



Halifax Regional Council

October 29, 2013



Development Charges for Transit and Transportation

Development Charge Policy Directives

2006 Infrastructure Charges Study adopted as basis for Policy and Bylaw development

Development Pays its Share of Infrastructure

- Best use of development contributions is a blended program of Region-wide and Area Based DCs
- Different rates for single unit vs. multiple unit dwelling

Assign Charges to all development that will use infrastructure

- Infill on existing lots, development on new lots, residential and commercial
- Collected prior to issuing a building permit

Recommended Five Categories of services to be reviewed for Region Wide DCs ranked from easiest to the most difficult

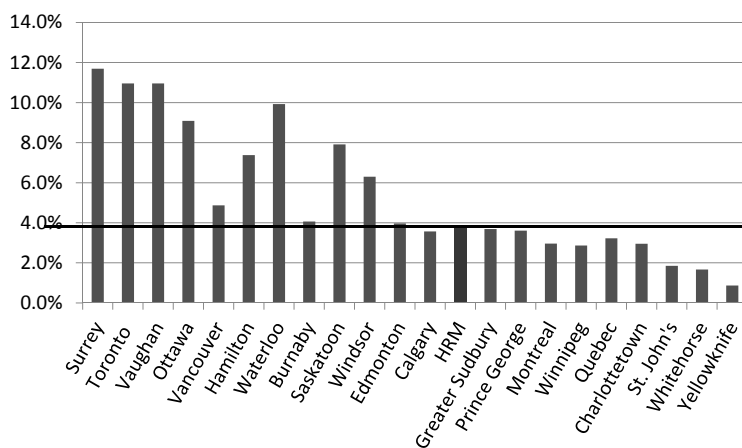
Region wide Development Charges in HRM

Group	Service	Standards Exist	Legislation Exists	Status
1	Wastewater Treatment	Yes	Yes	Adopted
2	Solid Waste	Yes	Yes	
2	Transit and Transportation	Yes	Yes	
3	Police and Fire	Yes	No	No Legislative Authority
4	Recreation, Libraries, Regional Parks	No	No	
5	Admin. Buildings, Convention/Meeting Venues, Tourism/Cultural Facilities	No	No	

Easiest

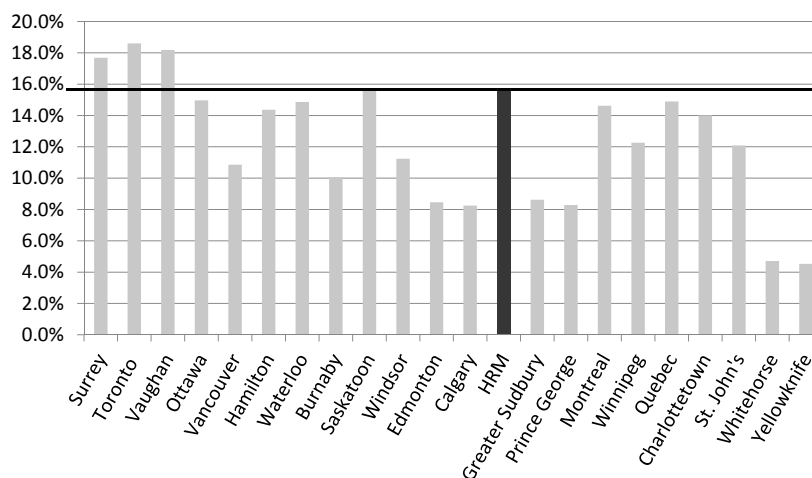
Most Difficult

Municipal Charges as Percentage of Median New House Price



Source: Economic Impacts of Growth Related Infrastructure Costs, Gardner Pinfold, September 2013

Total GICs as Percentage of Median New House Price (Net of PST Rebates)



