



Partnership
FOR Prosperity

Strategic Growth Negotiations

June 1, 2015



City's Proposal - 2015

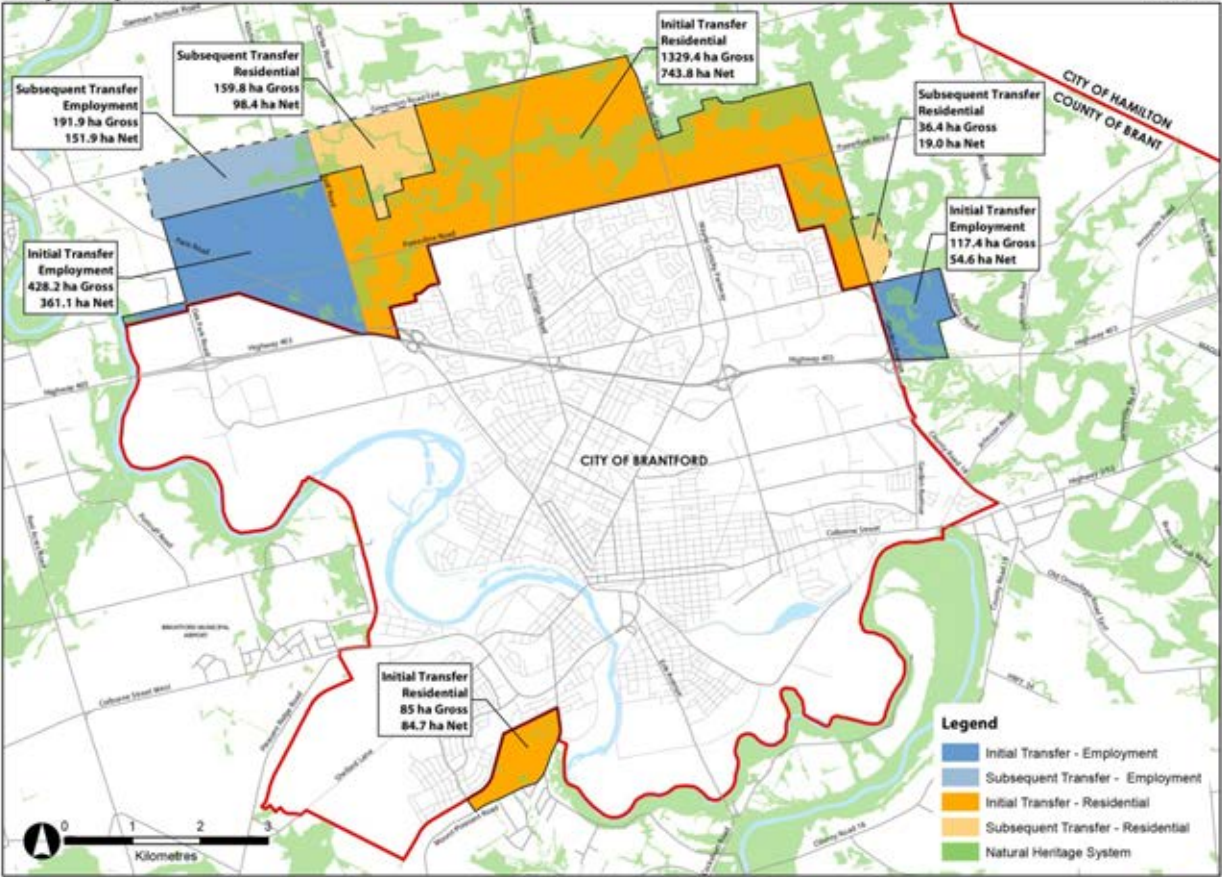
- The City can achieve the same number of dwelling units on a different configuration of land (less gross area) to achieve our Provincial Growth Targets
- Achieved this by removing large parcels producing low yields because of physical constraints
- Make better use of smaller, less constrained lands producing higher yields



