

# 2020 Development Charges Background Study

# Statutory Public Meeting



CITY OF WINDSOR

December 7, 2020



# Today We Will Discuss

- Background and Study Process
- Development Forecast Review
- Overview of Capital Programs
- Calculated Draft Rates
- Policy Directions
- Next Steps

# Background: DCs in Windsor

- DC By-law 60-2015 passed May 4, 2015
  - Amended July 23, 2018 to include area-specific DCs for the Sandwich South lands
- By-law will expire on January 23, 2021
  - 5-year lifespan extended due to Provincial emergency order
- 2020 Background Study initially released March 5, 2020
  - Study was then put on hold due to emergency order
- Nov. 5, 2020 Consolidated Report incorporates recent amendments to the DCA:
  - Removal of 10% statutory discount for “soft” services
  - Elimination of Parking DCs
    - City’s current Parking DC to continue to apply until September 2022, or enactment of a Community Benefits Charge by-law

# Three DC Service Areas

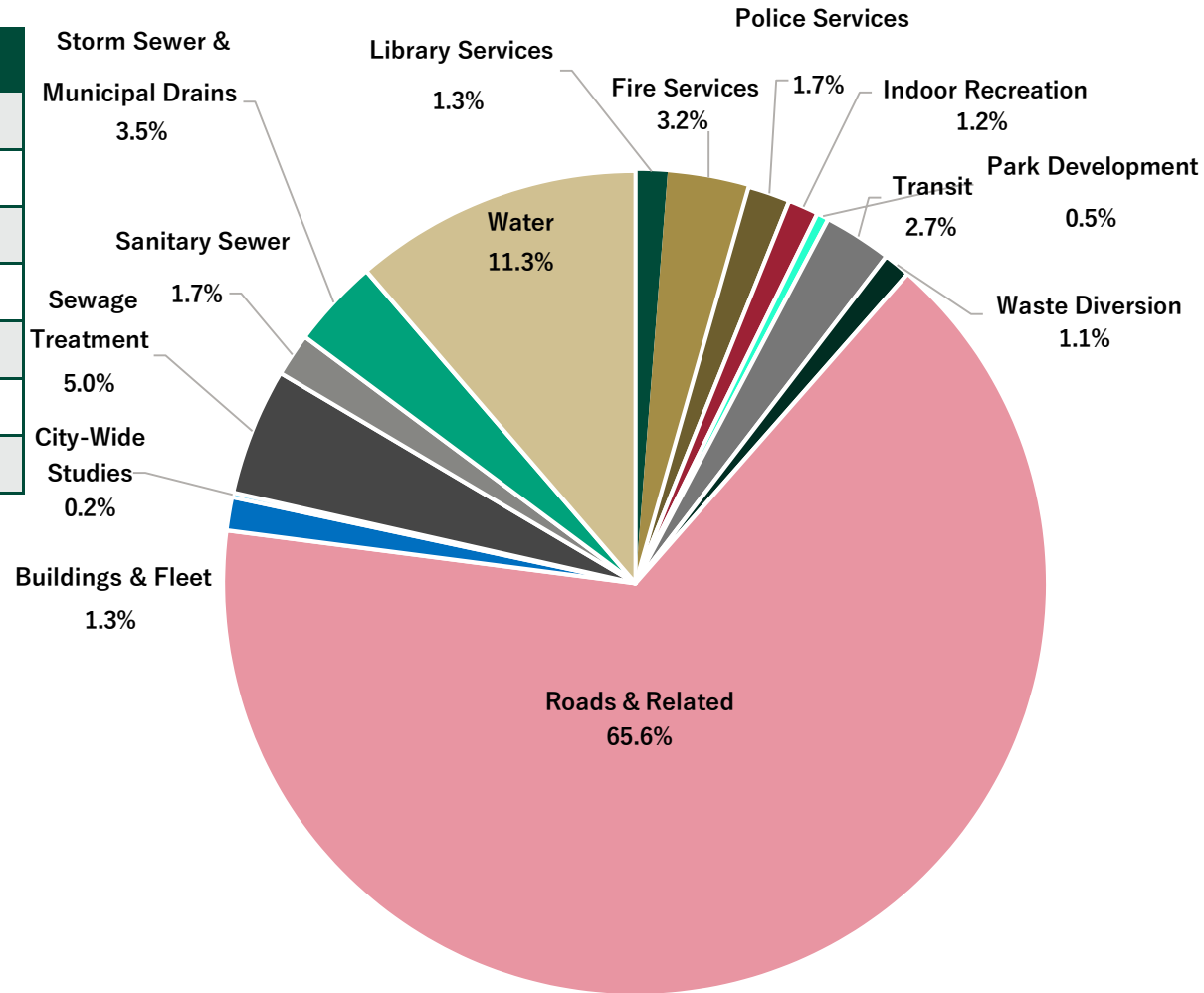
	City-wide	City-wide Excluding Sandwich South	Sandwich South
<b>DC services</b>	<ul style="list-style-type: none"> <li>• Library Board</li> <li>• Fire Services</li> <li>• Police Services</li> <li>• Indoor Recreation</li> <li>• Park Development</li> <li>• Transit</li> <li>• Waste Diversion</li> <li>• Buildings &amp; Fleet</li> <li>• City-wide Studies</li> <li>• Sewage Treatment</li> </ul>	<ul style="list-style-type: none"> <li>• Roads &amp; Related</li> <li>• Sanitary Sewer</li> <li>• Storm Sewer &amp; Municipal Drains</li> <li>• Water</li> </ul>	<ul style="list-style-type: none"> <li>• Roads &amp; Related</li> <li>• Sanitary Sewer</li> <li>• Storm Sewer &amp; Municipal Drains</li> <li>• Water</li> </ul>
<b>Planning horizon</b>	2020-2029	2020-2029	2020-2041
<b>Development Forecast:</b>			
<b>New dwelling units</b>	6,380	4,160	5,000
<b>Pop. in new dwellings</b>	19,400	13,030	14,200
<b>Employment growth</b>	2,710	340	9,470

