

2019 Development Charges Task Force Recommendations

| No. | Category | Issue | Recommendation |
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| 1 | Administration | DC Deferral Policy | That the DC Deferral Policy be reviewed for potential updates in light of Bill 108, extended to non-residential development and be incorporated into the broader DC Assistance Policy. |
| 2 | Administration | Alignment of DCs with Zoning | That development type definitions in zoning and DC by-laws remain independent. |
| 3 | Administration | 2014 / 2015 DC By-Law Appeals | That in the formulation of the DC study, Watson consider the issues arising from the 2014 / 2015 DC by-law appeals. |
| 4 | Administration | DC Reserve Management and Sustainability | That staff include an expense item in the 2020 and future operating budgets to stabilize the financial impacts of legislated DC exemptions and discretionary DC defrayals in a transparent, accountable, fiscally-responsible and legislatively-compliant manner. |
| 5 | Administration | DC Reserve Management and Sustainability | That staff prudently triage growth-related capital works as much as reasonably possible until the DC reserve sufficiently regains its health. |
| 6 | Administration | DC Reserve Management and Sustainability | That staff seek a third party expert in municipal finance to undertake a study of the fiscal impact of growth, including an evaluation of forecasted vs. actual growth and recommended strategies for managing the pattern of growth, the triaging of growth-related capital works and the continuity of the |
| 7 | Administration | DC Reserve Management and Sustainability | That the 2009-2019 DC reserve reconciliation of approximately \$7M be implemented in 2020 as planned to help support the long-term health of the City's reserves. |
| 8 | Administration | Legislated and Discretionary DC Exemptions | That discretionary DC exemptions be removed from the DC by-law and be replaced with a general authority for the City to, through policy, provide DC defrayals through direct payments to the DC reserve from other City funds. |
| 9 | Administration | Legislated and Discretionary DC Exemptions | That an agricultural development class be added to the non-residential DC rate schedule to minimize the financial burden to existing ratepayers of continuing a DC exemption or full DC defrayal for such development. |
| 10 | Administration | Legislated and Discretionary DC Exemptions | That a DC Assistance Policy be developed to provide for the transparent, accountable, fiscally-responsible, fair and legislatively-compliant facilitation of DC defrayals, DC deferrals and other DC-related assistance authorized by Council. |

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| 11 | Administration | Legislated and Discretionary DC Exemptions | That the DC Assistance Policy be brought under the City's Community Improvement Plan (CIP) the next time that plan is amended, whereby the CIP is updated to incorporate "growth" (in development / business / population) explicitly as one of its priorities. |
| 12 | Administration | Extension of Task Force Term | That the DC Task Force's mandate be expanded to include the making of recommendations relating to the forthcoming community benefits charges by-law and the fiscal impact study, and that its term be extended accordingly. |
| 13 | Administration | Alignment with Bill 108 | That the DC By-Law and DC Assistance Policy take effect January 1, 2020, with the intent of being amended or replaced as needed to align with Bill 108 by January 1, 2021. |
| 14 | Administration | Transition for Development in the Approval Process | That an owner with a development in the approval process be permitted to enter into an agreement to lock in 2019 DC rates for the development, provided there is sufficient time to have the agreement prepared by staff and approved by Council by December 10, 2019, but subject to the DCs for the development being indexed on January 1, 2020 and paid by June 30, 2020. |
| 15 | Capital Planning | Municipal Services Included in the DC Study | That soft services remain in the DC by-law until such time they can be transitioned to the new community benefits charges framework in late 2020. |
| 16 | Capital Planning | Service Master Planning | That a Master Planning Policy be developed by June 30, 2021 as required by the Strategic Asset Management Policy. |
| 17 | Capital Planning | Provincial Growth Projections for the City | That the City continue to align its growth, capital and financial plans with the Provincial Growth Plan as required by legislation, while prudently implementing such plans based on actual and committed growth. |
| 18 | Capital Planning | Growth-Related Capital Works Prioritization | That growth-related capital works required for corresponding growth to occur be given priority over other such works, all else equal. |
| 19 | Capital Planning | Growth-Related Capital Works Prioritization | That growth-related capital works that can be deferred to a time after some or all of the corresponding growth occurs be prudently triaged based on actual and committed growth and with regard for the state of the DC reserve. |

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| 20 | Capital Planning | Long-Term Development Charges Plan | That the fiscal impact study include strategies for long-term management of DCs. |
| 21 | Economic Growth | Non-Residential DC Rates | That industrial, commercial and institutional (ICI) DC rates be blended into a uniform ICI DC rate to make DC rates applied to commercial development more competitive. |
| 22 | Economic Growth | Non-Residential DC Rates | That a 50% DC exemption or defrayal be provided for industrial development that does not qualify for the legislated industrial DC exemption, if a uniform ICI DC rate is adopted. |
| 23 | Economic Growth | Non-Residential DC Rates | That storage units be included in the definition of industrial development, if a uniform ICI DC rate is not adopted. |
| 24 | Economic Growth | Non-Residential DC Rates | That the DC Assistance Policy provide for a full DC defrayal for agricultural development, and that future updates to that policy consider expansion to the definition of "agricultural development" to reflect evolving uses of agricultural land. |
| 25 | Economic Growth | Non-Residential DC Rates | That the fiscal impact study include a detailed inter-municipal comparison of DC rates and make recommendations to guide the future updating of the DC Assistance Policy. |
| 26 | Economic Growth | Job Creation Incentives | That the matter of job creation incentives, as it relates to DCs, be considered in the formulation of the fiscal impact study and future updating of the DC Assistance Policy. |
| 27 | Economic Growth | Affordable Housing Incentives | That the DC Assistance Policy provide for a full DC defrayal for affordable housing, but only to the extent that such housing is indeed affordable. |
| 28 | Economic Growth | Redevelopment Credits for Blighted Property | That the DC by-law include a general authority for the City to, through policy, conditionally extend the redevelopment credit obtainability period on a limited basis for derelict or blighted property. |