

Town of Whitby 2021 Development Charges Study & By-law

Public Presentation and Q&A Session



TOWN OF WHITBY

Tuesday, March 30th, 2021

HEMSON

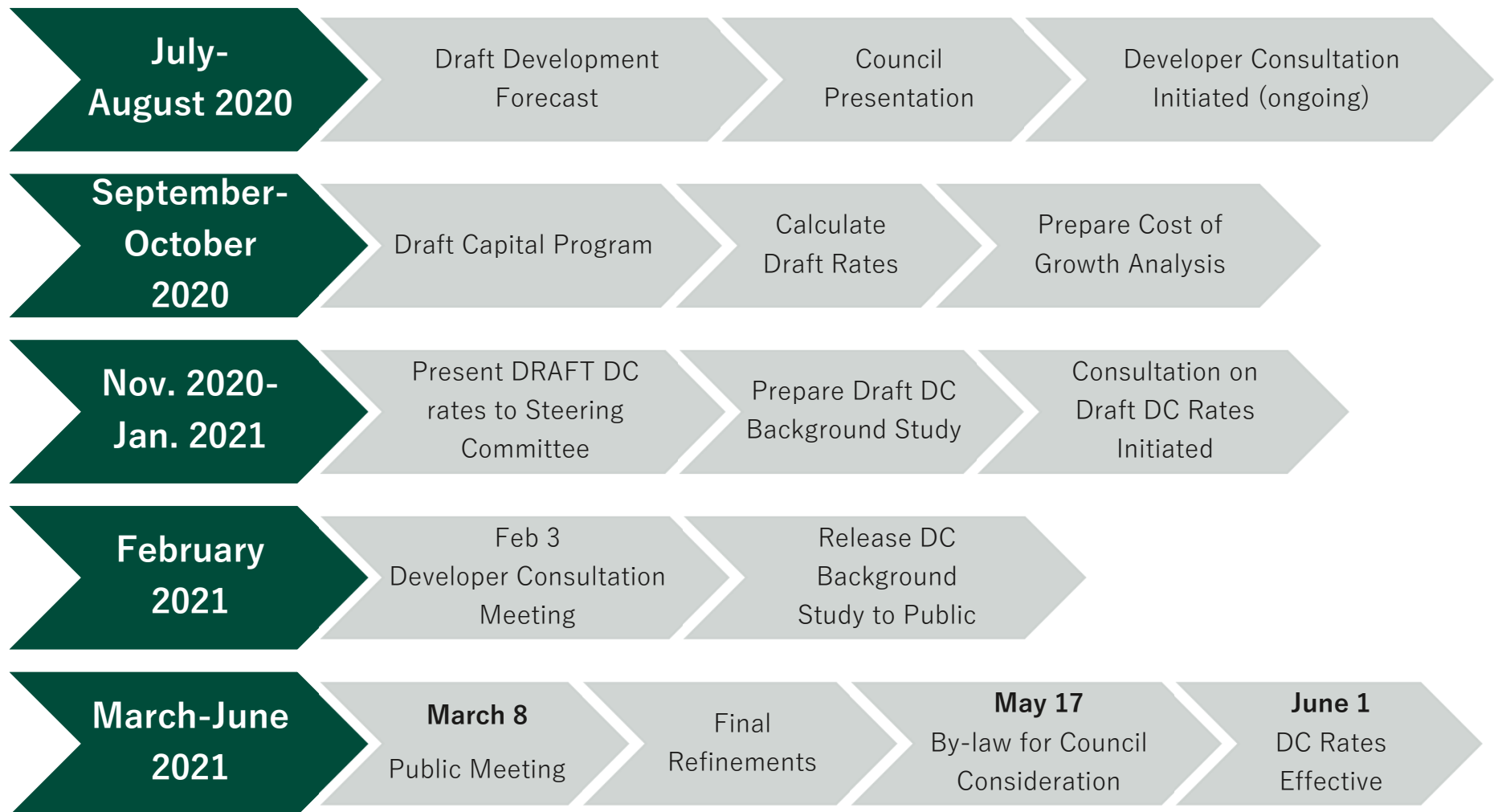
Purpose of Today's Meeting

- The Town has received several verbal and written submissions relating to the DC calculation methodologies and assumptions
- Today Hemson will outline some key changes made to the DC Background Study as a result of the statutory public meeting held in early March
- This meeting will also provide additional opportunity for stakeholders to ask questions of DC Background Study process and assumptions

