

# Town of Kingsville

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**2017 Development Charges**

**Public Meeting**

**December 11, 2017**

# Format for Public Meeting

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- D.C.A. Public Meeting
  - Opening remarks
  - Presentation of the proposed policies and charges
  - Questions from Council
  - Presentations by the Public
  - Close Public Meeting

# Public Meeting Purpose

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- ❑ The meeting is a mandatory requirement under the Development Charges Act
- ❑ Prior to Council's consideration of a by-law, a background study must be prepared and available to the public a minimum 60 days prior to the D.C. by-law passage
- ❑ The public meeting is to provide for a review of the D.C. proposal and to receive public input on the proposed policies and charges

# Timelines for DC Process

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- ✓ Project Start-up meeting – June 6, 2017
- ✓ Staff Interviews – August 15, 2017
- ✓ Final Background Study and draft D.C. by-law – November 8, 2017
- ❖ Public Meeting – December 11, 2017
- By-law adoption – January 8, 2018

# Development Charges

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## Purpose:

- ❑ To recover the capital costs associated with residential and non-residential growth within a municipality
- ❑ The capital costs are in addition to what costs would normally be constructed as part of a subdivision (i.e. internal roads, sewers, watermains, roads, sidewalks, streetlights, etc.)
- ❑ Municipalities are empowered to impose these charges via the Development Charges Act (D.C.A.)

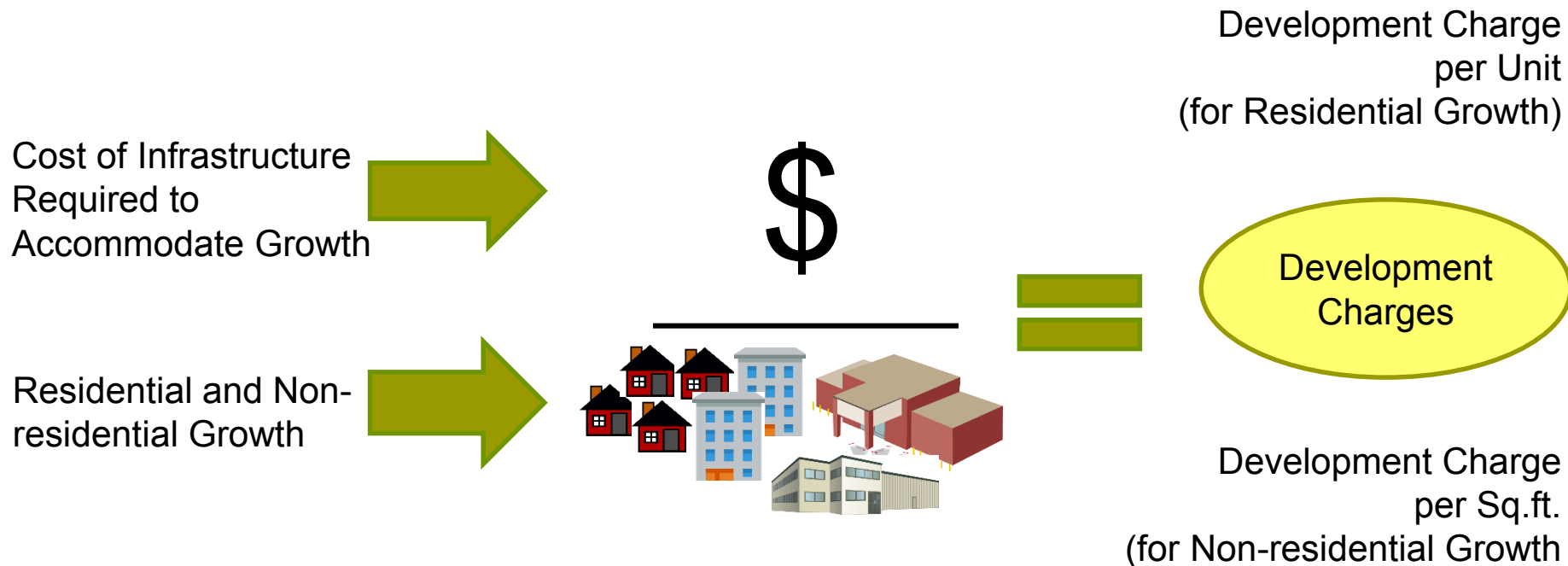
# Overview of DCA (simplified steps)

