



Municipality of Clarington 2020 Development Charges Background Study

Clarington Technology Park Development Charges
By-law Public Meeting

November 30, 2020



Introduction

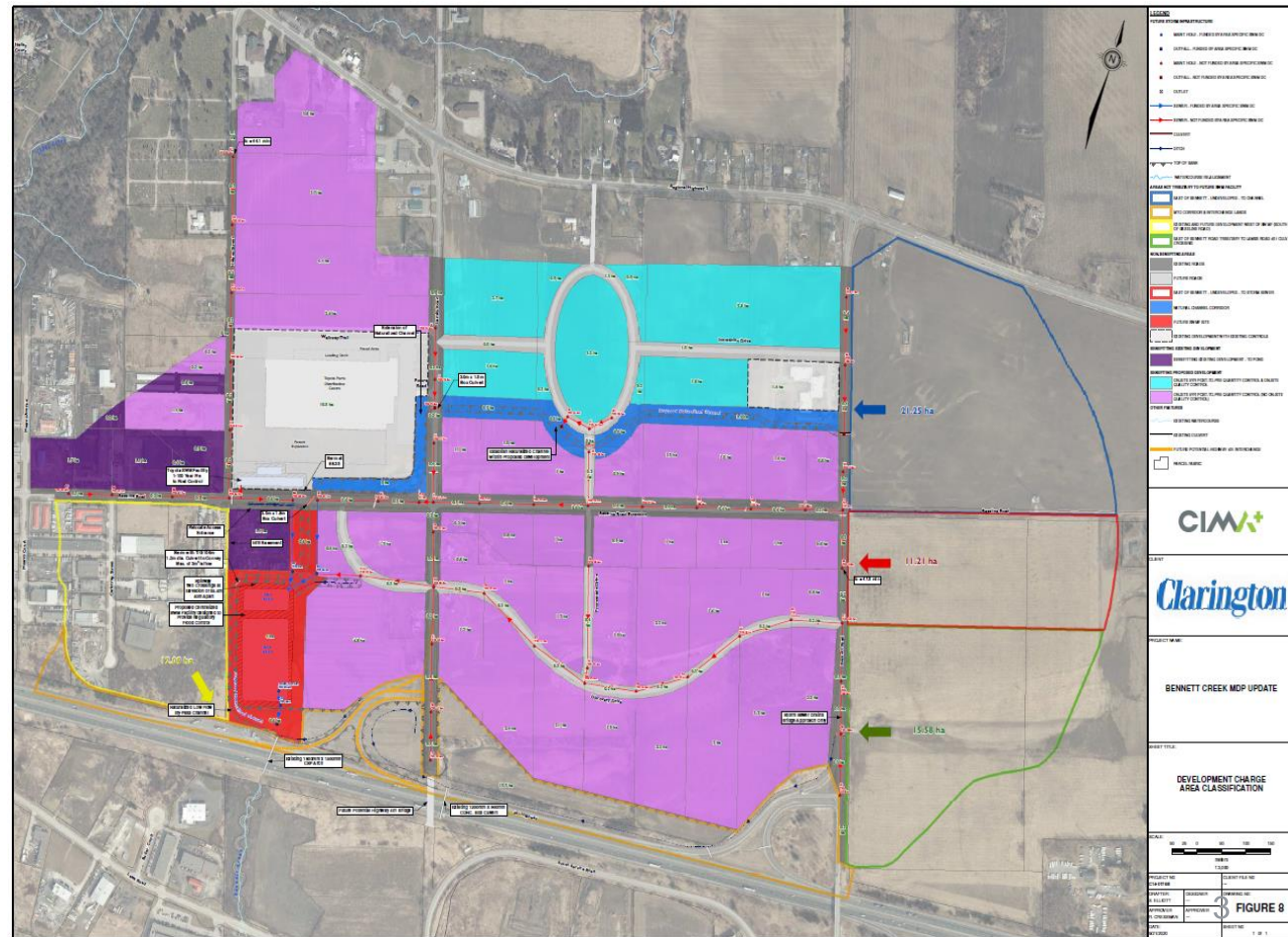
Public Meeting Purpose

- This 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 of 2 weeks prior to a public meeting and provided on the Municipality's website 60 days prior to by-law passage
- This public meeting is to provide a review of the Development Charges (D.C.) proposal and to receive public input on the proposed policies and charges related to the proposed **area-specific D.C. By-law for the Clarington Technology Park**

Increase in Need for Service



- Increased in need for service has been assessed for Stormwater Management Services over the buildout period of the Clarington Technology Park
- Net Developable Area of 92.26 ha
 - 75.86 ha benefitting from quality control (\$2.9 million)
 - 86.01 ha benefitting from quantity control (\$2.5 million)



Proposed Schedule of Development Charges

Area-Specific Services - Clarington Technology Park



Service	\$ Per Net Hectare
Stormwater Management Services - Quality Control	38,840
Stormwater Management Services - Quantity Control	29,268
Total - Lands Benefitting Only from Quality Control	38,840
Total - Lands Benefitting Only from Quantity Control	29,268
Total - Lands Benefitting from Quality <u>and</u> Quantity Control	68,107



D.C. By-law Policies

D.C. By-Law Policies

Timing of Collection



- D.C.s will be payable calculated and collected the time of building permit issuance
 - Rental housing and institutional developments would pay D.C.s in 6 equal annual payments, commencing from the date of occupancy
 - Non-profit housing would 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 of the complete application
 - Charges to be frozen for a maximum period of 2 years after planning application approval



