

A stone sign for Halton Hills Town Hall is the central focus of the background image. The sign is made of light-colored stone and features a crest on top. Below the crest, the words 'HALTON HILLS' and 'TOWN HALL' are inscribed in dark, bold, sans-serif capital letters. The sign is surrounded by green bushes and tall evergreen trees. In the background, there are more trees with autumn-colored leaves and a multi-story building.

Town of Halton Hills Development Charges Background Study, Community Benefits Strategy, Parkland Dedication By-law Review

Developer Consultation Meeting #2

February 28, 2022

Project Scope



- The Town of Halton Hills (Town) retained Watson & Associates Economists Ltd. (Watson) to undertake a:
 - Development Charges (D.C.) background study and by-law, as the Town's current by-law is set to expire September 1, 2022 ;
 - Review of Parkland Dedication and cash-in-lieu (C.I.L.) by-law and related Official Plan policies; and
 - Community Benefits Charge (C.B.C.) strategy and by-law in accordance with the amended *Planning Act*
- This is the second consultation meeting, with the first undertaken on September 15, 2021
- The purpose of the meeting is to review the preliminary findings and impacts for each of these items

Study Process



Growth forecast,
data collection, and
assessment of
D.C./C.B.C. needs

Presentation of
Preliminary Findings to
Senior Management
Team and Council

Release of Studies
to the Public

Adoption of By-
laws

September 2021

February 2022

April to June
2022

By-law(s)
Effective
Dates to be
Determined

May 2021 to
September
2021

October 2021 to
February 2022

April 2022

July 2022

Presentation of
Approach and Growth
Forecast to
Development Industry
Stakeholders

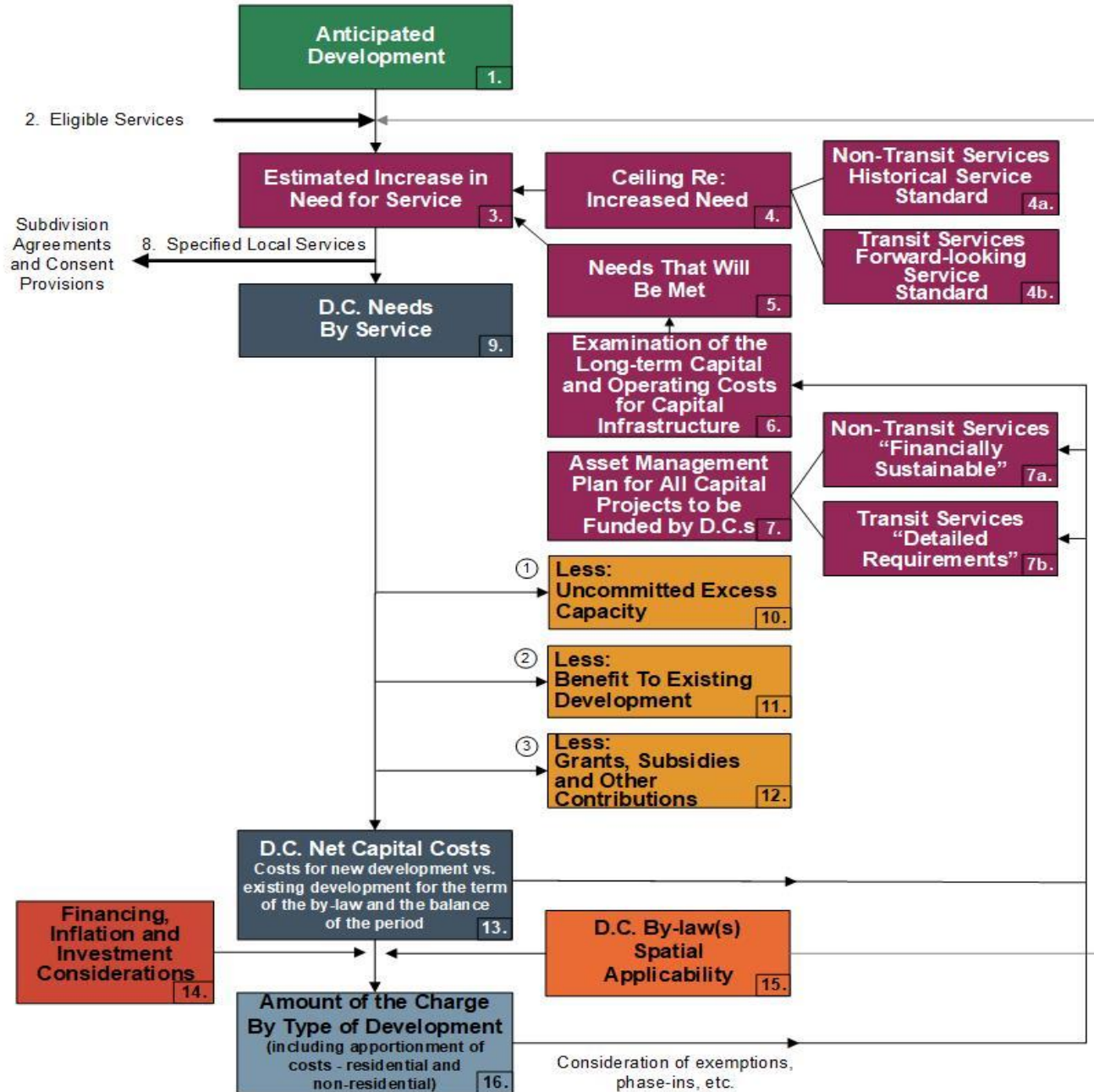
**Presentation of
Study Findings to
Development
Industry
Stakeholders**

Statutory Public
Consultation
Process



D.C. Background Study Findings

The Process of Calculating a Development Charge under the Act that must be followed

