



# Town of Aurora

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Public Consultation Meeting – 2022 C.B.C. Strategy

August 17, 2022

# Agenda

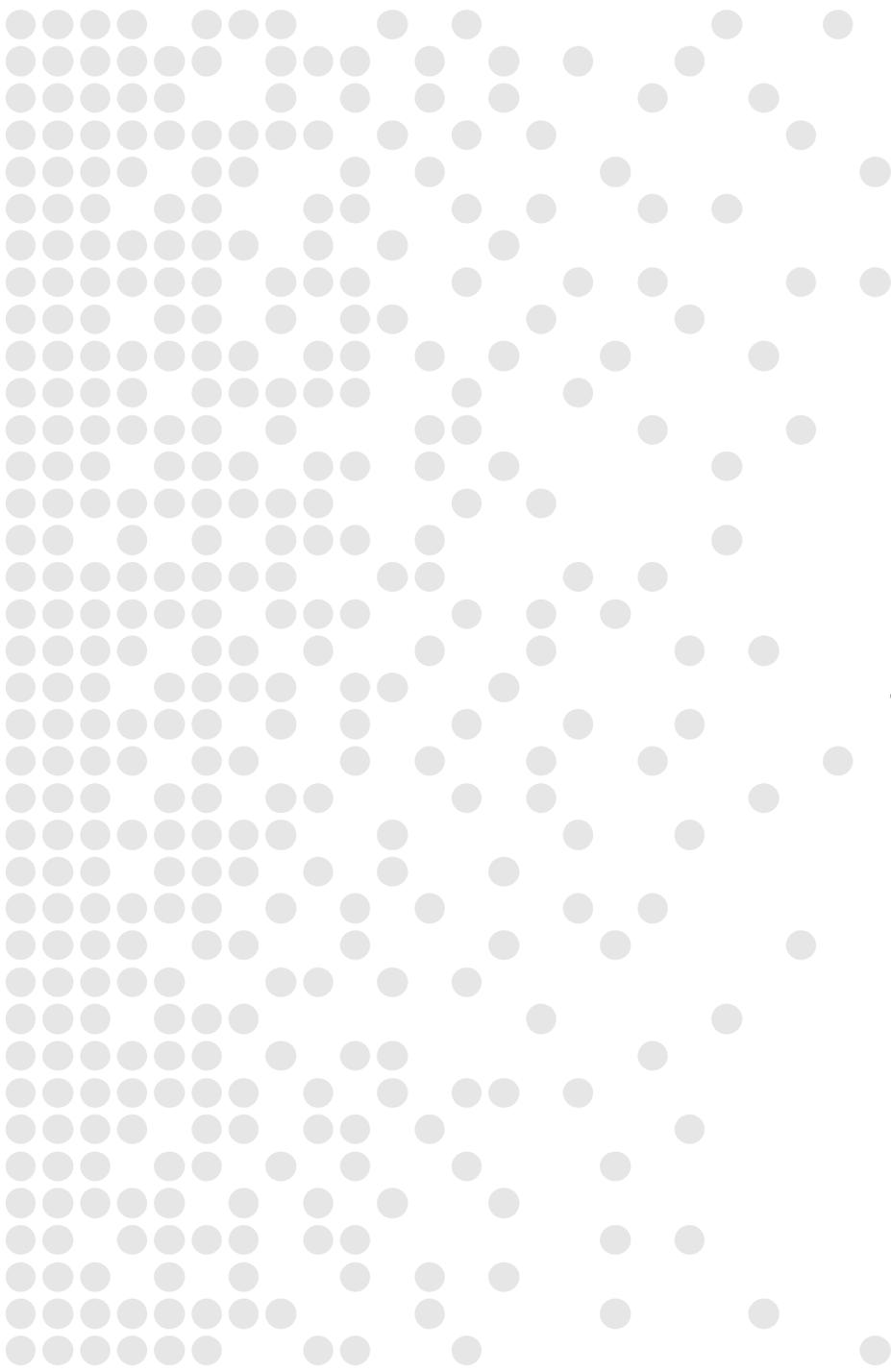


- Study Process and Timelines
- Methodology
- Growth Forecast and Land Valuation
- Capital Costs and Calculated C.B.C. Rate
- Exemptions
- Next Steps

