

Report 2019 – 006

Deputation, Omissions and Additions

**DEPUTATION TO COUNCIL
(DC Deferral Request – Report 2019-006)**

March 26th 2019

Jay Allen
Shield Storage Centres Inc
PO Box 1319
Bobcaygeon, ON
K0M 1A0

In the summer/fall of 2018 we with the approval of City Departments and under a Conditional Permit granted in conjunction with the negotiation of our Site Plan Agreement, began construction on the first two buildings within our approved project. These buildings were completed and inspected for occupancy in Mid December. Today, although the buildings have been passed, they remain empty as per an agreement with the CBO that complete the Site Plan Agreement, too which the completion of the DC's is a component, be completed prior to occupancy. However, we find ourselves in situation whereby we are effectively living between two DC Bylaws. The current DC Bylaw too which we have some concerns and the new DC Bylaw which is currently in progress with the DC Task Force.

Dependant on how the new DC Bylaw addresses, identifies and applies the related DC's to the self storage industry it could have significant financial considerations on our development. As such, given we are potentially 9 months away from a New Document being passed that would govern these concerns, this report and request looks to Council for a deferral of the current DC's until such time the new DC Bylaw takes effect. It is our understanding through discussions with staff that the intent of the DC Task Force is to have their recommendations in place by the end of September so as to have the new Bylaw available and passed for January 1st 2020.

We fully understand that this deferral, if granted, does not constitute an agreement to reduce the existing DC's and could mean that the DC Rate and Class could remain unchanged, could decrease or could increase which would mean a higher DC's rate for our development and our industry.

It has never been our intention through discussions or inquiry with staff or with council members that we not pay DC's. We fully understand the need for DC's and taxation, however, we have made arguments that the current charges should pay be commensurate with the use/zoning and impact. Unfortunately, and to staff's credit and attempts to help there does not exist a mechanism to modify the existing DC Bylaw to suit. It is also my understanding that Self Storage is to be one of the areas to be reviewed by the Task Force and as such the deferral would afford us the opportunity to present our considerations to the DC Task Force in regard to Self Storage/Zoning and the related DC Rates.

The financial impact of approving this request to the City budget is negligible in that the deferral is effectively a postponement of the DC's to a future date, which is expected to be at the end of 2019 or the beginning of 2020.

Furthermore, the City has further security in respect to the fact that this deferral agreement would be included in, become part of and governed by the existing Site Plan Agreement with Shield Storage Centres Inc. which will be registered on title. A registration that currently has Securities paid to the City as per the Detailed Cost Estimate which are already on file with Planning.

We respectfully request that Council afford us this opportunity over the coming months to communicate with the DC Task Force in regard to the DC's that will affect this industry and our development.

Thank you.

Jay Allen
Shield Storage Centres Inc.

Development Charge Overview

Tratche - Building 1

Tratche - Building 1				Urban Other - Comm.		Urban Other - Indust.	
				sq/ft			
	CKL Cost Dev. Charges	sq/m		\$ 187.64	\$ 17.74	\$ 82.89	\$ 7.84
	Total CKL per sq/ft	sq/ft		4,800.00	\$ 17.74	4,800.00	\$ 7.84
Total DC Costs				\$ 85,169.93		\$ 37,623.83	
	USD	CAN	EX	PER SQ/FT			
Cost to Build	\$ 63,390.48	\$ 81,139.81	1.28	\$	16.90		
		SQ/FT	COST PER	TOTAL			
		4,800.00	\$ 16.90	\$	81,139.81		
Concete (Form and Pour)		4,800.00	\$ 12.25	\$	58,800.00		
Erect Labour		4,800.00	\$ 4.50	\$	21,600.00		
Masonry			\$ 4,000.00	\$	4,000.00		
Drywall (Fire Seps)		180.00	\$ 10.00	\$	1,800.00		
Install				\$	3,000.00		
		4,800.00		\$	170,339.81		\$ 170,339.81
Total Costs				\$ 255,509.74		\$ 207,963.64	
CKL Fees as a % of Build				50.000%		22.088%	