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1. Identify amount, type and location of growth
2. Identify servicing needs to accommodate growth
3. Identify capital costs to provide services to meet the needs
4. Deduct:
  - Grants, subsidies and other contributions
  - Benefit to existing development
  - Statutory 10% deduction (soft services)
  - Amounts in excess of 10 year historical service calculation
  - DC Reserve funds (where applicable)
5. Net costs then allocated between residential and non-residential benefit
6. Net costs divided by growth to provide the D.C. charge

# How Development Charges Are Calculated

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# Mandatory Exemptions

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- ❑ Mandatory exemptions
  - for industrial building expansions (may expand by 50% with no D.C.)
  - May add up to 2 apartments for a single-detached as long as size of home doesn't double
  - Add one additional unit in medium & high density buildings
  - Upper/Lower Tier Governments and School Boards



# Discretionary Exemptions

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- Discretionary exemptions
  - Reduce in part or whole D.C. for types of development or classes of development (e.g. industrial, places of worship, affordable housing)
  - May phase-in over time
  - Redevelopment credits to recognize what is being replaced on site (not specific in the Act but provided by case law)

# Current Exemptions in Kingsville's D.C. By-law (12-2013, as amended)

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## □ Exemptions

- Place of worship
- Bona fide farm building
- Greenhouses
- Industrial Development

# Other Current Policy Items

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## □ Redevelopment

- Where as a result of development, a building or structure existing on the land within five (5) years was or is to be demolished, in whole or in part, the development charge otherwise payable with respect to such development shall be reduced.

## □ Timing of Payment

- Development charges are payable on the date on which a building permit is issued; or
- The Town may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable.

## □ Indexing

- Development charges imposed shall be adjusted annually on January 1st, without amendment to the By-law.

# Other Current Policy Items

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- Affordable Housing Grant Program
  - Provided outside of the D.C. By-law
  - Allows for a 20% reduction in D.C.s if development meets the Social Infrastructure Fund eligibility requirements
  - Similar to other exemptions provided, these amounts must be funded from sources other than the D.C. reserve funds