# Study Process & Timelines



- 1** **December 2021 to January 2022**  
C.B.C. Feasibility Assessment.
- 2** **February to July 2022**  
Data collection, land valuation analysis, growth forecast development, capital needs assessment, staff review, C.B.C. calculations and policy work.
- 3** **August 11, 2022**  
Release C.B.C. Strategy and Draft By-law
- 4** **August 17, 2022**  
Public Consultation Meeting with the Development Community and General Public
- 5** **September 13, 2022**  
C.B.C. Strategy Report and Draft By-law to Council
- 6** **September 20, 2022**  
Council Consideration of the By-Law



# Methodology

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Town of Aurora 2022 C.B.C. Strategy



# Methodology of C.B.C. Strategy

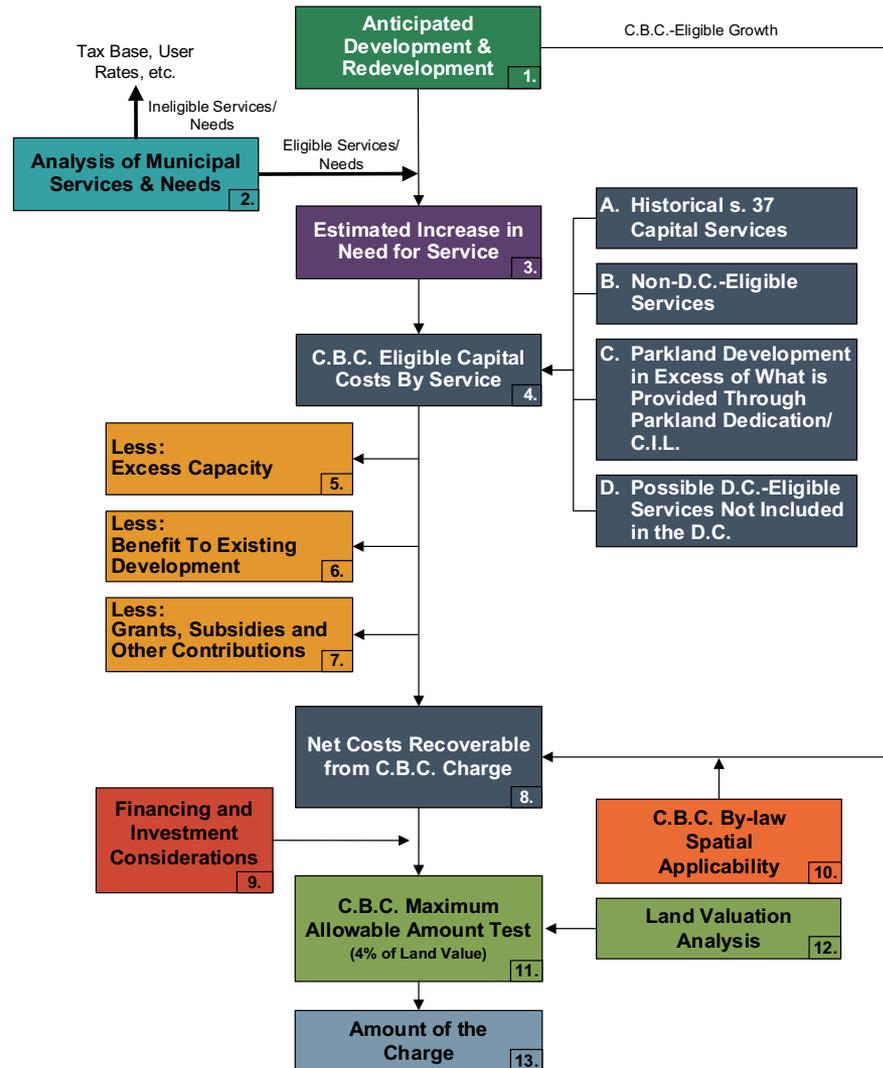
Community Benefits Charges will only apply to developments that are 5 storeys or more and have a minimum 10 residential units. As such the following must be assessed to determine the C.B.C. for the Town:

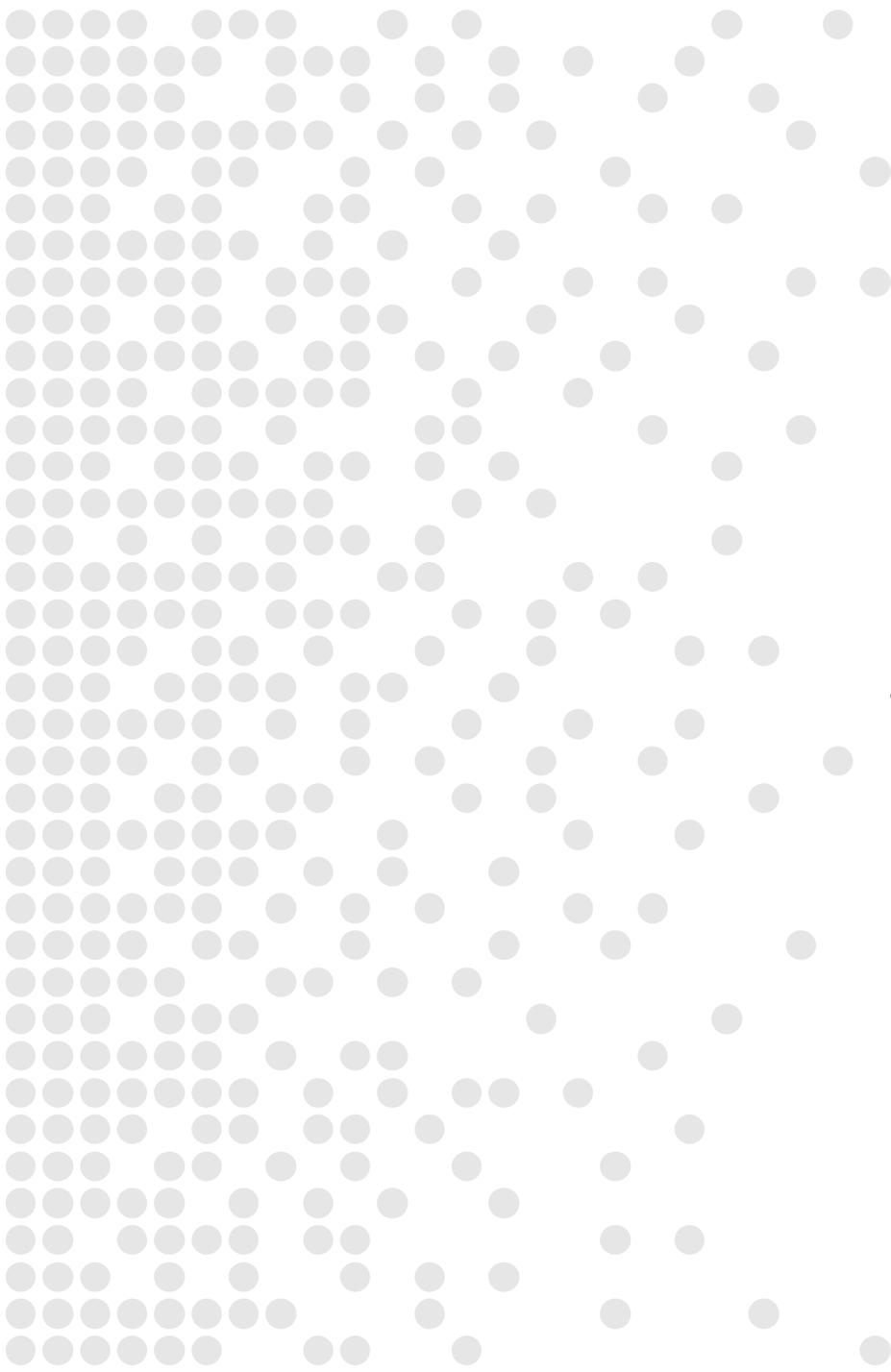
1. Determine the amount of anticipated development and redevelopment that will be eligible to have a C.B.C. imposed on it by reviewing the most recent growth forecast information, applications in the development process, etc.
2. Estimate the land values of the eligible developments/redevelopments in consultation with Town staff based on an appraiser's report contracted for the purposes of the C.B.C. strategy.
3. Determine the estimated funding envelope based on 4% of the land values.
4. Estimate the increase in need for services and the share of the capital costs required because of the development/redevelopment.
5. Determine how much of the capital costs relate to the eligible development & redevelopment and complete the formal calculations to determine the percentage to impose for a C.B.C. (to a maximum of 4%)