City's Proposal - 2015

County of Brant and City of Brantford Boundary Discussion
City Proposal

June 1, 2015

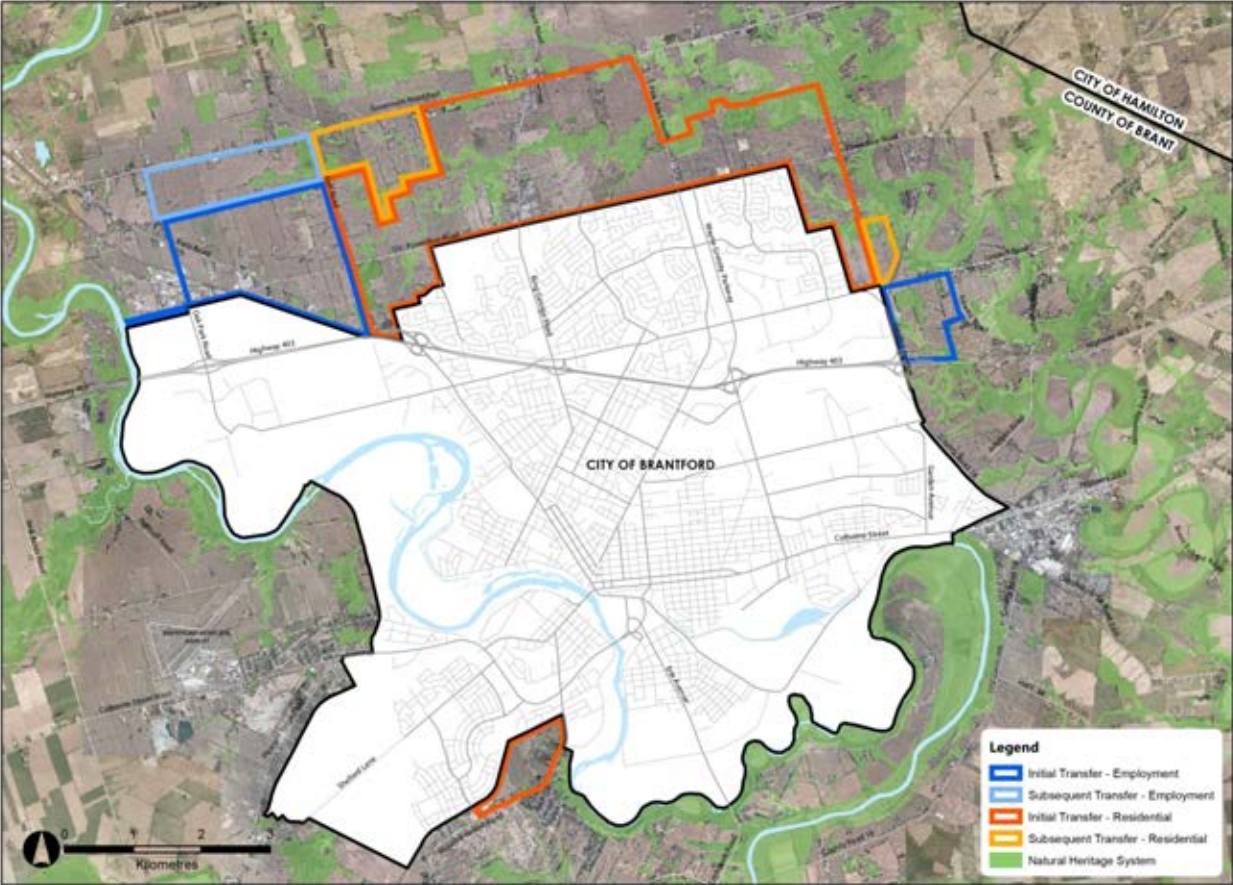




City's Proposal –Air Photo

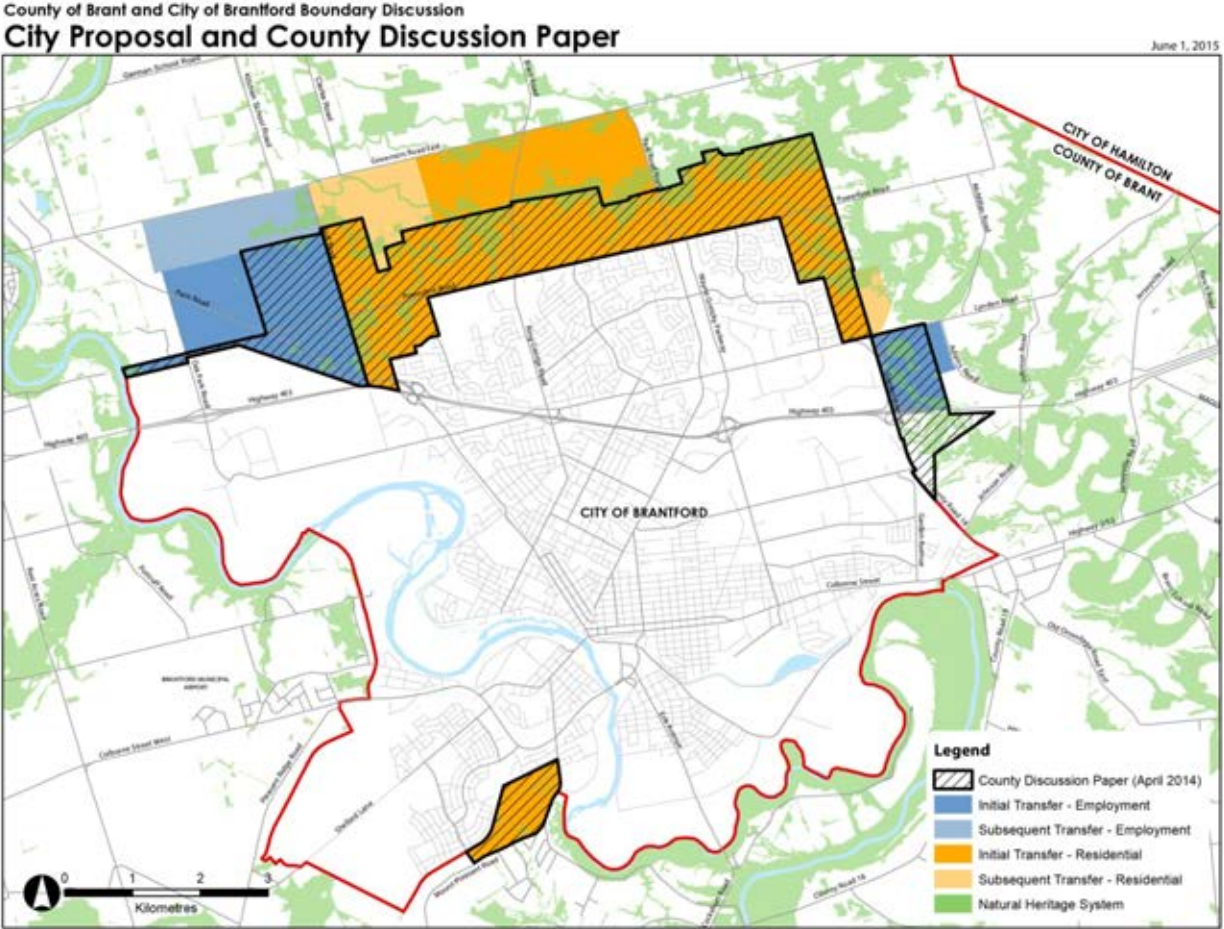
County of Brant and City of Brantford Boundary Discussion
City Proposal

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City Proposal and County Discussion Paper



County Council – April 10, 2015

County Council Resolution states:

“And that the Council of the County of Brant confirm its willingness to consider an additional transfer of lands into the City of Brantford's jurisdiction beyond the current horizon of the Growth Plan for the Greater Golden Horseshoe based on a demonstrated need.”

