting Date	July 8, 2009				Report Date	July 8, 2009	
Decision Requested	X	Yes		No	Priority	X	High
	Direction Only				Type of Meeting	X	Open
							Closed

Report Title
Development Charges Transitional Provision

Budget Impact/Policy Implication	Recommendation
This report has been reviewed by the Finance Division and the funding source has been identified.	

	<p>THAT the proposed Development Charges By-law be amended to include the transitional provision to allow for complete building permit applications received prior to July 9th, to pay rates under By-law 2004-200F.</p>
Background Attached	Recommendation Continued

Recommended by the Department	Recommended by the C.A.O.
 Lorella Hayes Chief Financial Officer / Treasurer	 Doug Naddrozny Chief Administrative Officer

Report Prepared By	Division Review

Background:

This addendum report is provided to highlight that while the development charges have been frozen by Council, the composition of revenues per services category has changed in accordance with the Background Study.

See attached summary of the composition of the current and proposed development charges.

Based on the recommendation of the Chief Building Official, staff are recommending the inclusion of a transitional provision in the by-law, to allow for complete building permit applications received prior to July 9th, to pay rates under By-law 2004-200F. This addition to the by-law will only impact development that will occur in areas not serviced by municipal water and sewer.

New Development Charges Rates

According to the Development Charges Act, "A development charge is payable for a development upon a building permit being issued for the development unless the Development Charge By-law provides otherwise under subsection (2).1997, c. 27, s. 26 (1)".

Although Council has approved to freeze development charges at \$3,079 per residential unit and \$1,859 per multi-residential unit, the composition of the amount collected under each service category has changed based on the growth related capital projects outlined in the Background Study.

The following development charges are in effect as of July 9, 2009 to December 31, 2009 under By-law 2009-200F.

	Residential <i>(Total charge per unit)</i>	Dwellings Apartments
All Services	\$3,079	\$1,859
Excluding Water Service	\$2,957	\$1,785
Excluding Wastewater Service	\$2,988	\$1,804
Excluding Water and Wastewater Service	\$2,866	\$1,730

Prior to July 8th, 2009 the rates are as follows:

	Residential <i>(Total charge per unit)</i>	Dwellings Apartments
All Services	\$3,079	\$1,859
Excluding Water Service	\$1,608	\$ 971
Excluding Wastewater Service	\$2,320	\$1,401
Excluding Water and Wastewater Service	\$ 849	\$ 513

You will note a significant increase if the development is not serviced by municipal water and sewer.

As previously presented to Council, staff are recommending the inclusion of the following paragraph in the By-law:

Complete building permit applications received and deemed to be complete by the Chief Building Official on or before July 8th, 2009, and processed within 90 days of the passage of the by-law, would pay development charges in accordance with the existing 2004 bylaw.

Building permit applications received on or after July 9th, 2009 would pay the new rates.

Summary

It is recommended that the By-law be amended to include the above noted transitional provision.

Current and Proposed Development Charges

<i>Charge per unit</i>	Residential - Single Family Dwelling		Residential - Multiples and Apartments	
	2009	2009	2009	2009
	<i>current</i>	<i>proposed</i>	<i>current</i>	<i>proposed</i>
	\$ 3,079	\$ 3,079	\$ 1,859	\$ 1,859
General Government	-	10	-	6
Library	-	89	-	54
Fire Services	-	76	-	46
Police Services	190	82	114	49
Parks and recreation	-	527	-	319
Public Works	-	57	-	34
Ambulance Services	-	14	-	8
Transit Services	-	66	-	40
Emergency Preparedness	-	34	-	20
Total General Services	\$ 190	\$ 955	\$ 114	\$ 576
Roads	659	1,868	399	1,128
Water Service	1,471	122	888	74
Wastewater Service	759	91	458	55
Drains	-	43	-	26
Total Engineered Services	\$ 2,889	\$ 2,124	\$ 1,745	\$ 1,283
Total Development Charge	\$ 3,079	\$ 3,079	\$ 1,859	\$ 1,859
<i>Excluding Water Service</i>	\$ 1,608	\$ 2,957	\$ 971	\$ 1,785
<i>Excluding Waste Water Service</i>	\$ 2,320	\$ 2,988	\$ 1,401	\$ 1,804
<i>Excluding Water and Waste Water Services</i>	\$ 849	\$ 2,866	\$ 513	\$ 1,730