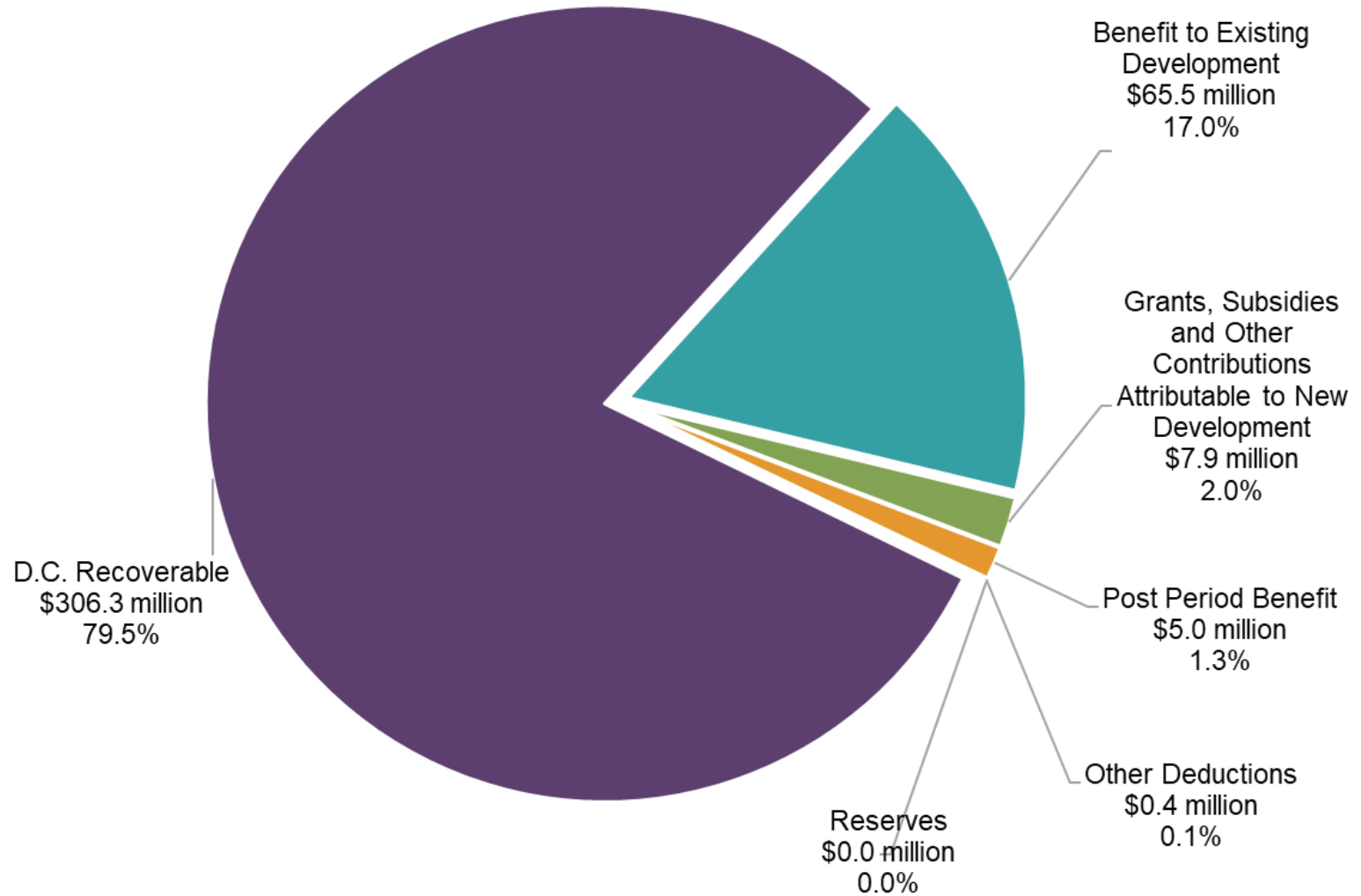




D.C. Increase in Need for Service Town-Wide Services

- D.C. will continue to be imposed on a municipal-wide basis for the following services.
 - Transit
 - Fire Protection
 - Transportation
 - Recreation and Parks
 - Library
 - Stormwater Management
 - Growth-Related Studies (class of service)
- Municipal Parking Services has been removed from the D.C. calculation
- All services forecast over 15-year forecast period (2022036), except for Transit Services which have a prescribed 10-year forecast period

