

City of Windsor Interim Development Charges Study for the Sandwich South Planning District Task Force Meeting #2



Thursday, May 10th, 2018

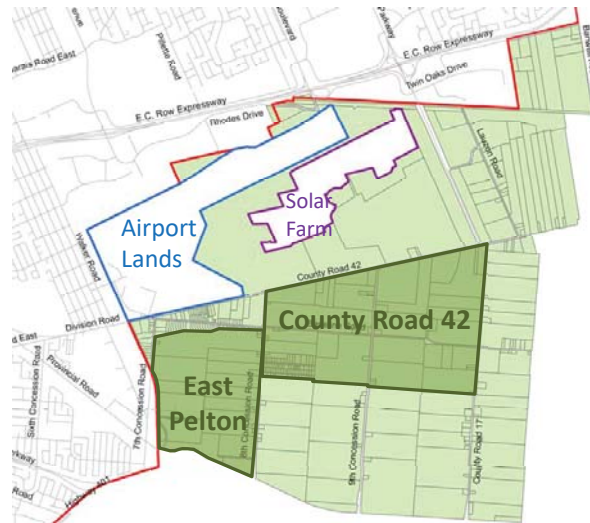


Today We Will Discuss

- Background
- Overview of Approach
- Development Forecast Review
- Overview of Capital Programs
- Calculated Draft Rates
- Comparison with City-Wide Rates
- Policy Recommendations
- Next Steps

Background

- Sandwich South lands were transferred from the Town of Tecumseh in 2003
 - Total of 2,530 ha
 - Includes Windsor International Airport and solar farm lands
- Lands encompass two Secondary Plan areas:
 - East Pelton Secondary Plan (2009)
 - County Road 42 Secondary Plan (2018)

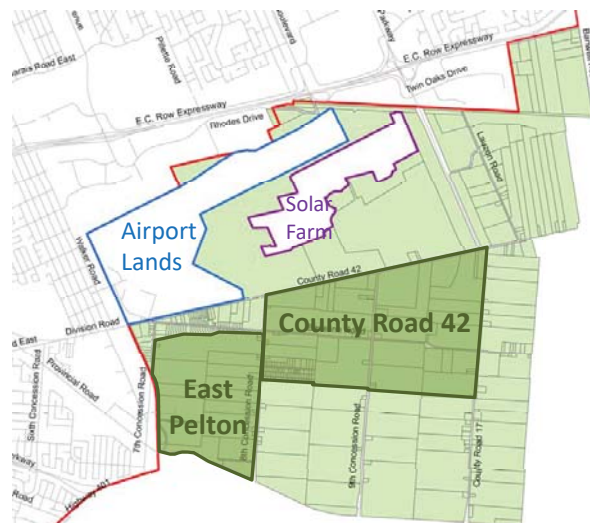


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Background

- Two active planning applications within the Secondary Plan areas:
 - 748 residential units (East Pelton)
 - Windsor Regional Hospital (County Road 42)
- With growing development pressure in the Secondary Plan areas, the City has identified preliminary infrastructure works necessary to allow development to proceed



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Purpose of this Study

- The City passed DC By-law 60-2015 in June 2015
 - Imposes City-wide DCs for General Services and Engineered Services
 - By-law expires on June 1, 2020
- At the time of the 2015 DC Background Study, limited growth was expected in Sandwich South over the near term
- With significant development now imminent, there is a need to fund the necessary infrastructure works
- City is examining an interim area specific DC (ASDC) By-law for the Sandwich South Planning District (SSPD)

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Approach & Methodology

- The interim ASDC rates address the engineering infrastructure of:
 - Roads & Related
 - Sanitary Sewage collection system
 - Storm Sewer & Municipal Drains
 - Water Services distribution system (WUC)
- The existing City-Wide DC rates for the above services would not apply in ASDC area but the following City-Wide DC rates would apply :
 - All General Services
 - Wastewater Treatment
- Anticipate aligning by-laws as part of 2020 update