Agenda

- Overview of DC Background Study Process
- Summary of Submissions Received Since Public Meeting
- Proposed Changes to DC Assumptions:
 - Development Forecast
 - Roads and Related Capital Program
 - Other
- Q & A
- Next Steps

DC Background Study Process



Town has Consulted with the Development Industry Throughout the Study Process

- **August 2020** – Draft material used to inform the DC Background Study is posted on the Town's website
- **November 2020** – Draft development charge rates are released for stakeholder review
- **February 2021** – DC Background Study and By-law made available to the public
 - Study reflects changes to rates based on submissions received from stakeholders on draft rates
 - Meeting is held with development industry stakeholders prior to publically releasing the DC Background Study
- **March 2021** – Statutory public meeting is held and subsequent meetings are scheduled with stakeholders

Several Stakeholder Groups Have Commented on the DC Background Study

- Three delegations were heard at the statutory public meeting from the following representatives:
 - Brooklin North Landowners Group
 - Compass Hill Developments
 - Durham Region Homebuilders Association (DRHBA)

- Before and following the meeting, written submissions were also received from:
 - Ralph Blank
 - DRHBA
 - Brooklin North Landowners Group
 - Brooklin South Landowners Group
 - West Whitby Landowners Group
 - Whitby Ashburn Holdings Inc.
 - Compass Hill Developments
 - Conlin Employment Area Landowners Group

Key Issues Identified in Stakeholder Submissions

- Two key issues are discussed today
- **Development Forecast**
 - Request that the DC Study align with Town's 2031 Official Plan population, households and employment forecast
 - All growth included in growth forecast by 2031
- **Roads and Related Capital Program**
 - Project timing
 - Inclusion/exclusion of projects (e.g. Brooklin)
 - Clarification on scope of work
 - Benefit to Existing (BTE) allocations (e.g. Roads Reconstruction and Roads Widening and Extension)
 - Post-Period Benefit (PPB) allocations

Other Issues Identified in Stakeholder Submissions

- Other issues raised in written submissions:
 - Local service definitions (clarification of definitions and inclusion of costs in DC capital program)
 - Inclusion of climate change infrastructure
 - Use of bonds verses letters of credit
 - Treatment of positive DC reserve fund balances
 - Waste Management charge for non-residential development
 - Clarification on DC credits
 - Stormwater projects and use of 2031 planning horizon
- Hemson and staff will provide written responses to the submissions

Proposed Changes: Development Forecast

- Staff and Hemson have continued to review the assumptions in the development forecast since the release of the DC Background Study
- DC forecast will now match the Town's 2031 Official Plan population, household and employment targets – all growth is achieved by 2031

	Population	Households	Employment
Official Plan	192,860	71,650	71,310
Revised DC Growth Forecast	186,855*	71,650	64,151**

*Excludes Census undercount of ~3.11%

** Place of work employment (excluded work at home)

Proposed Changes: Roads and Related Capital Program

- Timing of projects has been reviewed
 - Projects required to service the Official Plan 2031 population and employment forecast have been included within the planning horizon (2021-2031)
- Several projects that were previously identified as post-2031 have now been included in the capital program
 - New Road XI & XVI Bridges
 - Conlin - Anderson to Garrard & Garrard to Oshawa Rehabilitation
 - Others
- Staff and Hemson are continuing to provide information on scope of work for projects
 - Additional meetings are being held with stakeholders
- Benefit to existing shares for Roads Reconstruction as well Extension and Road Widenings are under review
 - Response will be provided to written submissions

Summary of Revised Roads and Related Capital Program

- Table below summarizes the revised gross capital program costs – only a portion of this will be included in the DC rate calculation
- Revised capital programs which show eligible and ineligible costs will be included in response to written submissions

Category	Gross Cost (\$Millions)
Roads and Related – Town-wide Infrastructure	\$764.63
Roads and Related – Alternate Route*	\$86.82
Total	\$851.46

*Additional costs beyond the 2031 planning period totaling approx. \$77.3 million have not been included in the summary above

Next Steps

- Late March – Continue to meet with stakeholders
- Mid-April – Provide response to written submissions received by stakeholders
- Mid-May – Council Consideration of DC By-law
- June 1 – DC By-law enforce
- Visit <https://connectwhitby.ca/developmentcharge> and subscribe to stay informed on all future study updates

Q & A