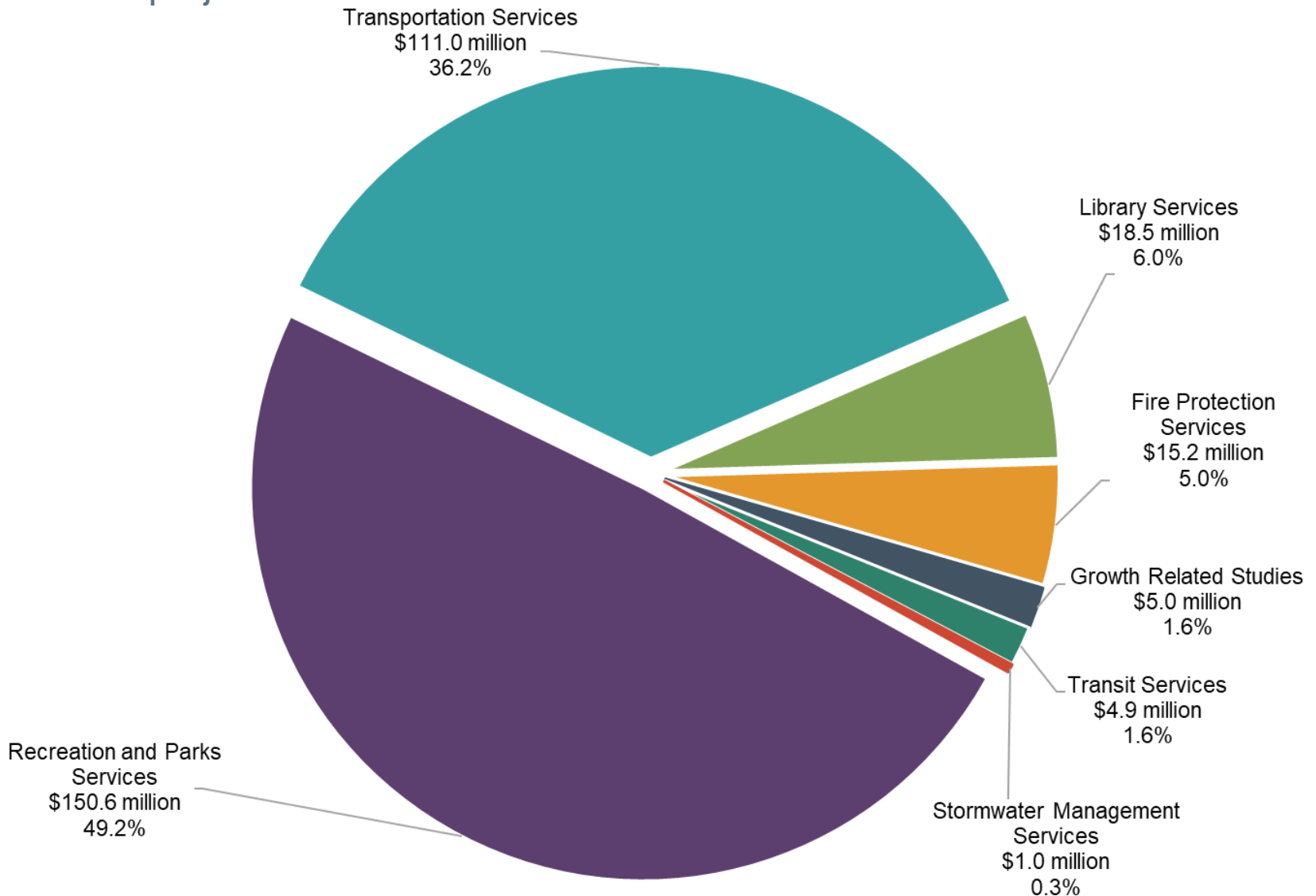
Anticipated Capital Needs - \$385.2 million



D.C. Recoverable Costs - \$306.3 million



Technical appendix includes calculation of D.C. recoverable costs by service and project





Changes vs. 2017 D.C.B.S.

D.C. Recoverable Costs

- D.C. recoverable costs of \$306.3 million compares to \$167.8 million 2017 D.C. Background Study (D.C.B.S.) indexed
 - This is due, in part, to the removal of the 10-year forecast limitation for soft services (i.e. planning for a net population growth of 27,900 as compared to 18,000 in the 2017 Study)
 - However, D.C. recoverable costs for Transportation Services and Fire Protection Services are for a net population growth of 39,700 as compared to 45,900 in the 2017 Study)
- Following table summarizes the difference in D.C. recoverable costs by service between these findings and 2017 D.C.B.S., illustrating how much of the increase is attributable to:
 - New projects
 - Net cost increase (i.e. updated costs for 2017 D.C.B.S. projects, less any projects completed)

Changes vs. 2017 D.C.B.S. D.C. Recoverable Costs



D.C. Service	2017 D.C. Indexed (2022\$)	2022 D.C. (2022\$)	Explanation						
			New Projects		Total D.C. Recoverable Costs	Projects Carried Forward from 2017 D.C.			Examples
			D.C. Recoverable Costs	Examples		Increase Due to:			
						Indexing	Extended Forecast Period (Elimination of P.P.B.)	Revision of Cost Estimates	
Transportation Services	95,698,997	111,018,033	21,763,483	- Vehicles and Equipment - \$5.5 million - Active Transportation related infrastructure - \$6.0 million - Debt repayments (Principal and Interest) for Halton Hills Drive Extension and 22nd Sd Rd Construction Hwy 7 to Limehouse - \$4.0 million - Horby reconstruction - \$1.6 million, additional studies/Eas for master plans - \$1.9 million - Truck Wash Facility, Truck Storage, Fuel Management system - \$0.6 million	89,254,550	49,991,417	-	39,263,133	- Costs for Eighth line-Steeles to Maple Ave Construction (10.5km) increased by \$26 million due to updated cost estimates and longer road segment (i.e. 10.5km vs 8.3km.) - Guelph St & Mountainview - Northbound/Southbound Turn Lanes increased by \$7.7 million due to updated cost estimates and inclusion of property acquisition costs.
Fire Protection Services	7,076,427	15,224,570	6,878,200	Pumper, rescue, extrication equipment, and other small equipment	8,346,370	5,095,005	-	3,251,365	Station 4 costs increased from \$2.3 million to \$10.5 million. After deductions, the DC eligible share increased by \$6.2 million to \$8.5 million.
Transit Services	156,299	4,932,951	4,932,951	Transit Feasibility Study and Implementation, Activan vehicles, EV chargers, Transit Hardware/Software	-	-	-	-	D.C. recoverable costs for Transit vehicles increased from \$118,000 to \$589,000. Other changes due to revised costs for the Transit Service Strategy
Recreation and Parks Services	53,390,554	150,573,870	44,934,700	- Future Town-wide Parkland Construction - \$30 million - Outdoor ice facility - \$2.7 million - Parkettes and additional parkland needs - \$1.9 - Vehicles and equipment - \$847,000 - Studies - \$419,000	105,639,170	19,888,975	32,288,426	52,280,570	Indoor recreation costs increased by \$31 million, Parkland development increased by approximately \$22 million. Reflects elimination of post-period benefit, 10% deduction, and increased costs. Trail development increased from to \$8.5 million from \$1.1 million.
Library Services	6,588,312	18,517,607	4,987,333	Facility Needs Study, Additional Strategic Plan, and inclusion of Unfunded Post-Period Benefit of Completed Projects	13,530,274	2,988,243	5,618,737	4,923,295	Vision Georgetown branch costs higher due to higher per unit construction costs and inclusion of land costs. Further, all D.C. recoverable costs for Vision Georgetown Branch costs are now included in the calculation of the charge (i.e. in period) due to change from a 10-year service. Also 10% deduction no longer applied.

