

DC Task Force Meeting #2

Development Charges Background Study: Draft Calculated Rates



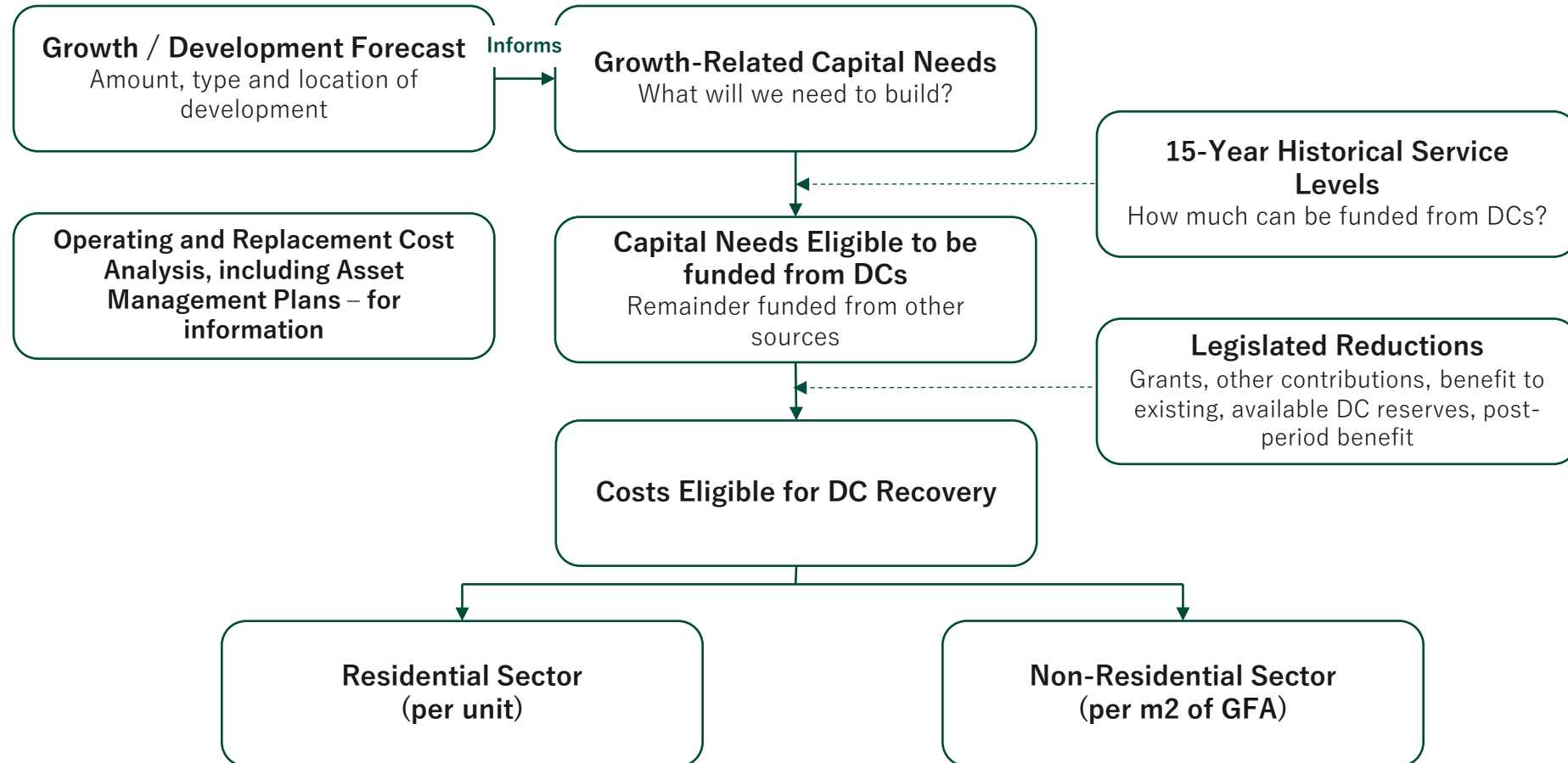
CITY OF WINDSOR – DC Task Force
November 18, 2024



Today we will discuss...

- Key DC study inputs
 - Draft development forecast
 - Overview of capital projects
- Preliminary draft DC rates
- Policy Considerations
- Action Items from July
- Next steps

Development Charges Study Process



Historical Development in Windsor

15-Year Historical Planning Period	Census Population	Occupied Households	Average Household Occupancy	Place of Work Employment	Activity Rate
2009	211,960	88,210	2.40	102,500	48%
2024	247,460	101,110	2.45	123,050	50%
Growth (#)	35,500	12,900		20,550	
Growth (%)	17%	15%		20%	

- The City has experienced strong population and employment growth since 2009
- The difference in the rate of population and household growth relates to the changes in occupancy
 - Decline in household size across all units

Historical Development in Windsor vs 2020 DC Background Study Forecast

- Analysis prepared in response to questions from kick-off meeting
- The 2020 DC Study forecast **2,000** building permits between 2020 and 2023
- Actual permits based on CMHC data shows **2,700** permits issued between 2020 and 2023
- The City has much strong population and employment growth since 2020 than was anticipated in the 2020 DC Background Study

Preliminary Development Forecasts

- Forecast of City-wide population, household and employment to 2041
 - Forecast based on recent Statistics Canada data, CMHC data, and Hemson analyses
 - 10-year planning period for all City-wide general services
 - Forecast to 2041 used for engineering services
- Sandwich South area-specific forecast to 2041
 - Aligns with recent fiscal impact analysis done for Sandwich South

Person Per Unit (PPU) Assumptions

Unit Type	2025 DC Study	2020 DC Study
Singles	3.67	3.83
Semis/Townhouses/Other Multiples	2.10	2.16
Apartment Units	1.83	1.77

- Based on recent 2011 – 2021 Census Data
- Stacked townhouse are treated as “apartments” for the purposes of Census occupancy data