Note: underlining added for emphasis

Demonstrating the Need for a Subsequent Transfer of Lands – Trigger Mechanism

The Trigger to release the subsequent transfer of lands needs to be based upon a demonstrated need. That need is expressed through the Provincial Policy Statement (2014) as follows:

Policy 1.4.1

- a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years; and,
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide a 3 year supply of residential units

Subsequent Transfer of Lands – Trigger Mechanism

Residential Lands

- 3 year supply = 1,617 units
- Initial transfer lands = 8,850 units
- To maintain a 3 year supply (PPS) in initial transfer area; 6,980 units would have to be built & occupied (81% of 8,850 units)
- The trigger to bring subsequent lands on stream is when 81% of the units are built and occupied within the initial transfer. Development continues to be built & occupied while the subsequent lands are readied for development and the minimum 10 year supply continues to be maintained.
- This approach is consistent with the PPS (2014)



Subsequent Transfer of Lands – Trigger Mechanism

Employment Lands

- 15 year average annual absorption rate = 21 ha/year
- 416 net employment lands in the initial transfer
- 3 year supply = 63 hectares
- To maintain a 3 year supply in the initial land transfer; 63 ha of the 416 ha must be available (i.e. 85% of 416 ha is occupied)
- The trigger to bring subsequent employment lands on stream is when 85% of the initial lands are built and occupied. Development continues to be built and occupied while the subsequent lands are readied for development.
- This methodology is the same as that used for the residential lands. In both cases, the Trigger is not established by a year/timeframe, rather it is set by build out/occupancy of the initial lands.



Subsequent Transfer of Lands – Trigger Mechanism

- The Trigger mechanism is based upon performance related to need rather than based upon time (year)
- The form of development/density will factor into the performance of the initial transfer area
- The City needs to comprehensively plan all the lands and would seek County approval for this during a Secondary Planning exercise. This can form part of the overall agreement
- A Minister's Zoning Order will also be required to maintain current land uses

Subsequent Transfer of Lands – Trigger Mechanism

- The “Trigger” initiates the next transfer process of land
- The discussion on the release of subsequent lands should occur well in advance of the 3 years supply being reached
- The release of subsequent Residential and Employment lands are not connected to each other and require separate discussions
- In the event of an impasse in the discussions on the release of subsequent lands, the City or County may invoke the dispute resolution mechanism in the Boundary Adjustment Agreement
- Having an agreement about a subsequent transfer of lands provides the development community & investors with certainty and confidence

Compensation Details

Property Tax Fairness

(Taxation on properties moving from the County to the City)

Letter of Intent:
(Oct 2013) Property taxes are phased-in from the County tax rates to City tax rates over a 7 year period.

Discussion Paper:
(Apr 2014) Property taxes remain at the County tax rate until the ownership of the property changes or when a plan of subdivision is registered.

City Proposal:
(June 2015) Property taxes are phased-in from the County tax rates to City tax rates over a 7 year period.

Compensation Details

Shared Financial Prosperity – Employment Lands
(Paris Settlement Area South – Employment Lands)

Letter of Intent: \$320,000 phased out over a period of 10 years
(Oct 2013) = \$1,760,000

Discussion Paper: 15% of tax revenues on developed Commercial
(Apr 2014) or Industrial lands for 25 years.
 = \$49,500,000

City Proposal: \$320,000 phased out over a period of 10 years
(June 2015) = \$1,760,000



Compensation Details

Shared Financial Prosperity – Employment Lands
(Paris Settlement Area North – Sharpe Road)

Letter of Intent: \$400,000 one time payment.
(Oct 2013)

Discussion Paper: Not applicable.
(Apr 2014)

City Proposal: \$400,000 one time payment.
(June 2015)

Compensation Details

Shared Financial Prosperity – Residential Lands
(Unit Compensation – payable on issuance of building permit)