Changes vs. 2017 D.C.B.S. D.C. Recoverable Costs



D.C. Service	2017 D.C. Indexed (2022\$)	2022 D.C. (2022\$)	Explanation						
			New Projects		Total D.C. Recoverable Costs	Projects Carried Forward from 2017 D.C. Increase Due to:			Examples
			D.C. Recoverable Costs	Examples		Indexing	Extended Forecast Period (Elimination of P.P.B.)	Revision of Cost Estimates	
Stormwater Management Services	545,384	1,031,763	706,763	- Interfund loan - \$668,500 vs reserve funds available in 2017 study. - Weather and Flow Monitoring Stations - \$125,000	325,000	172,104	-	152,896	- Revised costs for Master Plan
Growth Related Studies	4,027,124	4,998,652	3,159,652	- Interfund Loan - \$1.5 million - SW Georgetown Developer Payback - \$440,000 - Guelph St Corridor and Stewarttown Planning Studies - \$405,000 - DC Background Studies - \$320,000 - Provision for additional studies - \$225,000 - Additional iterations of studies (e.g. Official Plan Review, Zoning By-law Amendment, D.C. Studies, Green Building Standards Updates etc.) were included since the forecast horizon has increased from 10 years.	1,839,000	1,803,762	-	35,238	Service specific studies moved to service area. 10% deduction no longer applicable.
Parking Services	359,956	-	-	n/a	n/a	n/a	n/a	n/a	n/a
Total	167,843,052	306,297,445	87,363,082		218,934,364	79,939,506	37,907,162	99,906,495	

Comparison of Calculated and Current D.C. 2022\$



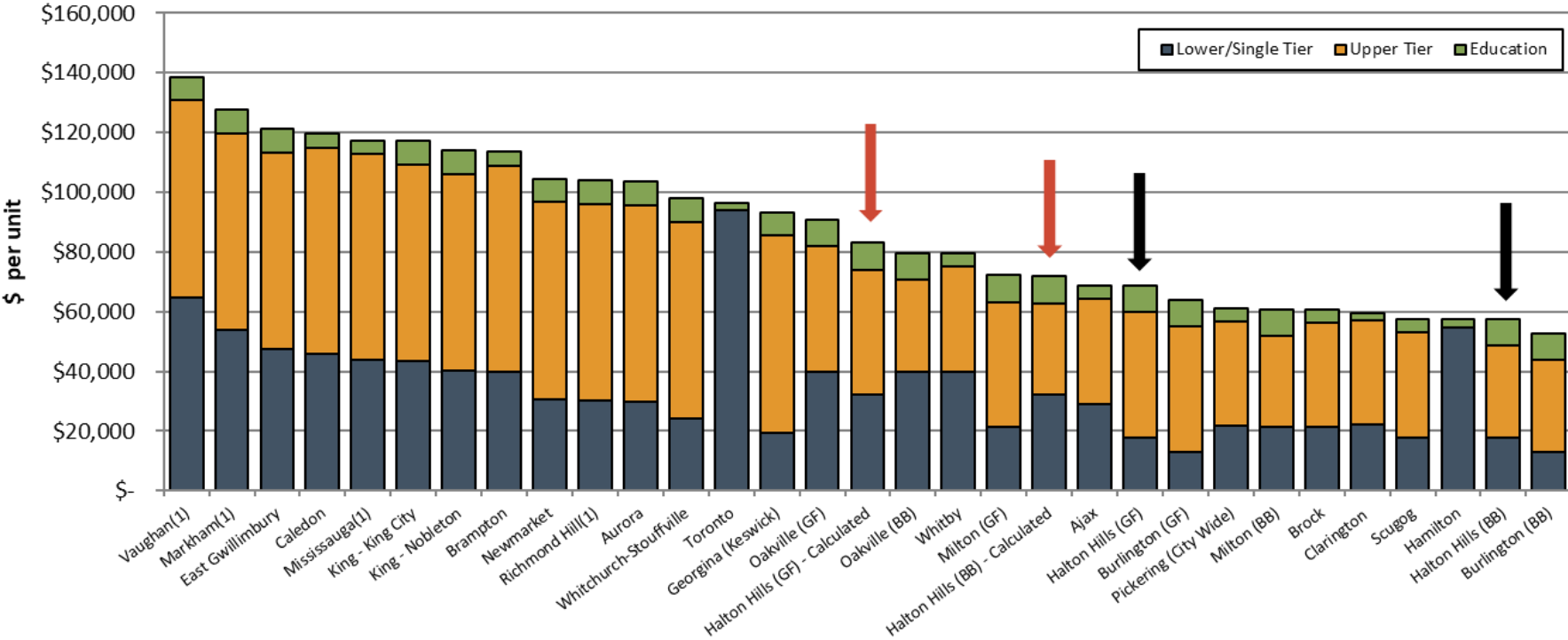
Service/Class of Service	RESIDENTIAL						NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Multiples - 3 Bedrooms +	Multiples - Less than 3 Bedrooms	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Industrial (per m ² of Gross Floor Area)	Non-Industrial (per m ² of Gross Floor Area)
Transportation Services	\$9,649	\$6,786	\$4,562	\$4,977	\$3,670	\$3,028	\$22.10	\$72.14
Fire Protection Services	\$1,293	\$910	\$611	\$667	\$492	\$406	\$2.97	\$9.70
Transit Services	\$537	\$378	\$254	\$277	\$204	\$168	\$1.11	\$3.69
Recreation and Parks Services	\$17,844	\$12,549	\$8,436	\$9,204	\$6,786	\$5,600	\$6.62	\$6.62
Library Services	\$2,276	\$1,600	\$1,076	\$1,174	\$865	\$714	\$0.84	\$0.84
Stormwater Management Services	\$88	\$62	\$42	\$45	\$33	\$28	\$0.20	\$0.66
Growth Related Studies	\$429	\$301	\$203	\$221	\$163	\$134	\$0.99	\$3.23
TOTAL - CALCULATED	\$32,115	\$22,586	\$15,184	\$16,565	\$12,213	\$10,078	\$34.84	\$96.87
TOTAL - CURRENT *	\$17,812	\$14,383	\$10,442	\$8,702	\$6,500	\$5,117	\$22.11	\$68.21
DIFFERENCE \$	\$14,303	\$8,203	\$4,742	\$7,863	\$5,713	\$4,961	\$12.73	\$28.66
DIFFERENCE %	80%	57%	45%	90%	88%	97%	58%	42%

