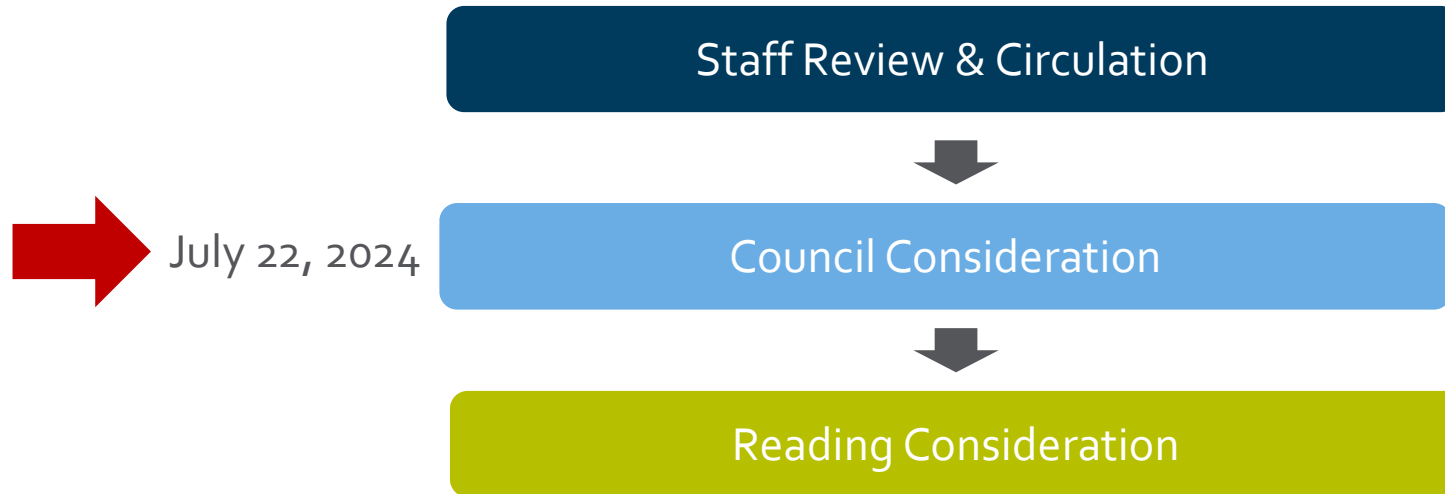


Subdivision, Development and Servicing Bylaw No. 7900 & Development Application Fees Bylaw No. 12552 Amendments

Purpose

- ▶ To provide an alternative infrastructure Works and Services Delivery Model
- ▶ To improve transparency and consistency of offsite works costs for development and accelerate delivery of neighbourhood street urbanization, transit shelters, and fire hydrants.

