

City of Mississauga Development Charges Study Stakeholder's Meeting



Tuesday, January 28th, 2014

HEMSON
Consulting Ltd.

 **MISSISSAUGA**
Leading today for tomorrow

Purpose of Meeting

- Present an overview of the 2014 Development Charge Study Process
- Share a Schedule of Dates
- Receive preliminary feedback from stakeholders

Agenda

- Introductions - Patti Elliott-Spencer
- Present overview of 2014 Development Charges Study process - Hemson Consulting
 - Overview of *Development Charges Act*
 - Growth forecast
 - Historic service levels
- Future meetings will discuss calculations, draft rates and proposed policies
- Next steps

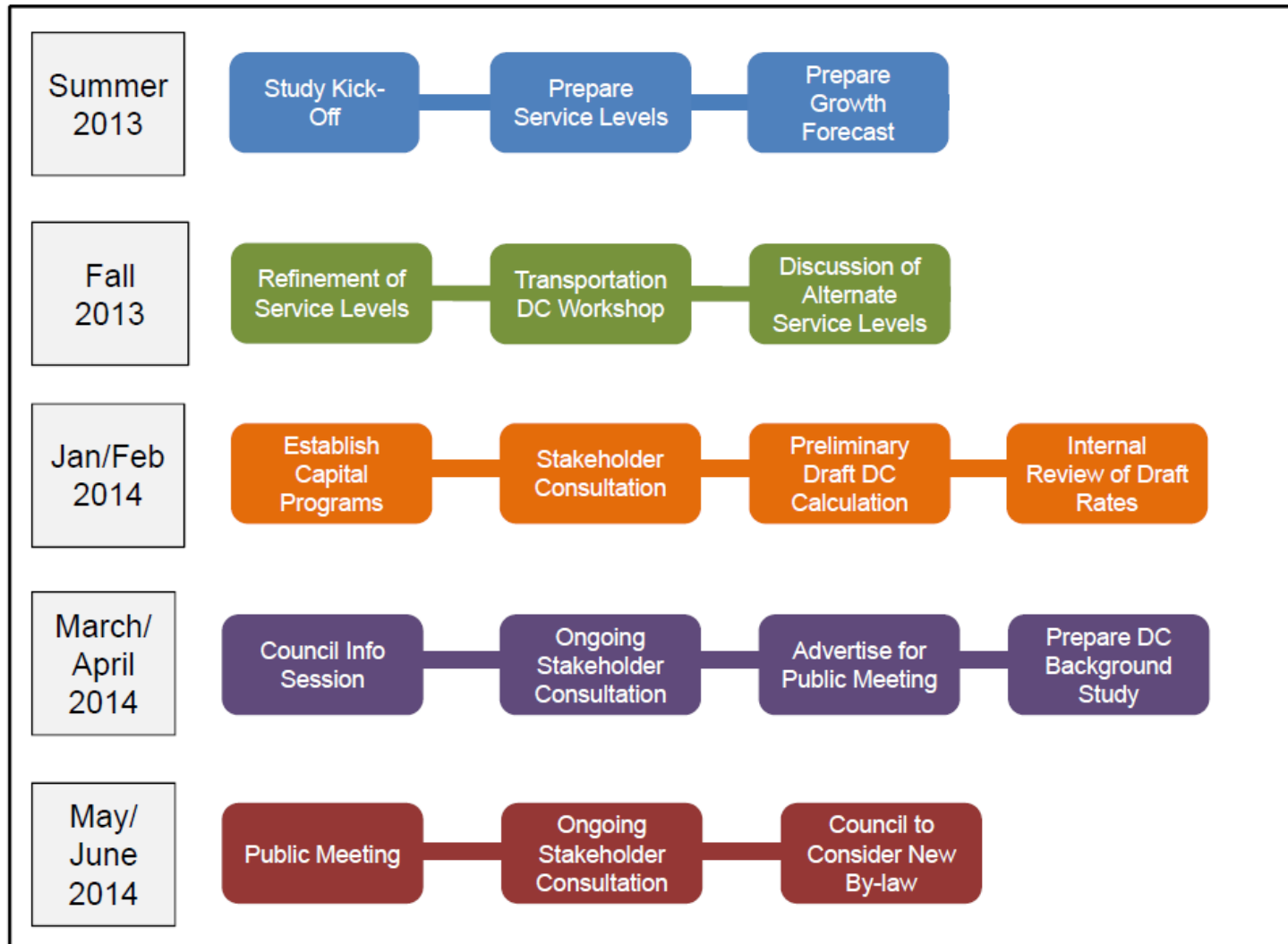
Mississauga DC By-law

- Charges currently collected at building permit issuance for 10 DC service categories
- On November 11, 2014, the City's current DC By-law will expire