* Current rates are subject to indexing as of April 1, 2022

Municipal D.C. Comparison



**Residential Development Charges
Per Single Detached Dwelling for Greater Toronto Area & Select Municipalities**

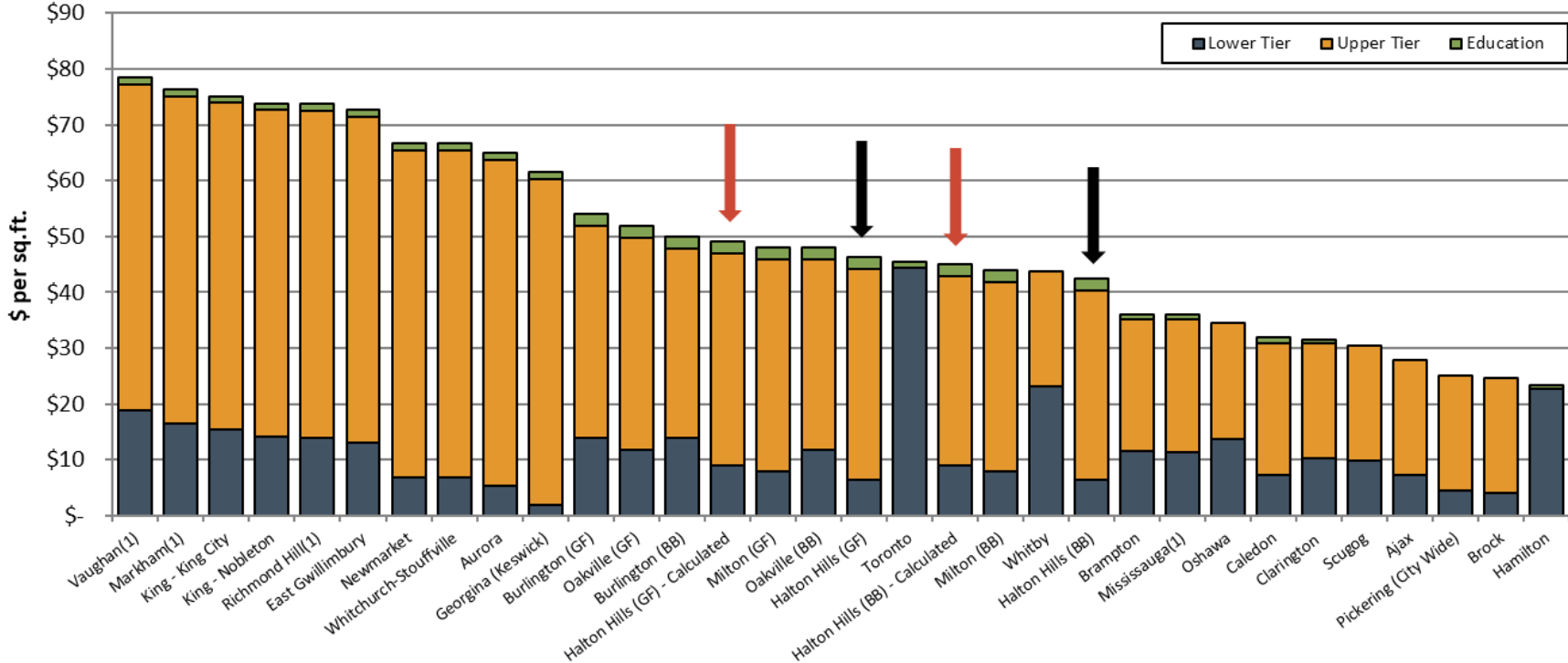


BB=Built Boundary & GF=Greenfield.
1. A component of the charge has been converted from a per hectare charge to a hypothetical single detached unit.