D.C. By-Law Policies

Interest Charges and Indexing

- The D.C.A. allows municipalities to charge interest on installment charges, and on charges determined at Site Plan or Zoning Bylaw Amendment application
 - The Municipality is establishing a *Municipal Interest Rate Policy* to be discussed separately
- Charges will be indexed on July 1st of each year based on the Statistics Canada Non-Residential Construction Price Index for Toronto
 - Consistent with proposed policy for Municipal-Wide D.C. By-law

D.C. By-law Policies

Statutory Exemptions



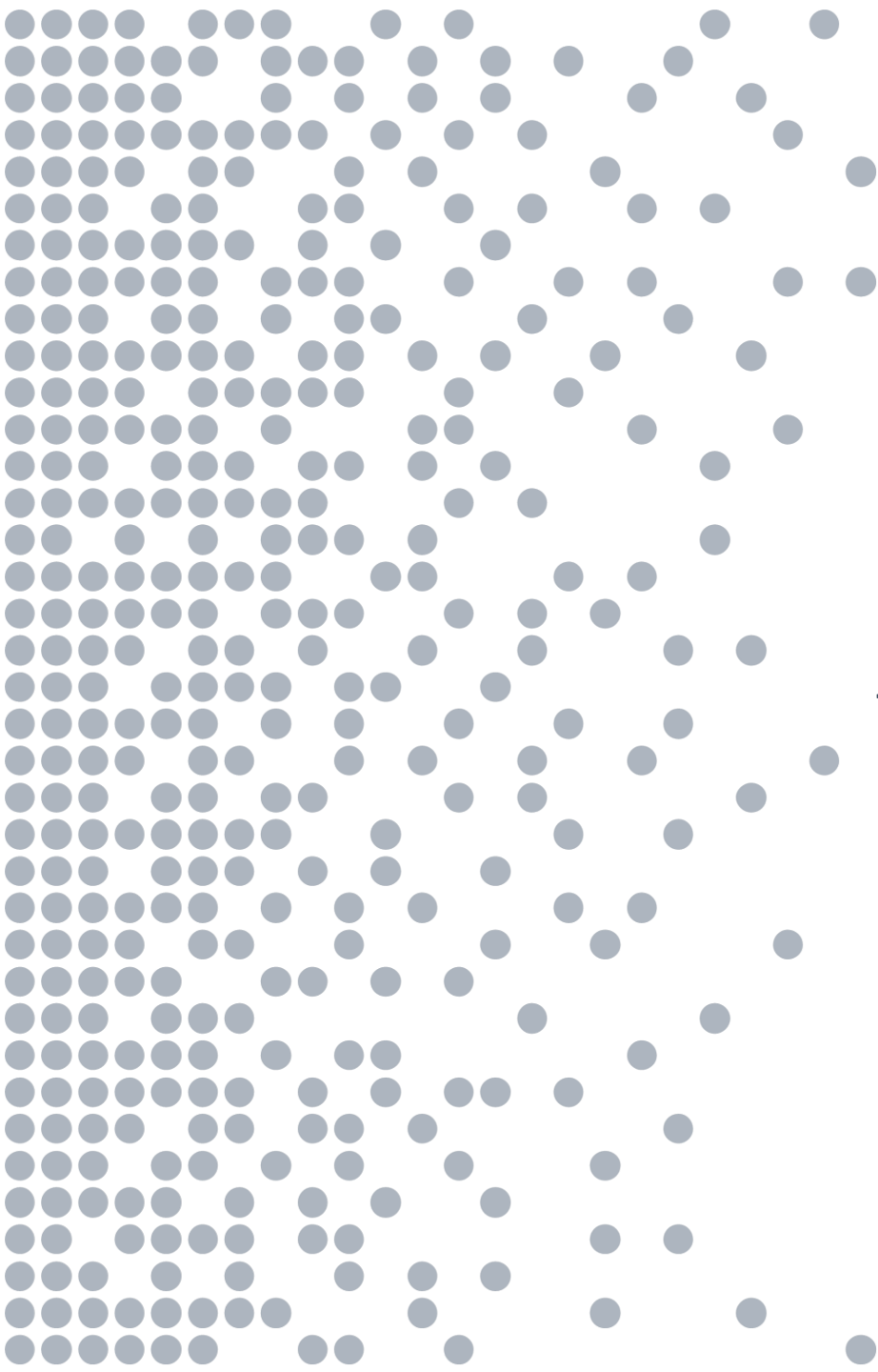
- The D.C.A. provides statutory exemptions for:
 - Industrial building expansions (may expand by 50% with no D.C.)
 - Residential intensification (within existing residential buildings or structures ancillary to existing residential buildings):
 - May add up to two apartments for a single detached home as long as size of home doesn't double
 - Add one additional unit in medium & high-density buildings
 - The creation of a second dwelling unit in prescribed classes of new residential buildings, including structures ancillary to dwellings
 - Upper/Lower Tier Governments and School Boards
- No non-statutory exemptions are proposed

D.C. By-Law Policies

Redevelopment Credits



- Redevelopment credits on conversions or demolitions of existing buildings or structures are granted to recognize what is being replaced on site
- Redevelopment credits not available for:
 - Buildings or structures that would be exempt from D.C.s under the area-specific by-law; or
 - Development charges were not paid under the area-specific by-law



Next Steps

Next Steps



- Receive feedback from public meeting
- Consideration of addenda to the D.C. Background Study (if applicable)
- Anticipated date of by-law passage – December 14, 2020
- By-law effective date – December 15, 2020