

Authority: Executive Committee Item , as adopted by City of Toronto Council on , 2015

**CITY OF TORONTO**

**Bill No.**

**BY-LAW No. -2015**

**To amend City of Toronto Municipal Code Chapter 415, Development of Land, respecting Development Charges.**

Whereas the *Development Charges Act, 1997*, S.O. 1997, c.27 (the "Act"), authorizes Council to pass by-laws for the imposition of development charges against land;

Whereas Council desires to ensure that the capital cost of meeting development related demands for, or the burden on, City services does not place an undue financial burden on the City or its existing taxpayers while, at the same time, ensuring new development contributes no more than the net capital cost attributable to providing the historic level of services and meeting the requirements of subsection 5(1) of the Act;

Whereas Council on October 8, 9, 10 and 11, 2013, enacted City of Toronto By-law No. 1347-2013 to impose development charges against land;

Whereas Section 19 of the Act provides for amendments to a development charge by-law;

Whereas it has been determined that an amendment is required to amend By-law No. 1347-2013 to provide for development charge funding for the Scarborough Subway Extension;

Whereas the Executive Committee at its meeting on , 2015, had before it the Development Charges Background Study, prepared by Hemson Consulting Ltd. and dated , 2015 (the "Study"), and a report dated , 2015 from the Deputy City Manager & Chief Financial Officer ("the Report");

Whereas the Study and the proposed development charge by-law amendment were made available to the public at least two weeks prior to the public meeting and Council gave more than twenty days notice to the public and a meeting pursuant to section 12 of the Act was held on , 2015, before the Executive Committee, prior to and at which the Study and the proposed development charge by-law amendment were made available to the public and Committee heard comments and representations from all persons who applied to be heard;

Whereas Council at its meeting held on , 2015, considered the Study and the Report; and

Whereas Council at its meeting held on , 2015, further determined that no further public meeting was necessary in order to deal with the modifications made to the proposed development charge by-law following the date of the public meeting on , 2015, pursuant to section 12 of the *Development Charges Act, 1997*;

The Council of the City of Toronto enacts:

1. Chapter 415, Development of Land, of The City of Toronto Municipal Code is amended as follows:

- (a) By adding Schedule D (Development Charges Rates - Transit: Additional Charge for Scarborough Subway Extension) as attached to this by-law, to Chapter 415, Article 1;
- (b) By adding the words "and Schedule D" immediately following the words "Schedules A-1, A-2, A-3, A-4, A-5, A-6 and B" in Section 415-3B and Section 415-8F, and by adding the words "or Schedule D" immediately following the words "Schedules A-1, A-2, A-3, A-4, A-5 and A-6 or B" in Section 415-8E and Section 415-9A;
- (c) By adding the following words to the end of each of Section 415-7A(1) and Section 415-7B(1):
- "and each of the services and amounts set out in Schedule D at the end of this chapter."
- (d) By adding the following Subsection 415-11C:
- "C. The amounts of the development charges set out in Schedule D at the end of this chapter shall be adjusted annually by the City without amendment to this article on February 1 of each year, commencing February 1, 2016, in the same manner as prescribed by Section 415-11A and B."
- (e) By adding the following words to the end of Section 415-12:
- "and as shown on Schedule D at the end of this chapter."

2. This by-law shall come into force and effect on August 1, 2015.

Enacted and passed on (**clerk to insert the date**), 2015.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**SCHEDULE D TO CH. 415, ART. I****DEVELOPMENT CHARGES RATES  
TRANSIT: ADDITIONAL CHARGE FOR  
SCARBOROUGH SUBWAY EXTENSION<sup>(1)</sup>**

<b>COLUMN 1</b>	<b><u>Development Charges Rates</u><sup>(2)</sup></b>	
	<b><u>Column 2</u></b> <b>Effective August 1, 2015</b>	<b><u>Column 3</u></b> <b>Effective February 1, 2016</b>
<b><u>RESIDENTIAL (PER DWELLING UNIT OR DWELLING ROOM)</u></b>		
Singles & Semis	\$2,853	\$3,357
Multiples 2+ Bedrooms	\$2,403	\$2,827
Multiples 1 Bedroom and Bachelor	\$1,716	\$2,019
Apartments 2 Bedrooms and Larger	\$1,754	\$2,064
Apartments 1 Bedroom and Bachelor	\$1,221	\$1,436
Dwelling Room	\$762	\$897
<b>NON-RESIDENTIAL (PER SQUARE METRE)</b>	\$17.47	\$20.55

## NOTES

- (1) The Scarborough Subway Extension development charges rate is considered part of the "Transit (balance)" service as designated by §415-2 of this by-law.
- (2) The development charges described above shall be adjusted pursuant to §415-11 of this by-law.