

Memorandum

Date: December 8, 2020

To: Members of Council

From: Heather Haire, Treasurer, Finance and Infrastructure Services

Subject: Proposed Area Specific Development Charge By-laws for Simpson Road – from 228 metres South of Parr Boulevard to Mayfield Road

The purpose of this memorandum is to provide an update on the Proposed Area Specific Development Charge By-law for Simpson Road process.

Summary

- Simpson Road is a local service road, meaning that it is the responsibility of landowners to come together and cost share for the land, design, and construction of the road.
- The southern segment of Simpson Road, currently starts at Parr Blvd and terminates approximately 228 metres South of Parr Blvd.
- At the direction of Town of Caledon Council, the Town initiated design in order to connect this segment of road to Mayfield Road.
- In October 2019, Council directed Staff to prepare an Area Specific Development Charge (ASDC) Background Study and By-law to provide a recovery mechanism for all eligible costs related to the construction of this segment of the local service road.
- An ASDC By-law will impose a charge to a defined benefitting area (e.g. the properties that will benefit from the new Simpson Road infrastructure) and the ASDC will be payable, in addition to Town-wide development charges, as landowners of the benefitting properties come forward to develop in the future.
- In accordance with the *Development Charges Act, 1997*, the Town of Caledon has prepared a proposed Development Charge Background Study along with a proposed Area Specific Development Charges by-law for Simpson Road 228m south of Parr Blvd to Mayfield Road.
- The purpose of this memo is to notify the public and Council that the draft Development Charge Background Study and by-law are publicly available on the Town's website as of December 8, 2020. A public information meeting on the ASDC Background study and by-law will be held electronically on January 21, 2021. Once the public meeting has occurred Council can consider approving the ASDC Background Study and passage of ASDC By-law, if appropriate.

Overview

Simpson Road, in Bolton, currently runs from Healey Road to the North and terminates approximately 221 metres North of George Bolton Parkway. Simpson Road then continues on the South side of George Bolton Parkway to approximately 228 metres south of Parr Boulevard. There are two remaining segments to be constructed in order to connect Simpson Road all of the way from Healey, to the North, to Mayfield Road, to the South.

The two remaining segments of Simpson Road, Phase 2 (North of George Bolton Parkway) and Phase 3 (North of Mayfield Road), are not included in the Town's municipal-wide Development Charges (D.C.) By-law, as this Minor Collector Road is a local service:

- Minor Collector Roads Internal or External to Development, inclusive of all land and associated infrastructure, if needed to support a specific development or required to link with the area to which the plan relates –direct developer responsibility under s.59 of the *Development Charges Act* (DCA)

Based on Town of Caledon Council's desire to connect Simpson Road (from Healey to Mayfield), staff were directed to complete design for these segments of Simpson Road. Two Area Specific Development Charge (ASDC) Background Studies were initiated in 2019 to investigate the recovery all eligible capital costs of each segment of the Simpson Road infrastructure, including design, studies, permitting, property acquisition, and construction.

The purpose of this memo is to notify the public and Council that the draft Area Specific Development Charge Background Study and by-law for Simpson Road (Phase 3) is publicly available on the Town's website as of December 8, 2020. The Phase 3 project is a larger segment of road (compared to the two remaining segments of Simpson Road outstanding), involves 7 benefiting landowners, and garnered more volume of written feedback from the preliminary meeting held with benefitting landowners. As a result, the ASDC Background Study for Phase 2 advanced faster than the ASDC Background Study for Phase 3. The draft ASDC Background Study and by-law for Simpson Road Phase 2 is already complete and was approved by Council in 2020.

Phase 3- Simpson Road – 228 metres south of Parr Blvd to Mayfield Road

As noted above, the focus of this memo is on the draft ASDC Background Study and by-law for phase 3 of the Simpson Road project (from 228 metres South of Parr Blvd to Mayfield Road).

The Town has completed the design for the road and stormwater related to the Simpson Road Phase 3 project and is currently negotiating with a landowner owner's group in the area to up-front the cost and construct this segment of this local service road and connect Simpson Road to Mayfield Road.

On October 28, 2019, Council directed Staff to prepare an Area Specific Development Charge (ASDC) Background Study and By-law to provide a recovery mechanism for costs related to the construction of this segment of road.