# C.B.C. Methodology



The Process of Calculating a Community Benefits Charge under the Act that must be followed





# Growth Forecast and Land Valuation

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Town of Aurora 2022 C.B.C. Strategy

# Growth Forecast



Development Location	Timing	Single & Semi-Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>			Total Residential Units
				Units in C.B.C. Ineligible Buildings	Units in C.B.C. Eligible Buildings	Total Apartment Units	
Town of Aurora	2022 - 2031	1,220	1,174	138	1,020	1,158	4,710
Town of Aurora C.B.C. Eligible Unit Breakdown							
Yonge/Promenade Corridor				769			
Bayview/Leslie Corridor				251			

Source: Watson & Associates Economists Ltd.

<sup>[1]</sup> Includes townhouses and apartments in duplexes.

<sup>[2]</sup> Includes accessory apartments, bachelor, 1-bedroom and 2-bedroom+ apartments.

- The Town's C.B.C. growth forecast for 2022 to 2031 has considered developments at various stages of the planning process anticipated to take place in the 10-year forecast period.
- Based on applications in the planning process, approximately 88% will be C.B.C. eligible.
- Therefore, of the 1,158 apartment units identified for the growth forecast period from 2022-2031, 1,020 units would be eligible for recovery of a C.B.C.



# Appraised Land Values

- KPMG undertook land value estimates based on high-density residential lands throughout the Town.
- The appraisal document identified an average land valuation of \$4,138,000 per acre, which is based on the high-density residential land within heavily travelled arterial corridors.
- This amount has been applied to the high-density growth within the Yonge/Promenade and Bayview/Leslie Corridors presented in the previous slide.

Note: The above values are 2022 averages. For the purposes of the calculations, the appraisals will be based on values at the time of building permit

# Land Values for Growth Forecast



- The eligible high-density growth forecast was aligned with the average land valuations based on applications in the planning process and the anticipated growth over the 10-year period.
- The acres of land by area associated with the C.B.C.-eligible units were estimated based on the average units per acre from current applications in the development process provided by staff.
- The estimated total acres are multiplied by the land values to determine a total land value, estimated at approximately \$50.4 million. This is the denominator in the C.B.C. calculations.

Area	Total C.B.C. Eligible Units	Average Units Per Acre	Estimated Total Acres	Total Land Value
Yonge/Promenade Corridor	769	99	7.8	\$32,143,000
Bayview/Leslie Corridor	251	57	4.4	\$18,222,000
<b>Total</b>	<b>1,020</b>		<b>12.2</b>	<b>\$50,365,000</b>



# Cost Allocations

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Town of Aurora 2022 C.B.C. Strategy