Tratche - Building 2

				Urban Other - Comm.		Urban Other - Indust.	
				sq/ft			
CKL Cost Dev. Charges		sq/m		\$ 187.64	\$ 17.74	\$ 82.89	\$ 7.84
Total CKL per sq/ft		sq/ft		7,800.00	\$ 17.74	7,800.00	\$ 7.84
Total DC Costs				\$ 138,401.13		\$ 61,138.72	
				SQ/FT	COST PER	TOTAL	
				7,800.00	\$ 16.90	\$ 131,852.19	
Concete (Form and Pour)	7,800.00	\$ 12.25	\$ 95,550.00				
Erect Labour	7,800.00	\$ 4.50	\$ 35,100.00				
Drywall (Fire Seps)	180.00	\$ 10.00	\$ 1,800.00				
Masonry		\$ 4,000.00	\$ 4,000.00				
Install			\$ 3,000.00				
	7,800.00		\$ 271,302.19		\$ 271,302.19		\$ 271,302.19
Total Costs				\$ 409,703.33		\$ 332,440.91	
CKL Fees as a % of Build				51.014%		22.535%	

Tratche - Total 9 Buildings

				Urban Other - Comm.		Urban Other - Indust.	
				sq/ft			
CKL Cost Dev. Charges		sq/m		\$ 187.64	\$ 17.74	\$ 82.89	\$ 7.84
Total CKL per sq/ft		sq/ft		30,000.00	\$ 17.74	30,000.00	\$ 7.84
Total DC Costs				\$ 532,312.06		\$ 235,148.94	
				SQ/FT	COST PER	TOTAL	
				30,000.00	\$ 16.90	\$ 507,123.81	
Concete (Form and Pour)	30,000.00	\$ 12.25	\$ 367,500.00				
Erect Labour	30,000.00	\$ 4.50	\$ 135,000.00				
Drywall (Fire Seps)	180.00	\$ 10.00	\$ 1,800.00				
Masonry		\$ 4,000.00	\$ 4,000.00				
Install			\$ 3,000.00				
Misc (Survey, etc)			\$ 25,000.00				
	30,000.00		\$ 1,043,423.81		\$ 1,043,423.81		\$ 1,043,423.81
Total Costs				\$ 1,575,735.87		\$ 1,278,572.75	
CKL Fees as a % of Build				51.016%		22.536%	

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City of Kawartha Lakes
Building Division**City of Kawartha Lakes Schedule of Non-Residential Development
Charges - 2018**

Service	(\$/500 KW of NGC)	(\$/m ² of GFA)		
	Electricity Generation	Industrial	Commercial	Institutional
Health & Social	\$0	\$0.00	\$0.00	\$0.00
Library	\$0	\$1.36	\$1.36	\$1.36
Parks & Recreation	\$0	\$1.17	\$1.17	\$1.17
Fire	\$506	\$2.83	\$6.80	\$4.86
Paramedic	\$70	\$0.39	\$0.95	\$0.68
Police	\$483	\$1.95	\$4.66	\$3.34
Airport	\$0	\$0.15	\$0.39	\$0.28
Transit	\$0	\$0.29	\$0.68	\$0.48
Administration	\$133	\$0.74	\$1.78	\$1.28
Roads & Related	\$5,051	\$26.11	\$60.10	\$42.90
Water Treatment	\$0	\$9.60	\$22.08	\$15.80
Water Distribution	\$0	\$11.67	\$27.32	\$19.54
Sewage Treatment	\$0	\$6.61	\$15.19	\$10.88
Sewage Collection	\$0	\$22.26	\$50.50	\$36.23
Total	\$6,243	\$85.13	\$192.98	\$138.80
Service Area	(\$/500 KW of NGC)	(\$/m ² of GFA)		
	Electricity Generation	Industrial	Commercial	Institutional
Urban-Lindsay	\$6,243	\$85.13	\$192.98	\$138.80
Urban-NWT	\$6,243	\$62.87	\$142.48	\$102.57
Urban-Other	\$5,760	\$82.89	\$187.64	\$134.98
Rural-Ops	\$6,243	\$34.70	\$77.21	\$55.87
Rural-Other	\$5,760	\$32.75	\$72.55	\$52.53