Municipal D.C. Comparison

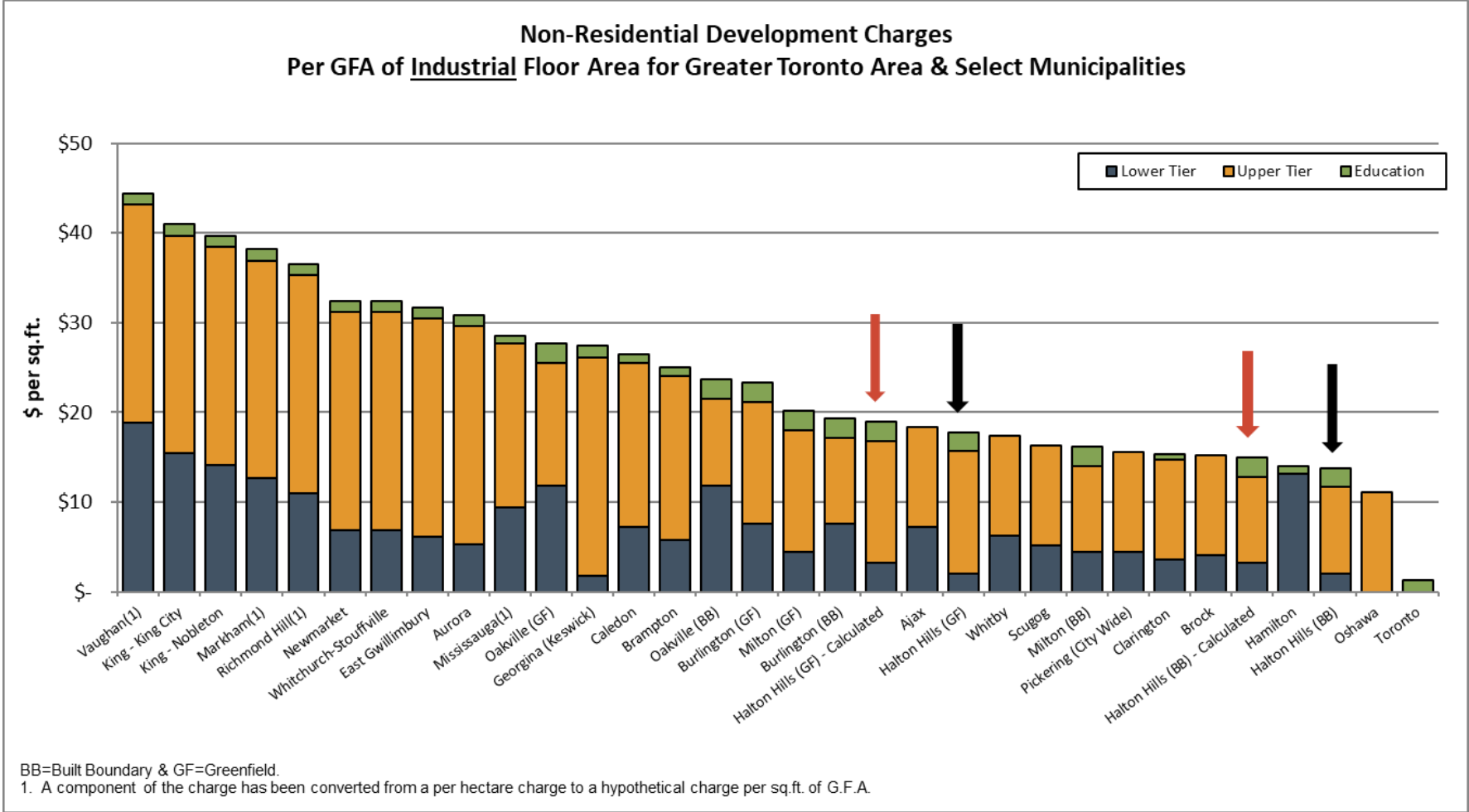


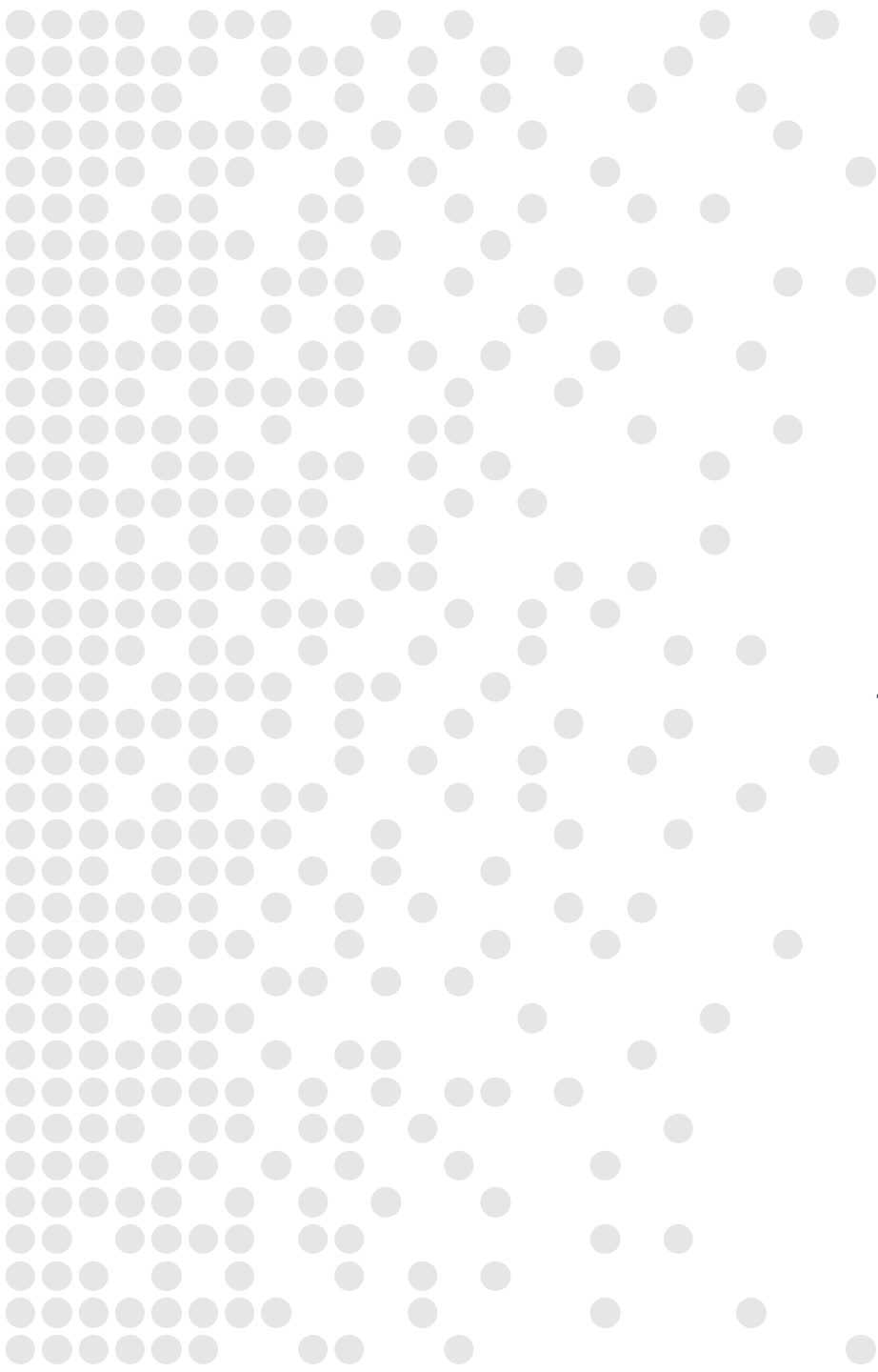
**Non-Residential Development Charges
Per GFA of Retail Floor Area for Greater Toronto Area & Select Municipalities**



