

2020 Development Charge By-law Update

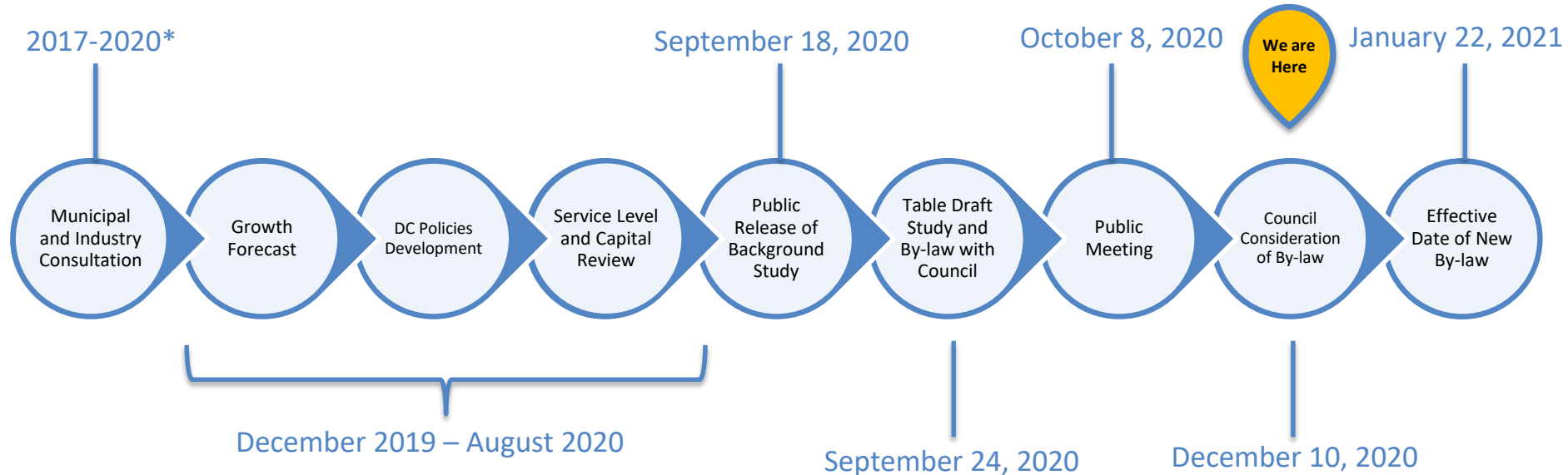
Regional Council Meeting

December 10, 2020



Stephanie Nagel,
Director of Corporate Finance & Treasurer
Region of Peel

DC Bylaw Review Process



Amendments to the DC Rates and Bylaw

- ☐ Increase Benefit To Existing related to transportation capital projects
- ☐ Delay the effective date of the By-law
- ☐ Waive Feb 1, 2021 Indexing
- ☐ Remove ROPA Appeal capital costs
- ☐ Reduction in water & wastewater capital costs
- ☐ Transitional provision for existing demolition credits

Total Value of Reductions - \$35 million (est.)

DC Rates Lowered

Development Type	Calculated (Sept 18)	Updated Rates (Nov 25)	Rate Reduction
Singles & Semis	\$60,913	\$60,751	\$162
Large Apartments	\$44,184	\$44,067	\$117
Small Units	\$23,368	\$23,306	\$62
Other Residential	\$48,243	\$48,115	\$128
Industrial	\$178.23	\$177.82	\$0.41
Non-Industrial	\$230.93	\$229.88	\$1.05

Supporting Housing Affordability

- Review PPU methodology for large apartment with **BILD**
- Average PPU change is **comparable** with City of Mississauga and City of Brampton 2019 DC Background Study

Targeted incentives to support affordability

- ☐ Development Charges Freeze
- ☐ 0% DC Deferral Interest Rate
- ☐ Affordable Housing Incentive Pilot with focus on large units (\$7.5 million proposed funding for 2020 & 2021)
- ☐ \$1 Billion Affordable Housing Plan

- ❑ Public consultation has resulted in lower DC Rates and delayed By-law effective date
- ❑ The 2020 DC By-law supports the principal that growth pays for growth
- ❑ New DC Bylaw effective January 22, 2021

Questions?