City-wide Development Forecast

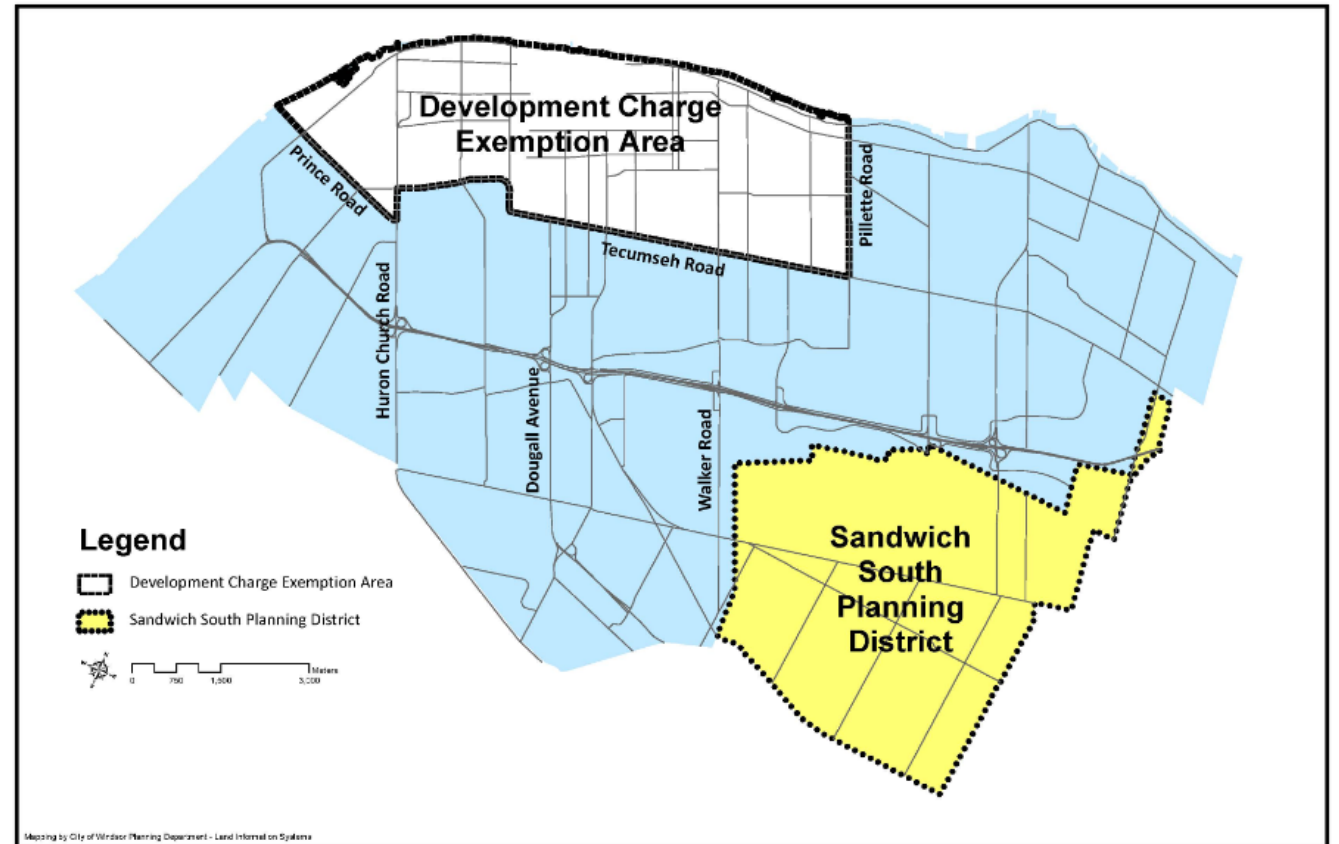
	2025 – 2034		2025 – 2041		
Residential	At 2024	Growth 2025 – 2034	At 2034	Growth 2025 – 2041	At 2041
Dwelling Units	101,110	9,530	110,640	17,750	118,870
Census Population	247,460	22,200	269,660	37,390	284,850
<i>Population in New Dwellings</i>		<i>21,980</i>		<i>40,970</i>	

	2025 – 2034		2025 – 2041		
Non-Residential	At 2024	Growth 2025 – 2034	At 2034	Growth 2025 – 2041	At 2041
Employment	107,290	10,270	117,560	16,890	124,180
<i>New Non-Res Building Space (Square Metres)</i>		<i>817,470</i>		<i>1,344,830</i>	

Sandwich South Forecast

Residential	Growth 2025 – 2041
Dwelling Units	7,840
Population in New Dwellings	17,150

Non-Residential	Growth 2025 – 2041
Employment	6,640
New Non-Res Building Space (Square Metres)	502,580



Growth-Related Capital Programs

- Capital programs have been developed in consultation with City staff
 - Based on 10-year capital plan, master servicing plans, discussions with Finance and service area staff
- Capital costs are adjusted in accordance with DC legislation
 - **Confirmed** grants, subsidies & contributions
 - Benefit to existing or replacement elements
 - Available DC reserve funds
 - “Post-period” benefit shares

Library Services

Total Capital Program	Grants/Subsidies	Benefit-to-Existing/Replacement	Reserves	Post-Period	Development-Related
\$1,591,800	\$0	\$0	\$0	\$0	\$1,519,800

2025 – 2034 Draft Capital Program:

- Additional Collection Materials
- Ward 9 Library Feasibility Study
- Relocation of Downtown Library Study

Fire Services

Total Capital Program	Grants/Subsidies	Benefit-to-Existing/Replacement	Reserves	Post-Period	Development-Related
\$70,347,400	\$2,089,500	\$49,131,000	\$558,100	\$6,292,400	\$12,276,300

2025 – 2034 Draft Capital Program:

- Fire Hall Station #6/EOC (Remaining Costs)
- New Station in Sandwich South & Fire Training Centre/Apparatus
- Station #1 Replacement & Expansion
- New Pumper for Sandwich South Fire Station
- Traffic Control System Overhaul
- Steel Building Equipment Storage
- Next Gen 911

Police Services

Total Capital Program	Grants/Subsidies	Benefit-to-Existing/Replacement	Reserves	Post-Period	Development-Related
\$16,122,200	\$0	\$10,879,200	\$0	\$0	\$5,243,000

2025 – 2034 Draft Capital Program:

- Internet Crime Unit Expansion
- Expansion of Patrol Space
- Major Crimes Expansion
- Equipment & Evidence Storage Handling Area Expansion
- Collision Reporting Centre Expansion (5,400 sq. ft.)
- Police Training Centre Expansion
- Additional Equipment
- Realtime Crime Centre

Indoor Recreation

Total Capital Program	Grants/Subsidies	Benefit-to-Existing/Replacement	Reserves	Post-Period	Development-Related
\$36,831,300	\$44,100	\$28,472,300	\$115,900	\$0	\$8,199,000

2025 – 2034 Draft Capital Program:

- Windsor International Aquatic Centre (Remaining Costs)
- New Warm-up Pool at WFCU (Remaining Costs)
- Reimagined Adie Knox Herman Recreation Complex

Park Development

Total Capital Program	Grants/Subsidies	Benefit-to-Existing/Replacement	Reserves	Post-Period	Development-Related
\$61,319,300	\$0	\$21,945,000	\$266,300	\$12,000,000	\$27,108,000

2025 – 2034 Draft Capital Program:

- New Parks in Sandwich South (Neighbourhood, Regional, Community)
- Parks Master Plan (Remaining Costs)
- Lanspeary Super Playground and Park Expansion & Upgrades
- Derwent Cricket Pitch
- Parks Sports Courts Additions & Expansions
- Splash Pads
- Multi-Use Trails
- Parks Bridges, Shelters, Buildings
- Dog Park Development
- Parking Lot Expansions
- South Cameron Trail Plan
- Walker Home Sites

Transit

Total Capital Program	Grants/Subsidies	Benefit-to-Existing/Replacement	Reserves	Post-Period	Development-Related
\$131,369,900	\$71,243,200	\$30,065,000	\$0	\$0	\$30,061,700

2025 – 2034 Draft Capital Program:

- Garage Expansion
- Bus Stop Investment Program
- West End Terminal – Phase 2 Expansion
- Transit Master Plan Service Improvements
- Additional Buses (30)
- Transit Priority Measures
- East End Terminal
- Support Fleet (6)

Waste Diversion

Total Capital Program	Grants/Subsidies	Benefit-to-Existing/Replacement	Reserves	Post-Period	Development-Related
\$49,428,600	\$24,350,000	\$21,375,000	\$0	\$0	\$3,703,600

2025 – 2034 Draft Capital Program:

- Organic Waste Processing Facility
- Additional Organic Waste Collection Vehicles
- Organic Transfer Station

Services Related to a Highway: Buildings & Fleet and City-wide Studies

Total Capital Program	Grants/Subsidies	Benefit-to-Existing/Replacement	Reserves	Post-Period	Development-Related
\$2,131,000	\$0	\$259,600	\$93,900	\$0	\$1,777,500

2025 – 2034 Draft Capital Program:

- Purchase of Additional Fleet (10)
- Field Services Building Addition (2,900 Square Feet)
- Development Charges Background Studies (2)

Services Related to a Highway: Roads & Related

Total Capital Program	Grants/ Subsidies	Benefit-to- Existing/ Replacement	Sandwich South Share	Reserves	Post-Period	Development- Related
\$1,151,293,500	\$52,292,900	\$258,224,100	\$416,109,000	\$20,726,800	\$124,708,000	\$279,232,700

2025 – 2041 Draft Capital Program:

- Planned City-wide roads & related infrastructure projects
- City-wide component of Sandwich South projects
- Recovery of past projects not yet fully funded
- Significant projects include:
 - Lauzon Parkway Engineering & Construction
 - Riverside Drive (Phases 3, 4 & 5)
 - Banwell Interchange at EC Row & Banwell Road Phase 3
 - Cabana Road Improvements
 - Collector Roads – East Pelton & County Road 42

Sewage Treatment (Includes SSPD)

Total Capital Program	Grants/Subsidies	Benefit-to-Existing/Replacement	Reserves	Post-Period	Development-Related
\$389,363,000	\$53,000,000	\$43,790,000	\$1,376,000	\$268,863,000	\$22,334,000

2025 – 2041 Draft Capital Program:

- Lou Romano Reclamation Plant (Remaining Costs)
- Little River Pollution Control Plant (entirely post-period)
- Provision for additional sewage treatment capacity

Sanitary Sewer

Total Capital Program	Grants/ Subsidies	Benefit-to- Existing/ Replacement	Sandwich South Share	Reserves	Post-Period	Development- Related
\$41,458,800	\$0	\$3,605,500	\$15,704,000	\$0	\$5,084,000	\$17,065,400

2025 – 2041 Draft Capital Program:

- City-wide linear infrastructure projects
- City-wide component of Sandwich South projects
- Significant projects include:
 - Cabana Road Engineering & Construction
 - Airport Employment Lands Servicing
 - Inflow & Infiltration Program
 - Howard Avenue Sanitary

Storm Sewer & Municipal Drains

Total Capital Program	Grants/ Subsidies	Benefit-to- Existing/ Replacement	Sandwich South Share	Reserves	Post-Period	Development- Related
\$597,686,000	\$60,273,400	\$305,959,300	\$47,806,200	\$4,380,400	\$56,631,000	\$122,635,800

2025 – 2041 Draft Capital Program:

- City-wide storm and drain projects
- City-wide component of Sandwich South projects
- Recovery of past projects not yet fully funded
- Significant projects include:
 - West Windsor Retention Treatment Basin
 - Lauzon Parkway/Cabana Road Intersection
 - Grand Marais Drain Channel
 - Felix Sewer Separation

Water

Total Capital Program	Grants/ Subsidies*	Benefit-to- Existing/ Replacement	Sandwich South Share	Reserves	Post-Period	Development- Related
\$110,784,200	\$41,572,600	\$10,463,500	\$10,375,600	\$5,016,000	\$226,000	\$43,130,500

2025 – 2041 Draft Capital Program:

- City-wide water projects
- Studies
- Significant projects include:
 - Central Corridor Feeder Main
 - County Road 42 Sub Trunk
 - Anchor Drive/Banwell

SSPD - Services Related to a Highway: Roads & Related

Total Capital Program	Grants/ Subsidies*	Benefit-to- Existing/ Replacement	City-wide Share	Reserves	Post-Period	Development- Related
\$609,850,000	\$0	\$53,309,500	\$139,137,500	\$0	\$62,610,000	\$354,793,000

2025 – 2041 Draft Capital Program:

- Road improvements
- Road construction
- Studies
- Significant projects include:
 - Lauzon Parkway Engineering & Construction
 - Cabana Road East Construction
 - Collector Roads
 - Banwell Road

SSPD - Sanitary Sewer

Total Capital Program	Grants/ Subsidies	Benefit-to- Existing/ Replacement	City-wide Share	Reserves	Post-Period	Development- Related
\$18,474,000	\$0	\$0	\$2,770,000	\$0	\$0	\$15,704,000

2025 – 2041 Draft Capital Program:

- Sewer infrastructure
- Studies
- Significant projects include:
 - CR42 SPA – 9th & 10th Concession
 - Lauzon Parkway
 - Airport Employment Lands Servicing

SSPD - Storm Sewer & Municipal Drains

Total Capital Program	Grants/ Subsidies	Benefit-to- Existing/ Replacement	City-wide Share	Reserves	Post-Period	Development- Related
\$622,721,000	\$0	\$11,596,700	\$15,551,400	\$0	\$337,508,700	\$258,064,300

2025 – 2041 Draft Capital Program:

- Storm sewers
- Drains
- Stormwater management facilities
- Studies
- Significant projects include:
 - Ponds (including trunk outlets and PS)
 - EW Drain Diversion
 - Lauzon Parkway/Cabana Road Intersection
 - Trunk Sewer Outlets

SSPD - Water

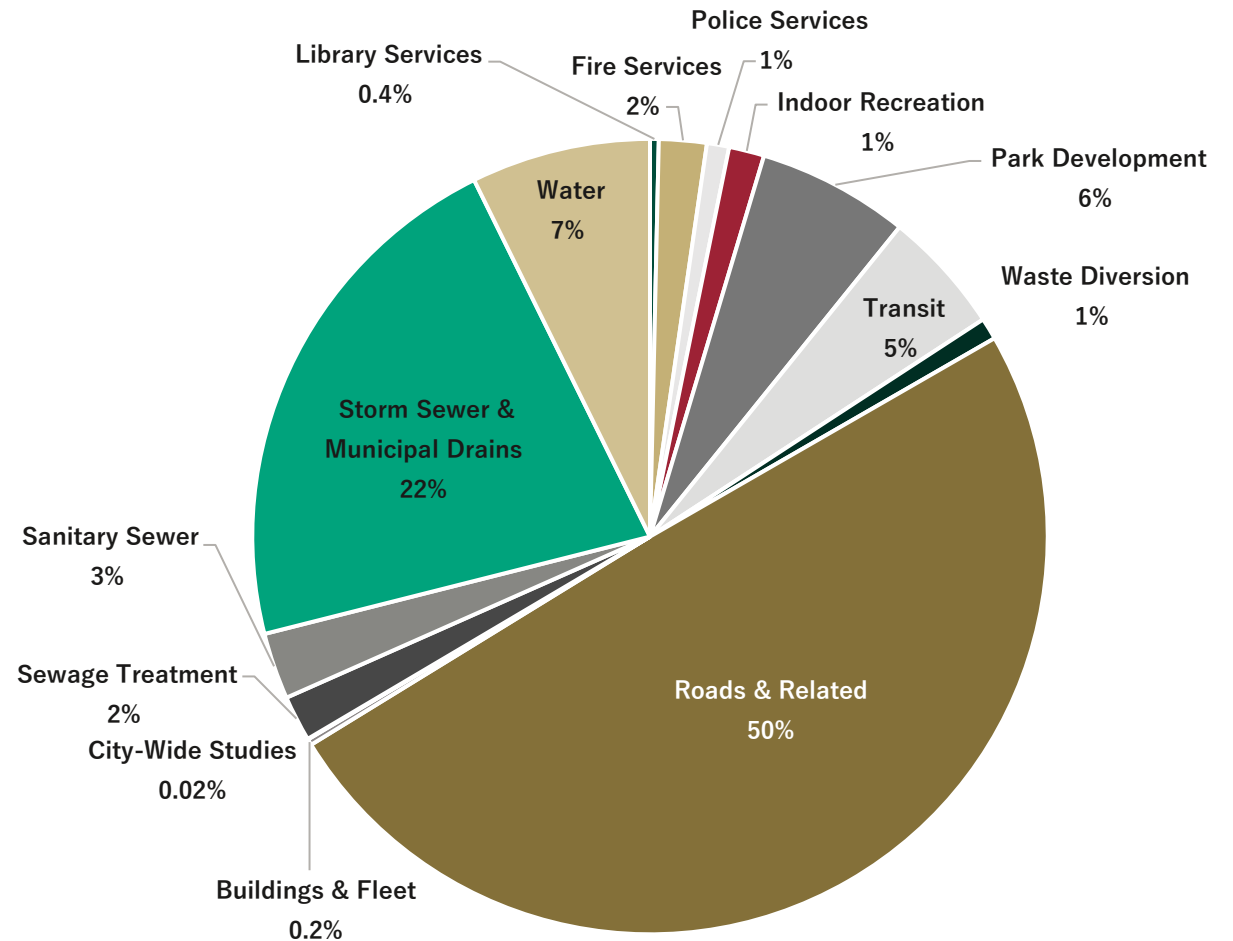
Total Capital Program	Grants/ Subsidies	Benefit-to- Existing/ Replacement	City-wide Share	Reserves	Post-Period	Development- Related
\$46,231,300	\$0	\$689,500	\$9,686,100	\$0	\$4,870,000	\$30,985,600

