

**C3.**

**Communication**

**CW(2) – April 14, 2026**

**Item No. 15**

# **2026 DC Study Statutory Public Meeting & CBC Update**

April 14, 2026



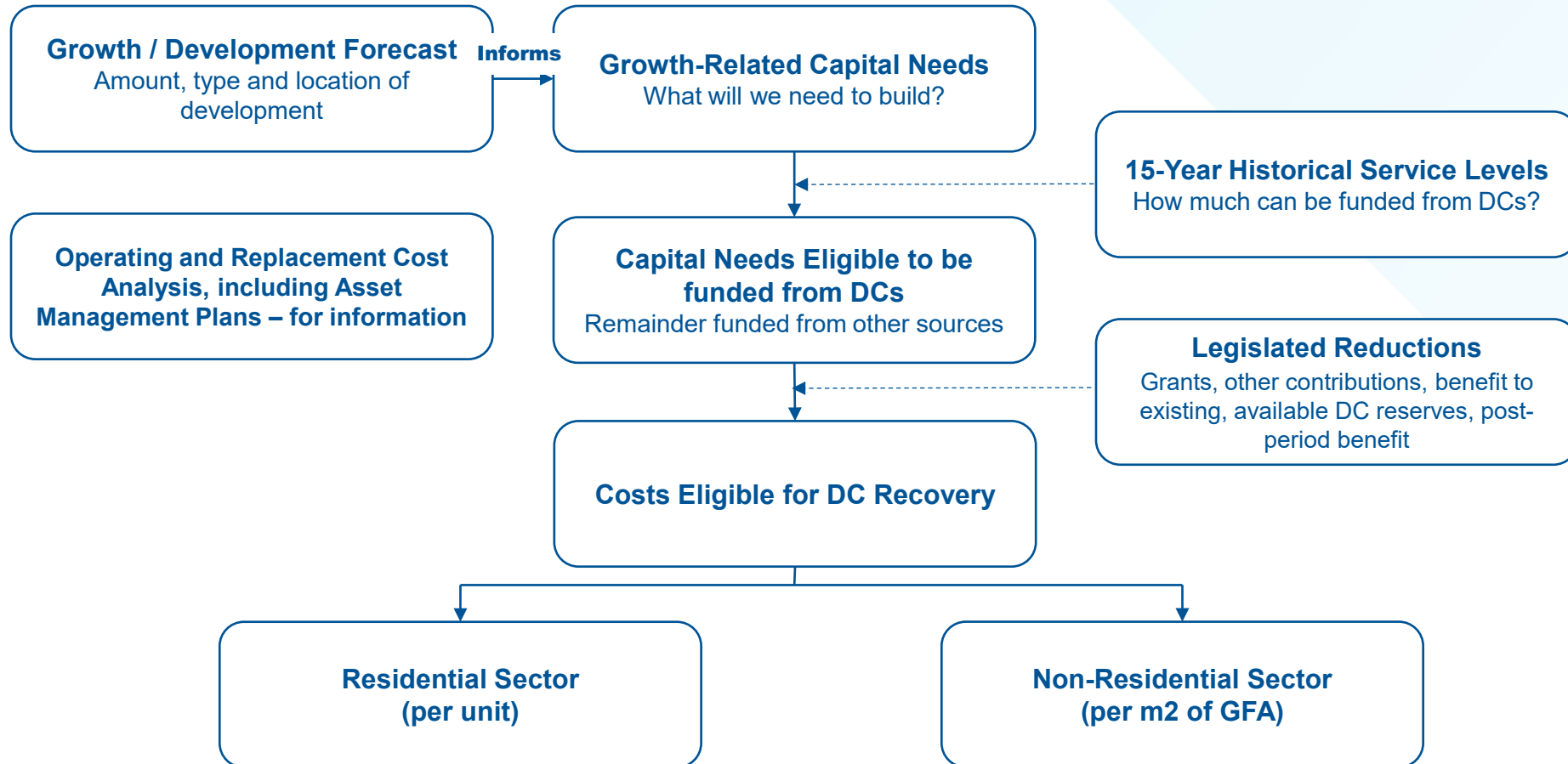
# Purpose of Today's Meeting

- ▶ Statutory public meeting as required by s.12 of the *Development Charges Act*
  - DC Background Study and draft by-laws were made available to the public in advance of the meeting in accordance with the *DCA*
- ▶ Comprehensive update to the City's Development Charges and Community Benefit Charges by-laws
  - City-wide DC By-law
  - Update existing ASDCs
  - Evaluate and introduce several new ASDCs
  - Community Benefit Charges Strategy Update