Purpose of 2014 DC Study

- To update the City's DC rates and ensure the costs are recovered to the fullest extent allowed under legislation
- Produce a DC background study that provides the detail and rationale to support the new 2014 DC by-law and rates
- By-law review is being advanced in order to update DC rates and policies and in light of 2014 municipal election in October 2014

DC Study Process



Process is Consultative and Interactive

- Project led by Finance
- Steering Committee:
 - Comprised of Directors from each service area
 - Reviews progress, provides decisions and guidance
 - Identifies policy issues and recommendations
- Working Group:
 - Comprised of staff from each respective program area included in DC Study
 - Assists with background data, capital programs
- Hemson:
 - Retained to prepare the background study and assist with preparation of DC by-law and related policies

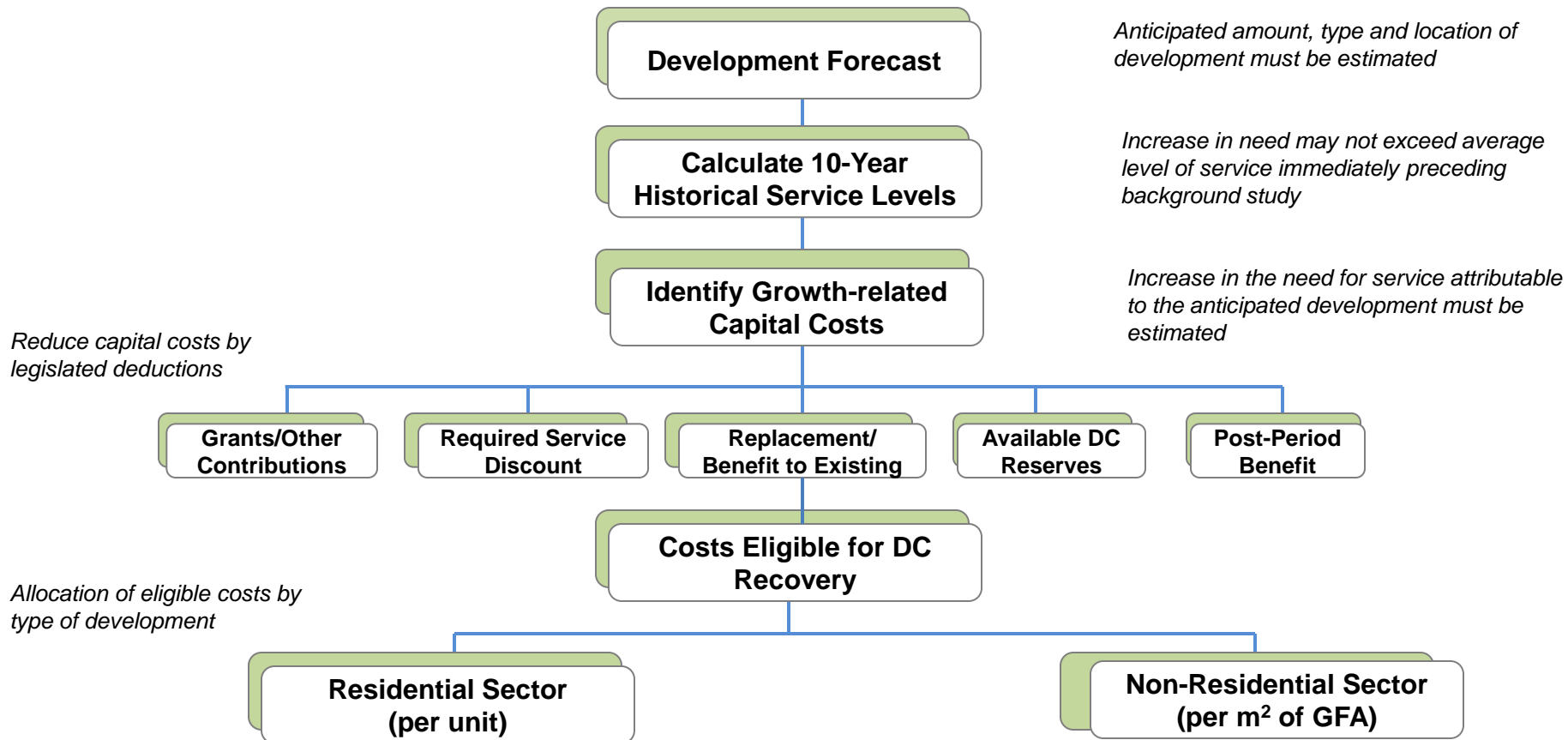
Process is Consultative and Interactive

- Stakeholder Participation:
 - Includes representatives from BILD, Amacon, Argo, Daniels, EMDC, FRAM, Pinnacle
 - Opportunity for interested stakeholders to provide comments for consideration in the process
- City Council:
 - Councillor information session to be scheduled in March
 - Statutory public meeting to be held May

Public Consultation Schedule

- **Meeting #1: Tuesday January 28**
 - Growth forecast and inventories to be distributed electronically first week of February
 - Written submission of comments on inventories and growth forecast by Feb 18th
- **Meeting #2: Monday March 24**
 - Development-related capital programs, draft rates and proposed policies
- **Meeting #3: Friday April 25**
 - Draft By-law Rates and further discussions
- **Ongoing stakeholder engagement as necessary**
- **Statutory Public Meeting: May 2014**