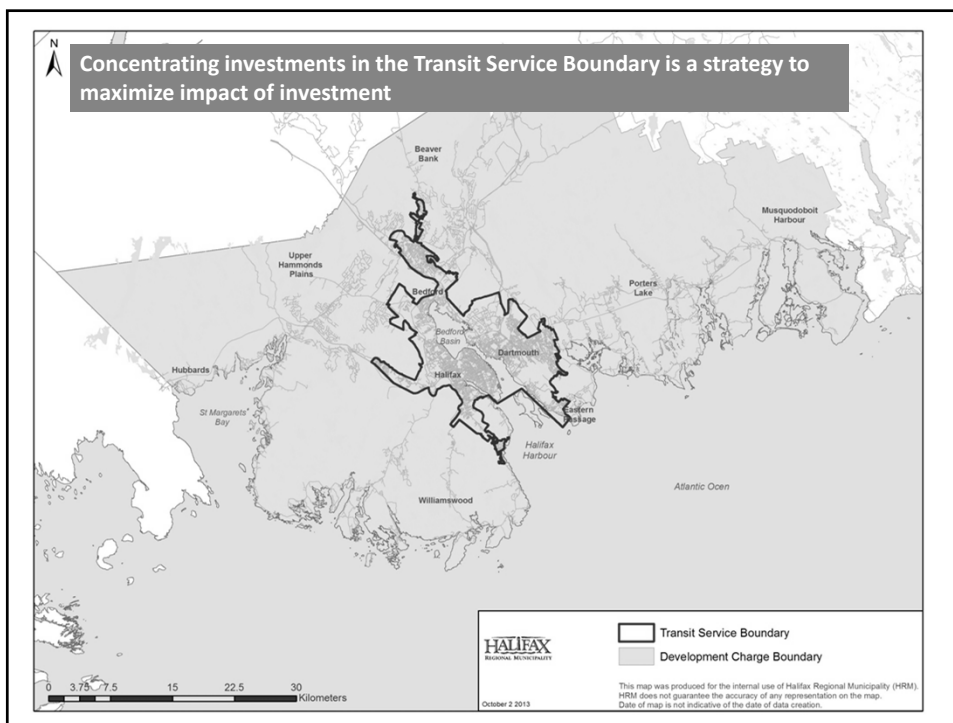
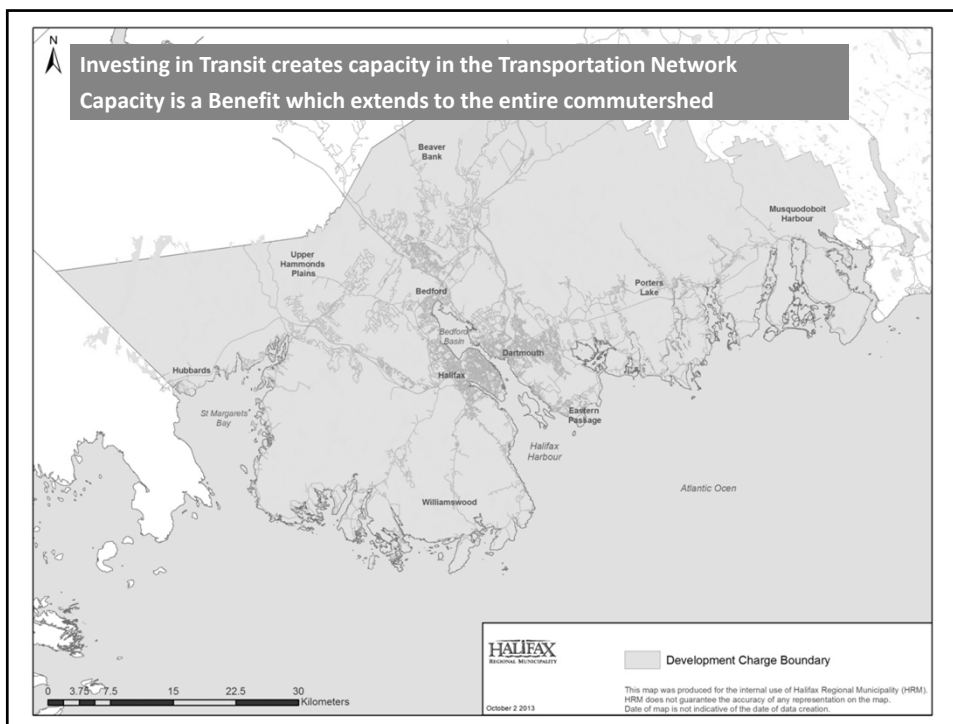
Source: Economic Impacts of Growth Related Infrastructure Costs, Gardner Pinfold, September 2013

Development Charges in HRM

Single detached house in HRM

- 2012 median new home price is \$380,000
- Current D.C.s are \$ 4,157 (1.1% of median new house price)
- Additional Charges of up to \$10,000 adds \$58 to monthly mortgage payment
 - unlikely to affect ability to purchase new home

Source: Economic Impacts of Growth Related Infrastructure Costs, Gardner Pinfold, June 2013



What's Included?

- Region wide DCs fund projects that are a regional priority
- Includes Growth related share of Metro Transit Capital Budget:
 - Bus replacement and expansion –conventional, MetroLink and MetroX
 - Ferries, transit terminals, and transit technology program

What's Included?

- Includes Growth Related share of Regional Transportation Initiatives:
 - Bridge renewal and recapitalization of collector roads
 - Implementation of Active Transportation Plan and TDM
 - Traffic Signal Integration and intersection improvement program
 - Transportation network improvements (eg. - corridor widening projects, new collector roads, North Park Corridor, Cogswell Interchange)
 - Traffic Studies and network modelling

What's NOT Included?

Does NOT include:

- Routine maintenance of any street or traffic signal
- Recapitalization or upgrading of Local Streets
- Sidewalk renewal or installation
- Storm sewer renewal in conjunction with Halifax Water
- LED streetlight conversions, overhead wiring conversions

Administration of Development Charges

- Collected prior to issuing a building permit
- Revenue is placed in a reserve
- Can only be used for eligible projects identified during budget process
- Amount of DC is reviewed at least every three years

Proposed Charges

Single Family Dwelling	\$882 per unit
Multiple Unit	\$588 per unit
Non-residential	\$0.69 per square foot

Next Steps

- Engage Development Community – October - November
- Report back to Regional Council - December
- First Reading of By-law and Set Public Hearing Date