The DCA requires that a development charge background study be completed prior to implementing a development charge by-law. Under the Act, this process must be undertaken at least every five years. In accordance with the DCA, the Town started the ASDC background study process in fall 2019. Benefitting landowners of Simpson Road were invited to attend a meeting with Town Staff and Watson & Associates on March 9, 2020 to discuss the proposed ASDC By-laws. Feedback was also requested in writing in advance of preparing the proposed ASDC Background studies. The feedback, where appropriate, was consolidated into the proposed ASDC background Study for 228m south of Parr Blvd

to Mayfield Road that is posted on the Town's website as of December 8, 2020 and can be found at caledon.ca/dc

The ASDC Background Study for Simpson Road 228 metres South of Parr Blvd to Mayfield Road has been prepared pursuant to Section 10 of the DCA and the proposed by-law must be made available more than 60 days prior to passage. The proposed by-law must also be made available more than two weeks prior to a public meeting schedule to be held January 21, 2021.

The statutory public meeting will provide the public an opportunity to learn about and provide further feedback on the ASDC Background Study and proposed by-law. Council will consider the adoption of the ASDC Background Studies including any necessary addenda and passage of the DC by-law at a future Council meeting once a public meeting is held.

The ASDC Background Study provides full details and supporting materials for the draft 2020 ASDC by-law's including:

- The requirements under the *Development Charges Act, 1997*
- Anticipated development in the Simpson Road secondary plan area
- Development Charge calculations
- Proposed ASDC charge for each benefitting landowner
- Proposed development charge rates by type of development (e.g. residential and non-residential) and;
- Costs eligible for recovery from ASDC. Per the DCA only services provided by the Town can be recovered by a Town ASDC charge which excludes Water and Sewer costs.

Highlights from the Draft ASDC Background Study for Simpson Road (Phase 3) Simpson Road – 228m south of Parr Blvd to Mayfield Road

The estimated capital costs are \$24,517,319 for Phase 3 of Simpson Road. This excludes watermain and sanitary sewer costs (Regional infrastructure and cannot be recovered by the Town's ASDC By-law). In addition, there are storm water management pond costs of \$6,390,419. The total area-specific D.C. recoverable costs total \$30,907,738 for both the road and storm water pond. Diagram One and Table Two below outline the proposed ASDC charge per benefitting property along with a map of the area of Phase 3 of Simpson Road.

Diagram One – Benefitting Properties of Phase 3 of Simpson Road



Table One: Developable Land Area

Map Ref	Municipal Address	Developable Land Area (ha.)
S-3	12155 COLERAINE DR	4.16
S-8	8576 MAYFIELD RD	2.33
S-2	0 COLERAINE DR	3.84
S-4a	8664 MAYFIELD RD	11.74
S-4b	0 MAYFIELD RD	
S-4c	8746 MAYFIELD RD	
S-5	0 COLERAINE DR	3.97
S-6	0 COLERAINE DR	3.82
S-7	8602 MAYFIELD RD	1.91
TOTAL SIMPSON RD. PHASE 3 LANDS		31.78

Table Two: Proposed ASDC's for Simpson Road – 228m south of Parr Blvd to Mayfield Road

Map Ref	Municipal Address	Developable Land Area (ha.)	D.C. Payable		
			Simpson Rd. Phase 3	Stormwater Management Pond	Total D.C. per Property
S-3	12155 COLERAINE DR	4.16	3,212,374	533,843	3,746,218
S-8	8576 MAYFIELD RD	2.33	1,797,947		1,797,947
S-2	0 COLERAINE DR	3.84	2,960,653	900,206	3,860,860
S-4a	8664 MAYFIELD RD	11.74	9,058,287	4,956,369	14,014,656
S-4b	0 MAYFIELD RD				
S-4c	8746 MAYFIELD RD				
S-5	0 COLERAINE DR	3.97	3,063,424		3,063,424
S-6	0 COLERAINE DR	3.82	2,948,718		2,948,718
S-7	8602 MAYFIELD RD	1.91	1,475,914		1,475,914
TOTAL SIMPSON RD. PHASE 3 LANDS		31.78	24,517,319	6,390,419	30,907,738

The Simpson Road ASDC By-law will impose the proposed above charges to the benefitting areas outlined above (e.g. the properties that will benefit from the new Simpson Road infrastructure) and the ASDC will be payable, in addition to Town-wide development charges, as the benefitting properties come forward to develop in the future.

Next Steps:

The next steps are:

- A Public Meeting for ASDC Background Study and By-law will be held January 21, 2021.
- Council consideration of the ASDC Background Study and passage, if appropriate, of the ASDC By-law scheduled for February 16, 2021.