

THE REGIONAL MUNICIPALITY OF YORK

BILL NO. 51

BY-LAW NO. 2010-49

To amend By-law No. DC-0007-2007-040, as amended

WHEREAS Section 19 of the *Development Charges Act, 1997, S.O. 1997, c.27*, (the “Act”) provides for amendments to development charge by-laws;

AND WHEREAS the Council of The Regional Municipality of York requires certain amendments to By-law No. DC 0007-2007-040, as amended;

AND WHEREAS in accordance with the Act a development charge background study has been completed in support of the increased development charges and imposition thereof through amendments to the By-law;

AND WHEREAS the Council of The Regional Municipality of York has given notice and held a public meeting on the 6th day of May, 2010, in accordance with the Act;

AND WHEREAS the Council of The Regional Municipality of York has determined that a further public meeting is not necessary pursuant to Section 12(3) of the Act;

NOW THEREFORE the Council of The Regional Municipality of York HEREBY ENACTS as follows:

1. Section 3.6.1 of By-law No. DC-0007-2007-040, as amended, is replaced with the following:

“The development charges imposed under subsection 3.6 shall be phased and payable in the amounts applicable at the date of payment as set out in the applicable Schedules B. For greater certainty, Schedules B-1 to B-6 apply to the following periods:

- (a) Schedule B-1 June 18, 2007 to September 17, 2007;
- (b) Schedule B-2 September 18, 2007 to December 17, 2007;
- (c) Schedule B-3 December 18, 2007 to January 31, 2009;
- (d) Schedule B-3A February 1, 2009 to June 24, 2010;
- (e) Schedule B-4 June 25, 2010 to September 23, 2010;
- (f) Schedule B-5 September 24, 2010 to January 9, 2011;

- (g) Schedule B-6 January 10, 2011 to June 17, 2012.
2. Section 3.8.1 of By-law No. DC-0007-2007-040, as amended, is amended by changing the references to “MoveOntario 2020 initiatives” to “Road Improvements to Support Transit Runningways”.
 3. Section 3.8.1 of By-law No. DC-0007-2007-040, as amended, is amended by changing the reference to “Background Study dated March 22, 2007” to “Background Study dated April 21, 2010”.
 4. Section 3.11 of By-law No. DC-0007-2007-040, as amended, is amended by changing the reference to “Schedules F-1 to F-4” to “Schedules F-1 to F-5”.
 5. Section 3.11 of By-law No. DC-0007-2007-040, as amended, is amended by replacing subsection (d) with the following:

(d) Schedule F-3 June 18, 2009 to June 24, 2010
 6. Section 3.11 of By-law No. DC-0007-2007-040, as amended, is amended by replacing subsection (e) with the following:

(e) Schedule F-4 June 25, 2010 to June 17, 2011
 7. Section 3.11 of By-law No. DC-0007-2007-040, as amended, is amended by adding the following:

(f) Schedule F-5 June 18, 2011 to June 17, 2012
 8. Section 3.13.1 of By-law No. DC-0007-2007-040, as amended, is amended by changing references to “MoveOntario 2020 Initiatives” to “Road Improvements to Support Transit Runningways”.
 9. Section 3.13.1 of By-law No. DC-0007-2007-040, as amended, is amended by changing the reference to “Background Study dated March 22, 2007” to “Background Study dated April 21, 2010”.
 10. Section 5.1 of By-law No. DC-0007-2007-040, as amended, is replaced with the following:

“Development charges imposed pursuant to this by-law shall be adjusted annually, without amendment to this by-law, on June 18th of each year in accordance with the Statistics Canada Quarterly Construction Price Statistics.”
 11. Section 6.1 of By-law No. DC-0007-2007-040, as amended, is amended by changing the reference to “Eligible MoveOntario 2020 Initiatives” to “Eligible Road Improvements to Support Transit Runningways”.

