



Pointe
Claire

DUES TO THE ARTM FOR THE REM
May 14, 2018

PLAN

Presentation of the Réseau express métropolitain

Presentation of the ARTM's transportation dues

Scenarios for transportation dues

Public and one-on-one question period

Réseau express métropolitain



Light rail
100% electric and
automated

20 hours/day
7 days/week

26 stations
67 km
(over 80 % on existing
facilities)

CONTEXT

LEGAL FRAMEWORK

Act concerning the
creation of the ARTM
(sanctioned in May 2016)

GOVERNMENT OF QUEBEC

Act respecting the REM
(assented to in September 2017)

Regulation concerning the
transportation dues
(published on April 4, 2018)

**AUTORITÉ RÉGIONALE DE
TRANSPORT MÉTROPOLITAIN**

Application of the regulation and
collection of the dues
(May 1, 2018)

MUNICIPALITIES

CONTEXT

LEGAL FRAMEWORK

Limits provided by law:

- The ARTM identifies zones within its territory that lend themselves to the coordination of urbanization and the public transportation services it finances, even in part, by imposing transportation dues.
- These zones must be located **within a radius not exceeding 1 km** from each REM station.
- Only works valued at over \$756,150 and with a floor area of 186 m² and over (2,002 sq. ft.) are affected.
- **\$600M financing target:** The regulation will no longer apply when this target is reached or after 50 years.

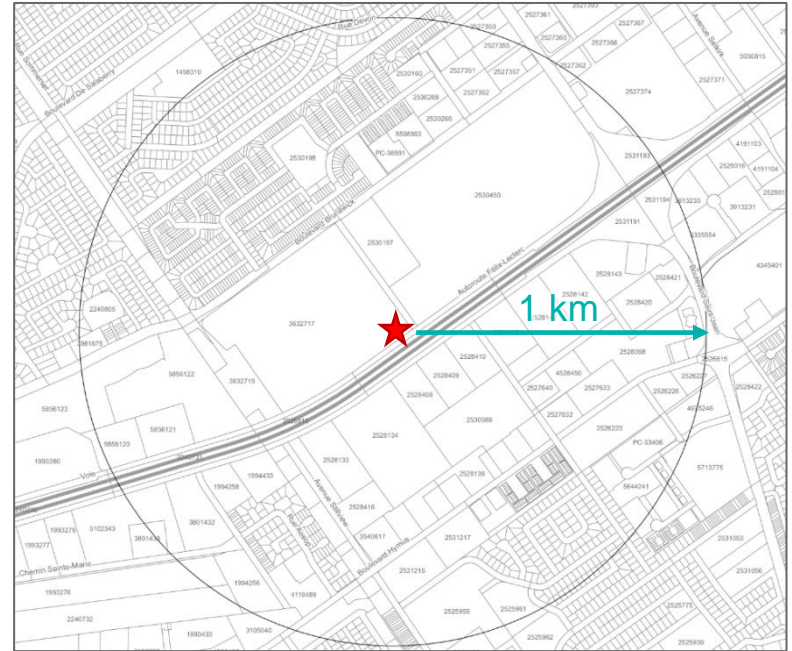
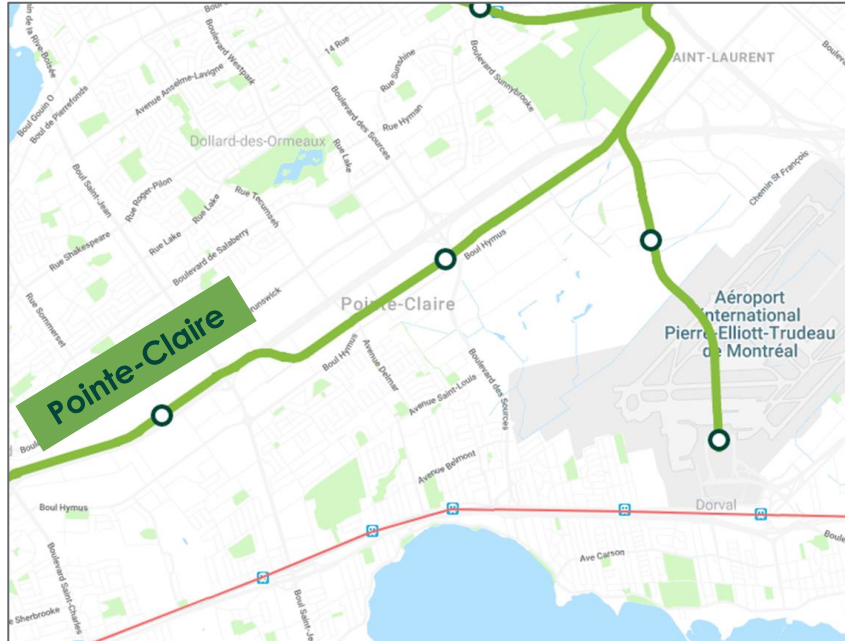
CONTEXT