City of Kawartha Lakes Schedule of Residential Development Charges - 2018

Service	(\$/Dwelling Unit)			
	Single or Semi-Detached	Row or Multiple	Apartment	
			Two or More Bedrooms	Other
Health & Social	\$0	\$0	\$0	\$0
Library	\$223	\$186	\$158	\$107
Parks & Recreation	\$194	\$161	\$136	\$94
Fire	\$506	\$422	\$356	\$243
Paramedic	\$70	\$59	\$50	\$34
Police	\$483	\$403	\$340	\$233
Airport	\$29	\$25	\$21	\$13
Transit	\$73	\$62	\$53	\$35
Administration	\$133	\$110	\$94	\$64
Roads & Related	\$5,051	\$4,213	\$3,553	\$2,436
Water Treatment	\$2,363	\$1,971	\$1,663	\$1,140
Water Distribution	\$2,863	\$2,389	\$2,016	\$1,381
Sewage Treatment	\$1,658	\$1,382	\$1,167	\$799
Sewage Collection	\$5,538	\$4,619	\$3,896	\$2,670
Total	\$19,184	\$16,002	\$13,503	\$9,249
Service Area	(\$/Dwelling Unit)			
	Single or Semi-Detached	Row or Multiple	Apartment	
			Two or More Bedrooms	Other
Urban-Lindsay	\$19,184	\$16,002	\$13,503	\$9,249
Urban-NWT	\$13,646	\$11,383	\$9,607	\$6,579
Urban-Other	\$18,628	\$15,537	\$13,110	\$8,981
Rural-Ops	\$6,689	\$5,579	\$4,708	\$3,224
Rural-Other	\$6,206	\$5,176	\$4,368	\$2,991

City of Kawartha Lakes Schedule of Non-Residential Development Charges - 2018

Service	(\$/500KW of NCG)	(\$/sq.m GFA)				
	Electricity Generation	Industrial	Commercial	Institutional		
Health & Social	\$ -	\$ -	\$ -	\$ -		
Library	\$ -	\$ 1.36	\$ 1.36	\$ 1.36		
Parks & Recreation	\$ -	\$ 1.17	\$ 1.17	\$ 1.17		
Fire	\$ 506.00	\$ 2.83	\$ 6.80	\$ 4.86		
Paramedic	\$ 70.00	\$ 0.39	\$ 0.95	\$ 0.68		
Police	\$ 483.00	\$ 1.95	\$ 4.66	\$ 3.34		
Airport	\$ -	\$ 0.15	\$ 0.39	\$ 0.28		
Transit	\$ -	\$ 0.29	\$ 0.68	\$ 0.48		
Administration	\$ 133.00	\$ 0.74	\$ 1.78	\$ 1.28	Delta	Delta
Roads & Related	\$ 5,051.00	\$ 26.11	\$ 60.10	\$ 42.90		\$ 33.99
Water Treatment	\$ -	\$ 9.60	\$ 22.08	\$ 15.80	\$ 12.48	
Water Distribution	\$ -	\$ 11.67	\$ 27.32	\$ 19.54	\$ 15.65	
Sewage Treatment	\$ -	\$ 6.61	\$ 15.19	\$ 10.88	\$ 8.58	
Sewage Collection	\$ -	\$ 22.26	\$ 50.50	\$ 36.23	\$ 28.24	
Total	\$ 6,243.00	\$ 85.13	\$ 192.98	\$ 138.80	\$ 64.95	
Service Area	(\$/500KW of NCG)	(\$/sq.m GFA)				
	Electricity Generation	Industrial	Commercial	Institutional		
Urban-Lindsay	\$ 6,243.00	\$ 85.13	\$ 192.98	\$ 138.80		
Urban-NWT	\$ 6,243.00	\$ 62.87	\$ 142.48	\$ 102.57	Delta	
Urban-Other	\$ 5,760.00	\$ 82.89	\$ 187.64	\$ 134.98	\$ 104.75	
Rural-Ops	\$ 6,243.00	\$ 34.70	\$ 77.21	\$ 55.87		
Rural-Other	\$ 5,760.00	\$ 32.75	\$ 72.55	\$ 52.53		
		\$ 50.14	\$ 115.09			