# External Consultation – Technical Sessions to Date

- ▶ There have been several technical sessions with the BILD Sub-Committee to discuss the various aspects of the DC Study:
  - Kick-Off – Sep 3<sup>rd</sup>, 2025
  - Working Group #2 - Oct 27<sup>th</sup>, 2025
  - Working Group #3 – Nov 20<sup>th</sup>, 2025
  - Working Group #4 – Dec 17<sup>th</sup> 2025
  - Working Group #5 – Jan 14<sup>th</sup>, 2026
  - Working Group #6 – Feb 17<sup>th</sup>, 2026
  - Working Group #7 – March 27<sup>th</sup>, 2026
  - *Working Group #8 – Scheduled for April 22<sup>nd</sup>*
  - *BILD Meeting with the Mayor’s Office – January 28<sup>th</sup>, 2026*
  
- ▶ In addition to these sessions:
  - Staff have received and responded to various correspondence received by external stakeholders
  - Adjustments have been made to the City-Wide and ASDCs, where deemed necessary
  - Correspondence is ongoing and will continue until the DC Study is brought to Mayor and Members of Council for final approval

# Development Charges Study Process

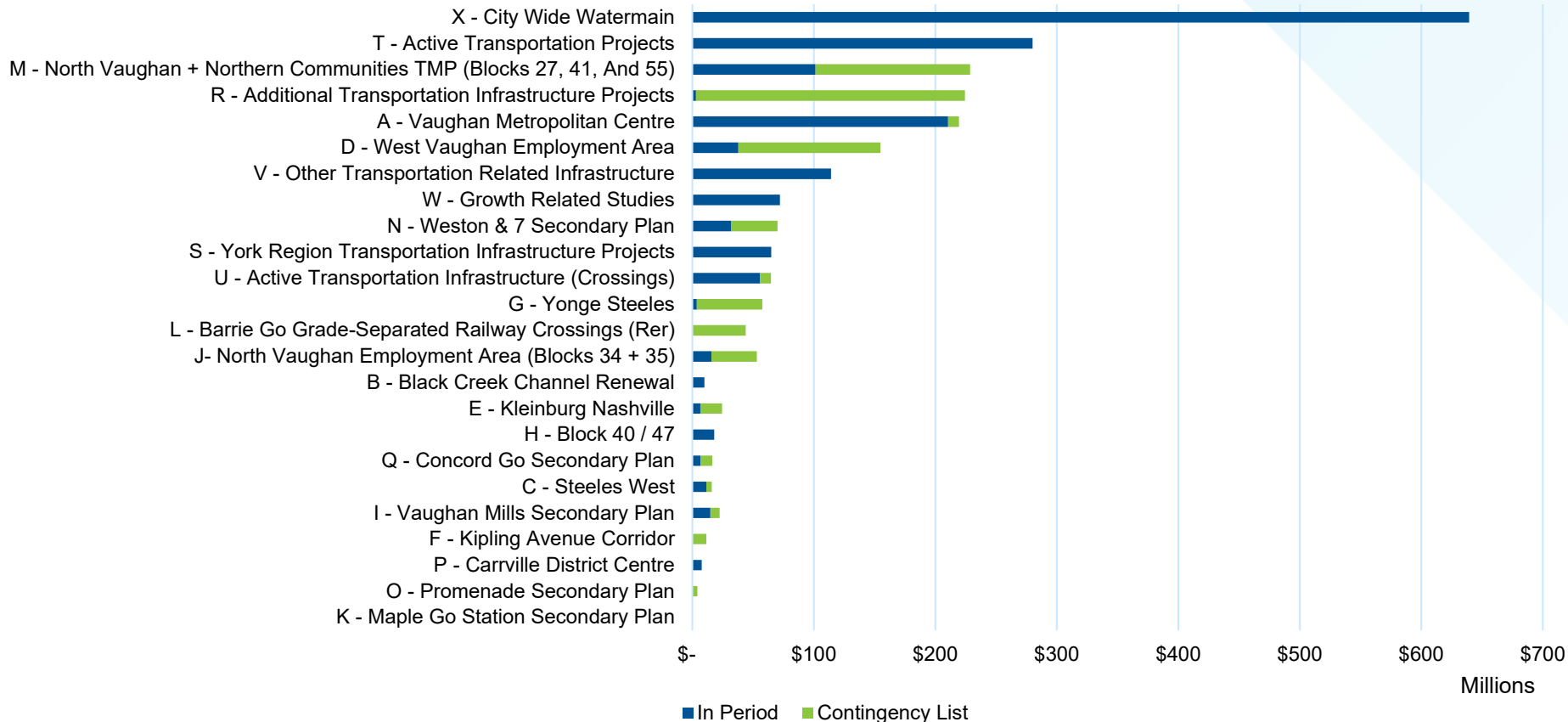


# Overview of Capital Program: 10-Year Soft Services (excl. Land)

Service Area	Project Type	Gross Capital Costs	Non-Growth (BTE)	Prior Growth (DC Reserve)	Post Period (Other Dev.)	Net DC Eligible Costs (10-yr)
Development-Related Studies	Committed Projects & Negative Reserve Fund Recovery	\$43.7 M	\$2.3 M	\$6.6 M	\$0.0 M	\$34.8 M
	Development-Related Studies					
Library Services	Committed Projects & Negative Reserve Fund Recovery	\$69.9 M	\$0.0 M	\$13.8 M	\$12.7 M	\$43.4 M
	Existing DC Debt*					
	Library Design, Construction and F&E					
Fire & Rescue Services	Committed Projects	\$104.9 M	\$26.8 M	\$8.2 M	\$28.4 M	\$41.5 M
	Station Design, Construction, Vehicles and F&E					
Community Services	Committed Projects & Negative Reserve Fund Recovery	\$655.4 M	\$9.4 M	\$124.9 M	\$169.9 M	\$351.1 M