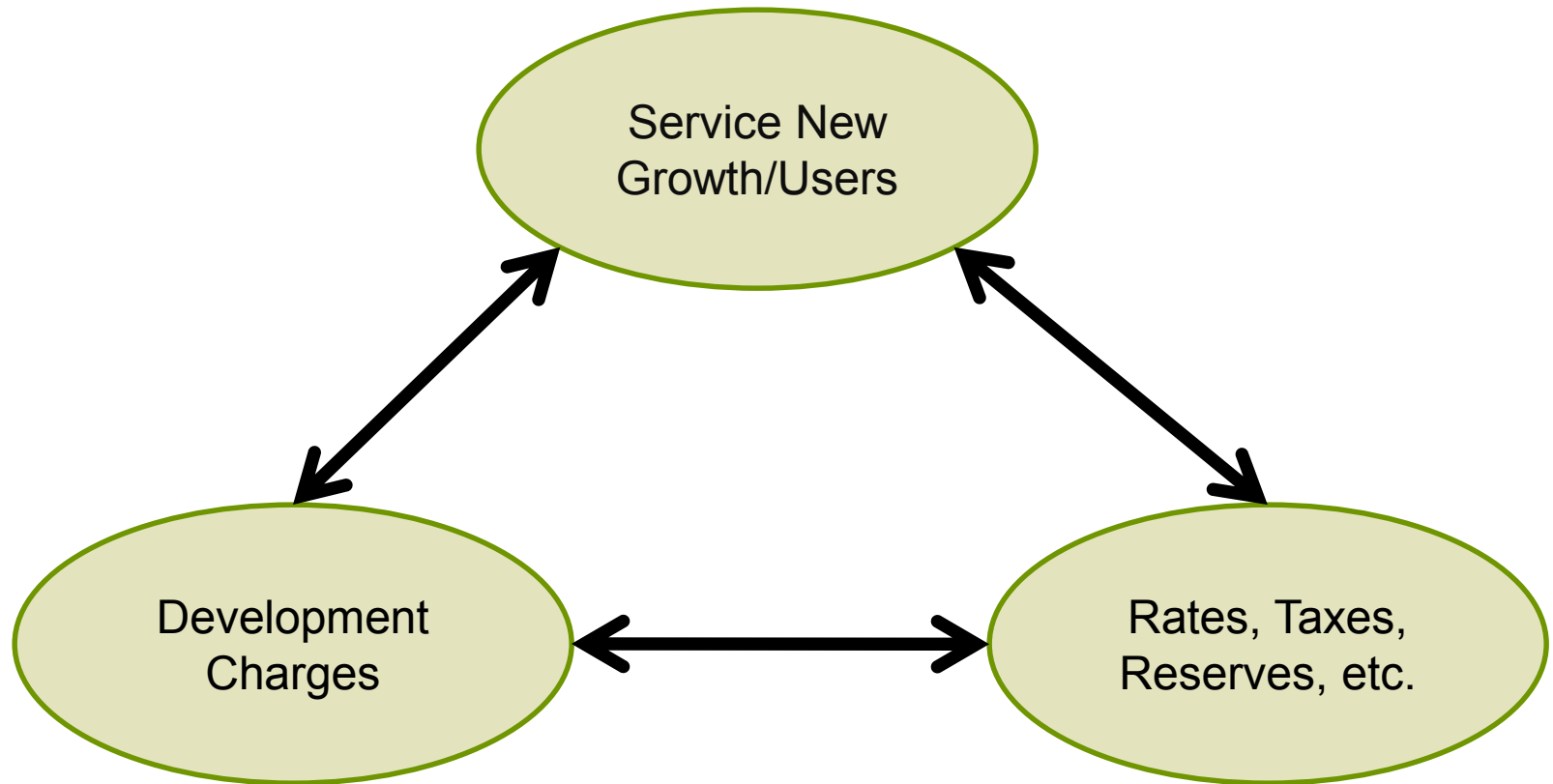
# Local Service Policies

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- ❑ As part of the D.C. process, need to define what is included in the D.C. and what is a developer responsibility
- ❑ Generally, a developer is responsible for :
  - Water and Wastewater connections to trunk mains and pumping stations to service specific areas
  - Storm Water Management
  - Internal roads, sidewalks, streetlights, private entrances

# Relationship Between Needs to Service Growth vs. Funding

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# Growth Forecast Increase

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The 2017 Development Charge forecast provides for the following growth:

Measure	10 Year 2017-2026	20 Year 2017-2036	Urban Buildout 2017-Urban Buildout	Urban Buildout (including Greenhouses) 2017-Urban Buildout
(Net) Population Increase	1,945	4,170	6,742	6,742
Residential Unit Increase	1,090	2,099	3,615	3,615
Non-Residential Gross Floor Area Increase (sq.ft.)	6,318,600	6,800,700	1,497,700	7,417,500

