

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

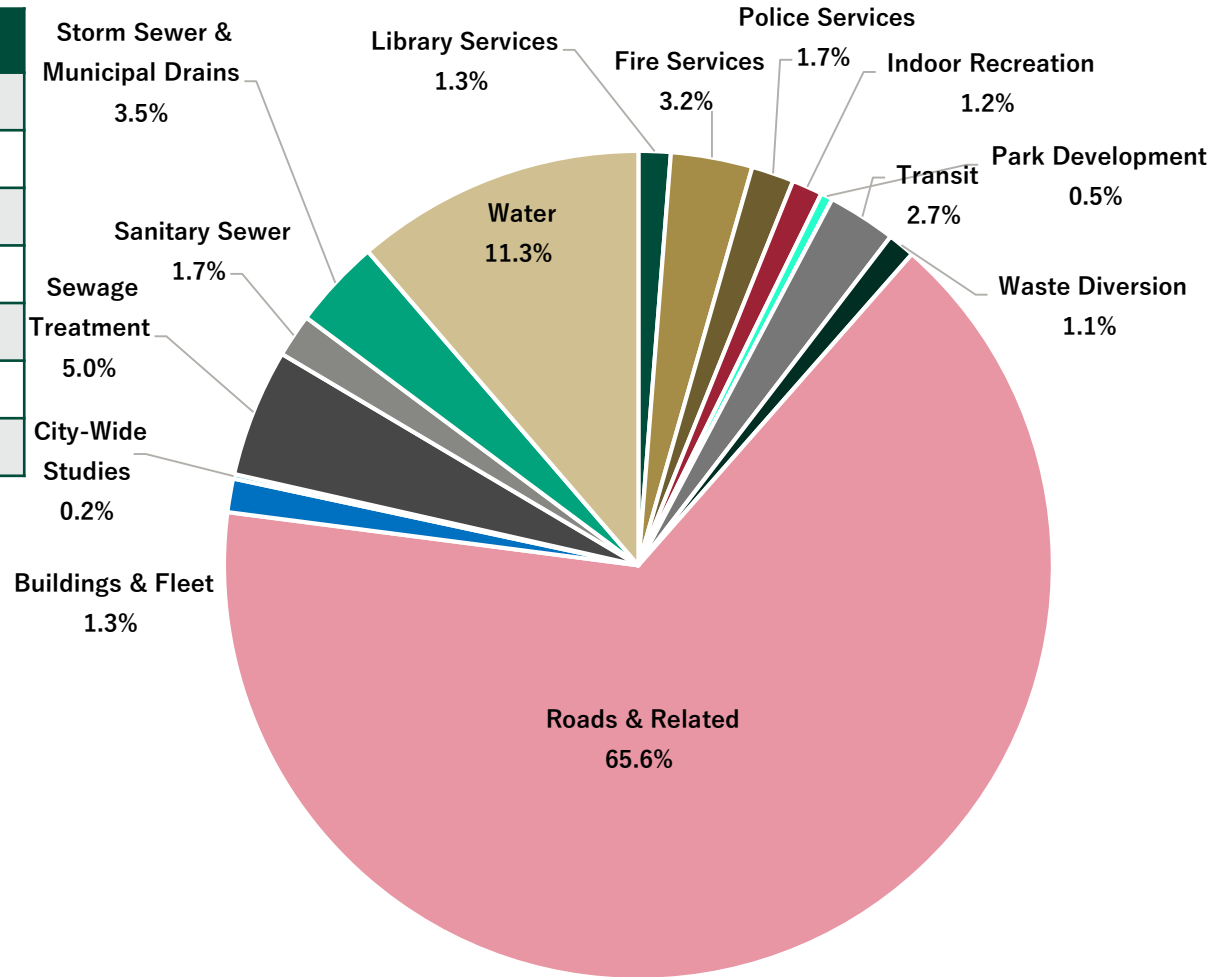
Capital Program Summary

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	
General Services <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
Sewage Treatment <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
Engineered Services <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
Engineered Services <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
Single Detached	
\$30,053	\$30,488
Semi, Row, Multiple	
\$21,335	\$17,158
Apartment	
\$14,366	\$14,110