# Capital Program Summary

Service Grouping	Total Gross Cost (\$000s)	LESS (\$000s)					Total DC Eligible Cost (\$000s)
		Grants & Subsidies	Benefit to Existing	Other Service Area Share	Reserves	DC Post Period	
<b>General Services</b> <i>City-wide, 2020-2029</i>	\$234,470.7	\$71,782.1	\$135,850.5	\$0.0	\$3,787.8	\$10,088.6	\$12,961.8
<b>Sewage Treatment</b> <i>City-wide, 2020-2029</i>	\$379,163.0	\$53,000.0	\$43,790.0	\$0.0	\$3,279.8	\$273,466.6	\$5,626.6
<b>Engineered Services</b> <i>City-wide excl. Sandwich South, 2020-2029</i>	\$1,579,256.6	\$85,569.3	\$569,911.4	\$346,913.8	\$20,263.4	\$462,228.0	\$94,370.6
<b>Engineered Services</b> <i>Sandwich South, 2020-2041</i>	\$818,536.6	\$59,977.4	\$106,091.2	\$62,804.9	\$0.0	\$301,342.8	\$288,320.3

# Calculated City-wide DCs

Charge / Unit*	
Current	Calculated
<u>Single Detached</u>	
\$30,053	\$30,488
<u>Semi, Row, Multiple</u>	
\$21,335	\$17,158
<u>Apartment</u>	
Charge / Sq.M.*	
Current	Calculated
<u>Industrial</u>	
\$0	\$87.09
<u>Non-Industrial</u>	
\$142.62	\$146.68