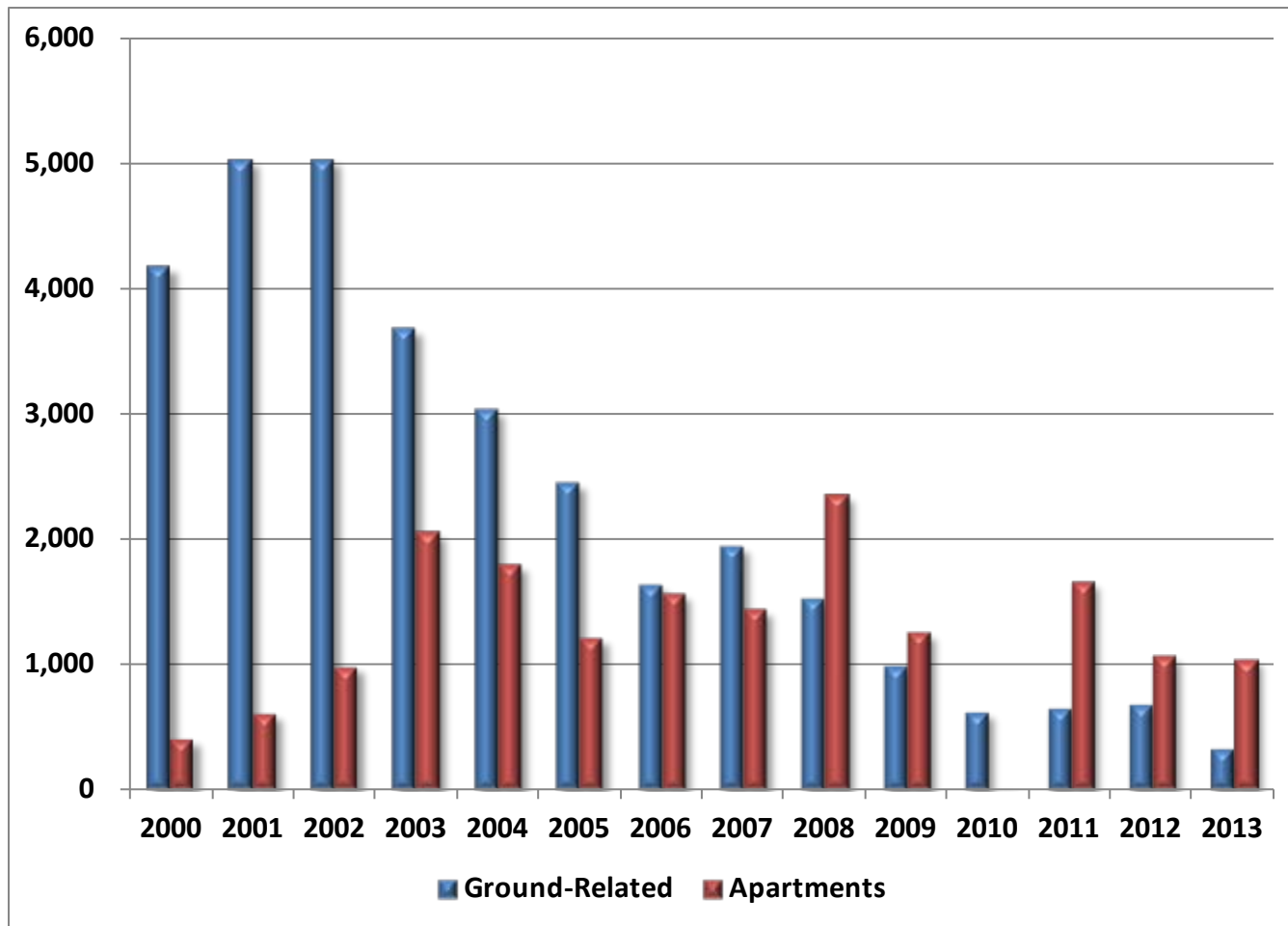
Study Process



Development Forecast

- DC forecast based upon Council-approved “Long-Range Forecasts, 2011-2051”
 - Consistent with Schedule 3 of Amendment 2 to *Growth Plan*
- DC forecast follows the “Steady” growth scenario
 - Scenario based on achieving higher intensification within the Region and greater shares of the GTAH high density residential and office markets