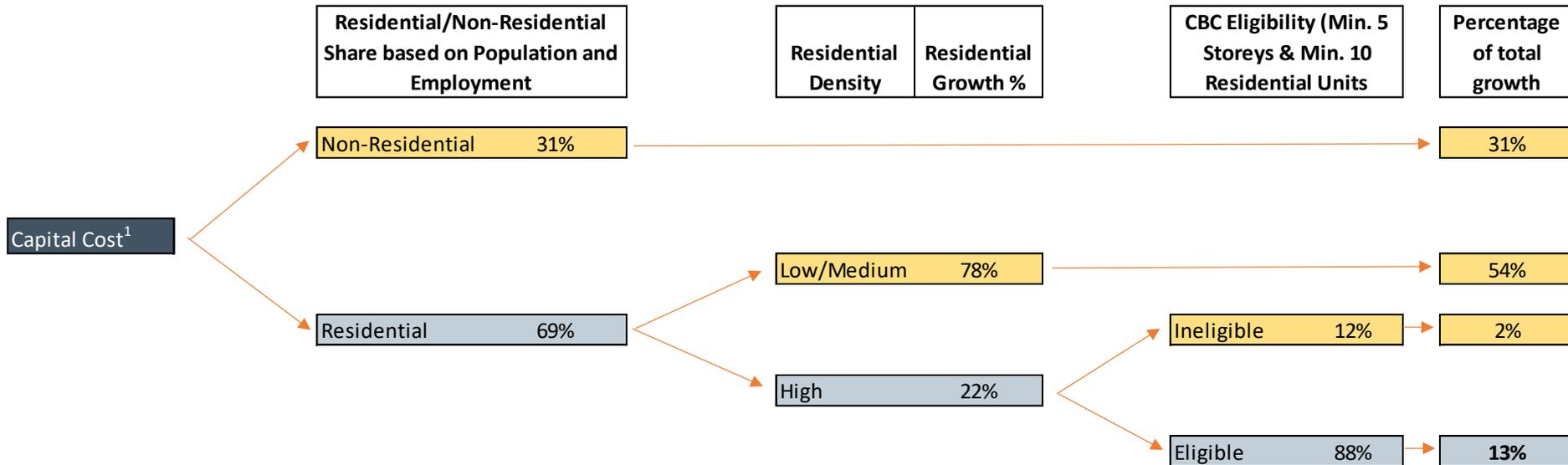
# Potential Services to be Considered



The types of growth-related capital that can be included in a C.B.C. can include:

- Non-D.C. eligible services:
  - Municipal administration building expansions, museums, public art, heritage preservation, landfill, affordable housing, public realm improvements, planning-related studies ineligible under the D.C., etc.;
- Former Services recovered under Section 37 of the Planning Act;
- Parkland Acquisition, except for parkland dedication related; and
- D.C. eligible services (Growth-related capital not included in the D.C.).

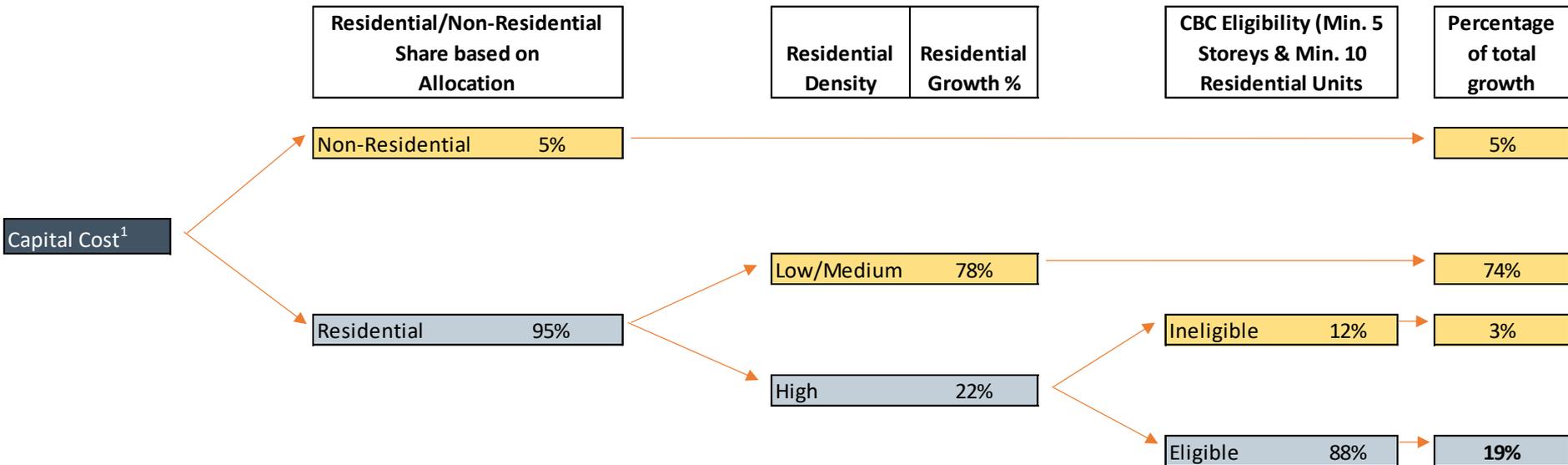
# C.B.C. Recovery for Town-Wide Services



