

The Corporation of the City of Pickering

By-law No. ____/20

Being a By-law Regarding Development Charges to amend By-law 7595/17, as amended by By-law 7727/19 to make certain revisions to the City's development charges involving capital cost estimates and policies.

WHEREAS Section 19 of the Development Charges Act, 1997, S.O. 1997, c27 ("the Act") provides for amendments to be made to development charges by-laws;

AND WHEREAS the Council of the Corporation of the City of Pickering (hereinafter called "the Council") has determined that certain amendments should be made to the Development Charge By-law of the Corporation of the City of Pickering, being By-law 7595-17, as amended by By-law 7727/19;

AND WHEREAS, in accordance with the Act, a development charges background study has been completed in respect of the proposed amendment;

AND WHEREAS the Council of the Corporation of the City of Pickering has given notice and held a public meeting in accordance with the Act; and

Now therefore the Council of The Corporation of the City of Pickering hereby enacts as follows:

1. By-law 7595/17, as amended by By-law 7727/19 is hereby amended as follows:
 - a. The following sections are added to the by-law
 2. (3) Notwithstanding subsection 2. (1), development charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
 2. (4) Notwithstanding subsections 2. (1), development charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.

2. (5) Notwithstanding subsections 2. (1) to 2. (4), where the development of land results from the approval of a Site Plan or Zoning By-law Amendment received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Section 2 shall be calculated based on the rates set out in Schedule “C” on the date of the planning application, including interest. Where both planning applications apply, Development Charges under Section 2 shall be calculated on the rates, including interest, set out in Schedule “C” on the date of the later planning application.
2. (6) Interest for the purposes of subsections 2. (3) to 2. (4) shall be determined as set out in the City of Pickering # FIN-090, as amended from time to time.
2. (7) For the purposes of subsection 2. (3) “institutional development” means development of a building or structure intended for use:
 - (a) as a long-term care home within the meaning of subsection 2 (1) of the Long Term Care Homes Act, 2007;
 - (b) as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
 - (c) by any institution of the following post-secondary institutions for the objects of the institution:
 - i. a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario;
 - ii. a college or university federated or affiliated with a university described in subclause (i); or
 - iii. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institute Act, 2017;
 - (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
 - (e) as a hospice to provide end of life care;
2. (8) For the purposes of subsection 2. (3) “Rental housing” means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;

2. (9) For the purposes of subsection 2. (4) “Non-profit housing development” means development of a building or structure intended for use as residential premises by:

- (a) a corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary objective is to provide housing;
- (b) a corporation without share capital to which the Canada Not-for-profit Corporation Act applies, that is in good standing under that Act and whose primary objective is to provide housing; or
- (c) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act;

7. (5) Section 6 shall not apply in respect of the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new detached dwelling must only contain two dwelling units.</p> <p>The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
2	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units.</p> <p>The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
3	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	<p>The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.</p> <p>The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.</p>

b. Section 7.(1) is deleted and replaced with the following:

Subject to subsections (2) and (3), Section 6 shall not apply in respect of a renovation, addition or installation which involves the creation of:

- (a) one or two additional dwelling an existing single-detached dwelling, or ancillary structure thereto;

(b) an additional dwelling unit in any other existing residential building, or ancillary structure thereto; or

(c) garden suites

c. Schedule "A" is deleted and the attached Schedule "A" substitutes therefor

d. Schedule "C" is deleted and the attached Schedule "C" substitutes therefor

2. This by-law shall come into force on December 15, 2020.

By-law passed this 14th day of December 2020

Mayor

Clerk

Schedule "A"
Designated Municipal Services Under this By-law

- (a) Transportation Services, including roads, structures, sidewalks, streetlights, traffic signals and services related thereto;
- (b) Other Services Related to a Highway, including facilities, vehicles and equipment;
- (c) Protection Services, including facilities, vehicles, equipment, and services related thereto;
- (d) Parks and Recreation Services, including parkland development, trail development, facilities, vehicles, equipment, and services related thereto;
- (e) Library Services, including facilities, furnishings, equipment, and services related thereto, including circulating and non-circulating materials generally provided to library users by public libraries;
- (f) A class of service pertaining to Growth-Related Studies, including development-related capital studies and services related thereto;
- (g) Stormwater Management, including storm drainage and management works, equipment and services related thereto.

Schedule "C"
City of Pickering Schedule of Development Charges
Effective January 1, 2018

Service/Class	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per ft ² of Total Floor Area) ²	(per net Ha of Prestige Employment Land in Seaton)
Municipal Wide Services/Classes:						
Other Services Related to a Highway	441	279	197	356	0.15	5,451
Protection Services	896	566	401	724	0.34	11,522
Parks and Recreation Services	6,821	4,309	3,053	5,507	0.53	17,885
Library Services	1,127	712	505	910	0.08	2,693
Growth-Related Studies	299	189	134	242	0.11	3,846
Stormwater Management	288	182	129	233	0.10	3,503
Total Municipal Wide Services/Classes:	9,872	6,237	4,419	7,972	1.31	44,900
Outside of Seaton Lands						
Transportation ¹	9,292	5,870	4,159	7,502	2.61	
Total Services Outside of Seaton Lands	9,292	5,870	4,159	7,502	2.61	
Rest of Pickering	19,164	12,107	8,578	15,474	3.92	

1. Subject to a separate agreement outside of the Development Charges Act concerning the provision of Transportation requirements in addition to other funding contributions
2. Does not apply to prestige employment development in Seaton, as that development is subject to the per net Ha land area charge instead.