Charge / Sq.M.*	
Current	Calculated
Industrial	
\$0	\$87.09
Non-Industrial	
\$142.62	\$146.68



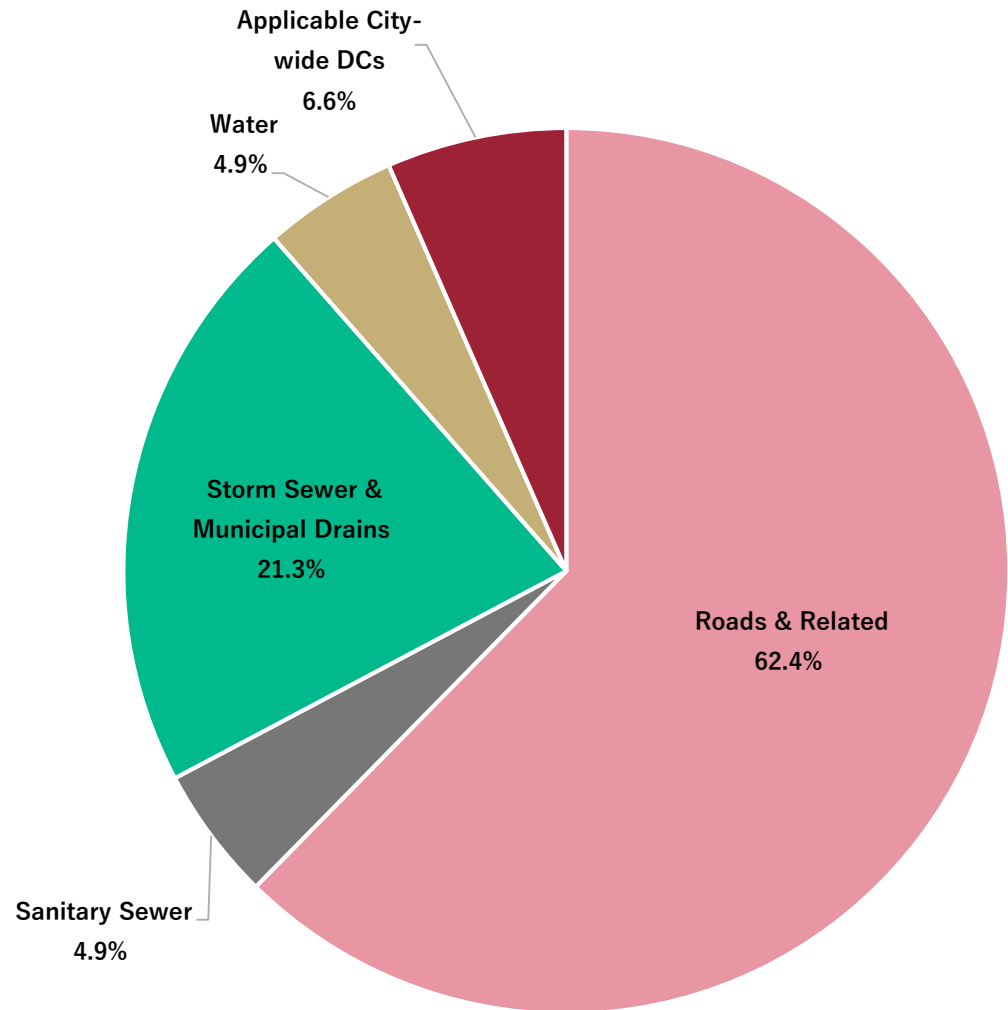
*Charges include current Parking services DC.

