

## **2024 Development Charges By-Law Proposed Policy Changes**

### **Designated Exempt Areas**

Designated exempt areas currently include Downtown Sudbury, Val Caron, Walden, Chelmsford, Garson, Hanmer, Dowling Capreol and Flour Mill. The proposed change will align with SCACIP and include Copper Cliff, Lively, and Kathleen.

### **Reductions in Corridors**

Currently there is a 50% reduction to DC's for multi-unit residential building (with four or more units) when fully located within 100 metres of the common property line between the Corridor and parcel of land on which building is located.

Corridors include part of roads within areas of: Chelmsford (Errington Avenue; Highway 144; MR 15); and Sudbury (LaSalle, Falconbridge, Lloyd/Kingsway, Paris, Lorne, Regent, Long Lake Road, Notre Dame).

The proposed change will include multi-unit development on a parcel of land within 100 metres of a defined corridor, without the requirement of frontage on the corridor restriction or calculation to only the units within the 100m setback.

### **Small Residential**

Small residential single detached and semi-detached dwelling units below 1,000 square feet to be charged at Multiples/Apartment DC Rate instead of Single Dwelling Detached or Semi-Detached DC Rate. The proposed by-law will increase the square footage to 1,200 for this exemption.

### **Affordable Housing**

At present, an exemption is available for Affordable Housing Projects approved through an agreement with the City. Proposed amendments ensure alignment with recent changes to the DC Act including exceptions for Attainable or Affordable Residential Units, Affordable Housing Units mandated through an Inclusionary Zoning By-law, as well as Non-Profit Housing. Further, the proposed by-law would enable exemption for Affordable Housing Projects that are approved through the City's Affordable Housing Community Improvement Plan, or through an agreement with another level of government.

### **Redevelopment of Vacant and Derelict Buildings**

At present, the City provides a Development Charge credit for five (5) years at 100% of the value of credit applied on the day a demolition permit was issued. As per Council Resolution CC2024-61, staff were directed to review the Development Charges By-law to extend the redevelopment period to encourage the demolition of derelict buildings and provide sufficient time to encourage redevelopment. It is proposed that the redevelopment period be extended to ten (10) years, but that the amount of credit reduces on a sliding scale as follows:

- Up to and including 60 months – 100%

- 60 months up to and including 72 months – 75%
- 72 months up to and including 96 months – 80%
- 96 months up to and including 120 months – 25%
- Greater than 120 months - 0%

### **Green Buildings Reductions / Exemptions**

The Green Development DC discount is a reduction to the development charges paid by the owner/developer in order to encourage the development of buildings and structures that incorporate green technologies and achieve a LEED certification. This proposed policy aligns with the City's goal of energy efficiency and reducing greenhouse gas emissions. Proposed reductions or exemptions would be as follows:

- 25% LEED Certified
- 50% LEED Silver
- 75% LEED Gold
- 100% LEED Platinum

### **Brownfield Redevelopment Exemptions**

The Brownfield Redevelopment DC discount is an exemption to encourage the redevelopment of already-used and now vacant commercial and industrial properties, known as brownfield sites. This exemption will apply to projects that qualify under the Brownfield CIP pursuant to council approval, and will support the City's Brownfield Strategy by reducing the cost of eligible brownfield projects.

### **Operational and Interpretation Changes**

Staff are also reviewing a series of minor amendments to assist with interpretation of the by-law and interpretation memos for certain processes to assist both staff and applicants by providing clearly defined steps, for example DC installment eligibility and the process for appeals.

### **Multiple By-Laws**

The City is preparing a single Development Charge by-law with separate rate by-laws for Roads, Water, Wastewater, Leisure, all remaining general services. The purpose of separate by-laws is to allow for amendments to the capital programs to account for changes in master plans, as well as funding of major projects. While there would be multiple by-laws the DC rate would be consolidated into one payment for developers.

### **Sunsetting of Incentives**

The locational based and small residential incentives will sunset after 5 years on June 30, 2029.