Source: Watson & Associates Economists Ltd. forecast 2017

# Current Development Charges

## TOWN OF KINGSVILLE DEVELOPMENT CHARGES AS AT 2017

Service	Residential				Non-Residential
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	per ft <sup>2</sup>
<b>Town-wide Services</b>					
Services Related to a Highway	4,406	3,215	2,588	2,005	0.28
Municipal Parking Spaces	82	60	48	37	0.01
Other Transportation Services	144	105	85	66	0.01
Fire Protection Services	571	417	335	260	0.02
Police Services	161	118	95	73	0.01
Outdoor Recreation Services	2,396	1,749	1,408	1,090	0.03
Indoor Recreation Services	60	44	35	27	-
Library Services	180	131	106	82	-
Administration	217	158	127	99	0.01
Non-Administration Facilities	29	21	17	13	-
<b>Total Town-wide</b>	<b>8,246</b>	<b>6,018</b>	<b>4,844</b>	<b>3,752</b>	<b>0.37</b>
<b>Urban Area Services - Ruthven, Kingsville and Lakeshore West Areas</b>					
Storm Water Drainage and Control Services	36	26	21	16	0.02
Wastewater Services	661	482	388	301	0.32
<b>Total Ruthven, Kingsville, and Lakeshore West Areas</b>	<b>8,943</b>	<b>6,526</b>	<b>5,253</b>	<b>4,069</b>	<b>0.71</b>
<b>Urban Area Services - Cottam Area</b>					
Storm Water Drainage and Control Services	18	13	11	8	0.01
Wastewater Services	1,950	1,423	1,145	887	1.09
<b>Total Cottam Area</b>	<b>10,214</b>	<b>7,454</b>	<b>6,000</b>	<b>4,648</b>	<b>1.47</b>



# Summary of Services Considered

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## □ Town-wide Services

- Services Related to a Highway
- Municipal Parking Spaces
- Fire Protection Services
- Police Services
- Indoor & Outdoor Recreation Services
- Library Services
- Administration
- Non-administration Facilities

## □ Urban Services

- Stormwater Drainage and Control Services
- Wastewater Services
- Water Services

# Summary of Calculated Charge

Service	RESIDENTIAL					NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Bunk Houses* (per capita)	(per sq.ft. of Gross Floor Area)	Greenhouses (per sq.ft.)	Wind Turbine (per unit)
<b>Town-Wide Services:</b>								
Services Related to a Highway	5,129	2,470	3,039	3,540	1,727	0.54	0.54	5,129
Municipal Parking Spaces	42	20	25	29	14	0.00	-	-
Fire Protection Services	-	-	-	-	-	0.00	-	-
Police Services	153	74	91	106	52	0.02	0.02	153
Indoor & Outdoor Recreation Services	1,518	731	900	1,048	511	0.02	-	-
Library Services	306	147	181	211	103	0.00	-	-
Administration	237	114	140	164	80	0.01	0.01	237
Non-Administration Facilities	26	13	15	18	9	0.00	-	26
<b>Total Town-Wide Services</b>	<b>7,411</b>	<b>3,569</b>	<b>4,391</b>	<b>5,116</b>	<b>2,495</b>	<b>0.59</b>	<b>0.57</b>	<b>5,545</b>
<b>Urban Services</b>								
Stormwater Drainage and Control Services	192	92	114	133	65	0.11	-	-
Wastewater Services	2,051	988	1,215	1,416	691	1.13	-	-
Water Services	3,580	1,724	2,121	2,471	1,205	0.50	0.50	-
<b>Total Urban Services</b>	<b>5,823</b>	<b>2,804</b>	<b>3,450</b>	<b>4,020</b>	<b>1,961</b>	<b>1.74</b>	<b>0.50</b>	<b>-</b>
GRAND TOTAL RURAL AREA	7,411	3,569	4,391	5,116	2,495	0.59	0.57	5,545
GRAND TOTAL URBAN AREA	13,234	6,373	7,841	9,136	4,456	2.33	1.07	5,545

\*Bunk houses charged on a per capita basis, per building, up to a maximum of 10 persons per building.