<sup>1</sup> Capital Cost is net of deductions for Benefit to existing, excess capacity, grants, subsidies, and other contributions, etc.

- The allocation between residential and non-residential growth is based on the incremental growth in population and employment over the 10-year forecast period.
- Approximately 13% of Town-wide C.B.C. eligible cost could be recovered (e.g. parking services, general administration, growth studies, etc.)

# C.B.C. Recovery for Parks, Recreation & Cultural Services



<sup>1</sup> Capital Cost is net of deductions for Benefit to existing, excess capacity, grants, subsidies, and other contributions, etc.

- Allocation between residential and non-residential growth is based on the same allocation made for parks and recreation services as provided in the D.C. Study.
- Approximately 19% of parks, recreation, and cultural C.B.C. eligible costs could be recovered (e.g. museum, public art, former services recovered under Section 37 of the Planning Act, etc.)



# Capital Costs & Calculated C.B.C. Rate

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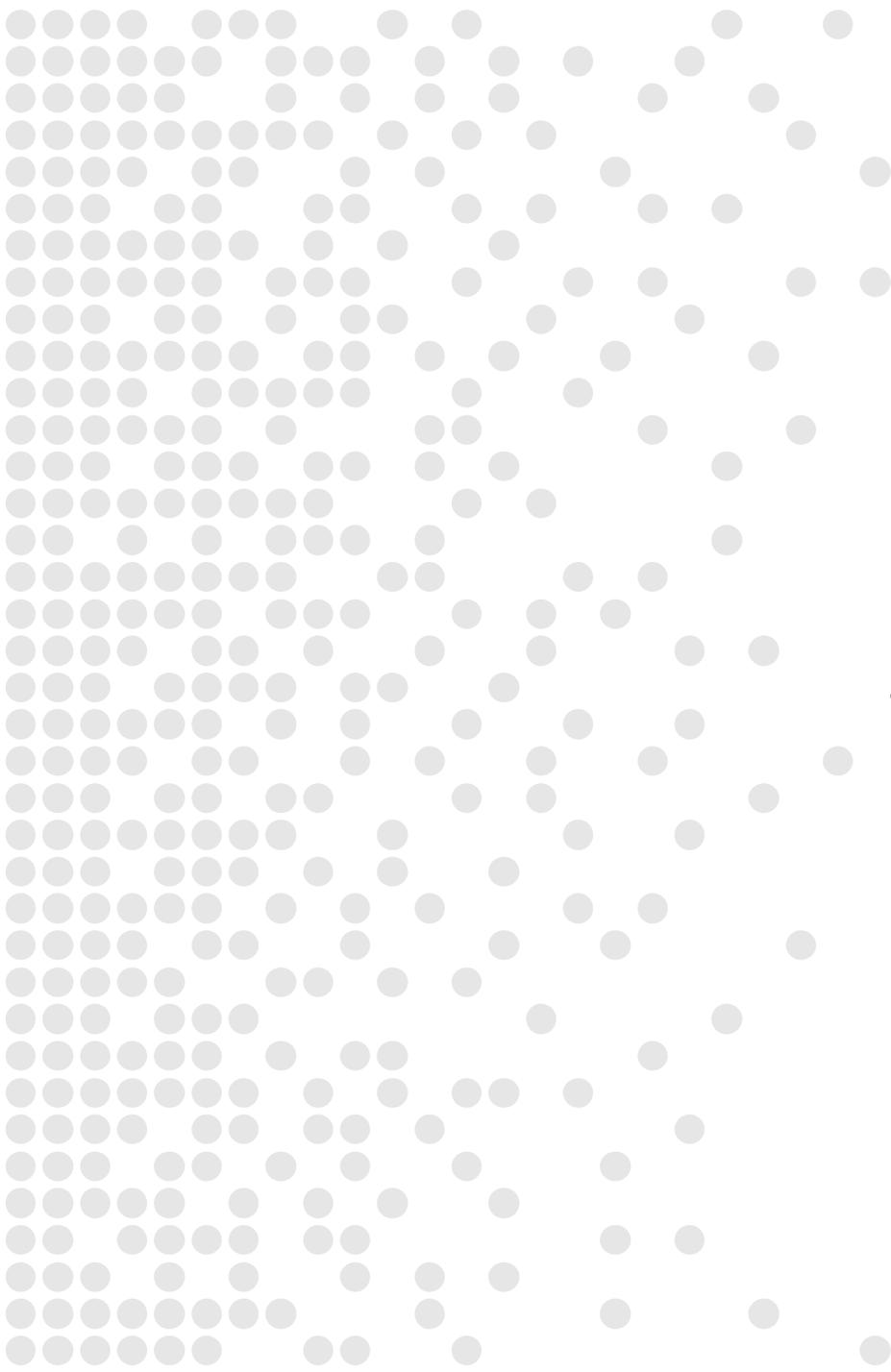
Town of Aurora 2022 C.B.C. Strategy

# Capital Project Summary & C.B.C. Rate



Service	Gross Cost	Deductions		Net Growth-Related Cost	Eligible High Density Residential
		Benefit to Existing Development	Grants, Subsidies and Other Contributions		
C.B.C. Strategies	60,000	-	-	60,000	60,000
Town-Wide Services	2,335,600	1,012,600	-	1,323,000	178,100
Parks, Recreation & Culture	45,006,400	22,481,000	-	22,525,400	4,177,200
<b>Total</b>	<b>47,402,000</b>	<b>23,493,600</b>	<b>-</b>	<b>23,908,400</b>	<b>4,415,300</b>
<b>Total Land Value</b>					<b>50,365,000</b>
<b>Calculated Percentage to Recover all Costs Identified</b>					<b>8.8%</b>

- Total gross costs: \$47.4 million
- Net growth-related costs: \$23.9 million
- C.B.C. eligible costs: \$4.4 million
- Total land valuation: \$50.4 million
- **C.B.C. rate required to fund C.B.C. eligible costs = 8.8%**
  - *Maximum rate as per the Planning Act = 4%*
- Based on the above, the maximum C.B.C. of 4% may be considered.