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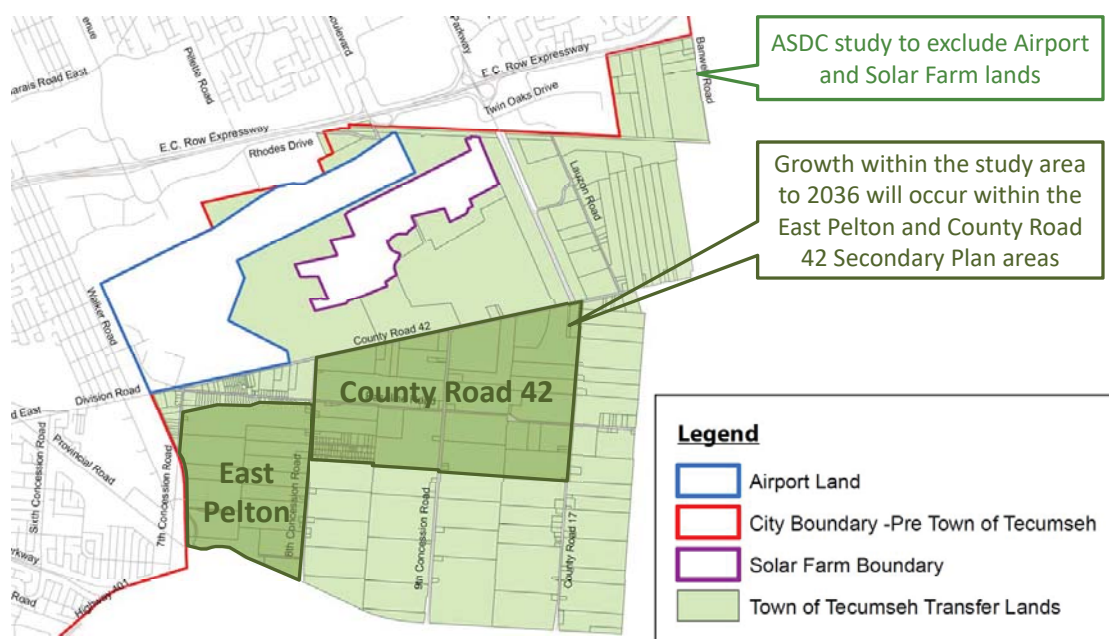
Development Forecast

- Forecast has been refined through discussions with staff
- The Sandwich South ASDC will consider a planning period of 2018-2036
- Types of development
 - Residential: population and dwelling units
 - Non-residential: non-residential floor space and employment

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Development Forecast: ASDC Study Area



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Development Forecast

East Pelton Secondary Plan & County Road 42 Secondary Plan	Growth 2018-2036
Residential	
Total Occupied Units	4,978
<i>Singles</i>	2,340
<i>Semis, Rows, Multiples</i>	1,139
<i>Apartments</i>	1,499
Population in New Units	13,243
Non-Residential	
Employment	10,977
<i>Population-Related</i>	7,507
<i>Employment Land</i>	3,470
Non-Residential Floor Area (sq.m.)	872,493
<i>Population-Related</i>	525,483
<i>Employment Land</i>	347,009

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Capital Programs

- Capital programs have been compiled in consultation with City staff
- Capital Costs have been adjusted as follows:
 - Capital grants, subsidies and other recoveries
 - Benefit to existing shares
 - 2015 City-wide DC shares
 - Post period benefit shares
 - SSPD outside of EP & CR42 (post-2036)

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Roads and Related

Costs in \$000

Total Capital Program	Grants & Other Recoveries	Benefit to Existing	City-wide Shares	Sandwich South DC Share	
				Post-2036	2018-2036
\$550,240	\$0	\$98,293	\$67,145	\$207,376	\$177,427
100%	0%	18%	12%	38%	32%

- Capital program includes:
 - Urbanization of 7th, 8th, & 9th Concession, Baseline Rd., CR17
 - New road construction: Collector roads, Lauzon Parkway, CR42, E-W Arterial
- BTE & City-wide shares consistent with 2015 City-wide study
- Post-Period shares based on land area

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Sanitary Sewers

Costs in \$000

Total Capital Program	Grants & Other Recoveries	Benefit to Existing	City-wide Shares	Sandwich South DC Share	
				Post-2036	2018-2036
\$56,436	\$23,456	\$0	\$3,433	\$17,758	\$11,789
100%	42%	0%	6%	31%	21%