	Existing DC Debt*					
	Facility Design, Construction & F&E					
	New Park Development, Playing Fields & Playgrounds and Trails					
	Fleet & Related Equipment					
Services Related to a Highway (Buildings & Fleet)	Committed Projects	\$90.2 M	\$0.0 M	\$16.1 M	\$65.2 M	\$8.9M
	Facility Design & Construction					
	Fleet & Related Equipment					

- *Principal only. Interest payments are accounted for in DC rate cash flow.*
- *Capital costs exclude land acquisition expenses (captured as a separate and standalone service category as per Bill 60)*
- *Table reflects updates to the Development Related Studies and Library Services capital plan since the release of the DC Study*

# City-wide Engineering Capital Program totals \$4.7 Billion (excl. land) <sup>(1)</sup>



**In Period DC Recoverable <sup>(2)</sup> = \$1.7B**

**DC Contingent Projects <sup>(3)</sup> = \$2.5B**

**Grants = \$391M<sup>(4)</sup>  
BTE = \$57M**

*Graph reflects updates to the capital program since release of the DC Study (March 10, 2026)*

*Note 1: Net of 2025 approved funding and commitments. Graph excludes \$1.8 billion in gross capital costs related to other York Region Transportation Infrastructure Projects. These projects currently reside on the DC Contingency List*

*Note 2: Includes prior growth (reserves)*

*Note 3: Projects on the contingency list would form part of the payable DC when certain criteria is met and the need for infrastructure is triggered. The trigger event for most of the projects would be development taking place. DC rate increase to capture the contingent projects would be capped each year and the increase applied annually to coincide with indexing (see draft City-wide by-law)*

*Note 4: Includes grants and contributions from the Region of York (where applicable)*