2025 – 2041 Draft Capital Program:

- Water infrastructure
- Significant projects include:
 - County Road 42 Sub Trunk
 - 8th & 9th Concession
 - Division Road
 - County Road 17

Preliminary Calculated City-wide DCs Residential

Charge / Unit	
Current	Calculated
<u>Single Detached</u>	
\$43,372	\$76,543
<u>Semis, Rows</u>	
\$24,387	\$43,734
<u>Other Residential</u>	
\$20,071	\$38,120

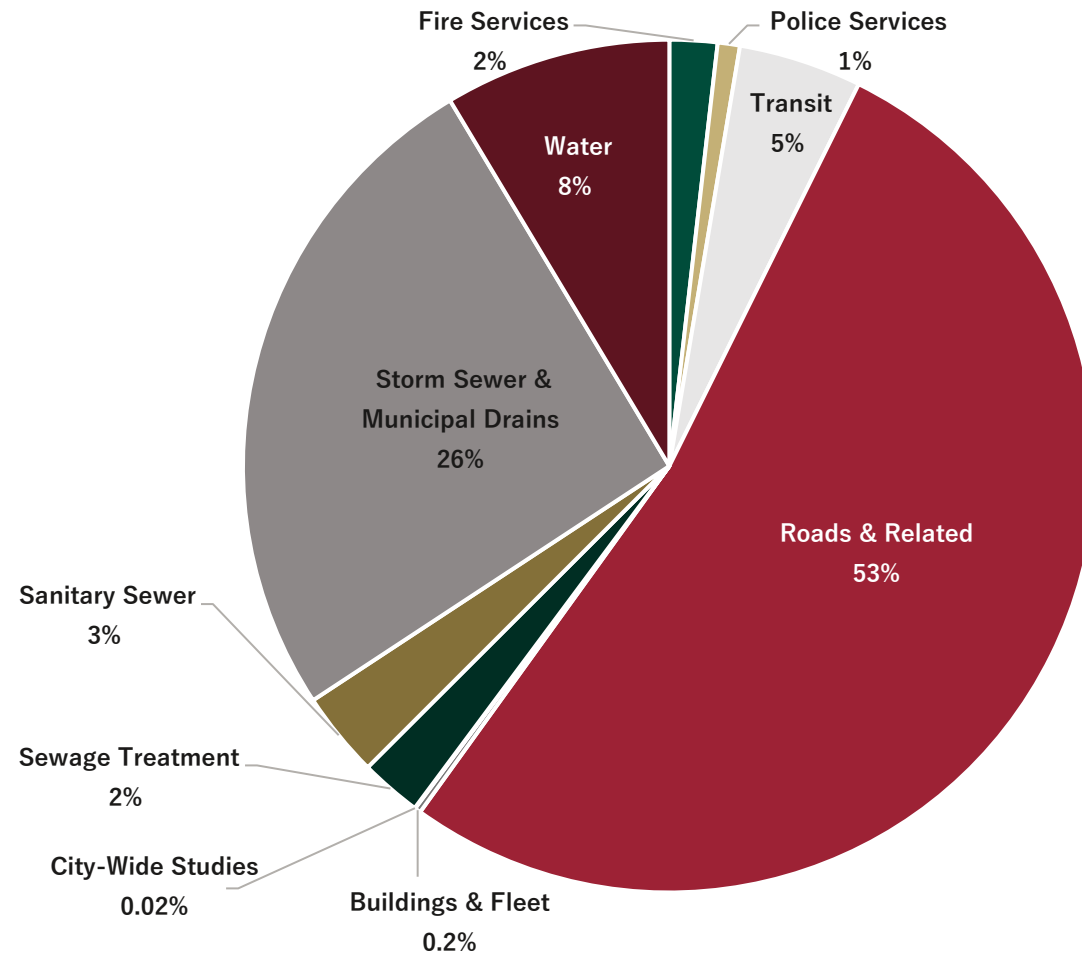


Preliminary Calculated City-wide DCs Residential: Comparison of Change \$/SDU

Service	Current Residential Charge / SDU	Calculated Residential Charge / SDU	Difference in Charge	
Library Services	\$415	\$271	(\$144)	-35%
Fire Services	\$1,029	\$1,484	\$455	44%
Police Services	\$534	\$690	\$156	29%
Indoor Recreation	\$394	\$1,100	\$706	179%
Park Development	\$170	\$4,722	\$4,552	2678%
Transit	\$775	\$3,830	\$3,055	394%
Waste Diversion	\$343	\$675	\$332	97%
City-Wide General Services	\$3,660	\$12,772	\$9,112	249%
Services Related To A Highway				
<i>Roads & Related</i>	\$30,255	\$37,925	\$7,670	25%
<i>Buildings & Fleet</i>	\$370	\$189	(\$181)	-49%
<i>City-Wide Studies</i>	\$50	\$19	(\$31)	-62%
Sewage Treatment	\$1,412	\$1,421	\$9	1%
Sanitary Sewer	\$871	\$2,068	\$1,197	137%
Storm Sewer & Municipal Drains	\$1,560	\$16,566	\$15,006	962%
Water	\$5,194	\$5,583	\$389	7%
City-Wide Engineered Services	\$39,712	\$63,771	\$24,059	61%
TOTAL CITY-WIDE RESIDENTIAL	\$43,372	\$76,543	\$33,171	76%

Preliminary Calculated City-wide DCs Non-Residential

Charge / Sq. M.	
Current	Calculated
<u>Industrial*</u>	
\$123.89	\$170.90
<u>Non-Industrial</u>	
\$208.87	\$275.77