# Comparison of Current and Calculated Charges - Residential

Residential (Single Detached) Comparison		
Service	Current	Calculated
<b>Municipal Wide Services:</b>		
Services Related to a Highway	4,550	5,129
Municipal Parking Spaces	82	42
Fire Protection Services	571	-
Police Services	161	153
Indoor & Outdoor Recreation Services	2,456	1,518
Library Services	180	306
Administration	217	237
Non-Administration Facilities	29	26
<b>Total Municipal Wide Services</b>	<b>8,246</b>	<b>7,411</b>
<b>Urban Area Services - Ruthven, Kingsville and Lakeshore West Areas</b>		
Storm Water Drainage and Control Services	36	192
Wastewater Services	661	2,051
Water Services	-	3,580
<b>Urban Area Services - Cottam Area</b>		
Storm Water Drainage and Control Services	18	192
Wastewater Services	1,950	2,051
Water Services	-	3,580
<b>Total Town-wide</b>	<b>8,246</b>	<b>7,411</b>
<b>Total Ruthven, Kingsville, and Lakeshore West Areas</b>	<b>8,943</b>	<b>13,234</b>
<b>Total Cottam Area</b>	<b>10,214</b>	<b>13,234</b>

\*Services Related to a Highway Includes Other Transportation Services charge

\*\*Cottam Area charges are currently discounted at 50% of the calculated rates