# Land Acquisition Capital Program Totals \$724 Million (New)

► Land Acquisition is now its own category of service

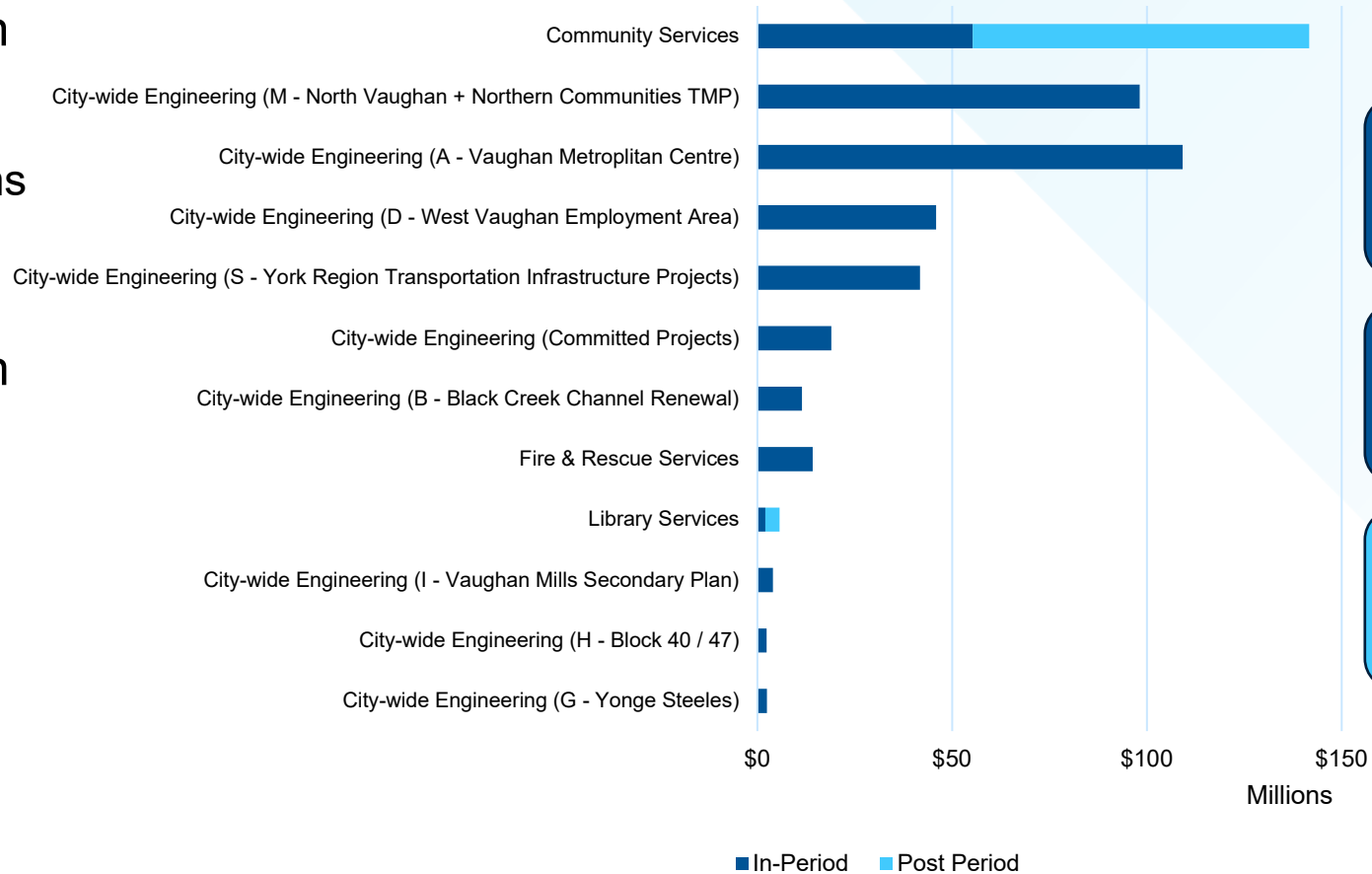
- All land acquisition needs within existed capital programs shifted to the new *Land Acquisition* class

► Community Services, Library and Fire & Rescue Services on a 10-year time horizon

► Engineering services on a longer-term horizon to 2051

► **\$622M** Total DC Eligible Land Program (in-period)

- \$406M Base Rate
- \$216M Contingency List



**10-Year Recoverable = \$72M**

**2051 Recoverable = \$334M**

**Total PPB = \$90M**

Note: Figure excludes: \$216M related to land acquisitions on the contingency list; BTE share of \$6.5M related to Fire Services exists (in-period) but not shown in the figure above; and grants and BTE related to contingency list.