BB=Built Boundary & GF=Greenfield.
1. A component of the charge has been converted from a per hectare charge to a hypothetical charge per sq.ft. of G.F.A.

Municipal D.C. Comparison





D.C. By-law Policies



D.C. By-law Policy

Summary of Proposed D.C. Policy Changes

DC Policies	Current Policy	Proposed Change
Intensification:		
Industrial Expansion Exemption (Discretionary)	Fully Exempt if in operation/same ownership for a period of more than 5 years	To be applicable only to the general employment area within the Georgetown and Acton areas (excluding Premier Gateway)
Economic Development		
Temporary Buildings (Residential, and Non-Residential)	Exempt for 3 years	To require DC payment up-front and to be refunded upon proof of demolition
Seasonal Structures	None	To be exempt
Affordable Housing		
Affordable Rental Housing	None	20-year deferral without interest (consistent with Regional policy)
Other		
Agricultural Exemptions	Exempt (except for residential & retail/commercial use) including Farm help quarters	To also exclude cannabis production facilities
Cannabis-related Developments	None	To be added - Production facilities including growing operations (industrial), retail sales (non-industrial)
Conservation Authority	None	To be exempt
Industrial Definition	Self-Storage is treated as industrial	Self-storage to be excluded from industrial, treated as other-non residential
Refunds (Not resulting from appeal)	None	No interest would apply to refunds as a result of a change in building plans/permits



Parkland Dedication Cash-in-Lieu Review



C.I.L. of Parkland Policies

Current Parkland Dedication By-Law

- Commercial and industrial development - 2% of land value
- Low-density residential and all other uses - 5% of land value
- All other urban living designations - alternative requirement of 1 hectare (ha.) per 500 dwelling units
- Current by-law provides for \$11,000/unit C.I.L. cap in:
 - Downtown Georgetown;
 - Downtown Acton;
 - Georgetown Community Node;
 - Go Station Area;
 - Civic Centre District; and
 - Brownfield Sub-Areas

C.I.L. of Parkland Policies



Current Parkland Dedication By-Law

- Cap developed to provide a maximum of 20% of land value
 - currently based on an upper-limit value of \$5.5 million/ha. (i.e. lands appraised over \$5.5 million/ha. would pay the per unit cap)
 - Average land value of select appraisals = \$6.6 million/ha.

Halton Region and Neighbouring Municipality Comparison	
Municipality	High Density per Unit Cap
Halton Hills	\$11,000
Oakville	No cap
Milton	No cap
Burlington	\$5,500
Mississauga	\$10,100
Brampton	\$4,315.50 or 10% of land value
Guelph	20% of land value with the Downtown. 30% of land value in other areas

C.I.L. of Parkland Assessment



- Current per unit cap is at upper end of municipal comparison
- Consideration could be given to:
 - Increasing per unit cap to reflect average land values (e.g. impose cap at \$6.6 million per ha or \$13,200 per unit); and/or
 - Impose maximum charge based on percentage of land value to provide incentives for higher density development (20% of land value cap achieved at 100 units per ha density)
- Proposed policy based on Town's Parkland Acquisition Strategy recommendations use of alternative requirement based on development density as opposed to urban living designations
 - Development of less than 25 units per ha. - 5% of value of land
 - Development of greater than 25 units per ha. - Alternative requirement of 1 ha. of land per 500 dwelling units

C.I.L. of Parkland Assessment



- Parkland needs based on standard of 2.2 ha./1,000 population requires 61.35 additional ha. (33.46 local/27.89 non-local) over forecast period
 - 20 ha. of local parkland to be conveyed by Vision Georgetown
 - Residual of 41.35 ha. from C.I.L. at land values consistent with the Town's Parkland Strategy

Description	Type of Non-Local Parkland Acquisition	
	Large Urban Parcel	Future Expansion Area
Average Local Parkland Value (\$/ha)	\$6,520,000	\$6,520,000
Average Non-Local Parkland Value (\$/ha)	\$3,700,000	\$1,976,000
<u>Forecast Parkland Needs</u>		
Local Parks (13.46 ha)	\$87,785,000	\$87,785,000
Non-Local Parks (27.89)	\$103,179,000	\$55,103,000
Total Net Parkland Needs (41.35 ha)	\$190,964,000	\$142,888,000
<u>Forecast C.I.L. of Parkland Revenue</u>		
Residential	\$56,453,898	\$56,453,898
Non-Residential	\$20,367,066	\$20,367,066
Total	\$76,820,965	\$76,820,965
C.I.L. of Parkland Acquisition Revenue Shortfall	\$114,143,035	\$66,067,035



Community Benefits Charge

C.B.C. Assessment



- Charges can only be imposed on residential or mixed used developments with at least 5 storeys and 10 residential dwelling units
- Charge is limited to 4% of land value
- Potential C.B.C. funding envelope is \$5.3 million relative to anticipated development and maximum prescribed rate of land value

Residential Growth Forecast	Units	Population
Eligible C.B.C. Units	1,608	2,461
Ineligible C.B.C. Units	9,229	25,424
Total	10,837	27,885
C.B.C. Eligible Share of Development		8.8%
Maximum C.B.C. revenue (4% of land value*)		\$5,342,527

*Land value assumed at \$6.6 million per ha. Same density assumptions as shown in CIL of Parkland analysis

Services Under Consideration for C.B.C.