APPLICATION OF THE REGULATION

- The Regulation came into force on **May 1, 2018**.
- Municipalities are responsible for applying the Regulation on behalf of the ARTM.

WHERE?

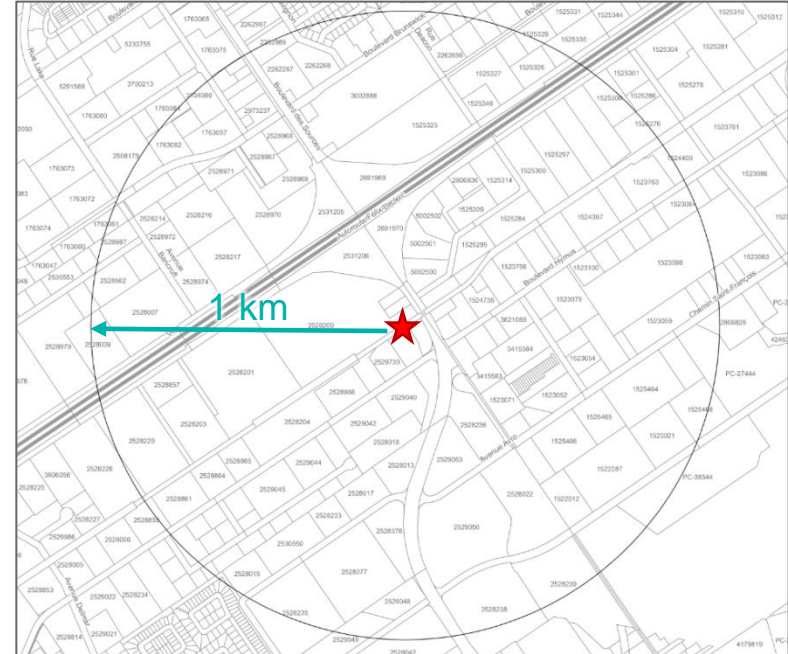
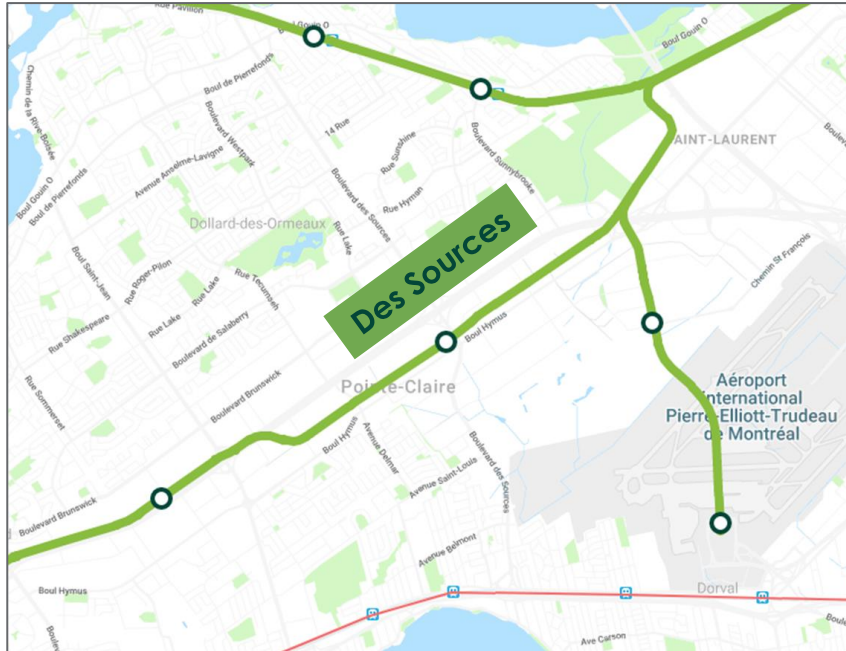
ZONES SUBJECT TO TRANSPORTATION DUES