Residential Building Permit History

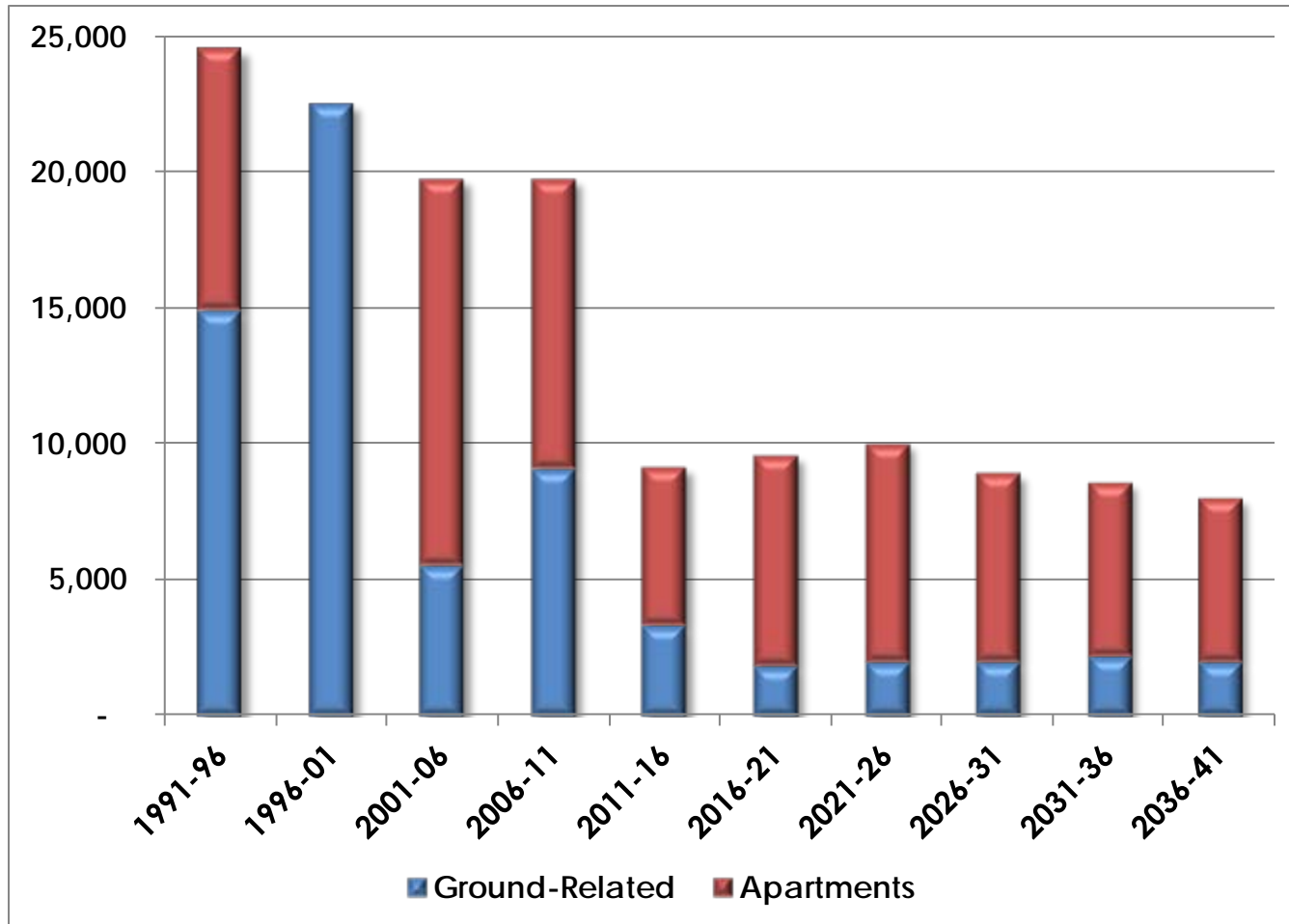


Source: Statistics Canada

Draft Residential Forecast

- Population growth will be accommodated through intensification and redevelopment within existing built-up areas
- Roughly 75 per cent of the unit growth will be apartments
- PPU assumptions based upon recently released 2011 NHS data and City building permit data

Residential Unit Outlook (Additions)