Letter of Intent: \$600 per unit x 11,123 units
(Oct 2013) = \$6,673,800

Discussion Paper: \$1,000 per unit x 7,222 units
(Apr 2014) = \$7,222,000

City Proposal: \$750 per unit x 11,123 units.
(June 2015) = \$8,342,250

Compensation Details

Land Compensation Phase-Out (Current County Revenues)

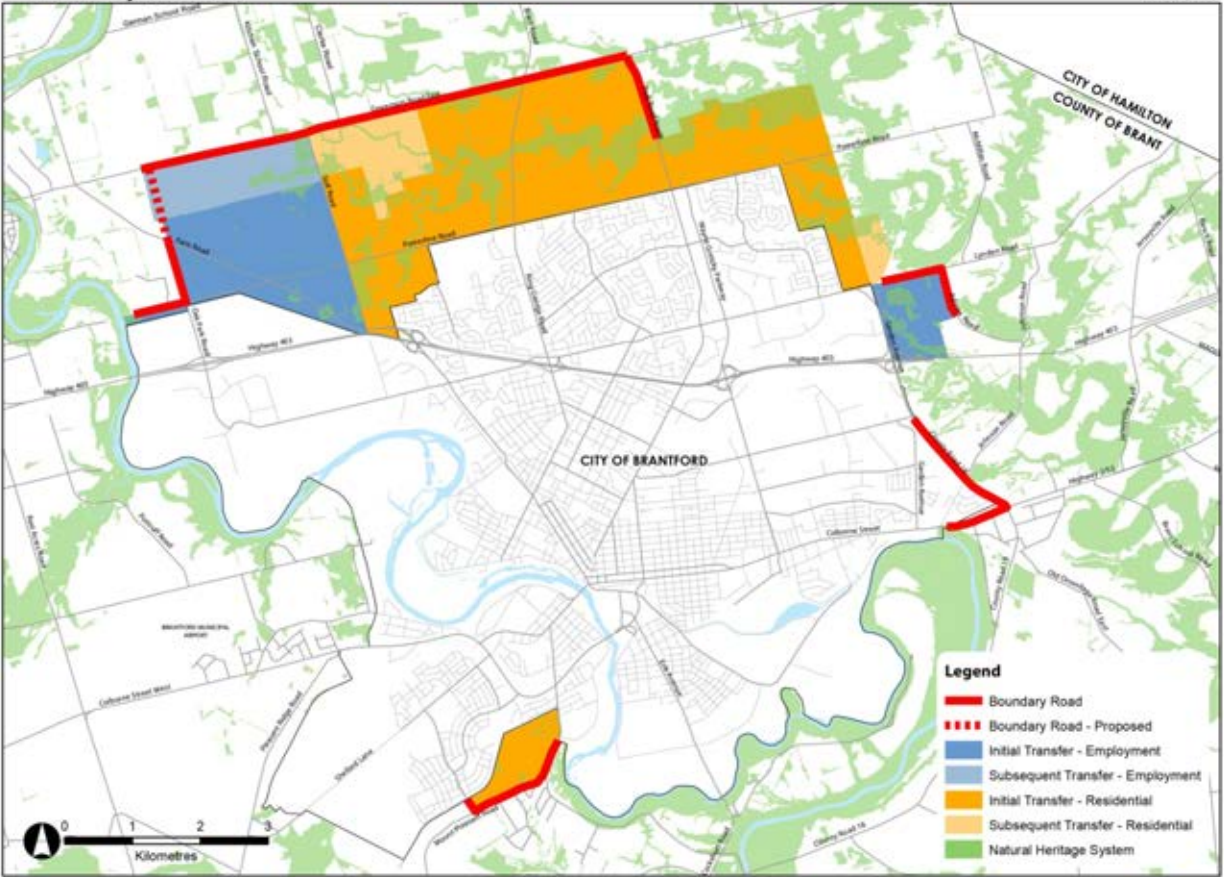
Letter of Intent: (Oct 2013)	County tax revenues at time of transfer phased out over 11 years. \$837,044 over 11 years. = \$5,022,264
Discussion Paper: (Apr 2014)	Net tax revenues lost following transfer of lands paid for 20 years. \$420,000 x 20 years = \$8,400,000
City Proposal: (June 2015)	County tax revenues at time of transfer phased out over 11 years. \$947,047 over 11 years. = \$5,694,276