# Calculated Maximum Permissible DC Rates: (with Affordability Considerations)

Service	Residential Charge by Unit Type				Non-Residential Charge per Sq.m (\$/m <sup>2</sup> )
	Singles & Semis	Townhouses & Multiples	Large Apartment (≥ 700 sq.ft.)	Small Apartment (< 700 sq.ft.)	
Development-Related Studies	\$1,499	\$1,317	\$1,054	\$770	\$6.67
Library Services	\$2,648	\$2,326	\$1,861	\$1,360	\$0.00
Fire & Rescue Services	\$1,771	\$1,556	\$1,245	\$910	\$7.89
Community Services	\$22,403	\$19,678	\$15,743	\$11,504	\$0.00
Services Related to a Highway (Buildings & Fleet)	\$338	\$297	\$237	\$173	\$1.51
Land Acquisition	\$10,935	\$9,605	\$7,684	\$5,615	\$32.13
City-wide Engineering	\$24,474	\$21,498	\$17,198	\$12,568	\$108.58
<b>Total City-wide Charge</b>	<b>\$64,068</b>	<b>\$56,277</b>	<b>\$45,022</b>	<b>\$32,900</b>	<b>\$156.78</b>

*Excludes DC rates associated with the contingent project list. The individual DC rates associated with each project are shown in Appendix G for land acquisition and Appendix H for City-wide Engineering Projects.*

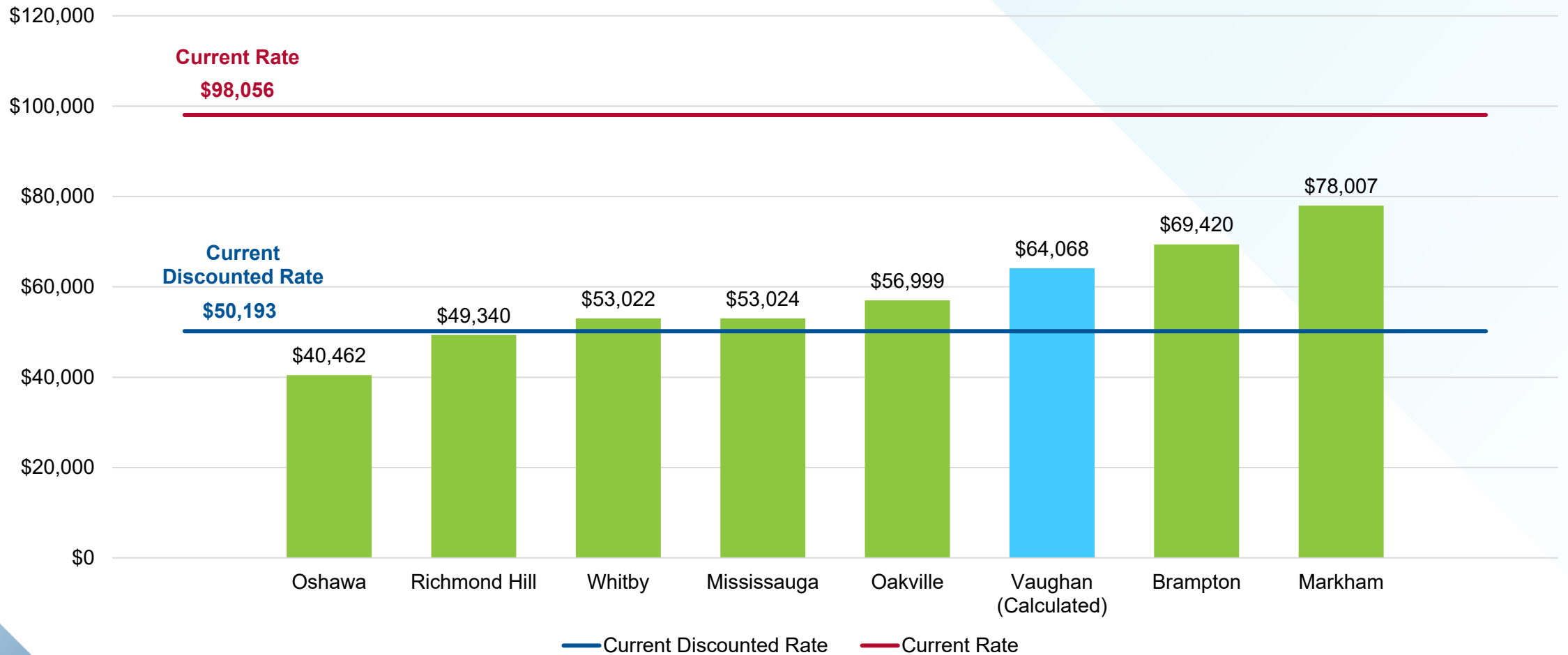
*DC Rates have been adjusted from the release of the 2026 DC Background Study (March 10, 2026). Specific changes relating to the rate adjustments can be found in the corresponding staff report to this meeting. Extract\_15cw(2) 0310\_26ex*