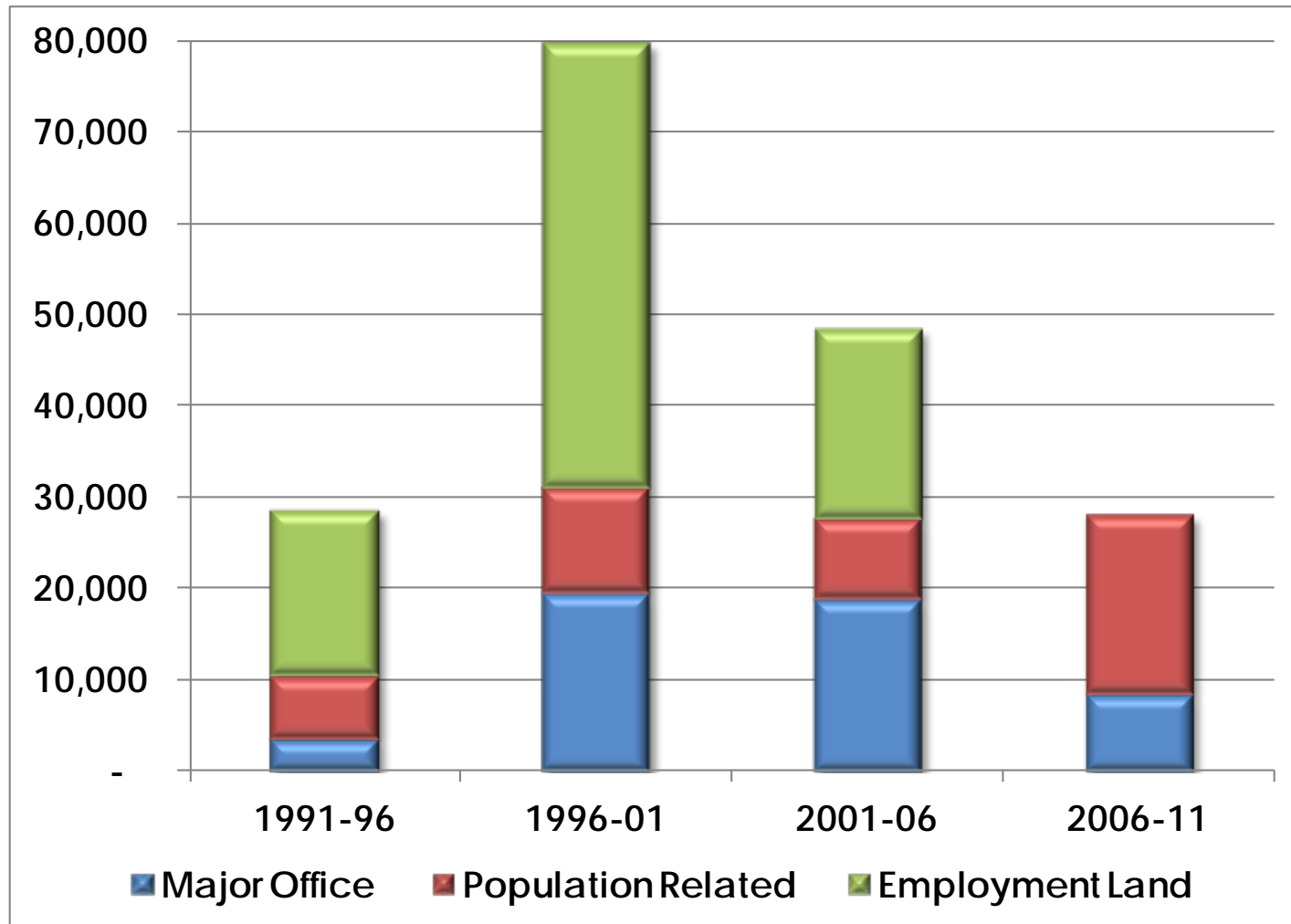


Source: Hemson Consulting Ltd. and CMHC Housing Completions Data

Draft Residential Forecast

Residential Forecast	2013 Estimate	Soft Services Planning Period 2014 - 2023		Hard Services Planning Period 2014 - 2041	
		Growth	Total at 2023	Growth	Total at 2041
Total Occupied Dwellings	238,723	18,470	257,193	49,937	288,660
- <i>Ground-Related Units</i>		4,409		11,609	
- <i>Apartments</i>		14,061		38,328	
Total Population					
- <i>Census Population</i>	722,268	39,681	761,949	121,554	843,822

Historical Employment Growth



Draft Non-Residential Forecast

- Major office employment will be the main driver of the City's future non-residential growth (roughly 60% over the long-term)
- Population-related employment is forecast to grow in step with the population growth
- Greenfield "industrial" lands are largely exhausted; employment land employment will be limited

Draft Non-Residential Forecast

Non-Residential Forecast	2013 Estimate	Soft Services Planning Period 2014 - 2023		Hard Services Planning Period 2014 - 2041	
		Growth	Total at 2023	Growth	Total at 2041
Non-Residential					
Employment	458,463	47,676	506,139	93,566	552,029
- <i>Population-Related</i>		13,531		29,311	
- <i>Employment Land</i>		6,877		7,822	
- <i>Major Office</i>		27,268		56,433	

- Floor space per worker assumptions will draw upon work completed for the Region of Peel in examining employment trends across the Region

Service Levels

