

# Town of Midland Development Charges Study Public Meeting



Monday, April 14, 2014

**HEMSON**  
Consulting Ltd.



# Today we will discuss...

- Background and Study Process
- Development Forecast
- Development-Related Capital Program Summary
- Calculated Rates and Comparisons
- Next steps

# Background

- Town collects development charges under By-law 2009-34
- On May 24<sup>th</sup>, 2014, the Town's current DC By-law will expire
- Prior to passage of new by-law, Town must:
  - Undertake a background study
  - Hold at least one public meeting

# DC Study Process to Date

- Review of inputs and policies between Hemson and Town staff
- Information session held with Council on March 24<sup>th</sup>
- Held meeting on March 26<sup>th</sup> with consultants retained by Hanson Group to discuss capital projects and funding responsibilities
- DC Background Study and draft by-law released to public on March 28<sup>th</sup>

# Development Forecast

<b>Development Type</b>	<b>General Services 2014-2023</b>	<b>Engineered Services 2014-2031</b>
<i>Residential</i>		
Household Unit Growth	650	2,460
Census Population Increase	1,265	4,780
<i>Non-Residential</i>		
Employment Growth	675	2,555
New Building Space (sq.m.)	43,240	163,210

# Services Considered

## General Services

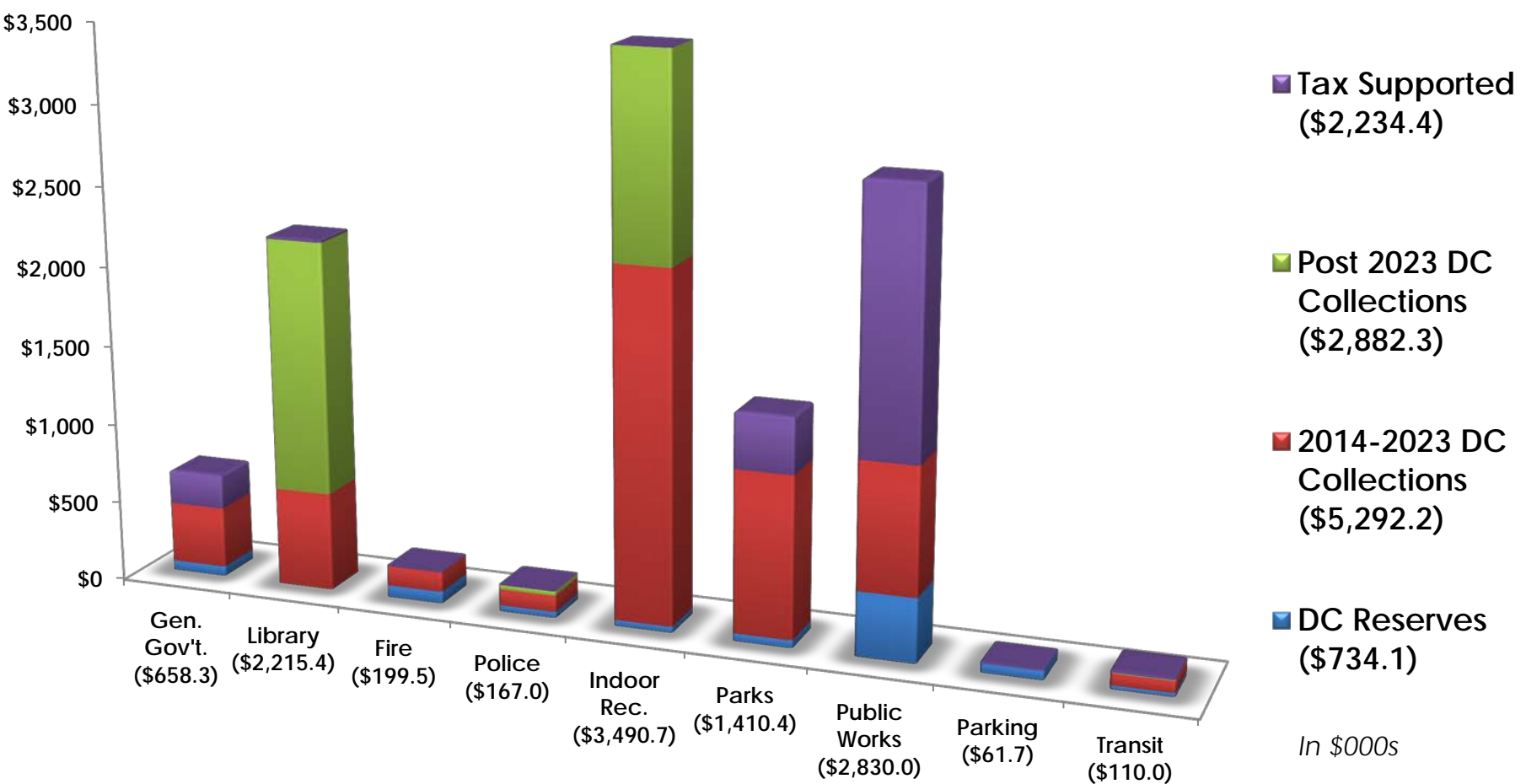
- General Government (Studies)
- Library
- Fire
- Police
- Indoor Recreation
- Parks
- Public Works
- Parking
- Transit