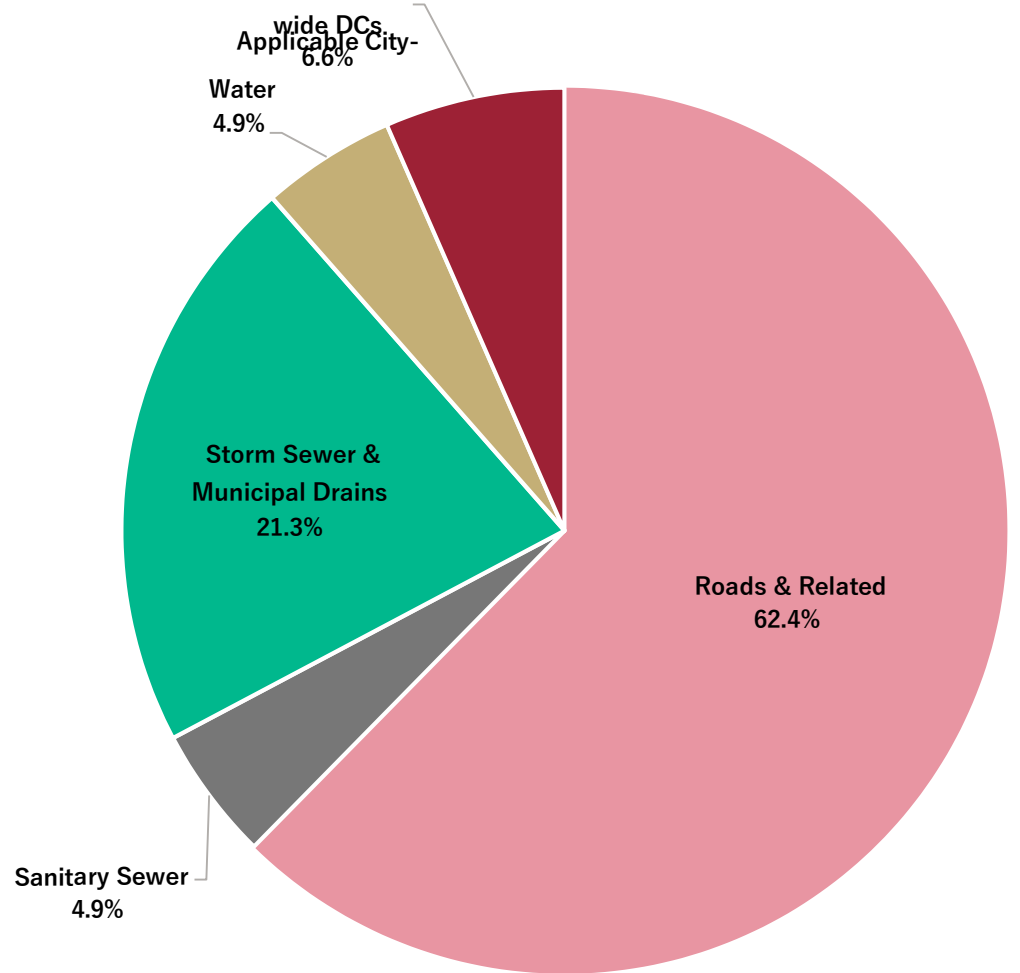


\*Charges include current Parking services DC.

