

**CITY OF GREATER SUDBURY  
2009 DEVELOPMENT CHARGES  
BACKGROUND STUDY**

**Statutory Public Meeting  
Monday June 15<sup>th</sup>, 2009**

**HEMSON Consulting Ltd.**

# STUDY CONTEXT

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- Development Charges Study Initiated in September 2008
- Council Information Sessions Were Held
- Consultation Meeting Held With Development Industry
- 2009 Development Charges Background Study and By-law Released May 29

## STUDY CONTEXT (CONTINUED)

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- Current Development Charges By-law Expires on July 14, 2009
- Current Development Charges Are Levied on the Residential Sector Only
- Non-Residential Development is Exempted
- Charges are Applied on a Uniform City-Wide Basis

## STUDY CONTEXT (CONTINUED)

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- Other Development Fees for Sewer and Water Services (Section 391) are Applied on an Area-Specific Basis
  - South End Rock Tunnel, Kingsway, St Agnes
- These Charges Would Not be Affected by New Development Charges By-law

# GROWTH FORECAST

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## Residential:

- Housing Forecast Provided by Community & Strategic Planning Section of CGS

## Non-Residential:

- Based on Historic Building Permit History

# GROWTH FORECAST (2009-2018)

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## Residential

### ■ Household Growth

■ Singles/Semis	3,826
■ Apartments	244
■ Total	4,070

### ■ Population Growth in New Households

10,700

# GROWTH FORECAST (2009-2018)

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## Non-Residential

■ Non-Residential Building Space (ft <sup>2</sup> )	
■ Industrial	1,275,000
■ Commercial	1,995,000
■ Institutional	1,275,000
■ Total	4,545,000
■ Employment	9,100

# SERVICES INCLUDED IN STUDY

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## 100% Cost Recovery

### Protection Services:

- Fire
- Police

### Engineered Services:

- Roads
- Water
- Wastewater
- Drains



# SERVICES INCLUDED IN STUDY

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## 90% Cost Recovery

- General Government (Growth Studies)
- Library
- Parks & Recreation
- Public Works
- Ambulance
- Transit
- Emergency Preparedness

# 10-YEAR HISTORIC SERVICE LEVELS

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<b>Service</b>	<b>Service Level / Household (1999-2008)</b>
Library	\$432.95
Fire	\$778.45
Police	\$649.83
Parks & Recreation	\$2,913.62
Public Works	\$956.76
Ambulance	\$119.51
Transit	\$579.76
Emergency Preparedness	\$301.04

# GROWTH-RELATED CAPITAL PROGRAMS

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- Growth-Related Capital Programs have been Compiled
- Costs are Adjusted in Accordance with the Development Charge Legislation:
  - Capital grants & subsidies
  - Non-growth shares
  - 10% legislated discount for “soft services”
- Council is Required to Express the Intent to Carry Out Future Growth-Related Capital Program Subject to Annual Budget Review

# GROWTH-RELATED CAPITAL PROGRAMS – MAJOR CAPITAL PROJECTS

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## Library:

- Expansions to South Branch and Azilda

## Fire:

- Additional Bay Expansions

## Police:

- Headquarters Expansion
- Communications Infrastructure

## Parks and Recreation:

- Northern Water Sports Centre
- Soccer Field Development
- Skating Rink

# GROWTH-RELATED CAPITAL PROGRAMS – MAJOR CAPITAL PROJECTS

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## Public Works:

- Fuel System, Equipment

## Ambulance Services:

- Station Development

## Transit:

- Expansion to Transit Garage

## Emergency Preparedness:

- CLEC Phase II

# SUMMARY OF CAPITAL PLAN: General Services

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<b>Total Gross Cost (\$millions)</b>	<b>\$71.1</b>
Less: Grants	\$28.0
Less: Non-Growth Shares	\$ 9.9
Less: Post-2018 Benefit	\$ 9.3
Less: Legislated Discounts	\$ 1.9
<b>DC Recoverable Share</b>	<b>\$22.0</b>

# GROWTH-RELATED CAPITAL PROGRAMS – MAJOR CAPITAL PROJECTS

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## Water:

- Wanapitei Alternate Trunk
- New Valley Well

## Wastewater:

- Sudbury Wastewater Treatment Plant

## Drains:

- Lake Nepawhin Stormwater Treatment Stations
- Various Tributaries

## Roads:

- Maley Drive
- Four Corners Improvement
- Widening of MR35, Kingsway, Garson-Coniston
- Various Intersection Improvements
- MR80 Improvements