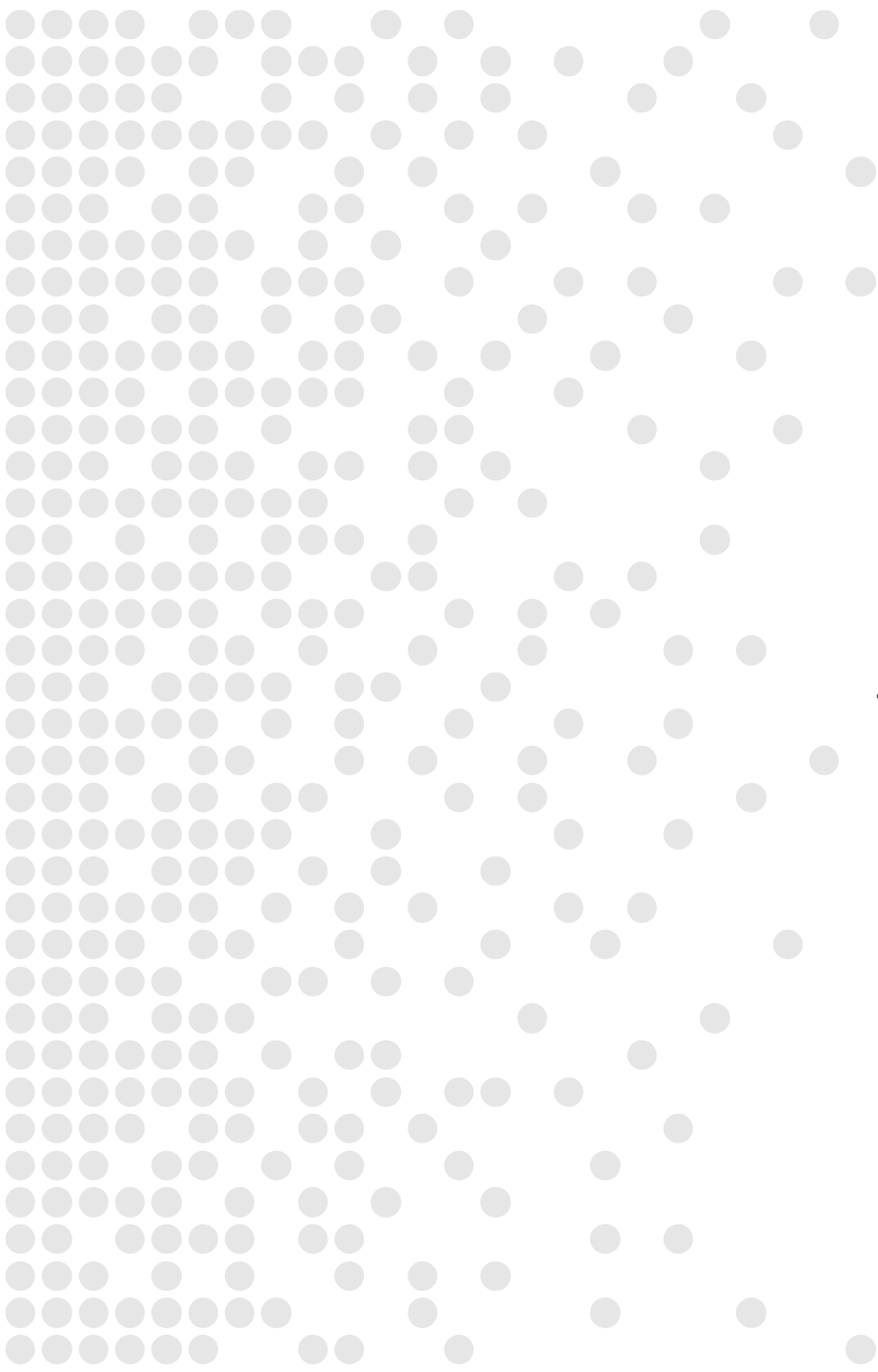
- Costs for the following services were considered for recovery through the C.B.C.
 - Parkland acquisition needs in excess of *Planning Act*
 - Parking, which was previously in the Town's D.C. but is now ineligible for D.C. funding
 - Growth-related studies for affordable housing, economic development and tourism, and equity, truth and reconciliation implementation
 - Corporate Services information technology

C.B.C. Assessment



- Recommend the Town focus C.B.C. revenue to fund Parkland Dedication shortfall only
- Impose a charge equivalent to 4% of land value, charging structure of which to be determined, on eligible high-density developments

Description	Scenario/Type of Parkland Acquisition	
	Large Urban Parcel	Future Expansion Area
CIL of Parkland Acquisition Revenue Shortfall	114,141,235	66,065,771
C.B.C. Eligible Share of Costs	9,568,355	5,538,233
Maximum C.B.C. revenue (4% of land value)	5,342,527	5,342,527
Funding Shortfall	108,798,708	60,723,244



Schedule and Next Steps

Schedule/Next Steps



- Release D.C. Background Study on Town's website (at least 60 days prior to by-law passage) and C.B.C. Strategy – April 2022
- Public Consultation – May/June 2022
- Undertake statutory public consultation processes – June 2022
- Council to consider adoption of the draft by-law(s) – July 2022