

Town of Whitby 2021 Development Charges Study

Stakeholder Meeting



TOWN OF WHITBY

February 3rd, 2021

HEMSON

Purpose of Today's Meeting

- Summary of Letters Received & Main Themes
- DC Submissions & Preliminary Responses
 - Historical Inventories
 - Parks & Recreation
 - By-law Enforcement & Other
 - Development Forecast Update
 - Roads & Related Capital Program
- Project Timeline
- Discussion
- Next Steps

Summary of Letters Received & Main Themes

- Town has received a total of 7 submissions covering a variety of topics
- Focus of today's discussion is technical issues related to:
 - Historical inventories
 - Parks & Recreation capital program
 - By-law Enforcement capital program
 - Development forecast
 - Roads and Related capital program
 - Project specific questions
 - Overall methodology on BTE and PPB shares
 - Others
- The Town has continued to refine the capital program and DC assumptions following the release of CS-50-20

Historical Inventories

- Replacement Land Costs – Request for Additional Information
 - Town will provide additional information from Suncorp regarding the land costs and indexing factors used in the historical inventories
- By-law Enforcement – Inclusion of Animal Control Assets & Town's Share of Facility
 - Animal Control assets are included in the inventory as permitted under the DCA (e.g. by-law enforcement services are eligible)
 - Only the Town's share of the Animal Services facility will be included in historical inventory

Parks & Recreation Capital Program

- Downtown Intensification Accessible Playground - BTE allocation
 - The project, in part, is needed to meet the increase need for servicing arising from intensification in the Downtown
 - A BTE share will be applied
- Luther Vipond Memorial Arena – Scope of Work
 - We consider the 50% BTE to be reasonable, as the project will provide significant increased servicing capacity, also consistent with the last study
 - Repurposing of facility will be determined through Brooklin Memorial Park Master Plan
- Trail Link (Taunton and Country Lane) – Eligibility for inclusion in the DC Study
 - The trail segment is part of the direct developer responsibility and therefore is not included in the DC capital program

By-law Enforcement Capital Program & Other

- By-law Enforcement – Town Share of Animal Services Building
 - New capital project has been added - Expansion of Animal Services Building
 - Similar to the inventory adjustment, the Ajax share has been removed from the capital project
- Development-Related Studies – BTE allocations
 - Hemson/Town will provide description of BTE allocations
 - BTE allocation for Long-Range Financial Plan under review
- Administrative Fees – Basis for inclusion in capital program
 - Relates to staff time associated with the delivery of growth-related projects
 - Percentage of DC eligible cost
- Stomwater – PPB allocation
 - Hemson/Town continuing to review in-period/post-period assumptions

Other Capital Program Changes

- Since releasing draft capital program in CS-50-20 the Town's 2021 budget books have been updated the published.
- Changes are still underway and we anticipate further refinements will be made

New Project	Price / Scope Changes	Admin Cleanup – Service Allocation / Duplicate Proj	Shifted beyond the DC Forecast Horizon (2030/2031)	Total
\$2,211,775	(\$145,000)	(\$138,100)	(\$84,205,000)	(\$82,276,325)

- Capital program is based on the best information available at this time, including Brooklin North EA Study, some roads projects may have a significant price increase.

Development Forecast Update

- Concerns with the development forecast include:
 - Lower population and employment growth than shown in the Town's Official Plan
 - No non-residential growth anticipated for 2020/2021 (driven by observed impacts of COVID-19 pandemic)
- DC forecast assumptions have been adjusted:
 - Differences between DC Study and Official Plan forecasts addressed through Roads and Related PPB share allocation (discussed further in subsequent slides)
 - Non-residential forecast has been updated to show marginal growth in 2020-2021, assumes that employment losses have largely recovered