## Engineered Services

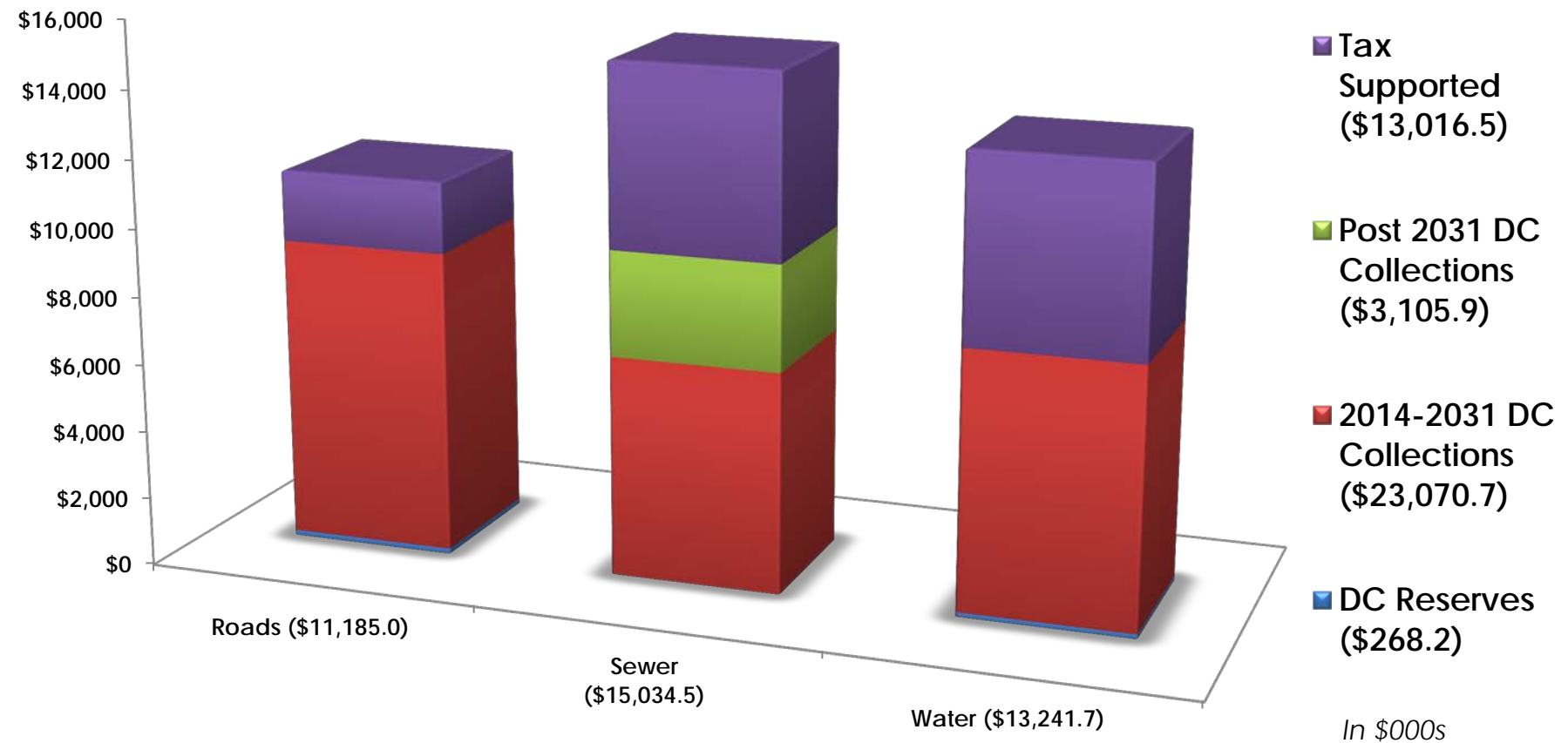
- Roads & Related
- Water
- Sewer

# General Services Capital Program

## Totals to \$11 Million

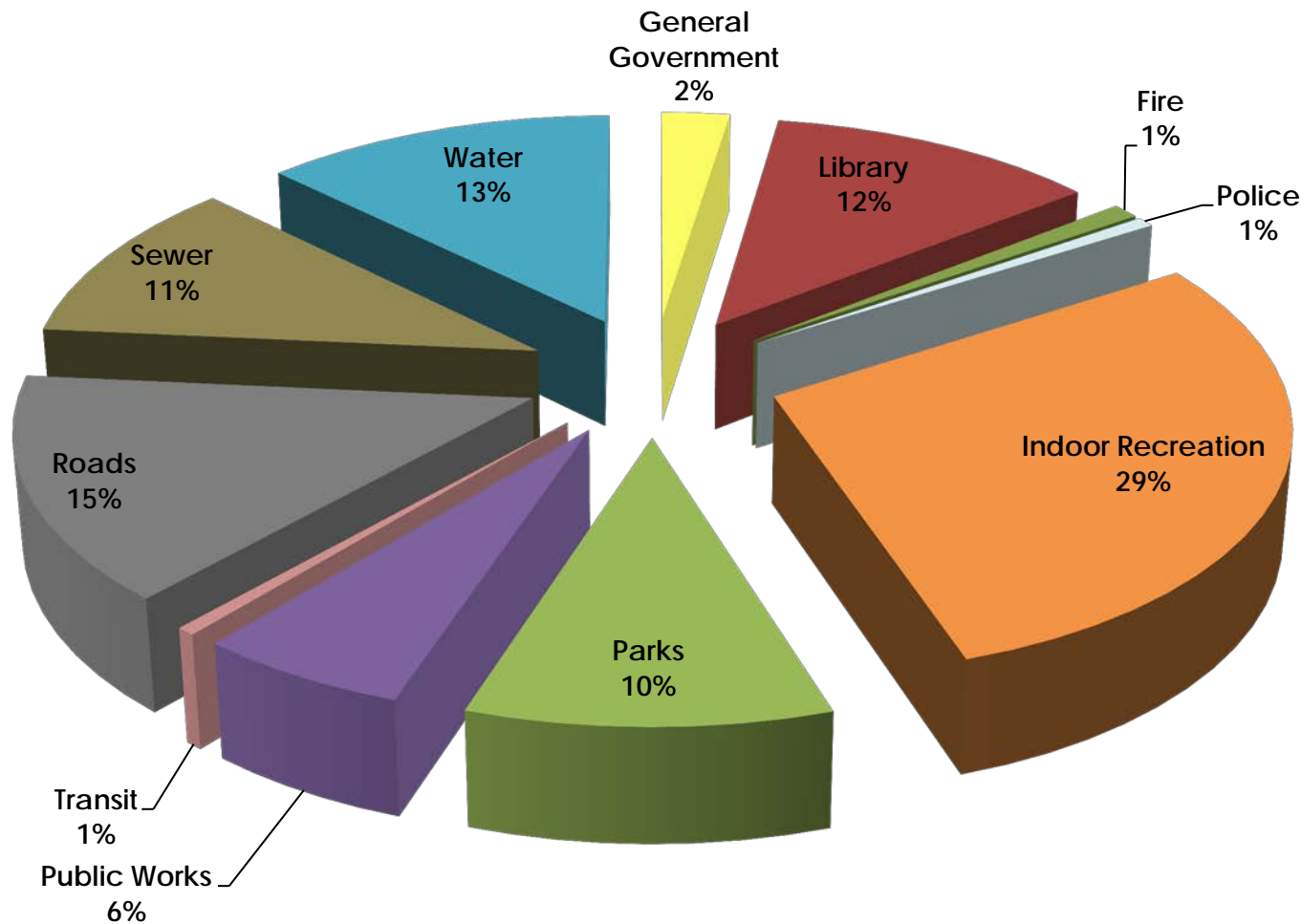


# Engineered Services Capital Program Totals to \$39 Million





# Breakdown of Proposed Residential DC Rate

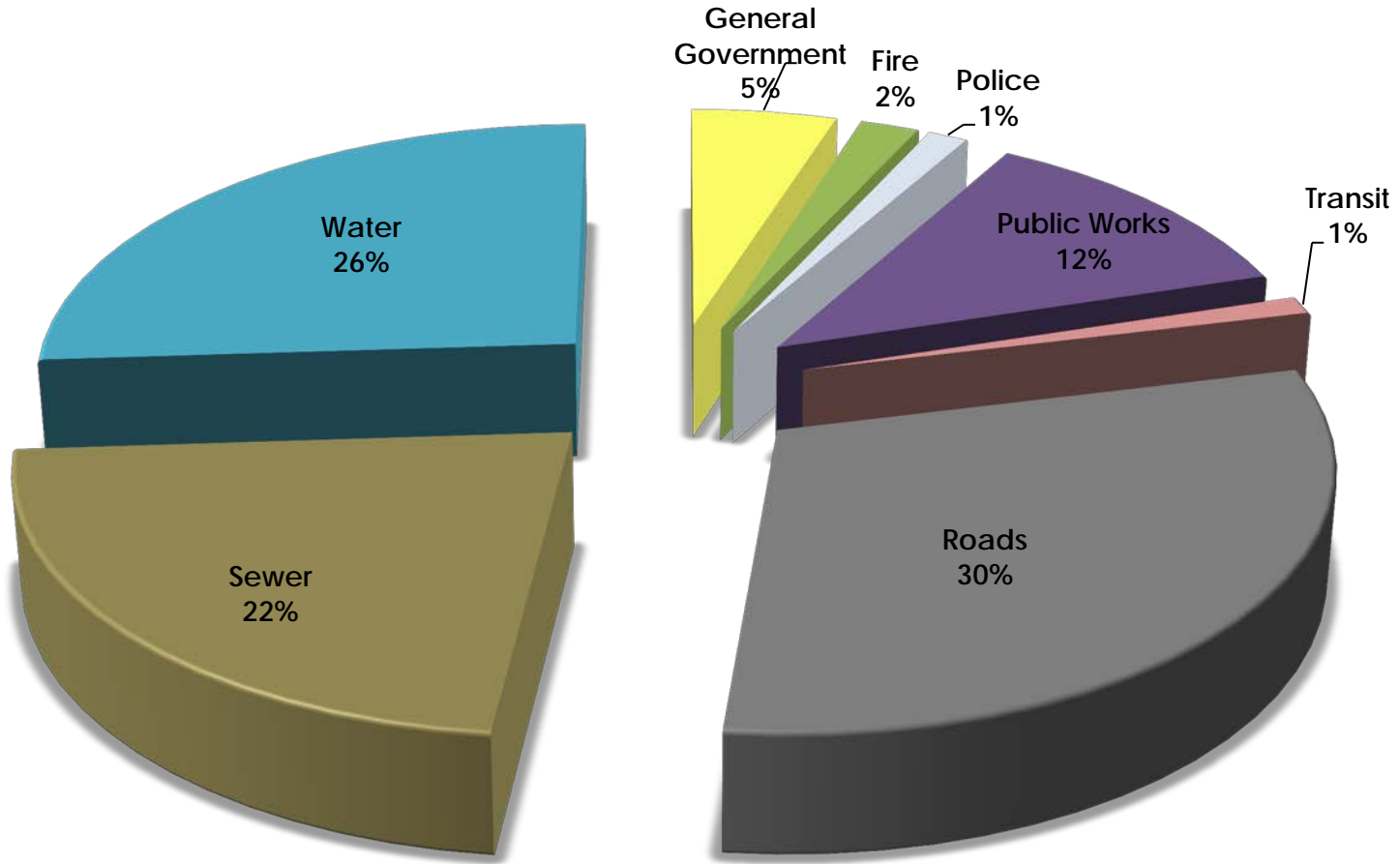


Low Density  
**\$18,716**

Medium Density  
**\$15,934**

High Density  
**\$12,993**

# Breakdown of Proposed Non-Residential DC Rate



Non-Residential Charge per Square Metre

**\$59.23**

# Comparison of Current Vs. Calculated Rates

Development Type	Calculated Charge	Current Charge	\$ Change	% Change
<i>Residential (per unit)</i>				
Low Density	\$18,716	\$16,072	\$2,644	16%
Medium Density	\$15,934	\$11,924	\$4,010	34%
High Density	\$12,993	\$10,975	\$2,018	18%
<i>Non-Residential (per square metre)</i>				
Non-Industrial	\$59.23	\$33.37	\$25.86	78%

# DC By-law Policies

- Options with regards to phase-in of rates and affordable housing will be brought forward to General Committee (May 12<sup>th</sup>)

# Next Steps

- Address any verbal or written submissions raised by the public
  - Ongoing dialogue with stakeholders and their consultants
- Council passage of new by-law
- Post notice of passage of new by-law