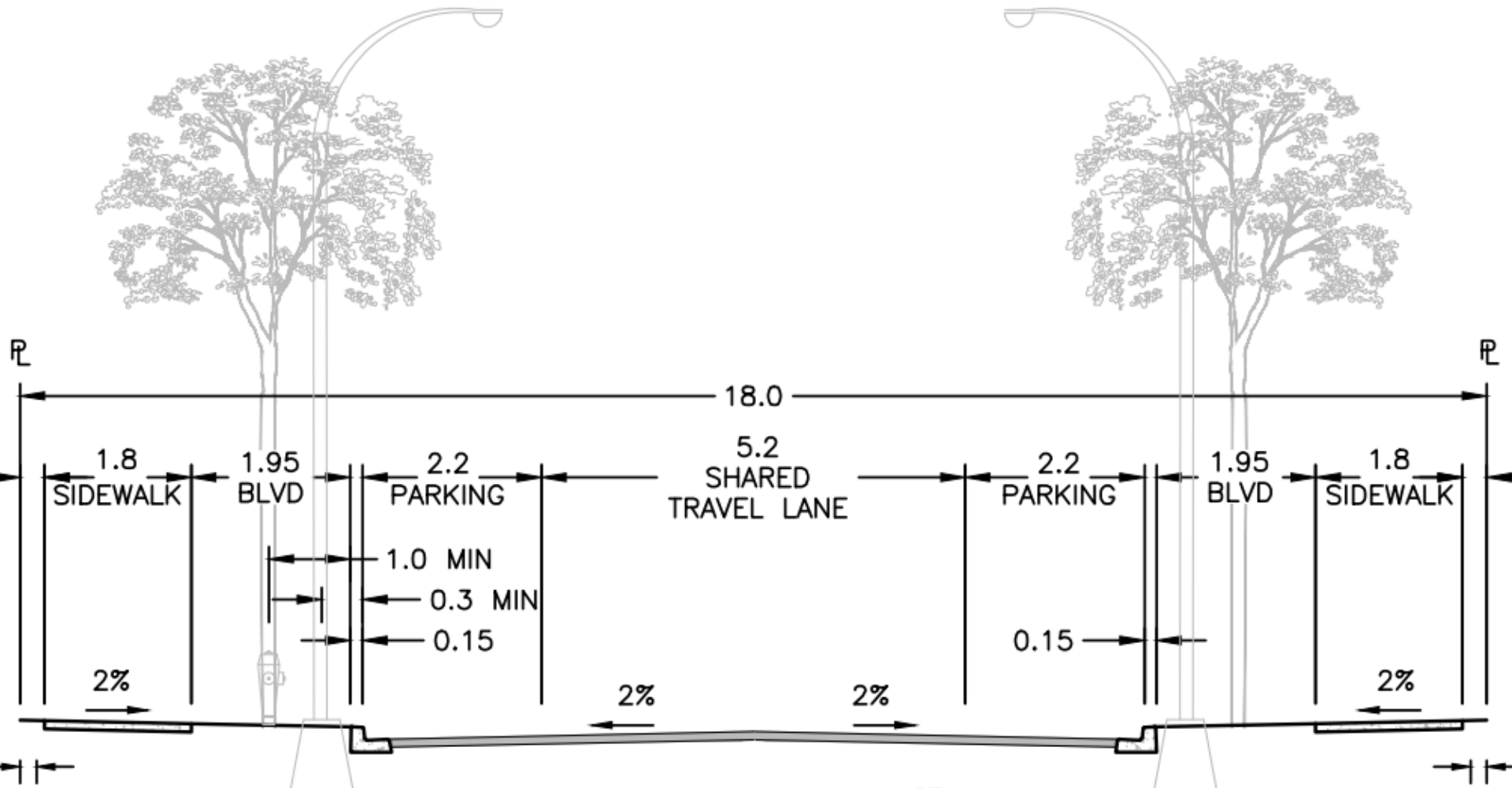
Bylaw Development Process



Background



Background



Background



Background

- ▶ Frontage Improvements & Deferred Revenue
 - ▶ Development required to construct frontage as “directly attributable” to meet level of service standard
 - ▶ Where construction is not compatible with existing conditions, City has taken “cash-in-lieu” of construction
 - ▶ This *Deferred Revenue* is a liability for this City, requiring expenditure for a construction commitment
 - ▶ Purchasing power is eroded over time due to construction cost inflation
 - ▶ Limited ability to complete projects due to numerous independent fund accounts for unrelated projects

Background

- ▶ Infill Development and Street Urbanization
 - ▶ Complete, serviced streets are an incentive for infill development – “turn key”
 - ▶ Costs can vary significantly from development to development, based on existing conditions
 - ▶ i.e., overhead utilities, storm drainage, existing trees
 - ▶ Consistent, transparent, predictable costs are key for an infill development pro forma.
 - ▶ Street Urbanization is currently funded primarily through development
 - ▶ A need to recognize the shared goal and mutual benefit

Proposed Changes

- ▶ SDS Bylaw 7900:
Schedule 7 – Directly Attributable Guidelines
 - ▶ Add a *Works and Services Programs* Section with a predefined Scope and Fees
 - ▶ Not a new Fee – a voluntary alternative to reduce processing times and reduce costs for everyone
 - ▶ Ability to pool resources for accelerated delivery
 - ▶ A “win-win” for constructability and cost consistency

- ▶ Development Application Fees Bylaw 12552
 - ▶ To remove existing Fire Hydrant Levy

Discussion

- ▶ Three Proposed Programs:
 - ▶ Street Frontage Improvements
 - ▶ Fire Hydrants
 - ▶ Transit Shelters
- ▶ Program requires supplementary funding for long-term sustainability
- ▶ Supplement funding from reserves for an estimated two-year period for demonstrating a successful track record and consult on alternative long-term funding options

Discussion

- ▶ Program requires supplementary funding for long-term sustainability
- ▶ Supplement funding from reserves for an estimated two-year period for demonstrating a successful track record and consult on alternative long-term funding options
- ▶ Budget amendments will be brought to Council at a later date

Staff Recommendation

Staff recommend **support** of the amendments to the Subdivision, Development and Servicing Bylaw No. 7900 and Development Application Procedures Bylaw No. 12552 so that they can be forwarded for reading consideration.

- ▶ Improved cost consistency, transparency, and predictability
- ▶ Framework for accelerated delivery of Street Urbanization
- ▶ Supplemental Funding to acknowledge shared benefits and for long-term program sustainability



Conclusion of Staff Remarks