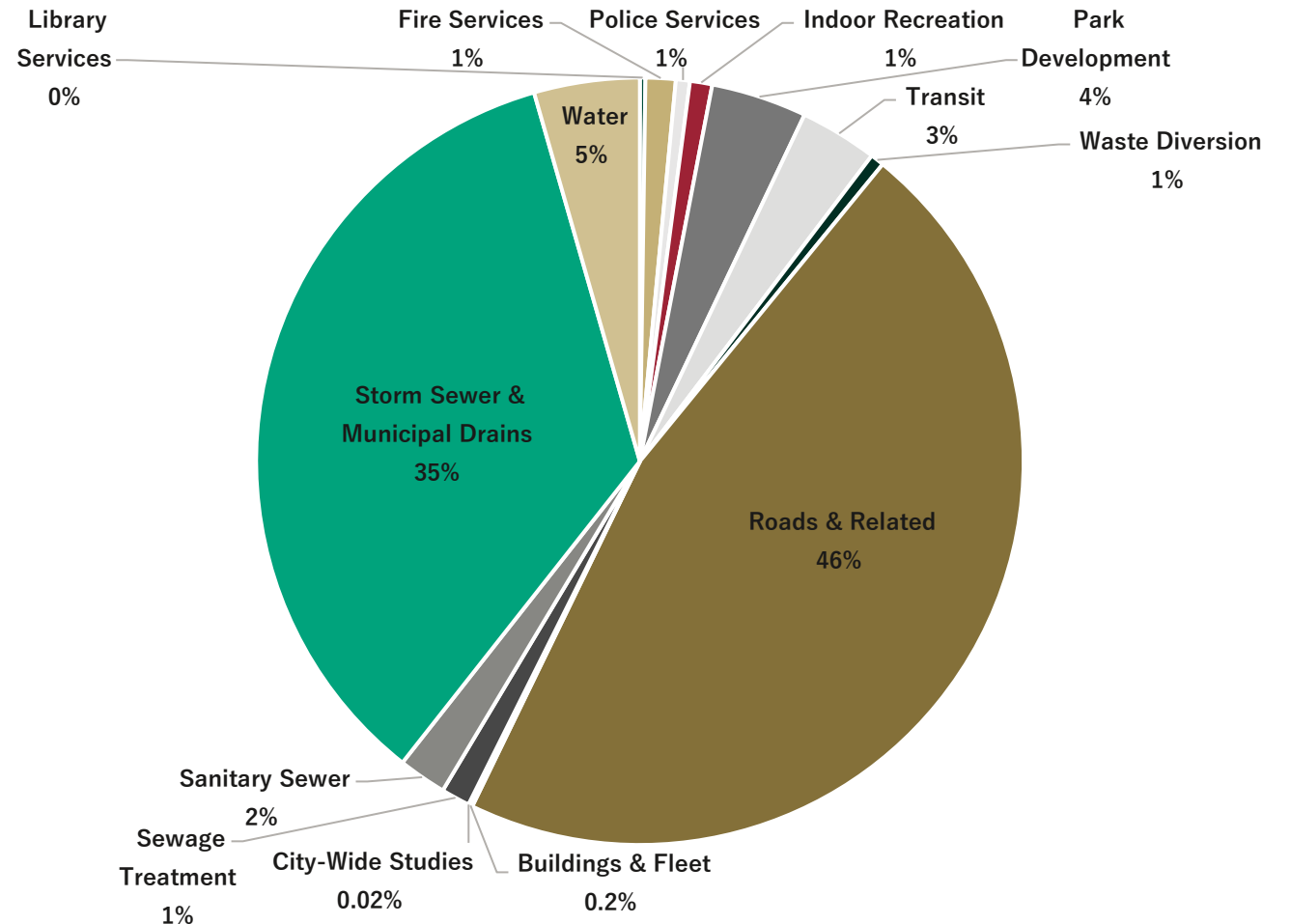


Preliminary Calculated City-wide DCs Non-Residential: Comparison of Change \$/Sq.M.

Service	Current	Calculated	Difference in Charge	
	Non-Industrial Charge / m ²	Non-Industrial Charge / m ²		
Library Services	\$0.00	\$0.00	\$0.00	N/A
Fire Services	\$3.26	\$5.00	\$1.74	53%
Police Services	\$1.70	\$2.32	\$0.62	36%
Indoor Recreation	\$0.00	\$0.00	\$0.00	N/A
Park Development	\$0.00	\$0.00	\$0.00	N/A
Transit	\$2.50	\$12.89	\$10.39	415%
Waste Diversion	\$0.00	\$0.00	\$0.00	N/A
General Services Charge Per Square Metre	\$7.46	\$20.21	\$12.75	171%
Services Related To A Highway				
<i>Roads & Related</i>	\$154.53	\$145.08	(\$9.45)	-6%
<i>Buildings & Fleet</i>	\$1.21	\$0.63	(\$0.58)	-48%
<i>City-Wide Studies</i>	\$0.17	\$0.06	(\$0.11)	-63%
Sewage Treatment	\$6.22	\$6.40	\$0.18	3%
Sanitary Sewer	\$4.83	\$8.92	\$4.09	85%
Storm Sewer & Municipal Drains	\$7.95	\$70.75	\$62.80	790%
Water	\$26.50	\$23.71	(\$2.79)	-11%
Engineered Services Charge Per Square Metre	\$201.41	\$255.56	\$54.15	27%
TOTAL DEVELOPMENT CHARGE PER SQUARE METRE	\$208.87	\$275.77	\$66.90	32%

Preliminary Calculated Sandwich South DCs Residential

Charge / Unit	
Current	Calculated
<u>Single Detached</u>	
\$67,994	\$117,086
<u>Semi, Row, Multiple</u>	
\$38,231	\$66,897
<u>Apartment</u>	
\$31,464	\$58,312