Boundary Roads

County of Brant and City of Brantford Boundary Discussion
Boundary Roads

June 1, 2015



Boundary Roads

	32 lane km		
	6250 sq. m		
	MPMP City of Brantford - based on typical urban cross section		MPMP County of Brant - based on typical rural cross section
	Estimated Cost		Estimated Cost
1.0 Road Maintenance and Operation			
Operating Cost for paved roads per lane km	\$ 7,938.34		\$ 2,489.94 per lane km
Current Operating	\$ 254,026.88		\$ 79,678.08
2.0 Winter Control			
Operating Cost for winter control maintenance of roadways, excluding sidewalks per lane km	\$ 1,370.58		\$ 1,104.52 per lane km
Current Operating	\$ 43,858.56		\$ 35,344.64
3.0 Stormwater Management			
Operating Costs for urban drainage per km of drainage system (assume 1/3 serviced similar to urban)	\$ 2,396.66		\$ 1,437.36 per lane km
Current Operating	\$ 25,308.73		\$ 15,178.52
4.0 Bridges and Culverts			
Operating costs for bridges and culverts per square metre of surface area.	\$ 2.88		\$ 9.69 per sq m
Current Operating	\$ 18,020.00		\$ 54,351.92
Total Annual Operating Costs (1.0 + 2.0 + 3.0 + 4.0)	\$ 341,214.17		\$ 184,553.17
	City (urban)		County (rural)
Assumptions = PSAB amortization calculations used, lane km based on current boundary roads (Governors, Brant County Road, Mount Pleasant, Oak Park, Adams, Lynden), boundary roads 2 lanes, no sidewalks per typical rural cross section), estimate 5 bridges of area (350 sq. m), and 20 culverts of area (90 sq. m), does not include the construction of WGSC and Oak Park Extension	\$ 341,214.17		



Compensation Summary

Compensation Summary

Comparison of Letter of Intent vs Discussion Paper vs City's Proposal (Updated June 2015)

	<u>Letter of Intent</u>	<u>Discussion Paper</u>	<u>City Proposal</u>
Tax Fairness:			
Taxation for New Properties	Phased in to City rate over 7 years	Remain at County Rate Until ownership change	Phased in to City rate over 7 years
Shared Financial Prosperity:			
Employment Lands			
Paris Settlement Area/South	\$ 1,760,000	\$ 49,500,000	\$ 1,760,000
Paris Settlement Area/North	\$ 400,000	\$ -	\$ 400,000
Residential Unit Compensation	\$ 6,673,800	\$ 7,222,000	\$ 8,342,250
Current County Revenues:			
Land Compensation Phase-out	\$ 5,022,264	\$ 8,400,000	\$ 5,694,276
Total Compensation	\$ 13,856,064	\$ 65,122,000	\$ 16,196,526
Operation & Maintenance of Existing Boundary Roads	\$250,000/yr x 5 yrs	\$250,000/yr x 5 yrs	\$341,000/yr x 5 yrs

Summary

The City's Proposal:

- Accommodates the City's projected growth on less gross area (same net area) by making better use of smaller, less constrained lands producing higher yields
- The trigger for subsequent lands is based on demonstrated need (PPS), and is consistent with County resolution April 2015
- Agreement to include Dispute Resolution Mechanism to avoid future protracted negotiations and conflict on the transfer of subsequent lands
- City's proposal is consistent with Provincial policies and the fundamental principles of negotiation adopted in May 2013



Recommendation

THAT staff BE DIRECTED to make the presentation with the City of Brantford's proposal regarding its Strategic Growth available for a formal presentation to County of Brant Council by Paul Moore, Director, Planning and Geoff Rae, Chief Administrative Officer, at their invitation.



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Thank You