- Capital program includes:
 - CR42, CR17, 9th Concession, & Legacy Park Drive sanitary sewer construction
 - Recoveries for previously completed SSPD sanitary sewers
- Grant amount: ISF grant received for completed SSPD sewers
- BTE & City-wide shares consistent with 2015 City-wide study
- Post-Period shares based on land area

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Storm Sewer & Municipal Drains

Costs in \$000

Total Capital Program	Grants & Other Recoveries	Benefit to Existing	City-wide Shares	Sandwich South DC Share	
				Post-2036	2018-2036
\$211,196	\$34,425	\$711	\$16	\$114,154	\$61,890
100%	16%	0.3%	0.01%	54%	29%

- Capital program includes:
 - Upper Little River SWM Plan & Implementation
 - Little River Drain Improvements
 - Studies
- Grants and recoveries account for Tecumseh share of Upper Little River SWM
- BTE & City-wide shares consistent with 2015 City-wide study
- Post-Period shares based on land area

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Water

Costs in \$000

Total Capital Program	Grants & Other Recoveries	Benefit to Existing	City-wide Shares	Sandwich South DC Share	
				Post-2036	2018-2036
\$32,486	\$0	\$9,220	\$0	\$8,997	\$14,270
100%	0%	28%	0%	28%	44%

- Capital program and all adjustments as per *WUC Water Servicing Plan Update 2018 – Sandwich South Planning District Area Development Charges*
 - Draft report dated April 9, 2018

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Capital Program Summary

Total Capital Program	Grants & Other Recoveries	Benefit to Existing	City-wide Shares	Sandwich South DC Share	
				Post-2036	2018-2036
\$850,358	\$57,881	\$108,223	\$70,595	\$348,284	\$265,375
100%	7%	13%	8%	41%	31%

Amount to be funded through Interim ASDC By-law

Calculation of Rates

Key Steps:

- Allocate costs between residential and non-residential sectors
- Prepare cash flow analysis to reflect project and development timing
- Calculate charges:
 - Residential – per dwelling unit type
 - Non-residential – per square metre of GFA

Calculated Sandwich South ASDC Rates

Service	Charge per Single Detached Unit	Charge per Semi/Row Unit	Charge per Apartment Unit	Charge per sq.m. (sq.ft.) Commercial Development
Roads and Related	\$25,147	\$16,934	\$12,065	\$101.90 (\$9.47)
Sanitary Sewer (Collection)	\$1,865	\$1,256	\$895	\$7.55 (\$0.70)
Storm Sewer & Municipal Drains	\$8,584	\$5,781	\$4,118	\$34.79 (\$3.23)
Water	\$2,052	\$1,382	\$984	\$8.31 (\$0.77)
Total	\$37,648	\$25,353	\$18,062	\$152.55 (\$14.17)

Note: City-wide General Services and Pollution Control charges to continue to apply in addition to these rates.

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City-wide vs. Draft Calculated SSPD Residential DCs \$/SDU

Service	2015 City-wide DC Rate**	Sandwich South ASDC Rate
<i>Total General Services*</i>	\$2,040	\$2,040
Roads and Related	\$13,539	\$25,147
Sanitary Sewer (Collection)	\$1,209	\$1,865
Pollution Control*	\$1,038	\$1,038
Storm Sewer & Municipal Drains	\$7,088	\$8,584
Water	\$1,960	\$2,052
<i>Total Engineered Services</i>	<i>\$24,834</i>	<i>\$38,686</i>
TOTAL CHARGE PER UNIT	\$26,874	\$40,726

*City-wide General Services and Pollution Control charges to continue to apply to Sandwich South development

**City-wide rates as per 2015 DC Background Study. Rates are subject to annual phasing-in and indexing.

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City-wide vs. Draft Calculated SSPD Non-Res. (Non-Industrial) DCs \$/SQ.M

