

Authority: Executive Committee Item EX5.1, adopted as amended, by City of Toronto Council on May 5, 6 and 7, 2015

CITY OF TORONTO

BY-LAW No. 525-2015

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; and

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; and

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; and

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

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; and

Whereas the Executive Committee at its meeting on April 22, 2015, had before it the 2015 Development Charges Amendment Background Study: Transit Service -Scarborough Subway Extension, prepared by Hemson Consulting Ltd. and dated April 7, 2015 (the "Study"), and a report dated April 8, 2015 from the Deputy City Manager & Chief Financial Officer ("the Report"); and

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 April 22, 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; and

Whereas Council at its meeting held on May 5, 6 and 7, 2015, considered the Study and the Report; and

Whereas Council at its meeting held on May 5, 6 and 7, 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 April 22, 2015, pursuant to section 12 of the *Development Charges Act, 1997*;

The Council of the City of Toronto enacts:

1. Municipal Code Chapter 415, Development of Land, 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 § 415-3B and § 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 § 415-8E and § 415-9A;
 - (c) By adding the following words to the end of each of §§ 415-7A(1) and 415-7B(1):

"and each of the services and amounts set out in Schedule D of this chapter.";
 - (d) By adding the words "and Schedule D" immediately following the words "Schedule B" in § 415-7C(1)(c);
 - (e) By adding the following § 415-11C:

"C. The amounts of the development charges set out in Schedule D 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 Subsections A and B."; and
 - (f) By adding the following words to the end of § 415-12:

"and as shown on Schedule D of this chapter."
2. This by-law shall come into force and effect on August 1, 2015.

Enacted and passed on May 7, 2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE D, ARTICLE I**DEVELOPMENT CHARGES RATES****TRANSIT: ADDITIONAL CHARGE FOR SCARBOROUGH SUBWAY EXTENSION ⁽¹⁾**

COLUMN 1	<u>Development Charges Rates ⁽²⁾</u>	
	<u>Column 2</u> Effective August 1, 2015	<u>Column 3</u> Effective February 1, 2016
<u>RESIDENTIAL (PER DWELLING UNIT OR DWELLING ROOM)</u>		
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
NON-RESIDENTIAL (PER SQUARE METRE)	\$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 chapter.
- (2) The development charges described above shall be adjusted pursuant to § 415-11 of this chapter.