# Calculated Sandwich South DCs

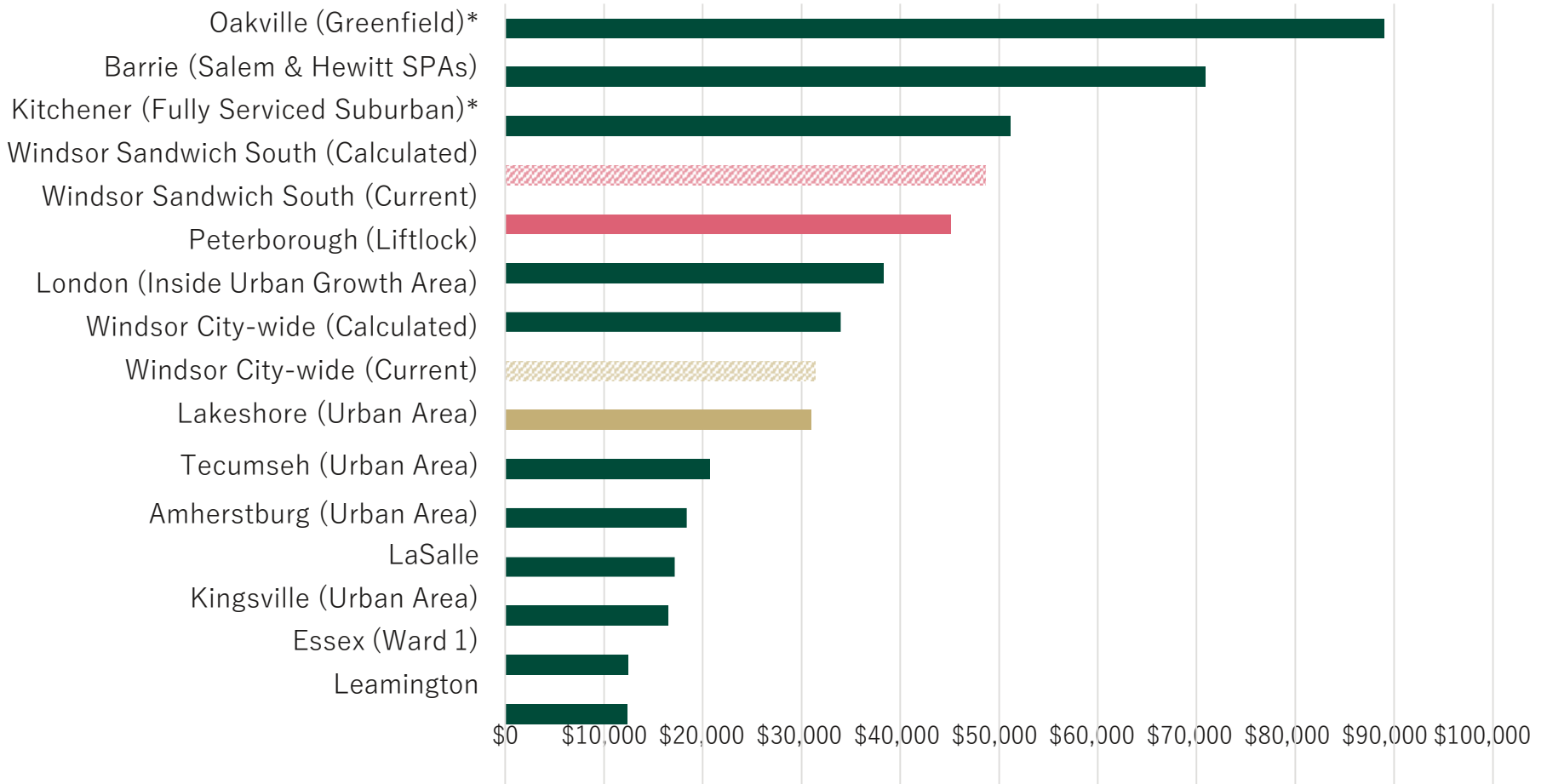
Charge / Unit*	
Current	Calculated
<u>Single Detached</u>	
\$44,196	\$47,735
<u>Semi, Row, Multiple</u>	
\$29,887	\$26,856
<u>Apartment</u>	
\$21,198	\$22,091
Charge / Sq.M.*	
Current	Calculated
<u>Industrial</u>	
\$0	\$131.36
<u>Non-Industrial</u>	
\$173.84	\$212.10

\*Charges include current Parking services DC.