Calculated Sandwich South DCs

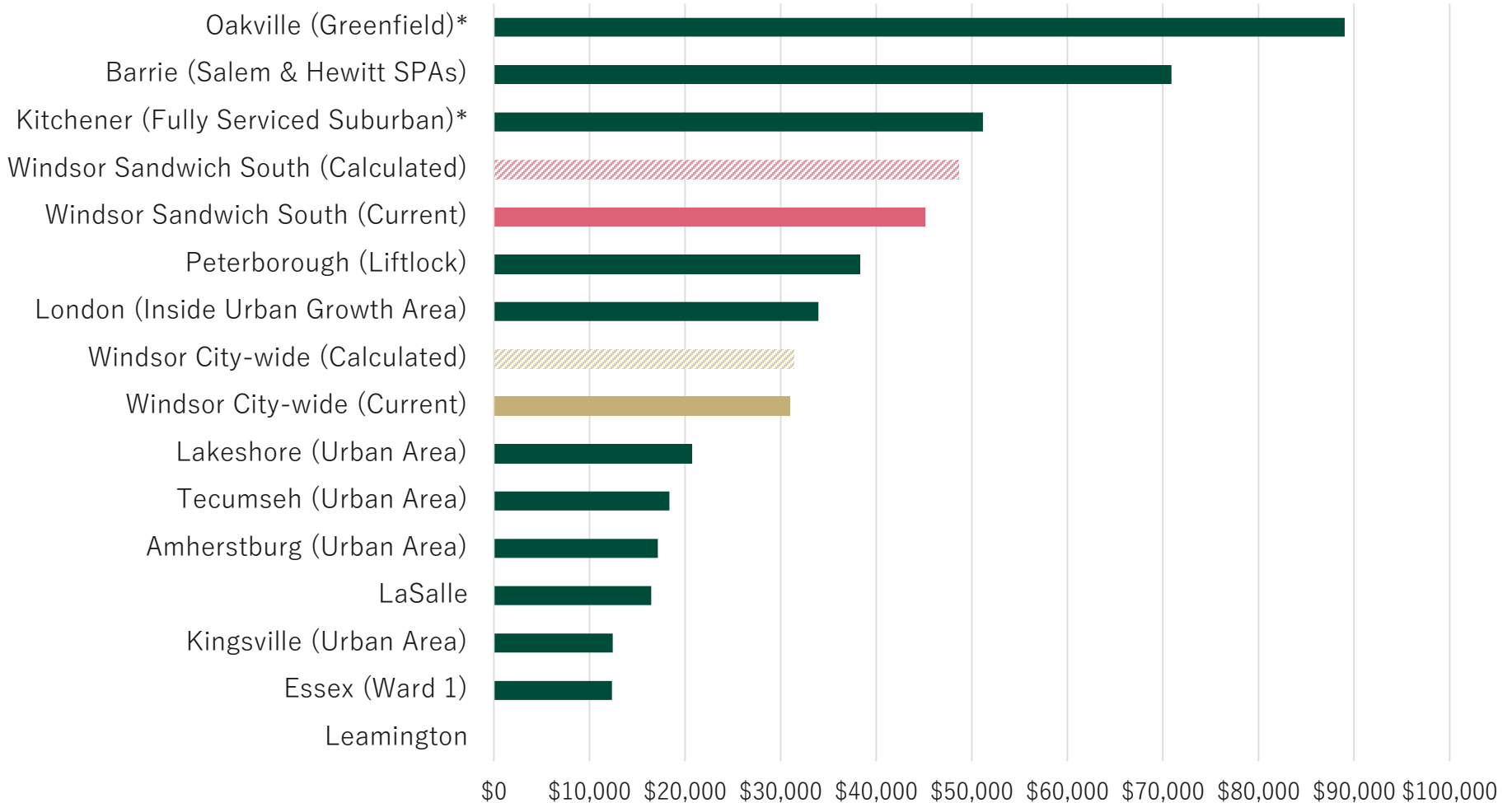
Charge / Unit*	
Current	Calculated
Single Detached	
\$44,196	\$47,735
Semi, Row, Multiple	
\$29,887	\$26,856
Apartment	
\$21,198	\$22,091

Charge / Sq.M.*	
Current	Calculated
Industrial	
\$0	\$131.36
Non-Industrial	
\$173.84	\$212.10