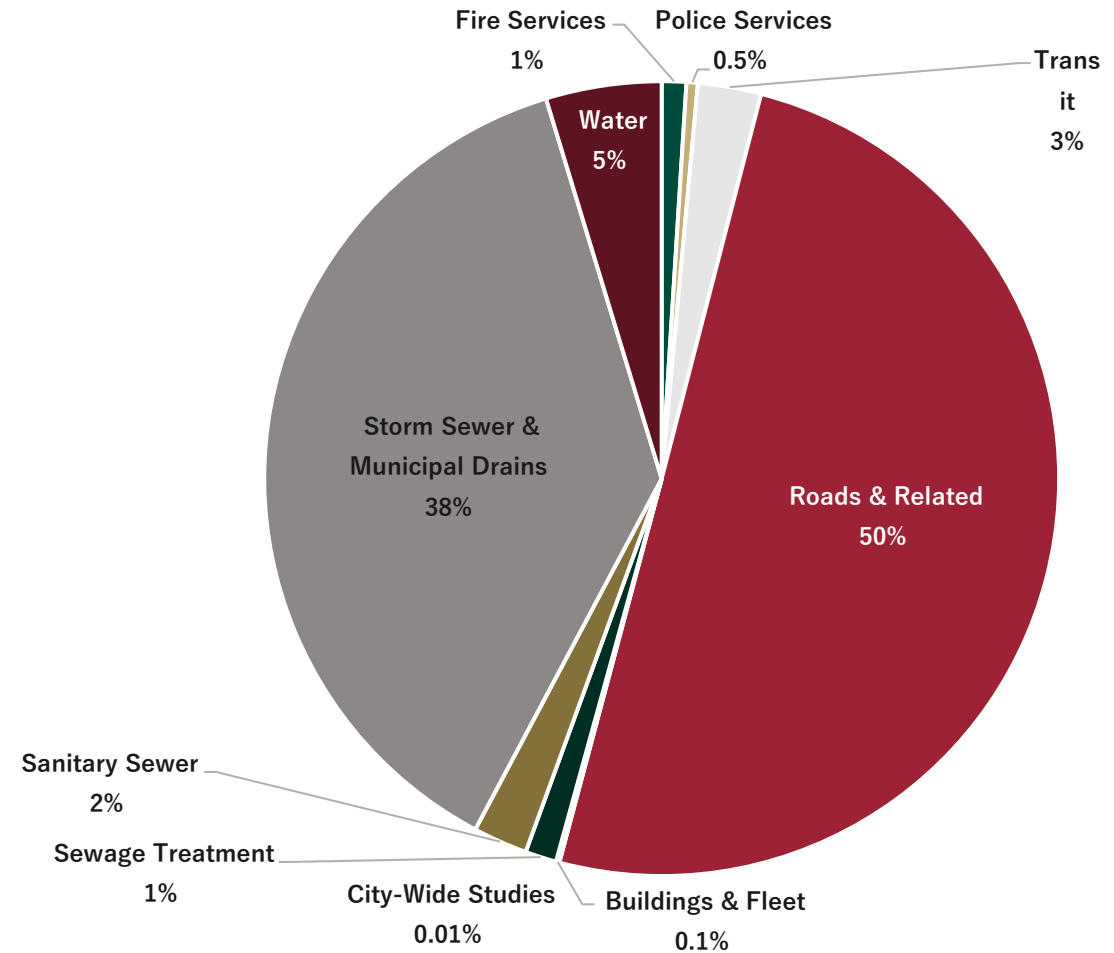


Preliminary Calculated Sandwich South DCs Residential: Comparison of Change \$/SDU

Service	Current Residential Charge / SDU	Calculated Residential Charge / SDU	Difference in Charge	
City-wide Services	\$5,492	\$14,374	\$8,882	162%
Roads & Related	\$41,657	\$54,196	\$12,539	30%
Sanitary Sewer	\$3,590	\$2,381	-\$1,209	-34%
Storm Sewer & Municipal Drains	\$13,511	\$40,899	\$27,388	203%
Water	\$3,744	\$5,209	\$1,465	39%
TOTAL CHARGE BY UNIT TYPE	\$67,994	\$117,059	\$49,065	72%

Preliminary Calculated Sandwich South DCs Non-Residential

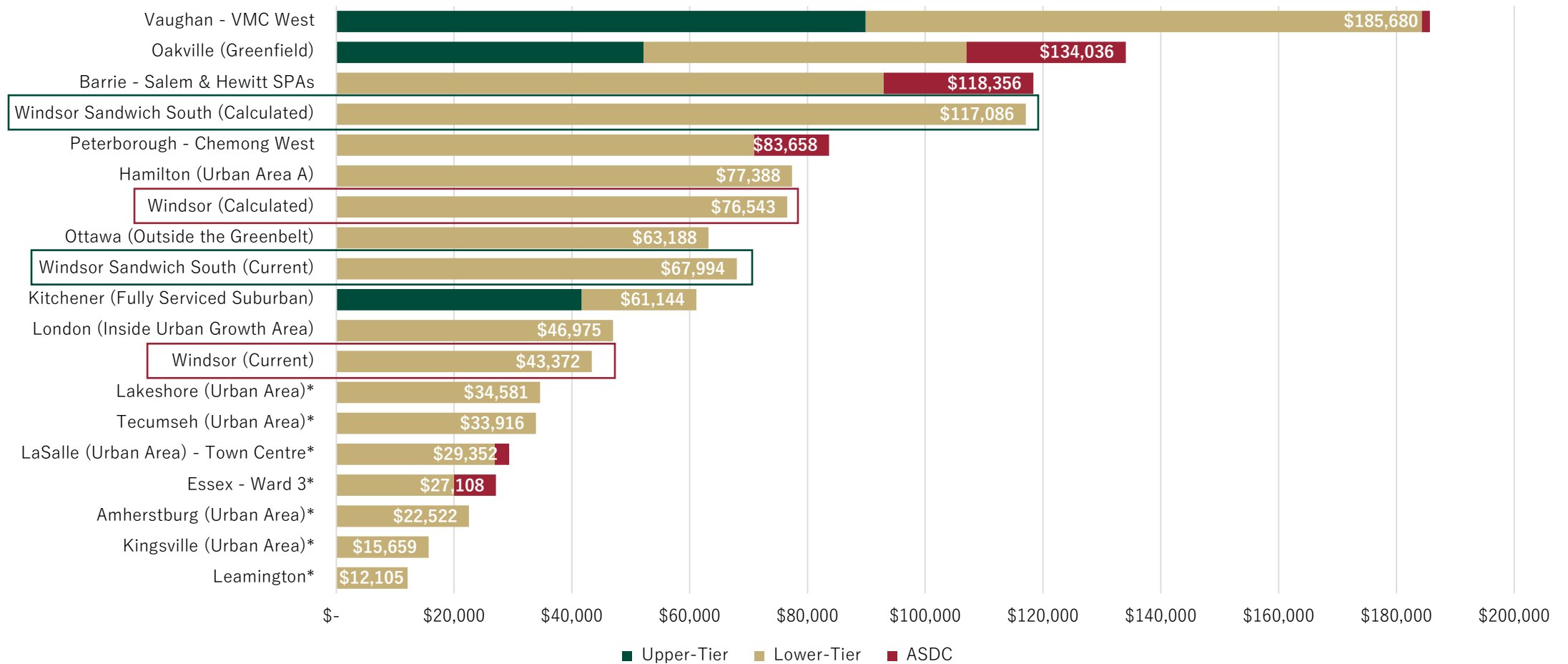
Charge / Sq.M.	
Current	Calculated
<u>Industrial*</u>	
\$186.87	\$306.65
<u>Non-Industrial</u>	
\$302.25	\$501.58



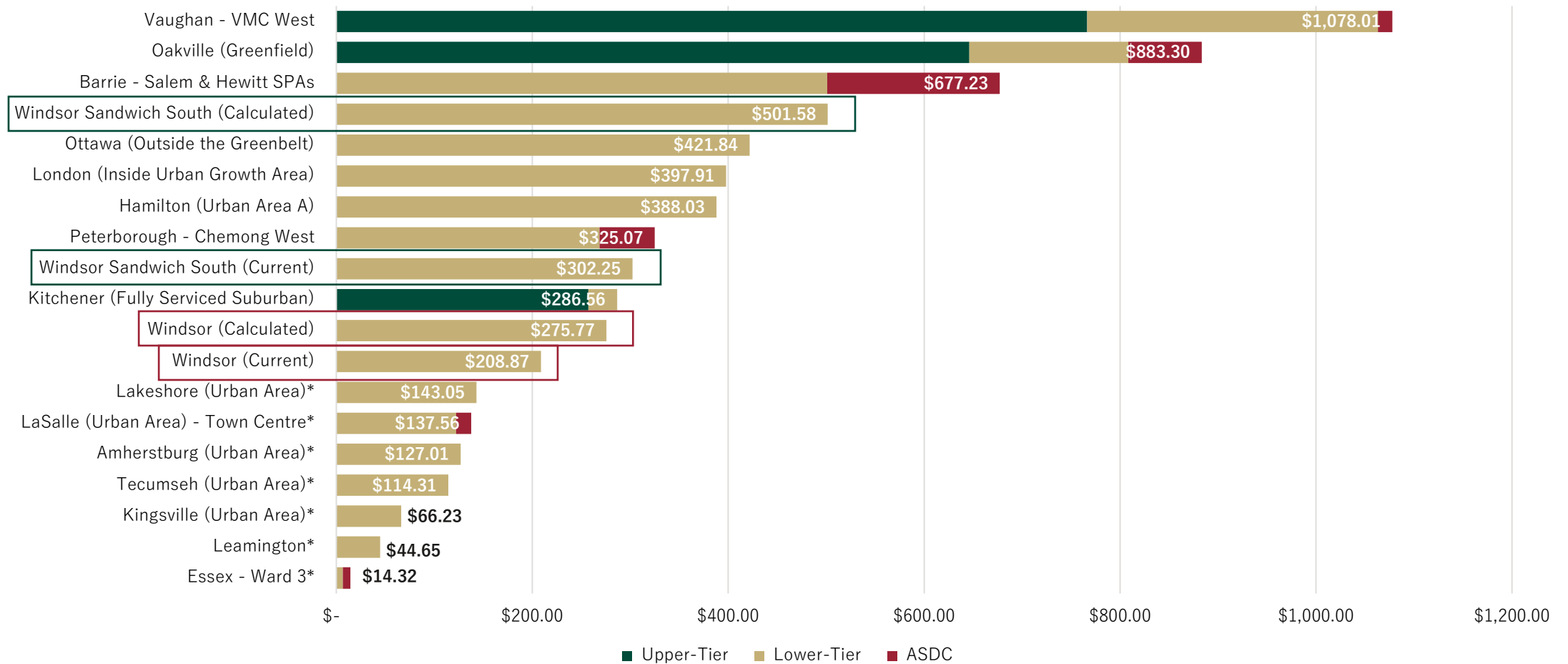
Preliminary Calculated Sandwich South DCs Non-Residential: Comparison of Change \$/Sq.M.