12. Schedule B-3A of By-law No. DC-0007-2007-040, as amended, is hereby amended by replacing the effective date of “February 1, 2009 to June 17, 2012” with “February 1, 2009 to June 24, 2010”.
13. By-law No. DC-0007-2007-040, as amended, is hereby amended by the addition of Schedule “B-4” attached hereto.
14. By-law No. DC-0007-2007-040, as amended, is hereby amended by the addition of Schedule “B-5” attached hereto.
15. By-law No. DC-0007-2007-040, as amended, is hereby amended by the addition of Schedule “B-6” attached hereto.
16. Schedule F-3 of By-law No. DC-0007-2007-040, as amended, is hereby amended by replacing the effective date of “June 18, 2009 to June 17, 2010” with “June 18, 2009 to June 24, 2010”.
17. Schedule F-4 of By-law No. DC-0007-2007-040, as amended, is hereby amended by replacing the effective date of “June 18, 2010 to June 17, 2012” with “June 25, 2010 to June 17, 2011”.
18. By-law No. DC-0007-2007-040, as amended, is hereby amended by the addition of Schedule “F-5” attached hereto.
19. Schedule “H” of By-law No. DC-0007-2007-040, as amended, is hereby replaced by Schedule “H” of this by-law.
20. Schedule “I” of By-law No. DC-0007-2007-040, as amended, is hereby replaced by Schedule “I” of this by-law.

ENACTED AND PASSED this 24th day of June 2010.

Regional Clerk

Regional Chair

Authorized by Report 3 of the Commissioner of Finance, adopted by Regional Council at its meeting on June 24, 2010.

SCHEDULE "B-4"

Regional Municipality of York

Schedule of Residential Development Charge by Service Category

June 25, 2010 to September 23, 2010

	Single and Semi-Detached	Multiple Unit Dwelling	Apartments	
			2 or more Bedroom	Less than 2 Bedrooms
<u>Hard Services</u>				
Water	\$4,390	\$3,636	\$2,741	\$1,769
Sewer *	\$9,553	\$7,916	\$5,969	\$3,850
Roads	\$7,420	\$6,150	\$4,637	\$2,990
Subtotal - Hard	\$21,363	\$17,702	\$13,347	\$8,609
<u>General Services</u>				
Transit	\$441	\$352	\$260	\$179
Subway	\$1,367	\$1,133	\$854	\$550
Police	\$289	\$230	\$170	\$116
EMS	\$61	\$49	\$36	\$25
Growth Studies	\$31	\$25	\$19	\$14
Long Term Care	\$194	\$156	\$115	\$78
Public Health	\$56	\$45	\$32	\$21
Public Works	\$73	\$60	\$44	\$29
Subtotal - General	\$2,512	\$2,050	\$1,530	\$1,012
GO Transit **	\$306	\$241	\$177	\$111
Total	\$24,181	\$19,993	\$15,054	\$9,732

* Rates do not apply to the Nobleton community.

** The GO Transit rates calculated under separate by-law. Rates are shown for illustration only. GO Transit rates are indexed on the anniversary date of that by-law.

SCHEDULE "B-5"

Regional Municipality of York

Schedule of Residential Development Charge by Service Category

September 24, 2010 to January 9, 2011

	Single and Semi-Detached	Multiple Unit Dwelling	Apartments	
			2 or more Bedroom	Less than 2 Bedrooms
<u>Hard Services</u>				
Water	\$5,260	\$4,332	\$3,263	\$2,117
Sewer *	\$10,153	\$8,396	\$6,329	\$4,090
Roads	\$7,950	\$6,574	\$4,955	\$3,202
Subtotal - Hard	\$23,363	\$19,302	\$14,547	\$9,409
<u>General Services</u>				
Transit	\$441	\$352	\$260	\$179
Subway	\$1,367	\$1,133	\$854	\$550
Police	\$289	\$230	\$170	\$116
EMS	\$61	\$49	\$36	\$25
Growth Studies	\$31	\$25	\$19	\$14
Long Term Care	\$194	\$156	\$115	\$78
Public Health	\$56	\$45	\$32	\$21
Public Works	\$73	\$60	\$44	\$29
Subtotal - General	\$2,512	\$2,050	\$1,530	\$1,012
GO Transit **	\$306	\$241	\$177	\$111
Total	\$26,181	\$21,593	\$16,254	\$10,532

* Rates do not apply to the Nobleton community.

** The GO Transit rates calculated under separate by-law. Rates are shown for illustration only. GO Transit rates are indexed on the anniversary date of that by-law.