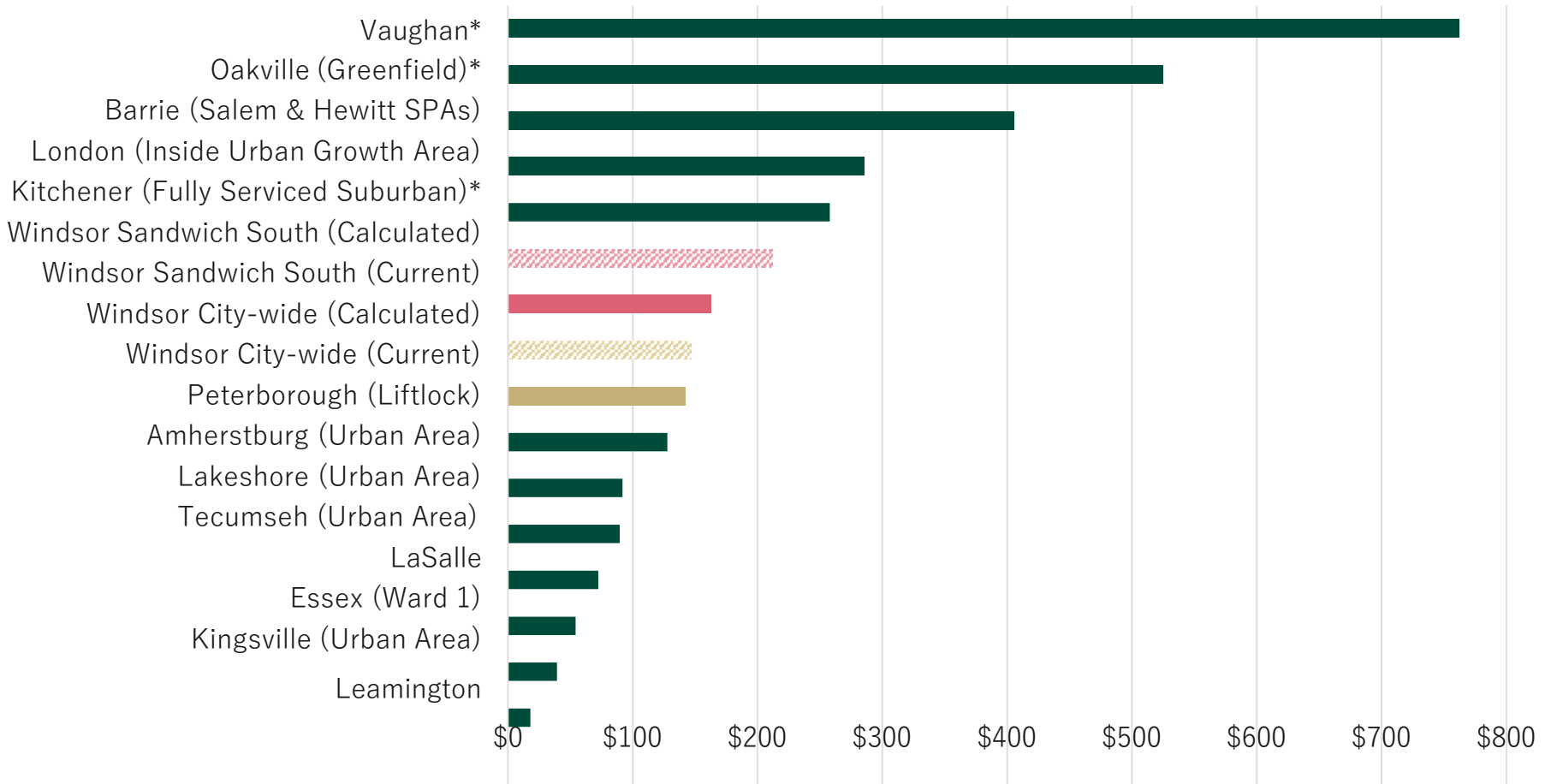
# Residential Rate Comparison

## \$/SDU





# Non-Residential Rate Comparison \$/Sq.M. (Retail)



# Key Policy Directions

1. Maintain area-specific approach to engineered services rates for Sandwich South
2. Annual DC index rate – move from June 1 to Nov. 1
3. Maintain exemptions for industrial development
4. Maintain downtown DC exemption area
5. Incorporate recent legislative changes around timing of DC calculation and payment into DC by-law

# Next Steps

- Respond to any questions or comments from Council and the public
- Proposed DC By-law to be passed January 18, 2020
- Notice of by-law passage (40 days following passage)