# Exemptions

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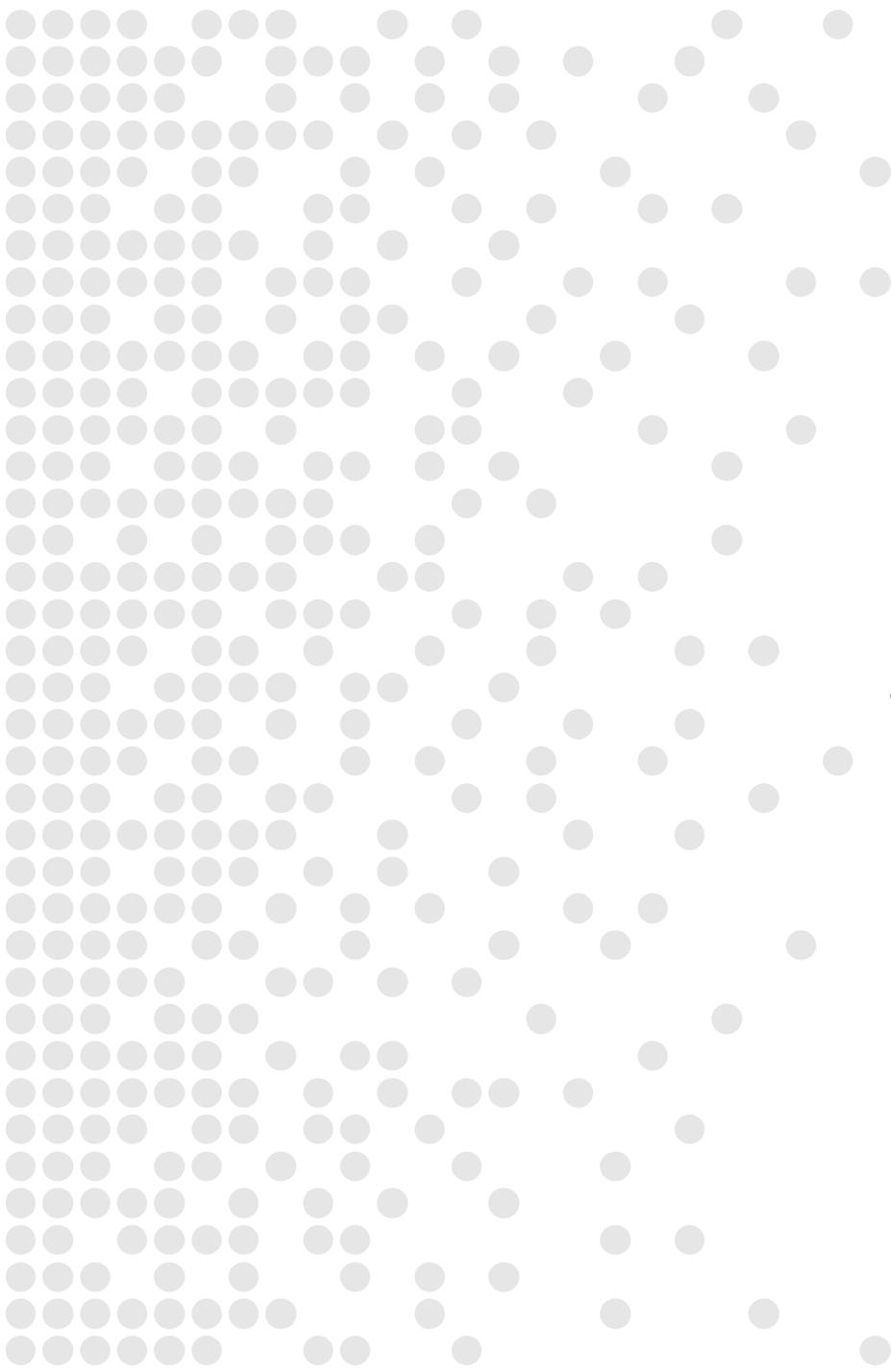
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# Exemptions



## **Mandatory Exemptions:**

- Development of a proposed building or structure with fewer than five storeys, at or above ground, and 10 residential units;
- Redevelopment of an existing building or structure that will have fewer than five storeys, at or above ground after the redevelopment, and 10 residential units;
- Long-term care homes;
- Retirement homes;
- Universities, colleges, and Indigenous Institutes;
- Memorial home, clubhouse or athletic grounds of the Royal Canadian Legion;
- Not-for-profit housing; and
- Hospices.



# Next Steps

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# Questions