# Comparison of Current vs. Calculated Singles & Semis (Per Unit)

Service	Current (Non-Discounted)	Current (Discounted as per Policy)	Calculated ( <i>Excluding</i> Contingency)
Development-Related Studies	\$1,237	\$750	\$1,499
Library Services	\$2,732	\$1,658	\$2,648
Fire and Rescue Services	\$1,746	\$1,060	\$1,771
Community Services	\$22,306	\$13,537	\$22,403
Public Works	\$1,786	\$1,084	\$338
Land Acquisition	-	-	\$10,935
City-wide Engineering	\$68,250	\$32,104	\$24,474
<b>Total City-Wide Res. Charge per SDU</b>	<b>\$98,056</b>	<b>\$50,193</b>	<b>\$64,068</b>

Calculated DC with Affordability Considerations

# DC Rate Benchmarking (\$/SDU)



Rate comparison as of February 1, 2026

# Comparison of Current vs. Calculated Non-Residential (Per Square Metre)

Service	Current	Calculated (Excluding Contingency)
Development-Related Studies	\$5.22	\$6.67
Library Services	\$0.00	\$0.00
Fire and Rescue Services	\$7.36	\$7.89
Community Services	\$0.00	\$0.00
Public Works	\$7.56	\$1.51
Land Acquisition	-	\$32.13
City-wide Engineering	\$287.92	\$108.58
<b>Total City-Wide Non-Res. Charge per Sq.M.</b>	<b>\$308.06</b>	<b>\$156.78</b>

# Area Specific DCs to be included for Spring 2026 By-law Passage

## Existing

- ▶ Highway 27 South Servicing Works
- ▶ Pressure District 5 West Woodbridge Watermain
- ▶ Rainbow Creek Sanitary Sub-Trunk
- ▶ VMC West Interchange Sanitary Improvements

Appendix I of 2026 DC Background Study provides detailed calculations for each area

Additional ASDCs to be brought forward in Q4 2026/Q1 2027

## New

- ▶ Dufferin Centre Sanitary Sewer Improvements
- ▶ Promenade South Sanitary Sewer Improvements
- ▶ Vaughan Mills Sanitary Sewer Improvements (East)
- ▶ Vaughan Mills Sanitary Sewer Improvements (West)
- ▶ Weston & 7 Sanitary Sewer Improvements
- ▶ Weston Road Block 41 Sanitary Sewer
- ▶ Weston Road Sanitary Sewer (Kirby to King-Vaughan)
- ▶ Yonge Steeles Central Sanitary Improvements (Clark)
- ▶ Yonge Steeles North Sanitary Improvements (Royal Orchard)
- ▶ Yonge Steeles South Sanitary Improvements (East)
- ▶ Yonge Steeles South Sanitary Improvements (West)

# CBC Update

Imposed via by-law (#201-2022)

*Planning Act* requires a regular review of the by-law to determine the need for a revision of the by-law

Hemson and City staff have updated the capital program to align with 2026 DC Study and projects which are not being funded from the DC by-law.

Service Categories from 2022 CBC Strategy generally maintained

**Upon review, there would be no revision required to the by-law.**

**City to maintain 4% of land value charge**

**Council to pass a resolution declaring to maintain the by-law (no revision)**

# Next Steps

**Apr 22 2026 – BILD Session #8**

**May 12 2026 – DC Approval (COW)  
Council by-law approval to follow**

Additional consultation with external stakeholders expected throughout this period (ASDCs, City-wide, policy implementation, etc.)



# Thank you!

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