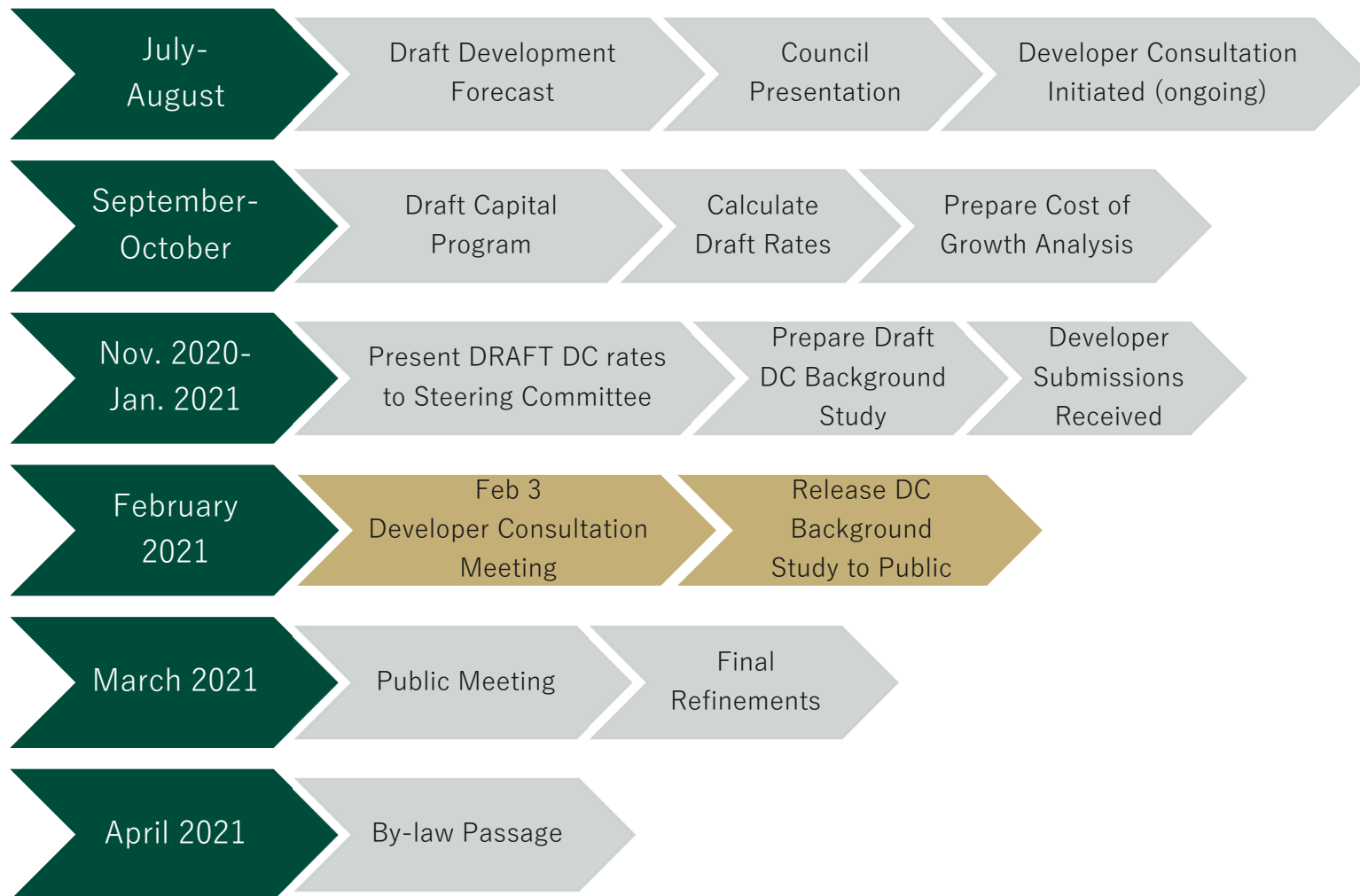
Roads & Related Capital Program

- Questions/comments on Roads and Related projects include:
 - Project costs
 - Scope of work
 - BTE/PPB allocations
- Since the release of the draft capital program, approximately \$84M in roads project costs have been “pushed out” beyond 2031 planning horizon
- Key projects now attributed to growth beyond 2031 include:
 - Burns Street = \$25.2M
 - Mary Street = \$17.8M
 - Hwy 407/Cochrane Interchange Construction = \$41.2M
- Staff are continuing to review costing and timing of all roads projects.

Roads & Related Capital Program

- Post-period allocation is under review and will consider:
 - Differences in growth between DC Study and Town's Official Plan to 2031
 - Removal of project costs from the 2021-2031 planning period (but still required to service future growth)
 - Additional projects not yet identified will be needed to address growth-related needs beyond 2031
- Hemson/staff are continuing to review BTE shares
- Due to overlap between submissions, all Roads and Related questions will be responded to in a standalone memorandum
 - Maps showing the location of projects will be included as an attachment to the memorandum

Project Timeline



Discussion

Next Steps

- Provide written response to submissions
 - Week of February 8th
- Release DC Background Study for public consultation
 - Mid-February
- Ongoing consultation with public and development industry
- Visit <https://connectwhitby.ca/developmentcharge> and subscribe to stay informed on all future study updates.