Service	Current	Calculated	Difference in Charge	
	Non-Industrial Charge / m ²	Non-Industrial Charge / m ²		
City-wide Services	\$15.06	\$27.31	\$12.25	81%
Roads & Related	\$191.12	\$251.38	\$60.26	32%
Sanitary Sewer	\$16.20	\$11.09	-\$5.11	-32%
Storm Sewer & Municipal Drains	\$63.45	\$188.21	\$124.76	197%
Water	\$16.42	\$23.59	\$7.17	44%
TOTAL DEVELOPMENT CHARGE PER SQUARE METRE	\$302.25	\$501.58	\$199.33	66%

Rate Comparison – Singles & Semis



Rate Comparison – Non-Industrial



Policy Considerations

- Area rating
 - Maintain area-specific approach to engineered services rates for Sandwich South
- Existing DC Exemptions
 - Area 1
 - Industrial Development (City-wide & Sandwich South)
- Consideration of Impact of *Excessive Soil Act*
 - Neither Hemson or City staff are able to estimate the impact of the Excessive Soil Act on development in the City – this type of evaluation is outside the scope of DC Background Study
- Energy efficiency/green buildings/potential to provide discounts

Policy Considerations: Green Standard Exemption

- Toronto's Green Standard sets out sustainable design and performance requirements for new developments
- DC refunds equal to the amount paid will be given to buildings or structures that meet the requirements set out in Toronto's Green Standard Program
- No refunds are given to units that were exempt from DC payment or where reductions were given

SCHEDULE C TO CH.415 ART I DEVELOPMENT CHARGES

TORONTO GREEN STANDARD PROGRAM - TIER 2, 3 and 4 CAP

Toronto Green Standard Program - Tier 2 Cap, Version 2.0

<u>COLUMN 1</u>	<u>COLUMN 2</u>
RESIDENTIAL (PER DWELLING UNIT OR DWELLING ROOM)	
Single detached and semi-detached	\$5,520.81
Apartment- two bedroom and larger	\$3,522.40
Apartment- one bedroom and bachelor	\$2,402.54
Multiple (all multiples)	\$4,477.09
Dwelling room	\$1,491.19
NON-RESIDENTIAL USE (PER SQUARE METRE)	\$40.73

Toronto Green Standard Program - Tier 2, 3 and 4 Cap, Version 3.0 or Later

<u>COLUMN 1</u>	<u>COLUMN 2</u> TGS Tier 2	<u>COLUMN 3</u> TGS Tier 3 or 4
RESIDENTIAL (PER DWELLING UNIT OR DWELLING ROOM)		
Single detached and semi-detached	\$6,901.01	\$8,281.22
Apartment- two bedroom and larger	\$4,403.00	\$5,283.60
Apartment- one bedroom and bachelor	\$3,003.18	\$3,603.81
Multiple (all multiples)	\$5,596.36	\$6,715.64
Dwelling room	\$1,863.99	\$2,236.79
NON-RESIDENTIAL USE (PER SQUARE METRE)	\$50.91	\$61.10

NOTE: The amounts described in Columns 2 and 3 above shall be adjusted pursuant to § 415-11 of this chapter.

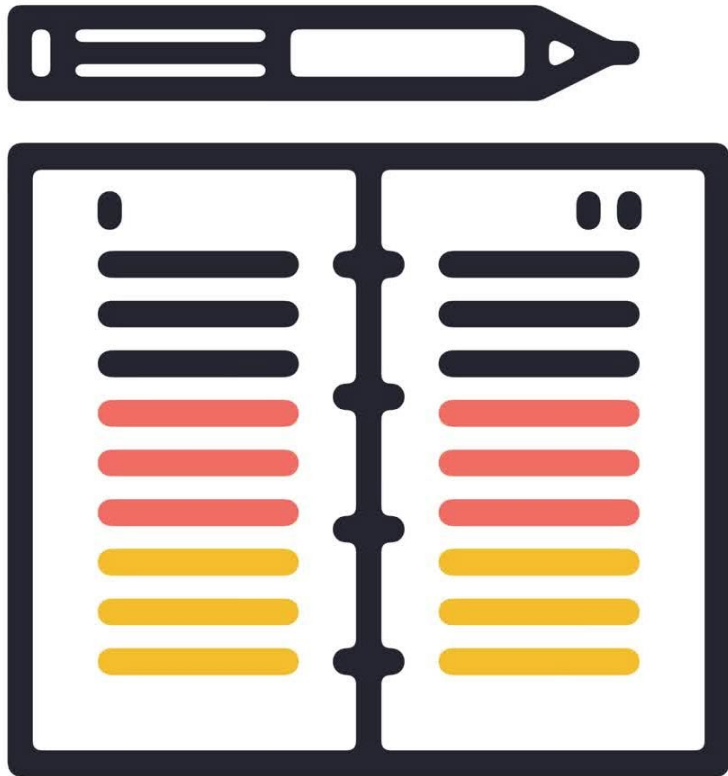
Policy Considerations: Smart Growth Reduction Program

- Region of Niagara's Smart Growth Regional Development Charge Reduction Program began October 2021 until October 2024
- Provides a 50% reduction in DCs occurring within the Region's Designated Exemption Areas on brownfield sites within urban areas
- Program requires a certain number of "smart growth design" criteria and/or LEED certification be achieved for various developments