Service	2015 City-wide DC Rate**	Sandwich South ASDC Rate
<i>Total General Services*</i>	\$2.60	\$2.60
Roads and Related	\$64.60	\$101.90
Sanitary Sewer (Collection)	\$5.71	\$7.55
Pollution Control*	\$4.98	\$4.98
Storm Sewer & Municipal Drains	\$33.75	\$34.79
Water	\$9.35	\$8.31
<i>Total Engineered Services</i>	<i>\$118.39</i>	<i>\$157.53</i>
TOTAL CHARGE PER UNIT	\$120.99 <i>(\$11.24 per sq.ft.)</i>	\$160.13 <i>(\$14.88 per sq.ft.)</i>

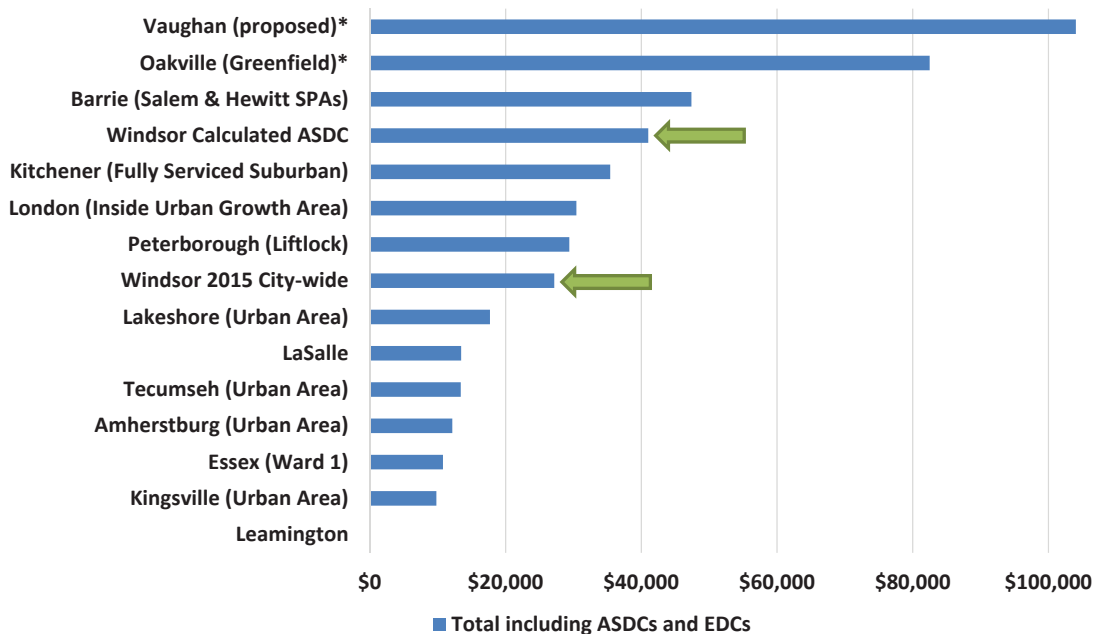
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Residential Rate Comparison \$/Single Detached Unit