# Comparison of Current and Calculated Charges – Non-residential

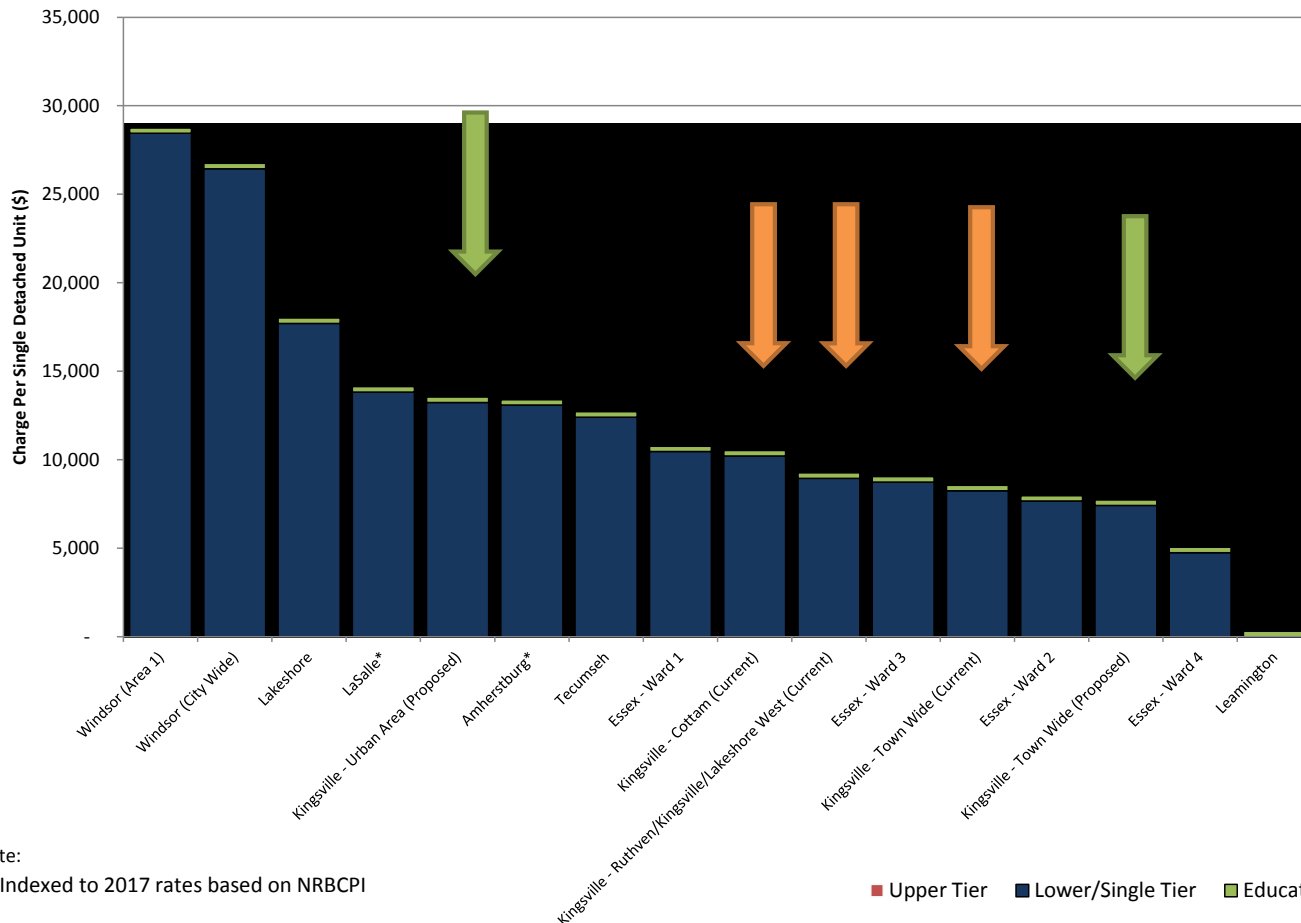
Non-Residential (per ft².) Comparison

Service	Current	Calculated
<b>Municipal Wide Services:</b>		
Services Related to a Highway	0.29	0.54
Municipal Parking Spaces	0.01	-
Fire Protection Services	0.02	-
Police Services	0.01	0.02
Indoor & Outdoor Recreation Services	0.03	0.02
Library Services	-	-
Administration	0.01	0.01
Non-Administration Facilities	-	-
<b>Total Municipal Wide Services</b>	<b>0.37</b>	<b>0.59</b>
<b>Urban Area Services - Ruthven, Kingsville and Lakeshore West Areas</b>		
Storm Water Drainage and Control Services	0.02	0.11
Wastewater Services	0.32	1.13
Water Services	-	0.50
<b>Urban Area Services - Cottam Area</b>		
Storm Water Drainage and Control Services	0.01	0.11
Wastewater Services	1.09	1.13
Water Services	-	0.50
<b>Total Town-wide</b>	<b>0.37</b>	<b>0.59</b>
<b>Total Ruthven, Kingsville, and Lakeshore West Areas</b>	<b>0.71</b>	<b>2.33</b>
<b>Total Cottam Area</b>	<b>1.47</b>	<b>2.33</b>

*Note: Industrial DCs currently exempt*

# Survey of Residential D.C.s

## Development Charge Rates for Kingsville and Surrounding Municipalities Residential Per Single Detached Unit (As of November 15, 2017)