Policy Considerations: Green Development Program

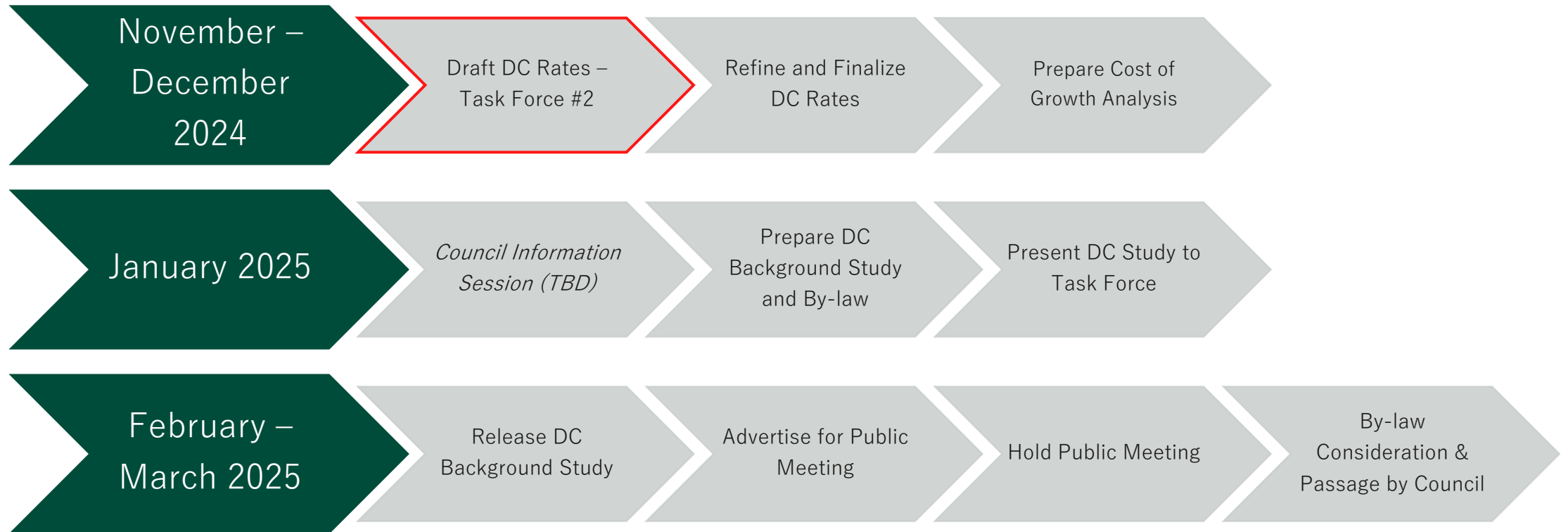
- The Town of Caledon historically has provided DC discounts for developments which met various “green measures”
 - Includes solar hot water systems, transpired solar collectors, solar photovoltaic system and LEED certifications
- These incentives and discounts were recently removed through a recent DC by-law update, but will be implementing the program through a Community Improvement Plan
 - Allows for the Town to combine DC reductions with other initiatives to better incentivize green development

July Task Force Meeting Action Item Checklist



- Updated growth forecast – **Complete**
- Comparison of actual growth to 2020 DC Study estimated growth – **Complete**
- Consideration for *Excessive Soil Act* – **Complete**
- Examples of “green” exemption programs – **Complete**
- Consideration of traffic calming measures – **Complete**
- Rate comparison with other municipalities – **Complete**
- Details on exemptions under current by-law (2020 to current) – **See additional slides for details**

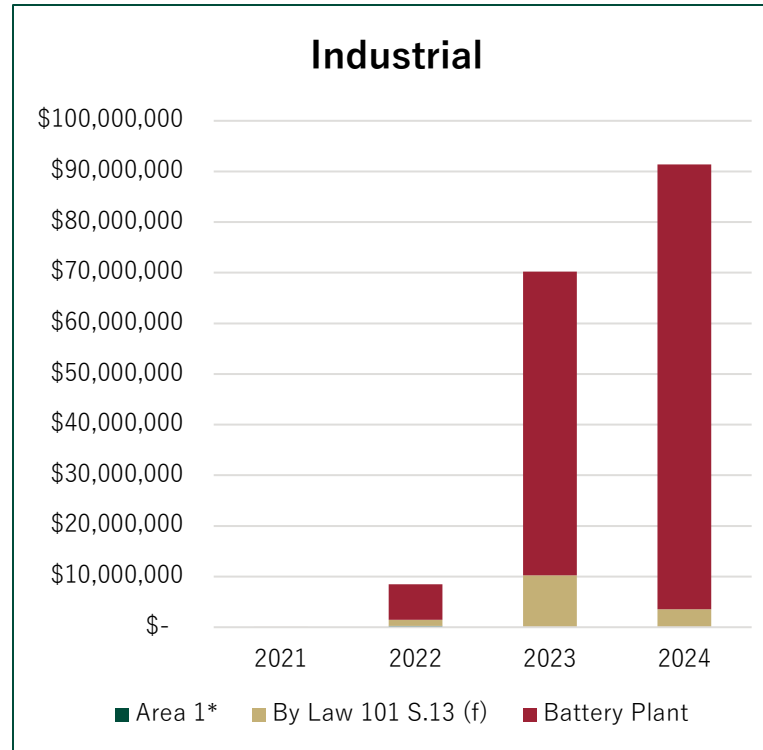
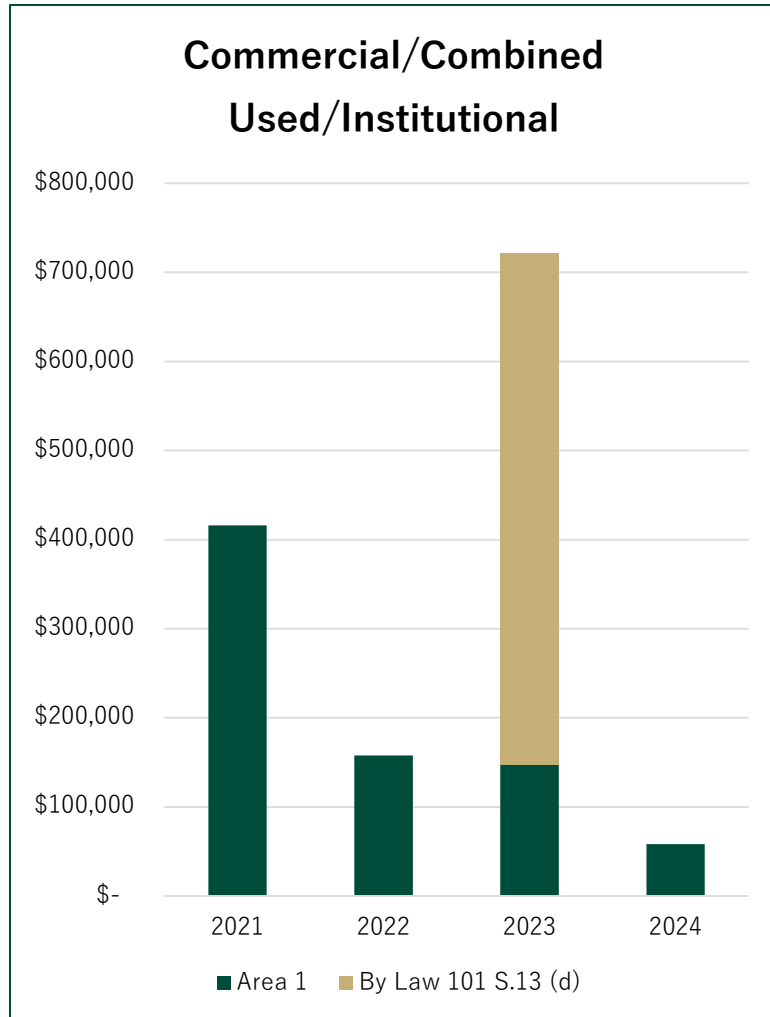
Next Steps



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Additional Slides – DC Exemptions (2020-Current)



Estimated average annual loss for continued DC industrial exemption (10-year):
 Former City - \$5.7 million
 Sandwich South - \$7.1 million