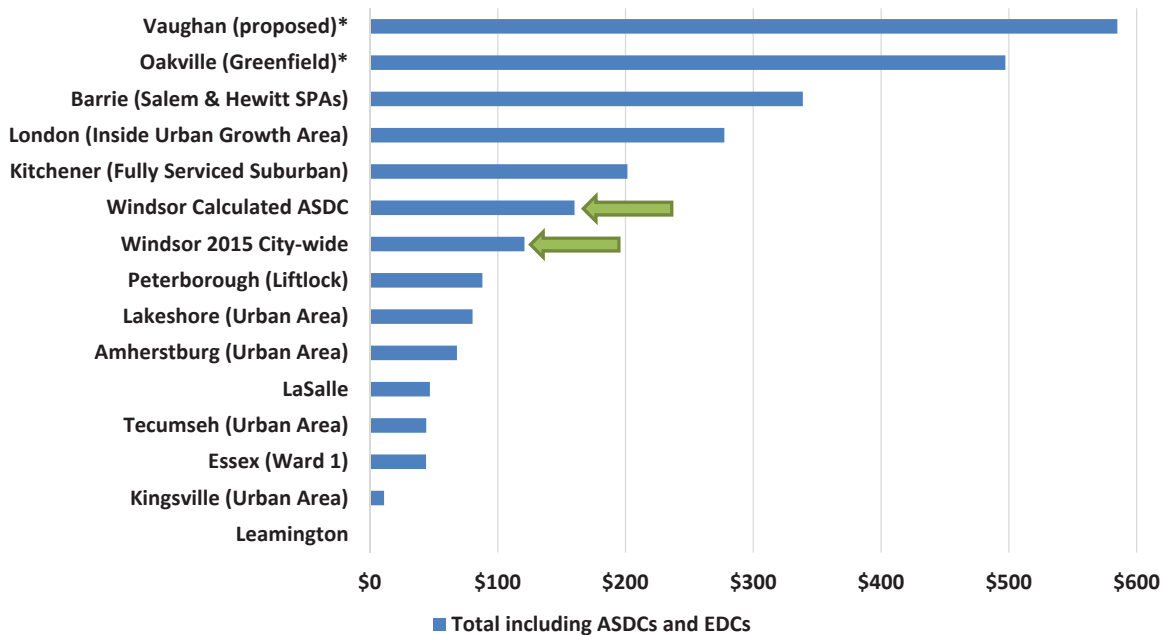


*Rates include both upper- and lower-tier DCs

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Non-Residential Rate Comparison \$/Square Metre (Retail)



*Rates include both upper- and lower-tier DCs

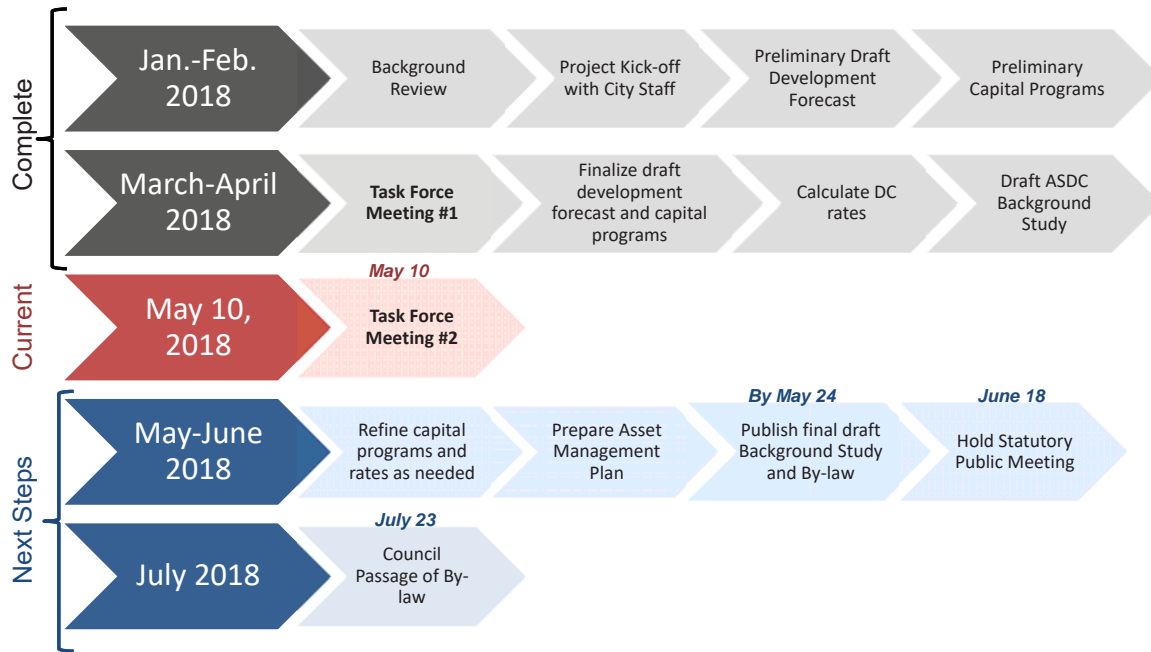


Policy Recommendations

- ASDC rates to apply to East Pelton and County Road 42 Secondary Plan areas only
- Development within these areas to continue to be subject to City-wide General Services and Pollution Control charges
- Non-statutory exemptions to maintain consistency with City-wide DC by-law
 - Industrial development to remain exempt
- Next DC by-law review to occur in 2020
 - Consider combining City-wide and ASDC by-laws at this time



Next Steps



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Questions?

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