Pointe-Claire Station (1 km radius)

WHERE?

ZONES SUBJECT TO TRANSPORTATION DUES



Des Sources Station (1 km radius)

WHERE?



THE CONDITIONS?

WORKS SUBJECT TO PAYMENT OF DUES:

1. Those where the value of work exceeds **\$756,150** (amount indexed annually)

AND

2. With a floor area of **186 m² and over** (2,002 sq. ft. and over).

WHAT?

WHAT IS AFFECTED

1. The construction of a building;
2. The reconstruction of a building except for the area resulting from an insurance claim that occurred in the past 24 months;
3. The increase in floor area of a building;
4. The redevelopment of a building including a change of use, even partial, consisting in a change to one of the 8 following categories:
 1. Housing;
 2. Retail, restaurant, or entertainment and personal service businesses;
 3. Business offices and professional services;
 4. Accommodation services and meeting places;
 5. Institutions;
 6. Industries, wholesalers, para-industrial services, and automotive services;
 7. Research and development industries and data centres;
 8. Others.

HOW?

VALUE OF THE WORK

- Verified by the municipality;
- When the permit is issued;
- Includes all of the following costs (excluding taxes):
 1. Excavation and backfilling costs;
 2. Supply and installation of all materials and equipment integrated in the building, particularly including those related to the architecture, structure, mechanics and electricity,
excluding costs for supplying and installing equipment related to the operation of an industrial process or production.

HOW?

DETERMINING THE FLOOR AREA

The floor area affected by work subject to dues is:

- The sum of the area of each floor affected by the work,
- including the area of any mezzanine, basement, interior parking, etc.
- The floor area is measured starting from the outer face of exterior walls.

WHO?

EXEMPTED OWNERS

1. **Public organizations** [RLRQ c. A-2.1 art. 3]
2. **Childcare centres** [RLRQ c. S-4.1.1]
3. **Non-profit organizations or solidarity cooperatives** for buildings part of a program implemented under the Act respecting the Société d'habitation du Québec*
4. **Crown agents**
5. **Community action organizations** funded by the Crown
 1. registered as such on the list of the Ministère de l'Emploi et de la Solidarité sociale;
 2. certified by the Ministère de l'Emploi et de la Solidarité sociale.
6. Any **other person appointed** by the government:
 1. Work completed on **agricultural operation** buildings [RLRQ c. M-14 art. 36.2].
 2. **Aéroports de Montréal** when it completes work related to a control tower, hangar, terminal, or associated buildings **on the site of Montreal-Pierre Elliott Trudeau International Airport** or any other person completing such work on this site. [Décret 382-2018].

WHEN?

Dues are calculated:

- When **issuing the permit**.

Dues must be paid:

- In full **when the permit is issued**;
- By **bank draft**.

HOW MUCH?

$$\text{Dues} = \text{Rate of dues} \times \text{Floor area of the work subject to dues}$$



\$107.64/m² or \$10 ft²



The rate of dues is progressive and indexed on annual basis:

- May 1, 2018 = 50%
- January 1, 2019 = 65%
- January 1, 2020 = 80%
- January 1, 2021 = 100%

OTHER PROVISIONS

OBLIGATIONS OF MUNICIPALITIES ON BEHALF OF ARTM:

- Municipalities **must** ask for the information and supporting documentation required on the form.
- Municipalities **must** collect transportation dues.

SUMMARY

Where?

Is the building in question located completely or partially in a transportation due zone?