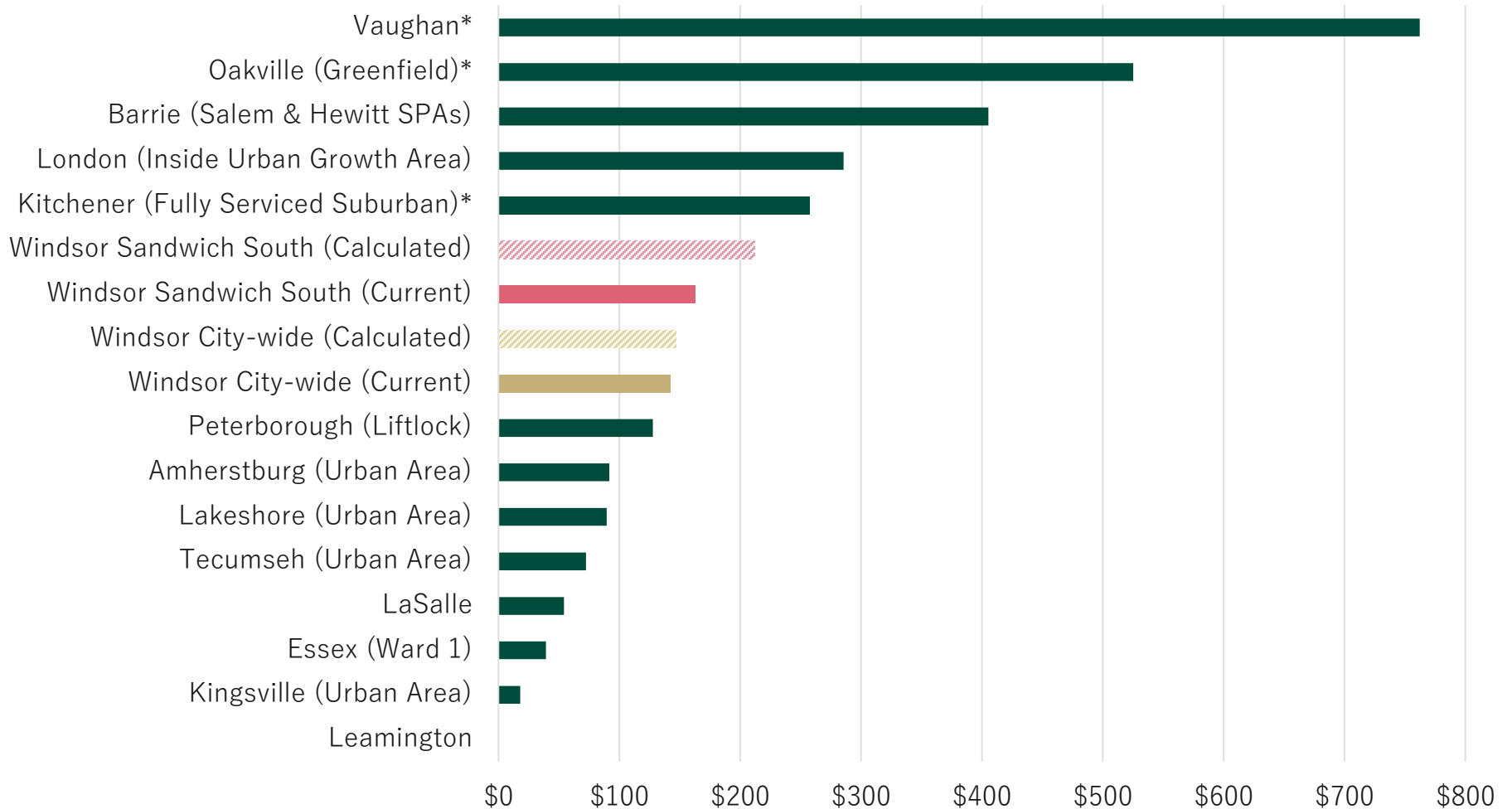
*Charges include current Parking services DC.



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)