SCHEDULE "B-6"

Regional Municipality of York

Schedule of Residential Development Charge by Service Category

January 10, 2011 to June 17, 2012

	Single and Semi-Detached	Multiple Unit Dwelling	Apartments	
			2 or more Bedroom	Less than 2 Bedrooms
<u>Hard Services</u>				
Water	\$7,335	\$6,078	\$4,583	\$2,956
Sewer *	\$11,582	\$9,598	\$7,236	\$4,667
Roads	\$9,216	\$7,637	\$5,758	\$3,713
Subtotal - Hard	\$28,133	\$23,313	\$17,577	\$11,336
<u>General Services</u>				
Transit	\$441	\$352	\$260	\$179
Subway	\$1,367	\$1,133	\$854	\$550
Police	\$289	\$230	\$170	\$116
EMS	\$61	\$49	\$36	\$25
Growth Studies	\$31	\$25	\$19	\$14
Long Term Care	\$194	\$156	\$115	\$78
Public Health	\$56	\$45	\$32	\$21
Public Works	\$73	\$60	\$44	\$29
Subtotal - General	\$2,512	\$2,050	\$1,530	\$1,012
GO Transit **	\$306	\$241	\$177	\$111
Total	\$30,951	\$25,604	\$19,284	\$12,459

* Rates do not apply to the Nobleton community.

** The GO Transit rates calculated under separate by-law. Rates are shown for illustration only. GO Transit rates are indexed on the anniversary date of that by-law.

NOTE: Rates in the above table will be indexed on June 18, 2011 with the exception of the GO Transit rates.

SCHEDULE "F-5"

Regional Municipality of York

Schedule of Non-Residential Development Charge by Service Category

June 18, 2011 to June 17, 2012

	Per Square Foot of Gross Floor Area		Per Square Metre of Gross Floor Area	
	Industrial / Office / Institutional	Retail	Industrial / Office / Institutional	Retail
<u>Hard Services</u>				
Water	\$3.22	\$3.47	\$34.66	\$37.35
Sewer *	\$5.45	\$5.97	\$58.69	\$64.26
Roads	\$3.84	\$13.30	\$41.33	\$143.16
Subtotal - Hard	\$12.51	\$22.74	\$134.68	\$244.77
<u>General Services</u>				
Transit	\$0.20	\$0.66	\$2.15	\$7.10
Subway	\$0.62	\$2.11	\$6.67	\$22.71
Police	\$0.18	\$0.20	\$1.94	\$2.15
EMS	\$0.01	\$0.01	\$0.11	\$0.11
Growth Studies	\$0.02	\$0.02	\$0.22	\$0.22
Long Term Care	\$0.00	\$0.00	\$0.00	\$0.00
Public Health	\$0.01	\$0.01	\$0.11	\$0.11
Public Works	\$0.03	\$0.12	\$0.32	\$1.29
Subtotal General	\$1.07	\$3.13	\$11.52	\$33.69
Total	\$13.58	\$25.87	\$146.20	\$278.46

Notes:

* Rates do not apply to the Nobleton Community. Nobleton rates will be indexed effective September 21, 2010.

Rates in the above table will be indexed on June 18, 2011.

SCHEDULE "H"

Regional Municipality of York

Contingent Adjustments to Development Charges for Road Services

Residential Development				Non-Residential Development			
1	2	3	4	5	6	7	8
Single and Semi-Detached	Multiple Unit Dwelling	Apartments		Per Square Foot of Gross Floor Area		Per Square Metre of Gross Floor Area	
		2 or more Bedrooms	Less than 2 Bedrooms	Industrial / Office / Institutional	Retail	Industrial / Office / Institutional	Retail
\$73	\$60	\$45	\$29	\$0.05	\$0.16	\$0.52	\$1.76

Note: The above amounts shall be adjusted in accordance with section 3.8.1 of the By-law.

SCHEDULE "I"

Regional Municipality of York

Eligible Road Improvements to Support Transit Runningways

Proposed Infrastructure

1. Bathurst Street - Steeles Avenue to Major Mackenzie Dr.
2. Dufferin Street - Steeles Avenue to Major Mackenzie Dr.
3. Hwy 7 (H1) - Highway 50 to Pine Valley
4. Hwy 7 (H4) – Markham Centre to Reesor Road
5. Hwy 7 (H5) – Reesor Road to York / Durham Line
6. Jane Street – Steeles to Highway 7
7. Jane Street - Highway 7 to Major Mackenzie
8. Ninth Line – Steeles Avenue to Highway 7
9. Ninth Line - Highway 7 to Major Mackenzie
10. Leslie Street – Steeles to Highway 7
11. Leslie Street - Highway 7 to Major Mackenzie
12. Warden Avenue – Steeles Avenue to Highway 407/ Highway 7
13. Green Lane (G1) – Yonge Street to Green Lane Go Terminal
14. Yonge Street (Y3) – 19th Avenue to Mulock
15. Yonge Street (Y3) – Davis Drive to Green Lane