- Historic inventories have been compiled and are currently being finalized by staff
- Inventories will be distributed electronically first week of February
- City and Hemson will be exploring alternative service level measures for the soft services

Capital Programs

- DC capital programs will:
 - Be consistent with Council adopted 2014 capital budget
 - Incorporate capital recommendations contained in the upcoming Future Directions Study
 - Include transportation forecast compiled by McCormick Rankin
 - Include storm water management forecast compiled by Aquafor Beech

Key Dates

City of Mississauga 2014 Development Charges Background Study and By-law

January 28	Stakeholder Meeting #1
February 18	Written Submission on Inventories and Growth Forecast
March 19	Council Information Session
March 24	Stakeholder Meeting #2
April 25	Stakeholder Meeting #3
April 29	Release DC Background Study and By-law to Public
May 14	Public Meeting
June 11	DC Study and By-law to Council for Approval
July 21	Last Day to Appeal DC By-law

For more information

City's website:

<http://www.mississauga.ca/portal/residents/developmentcharges>

Staff contacts:

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- **Susan Cunningham**, DC Project Co-ordinator, Finance
(susan.cunningham@mississauga.ca, 905-615-3200 ext. 5206)

Questions & Next Steps

- Questions?
- Next steps
 - Written submissions and comments on inventory and growth forecast by February 13th
 - Next meeting – March 24th
 - DC capital program and preliminary rates