# SUMMARY OF CAPITAL PLAN: Engineering Infrastructure

<b>Total Gross Cost (\$millions)</b>	<b>\$178.0</b>
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Less: Non-Growth Shares	\$ 76.0
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Less: Post-2018 Benefit	\$ 33.1
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<b>DC Recoverable Share</b>	<b>\$ 68.9</b>
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# CALCULATED DEVELOPMENT CHARGES: Residential

General Services	Charge Per Unit	
	Singles & Semis	Multiples & Apartments
General Government	\$45	\$28
Library	\$399	\$250
Fire	\$342	\$214
Police	\$366	\$229
Parks & Recreation	\$2,363	\$1,480
Public Works	\$255	\$160
Ambulance	\$61	\$38
Transit	\$294	\$184
Emergency Preparedness	\$152	\$95
<b>Total General Services</b>	<b>\$4,277</b>	<b>\$2,678</b>

# CALCULATED DEVELOPMENT CHARGES: Residential

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<b>Engineered Services</b>	<b>Charge Per Unit</b>	
	<b>Singles &amp; Semis</b>	<b>Multiples &amp; Apartments</b>
Water	\$549	\$344
Wastewater	\$409	\$256
Drains	\$194	\$121
Roads	\$8,379	\$5,247
<b>Total Engineered Services</b>	<b>\$9,531</b>	<b>\$5,968</b>

# CALCULATED DEVELOPMENT CHARGES: Residential

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	Charge Per Unit	
	Singles & Semis	Multiples & Apartments
Total General Services	\$4,277	\$2,678
Total Engineered Services	\$9,531	\$5,968
<b>Total Charge per Unit</b>	<b>\$13,808</b>	<b>\$8,646</b>

# CALCULATED DEVELOPMENT CHARGES: Non-Residential

General Services	Charge Per Square Foot of GFA	
	Non-Industrial	Industrial
General Government	\$0.03	\$0.03
Library	\$0.00	\$0.00
Fire	\$0.25	\$0.25
Police	\$0.26	\$0.26
Parks & Recreation	\$0.00	\$0.00
Public Works	\$0.18	\$0.18
Ambulance	\$0.04	\$0.04
Transit	\$0.21	\$0.21
Emergency Preparedness	\$0.11	\$0.11
<b>Total General Services</b>	<b>\$1.08</b>	<b>\$1.08</b>

# CALCULATED DEVELOPMENT CHARGES: Non-Residential

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Engineered Services	Charge Per Square Foot of GFA	
	Non-Industrial	Industrial
Water	\$0.39	\$0.39
Wastewater	\$0.29	\$0.29
Drains	\$0.14	\$0.14
Roads	\$7.51	\$2.14
<b>Total Engineered Services</b>	<b>\$8.33</b>	<b>\$2.96</b>

# CALCULATED DEVELOPMENT CHARGES: Non-Residential

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	Charge Per Square Foot of GFA	
	Non-Industrial	Industrial
Total General Services	\$1.08	\$1.08
Total Engineered Services	\$8.33	\$2.96
<b>Total Charge per Square Foot</b>	<b>\$9.41</b>	<b>\$4.04</b>

# RATE IMPLEMENTATION OPTIONS

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- 1. Adopt Maximum Rates**
- 2. Phase-in Rates Over a Three-year Period**
  - Year 1: 50% of Increase
  - Year 2: 75% of Increase
  - Year 3: 100% of Increase
- 3. Phase-in Rates Over a Five-year Period**
  - Year 1: 20% of Increase
  - Year 2: 40% of Increase
  - Year 3: 60% of Increase
  - Year 4: 80% of Increase
  - Year 5: 100% of Increase

# OTHER POLICY OPTIONS

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1. Exemption of Institutional Development
2. Full or Partial Exemption of Downtown Centres
3. Exemption of Non-profit Affordable Housing Units



# BY-LAW CONDITIONS OF NOTE

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1. Charge Payable Upon the Issuance of the Building Permit
2. Industrial Expansion Exception: If Enlargement is Less Than 50% (as per *DCA*)
3. DC Not Applicable to Temporary Structures Erected if Less Than 8 Months

# DC CREDITS FOR WORK IN LIEU

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- **By-law Allows for Credits to be Provided for DC-related Works Undertaken by Land Owner**

# KEY DATES

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- June 15<sup>th</sup> DC Public Meeting of Council
- June 24<sup>th</sup> Policy Direction from Council
- June 25<sup>th</sup> Development Liaison Advisory Committee
- July 8<sup>th</sup> Adoption of DC Study By-law
- July 14<sup>th</sup> Expiration of 2004 By-law