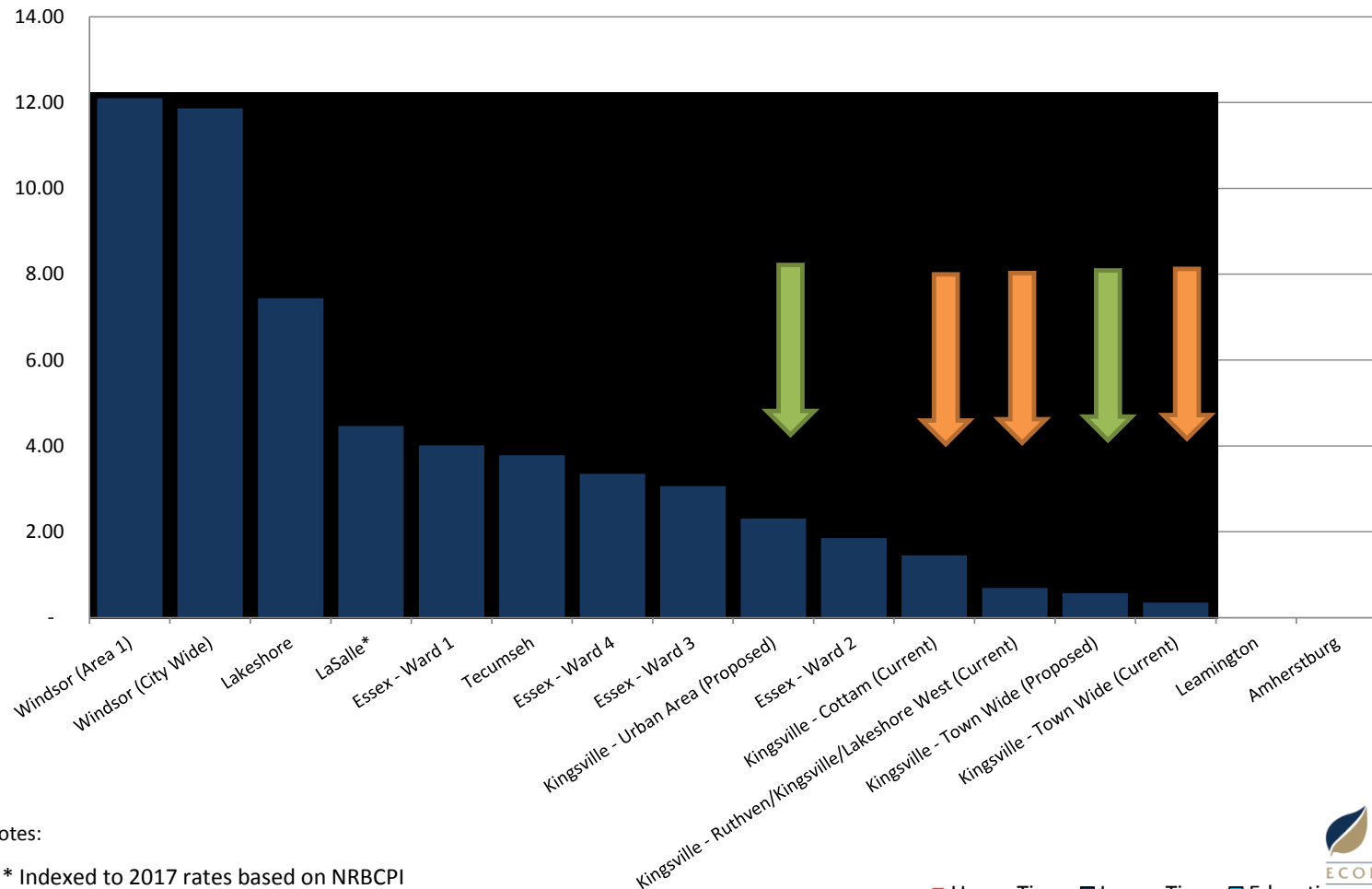
Note:

\* Indexed to 2017 rates based on NRBCPI

■ Upper Tier ■ Lower/Single Tier ■ Education

# Survey of Commercial D.C.s

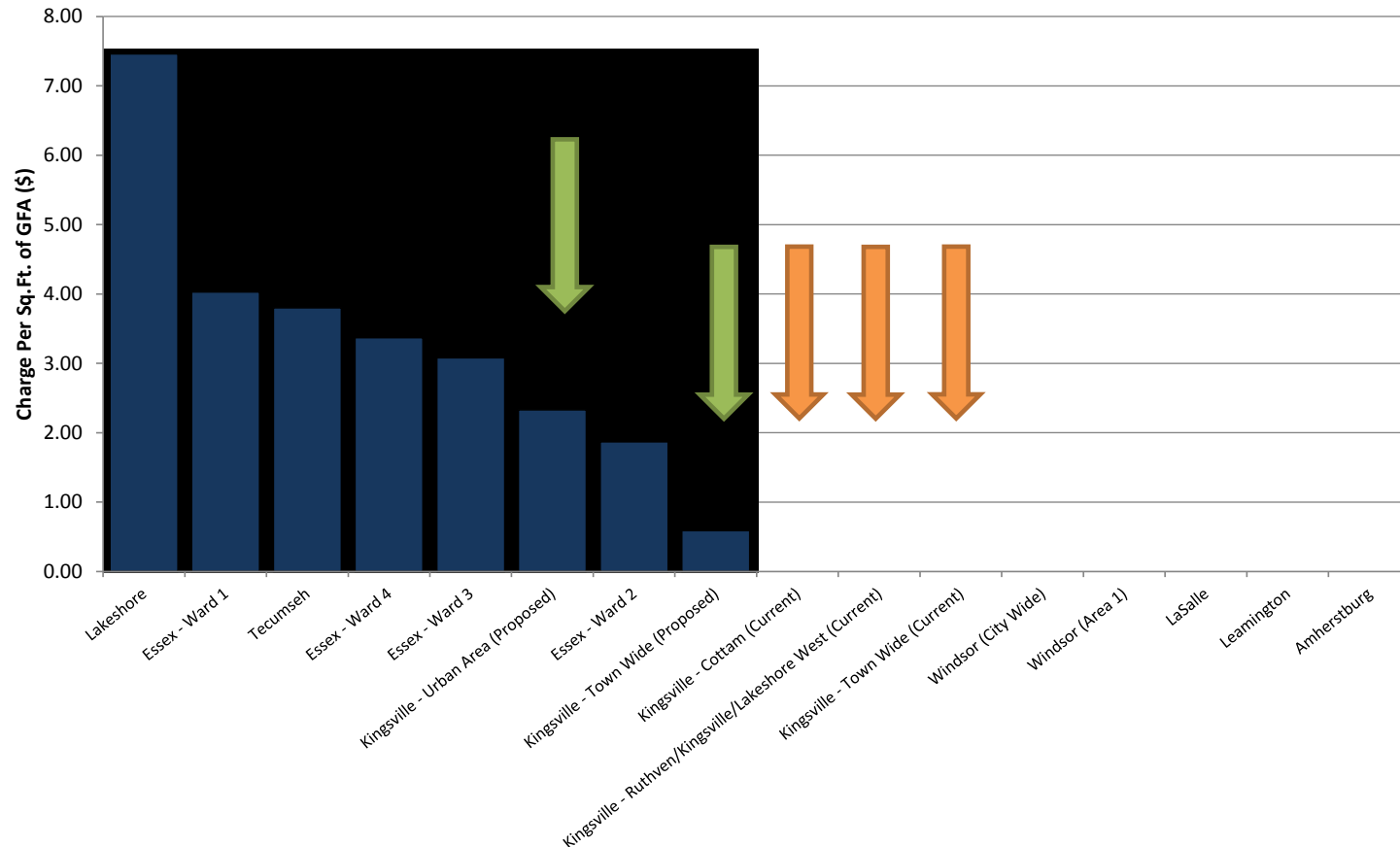
Development Charge Rates for Kingsville and Surrounding Municipalities  
Commercial Per Square Foot of GFA  
(As of November 15, 2017)



Notes:

# Survey of Industrial D.C.s

Development Charge Rates for Kingsville and Surrounding Municipalities  
Industrial Per Square Foot of GFA  
(As of November 15, 2017)



# Next Steps

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- Council Consideration of New Policies for By-law
  - Consider new categories (i.e. bunk houses, greenhouses, and wind turbines)
  - Consider inclusion of D.C.s for water services
  - Consider exemptions, phase-ins, discounting, etc.
- Consideration of Development Charges
- Determine no further public meeting is required
- Council will review all public input and consider policies, charges and adopt a By-law (January 8, 2018)