Yes

Conditions?

Does the project involve a floor area of 186 m² and + and does it have a value of over \$756,150?

Yes

What?

Does the project involve:

1. The construction of a building;
2. The reconstruction of a building;
3. The increase in floor area of a building;
4. The redevelopment of a building related to a change of use, even partial.

Yes

Who?

Is the applicant excluded from the list of entities exempted from paying dues?

Yes

4 x YES = Transportation dues applicable

SCENARIO 1

Complete renovation of a single-family dwelling (192 m², \$200K).

Where?

Is the building in question located completely or partially in a transportation due zone?

Yes

Conditions?

Does the project involve a floor area of 186 m² and + and does it have a value of over \$756,150?

No

1 x YES = No transportation dues

SCENARIO 2

Demolition and construction of a single-family dwelling (200 m², \$800K).

Where?

Is the building in question located completely or partially in a transportation due zone?

Yes

Conditions?

Does the project involve a floor area of 186 m² and + and does it have a value of over \$756,150?

Yes

What?

Does the project involve:

1. The construction of a building;
2. The reconstruction of a building;
3. The increase in floor area of a building;
4. The redevelopment of a building related to a change of use, even partial.

Yes

Who?

Is the applicant excluded from the list of entities exempted from paying dues?

Yes

4 x YES = Transportation dues applicable

SCENARIO 3

Conversion of two condo units (350 m², \$850K) into a single unit.

Where?

Is the building in question located completely or partially in a transportation due zone?

Yes

Conditions?

Does the project involve a floor area of 186 m² and + and does it have a value of over \$756,150?

Yes

What?

Does the project involve:

1. The construction of a building;
2. The reconstruction of a building;
3. The increase in floor area of a building;
4. The redevelopment of a building related to a change of use, even partial.

No

2 x YES = No transportation dues

SCENARIO 4

Conversion of 3 condos (325 m², \$1.5M) into local businesses (bakery, dry cleaner, convenience store).

Where?

Is the building in question located completely or partially in a transportation due zone?

Yes

Conditions?

Does the project involve a floor area of 186 m² and + and does it have a value of over \$756,150?

Yes

What?

Does the project involve:

1. The construction of a building;
2. The reconstruction of a building;
3. The increase in floor area of a building;
4. The redevelopment of a building related to a change of use, even partial.

Who?

Is the applicant excluded from the list of entities exempted from paying dues?

Yes

Yes

SCENARIO 5

A grocery store changes banners (6,000 m², \$1M).

Where?

Is the building in question located completely or partially in a transportation due zone?

Yes

Conditions?

Does the project involve a floor area of 186 m² and + and does it have a value of over \$756,150?

Yes

What?

Does the project involve:

1. The construction of a building;
2. The reconstruction of a building;
3. The increase in floor area of a building;
4. The redevelopment of a building related to a change of use, even partial.

No

2 x YES = No transportation dues

SCENARIO 6

Construction of a commercial building (225 m², \$10M).

Where?

Is the building in question located completely or partially in a transportation due zone?

Yes

Conditions?

Does the project involve a floor area of 186 m² and + and does it have a value of over \$756,150?

Yes

What?

Does the project involve:

1. The construction of a building;
2. The reconstruction of a building;
3. The increase in floor area of a building;
4. The redevelopment of a building related to a change of use, even partial.

Who?

Is the applicant excluded from the list of entities exempted from paying dues?

Yes

Yes

4 x YES = Transportation dues applicable

SCENARIO 7

Addition of a mezzanine for offices (150 m², \$500K) and a mezzanine for mechanical equipment (125 m², \$300K) in an industrial building.

Where?

Is the building in question located completely or partially in a transportation due zone?

Yes

Conditions?

Does the project involve a floor area of 186 m² and + and does it have a value of over \$756,150?

Yes

What?

Does the project involve:

1. The construction of a building;
2. The reconstruction of a building;
3. The increase in floor area of a building;
4. The redevelopment of a building related to a change of use, even partial.

Who?

Is the applicant excluded from the list of entities exempted from paying dues?

Yes

Yes

