



 **Watson
& Associates**
ECONOMISTS LTD.

City of Kawartha Lakes

Development Charges Public Meeting

November 5, 2019

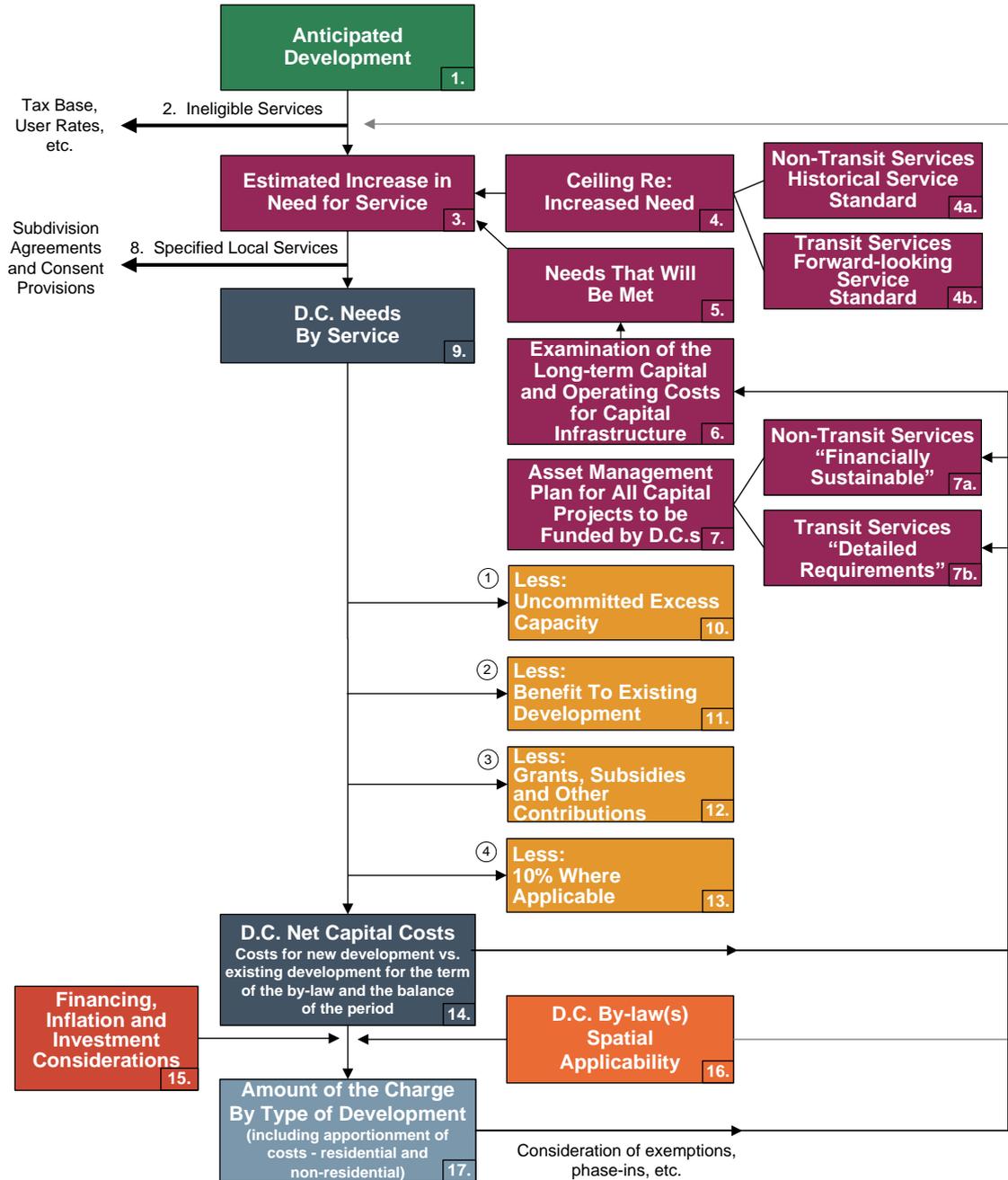
Public Meeting Purpose



Purpose:

- This meeting is a mandatory requirement under the *Development Charges Act (D.C.A.)*
- Prior to Council's consideration of a by-law, a background study must be prepared and available to the public a minimum of 2 weeks prior to a public meeting and provided on the municipality's website 60 days prior to by-law passage (released on October 7, 2019)
- This public meeting is to provide a review of the Development Charges (D.C.) proposal and to receive public input on the proposed policies and charges

The Process of Calculating a Development Charge under the Act that must be followed



Growth Forecast

Anticipated Residential Development



Time Horizon	Residential ¹	
	Net Population	Dwelling Units
City-Wide		
2019	89,113	36,224
2029	107,017	45,479
2031	110,152	47,036
Incremental Change		
Urban (Lindsay)		
2019-2029	11,646	5,553
2019-2031	13,664	6,510
Urban (Other)		
2019-2029	3,305	1,645
2019-2031	3,878	1,920
Rural		
2019-2029	2,487	2,057
2019-2031	2,958	2,383
City-Wide		
2019-2029	17,438	9,255
2019-2031	20,500	10,813

1. Excluding Institutional Population and including 50% seasonal population

Growth Forecast

Anticipated Non-Residential Development



Time Horizon	Industrial		Commercial		Institutional		Total	
	Employment ¹	Sq.ft. of G.F.A.						
City-Wide								
2019	3,170	N/A	7,623	N/A	6,314	N/A	17,107	N/A
2029	3,610	N/A	9,297	N/A	6,804	N/A	19,711	N/A
2031	3,678	N/A	9,574	N/A	6,891	N/A	20,143	N/A
Incremental Change								
Urban (Lindsay)								
2019-2029	389	466,800	1,230	615,000	363	254,100	1,982	1,335,900
2019-2031	449	538,800	1,434	717,000	428	299,600	2,311	1,555,400
Urban (Other)								
2019-2029	39	46,400	431	215,500	127	88,900	597	350,800
2019-2031	45	53,900	503	251,400	149	104,300	697	409,600
Rural								
2019-2029	12	14,800	13	6,500	-	-	25	21,300
2019-2031	14	16,900	14	7,100	-	-	28	24,000
City-Wide								
2019-2029	440	528,000	1,674	837,000	490	343,000	2,604	1,708,000
2019-2031	508	609,600	1,951	975,500	577	403,900	3,036	1,989,000

1. Excluding WAH and NFPOW



Increase in Need for Service

City-Wide (10-year)

- Parking Services
- Airport Services
- Parks and Recreation
- Library Services
- Administration Studies
- Municipal By-law Enforcement
- Paramedic Services
- Health & Social Services
- Waste Diversion

Lindsay (10-year)

- Transit Services

Lindsay and Ops (10-year)

- Police

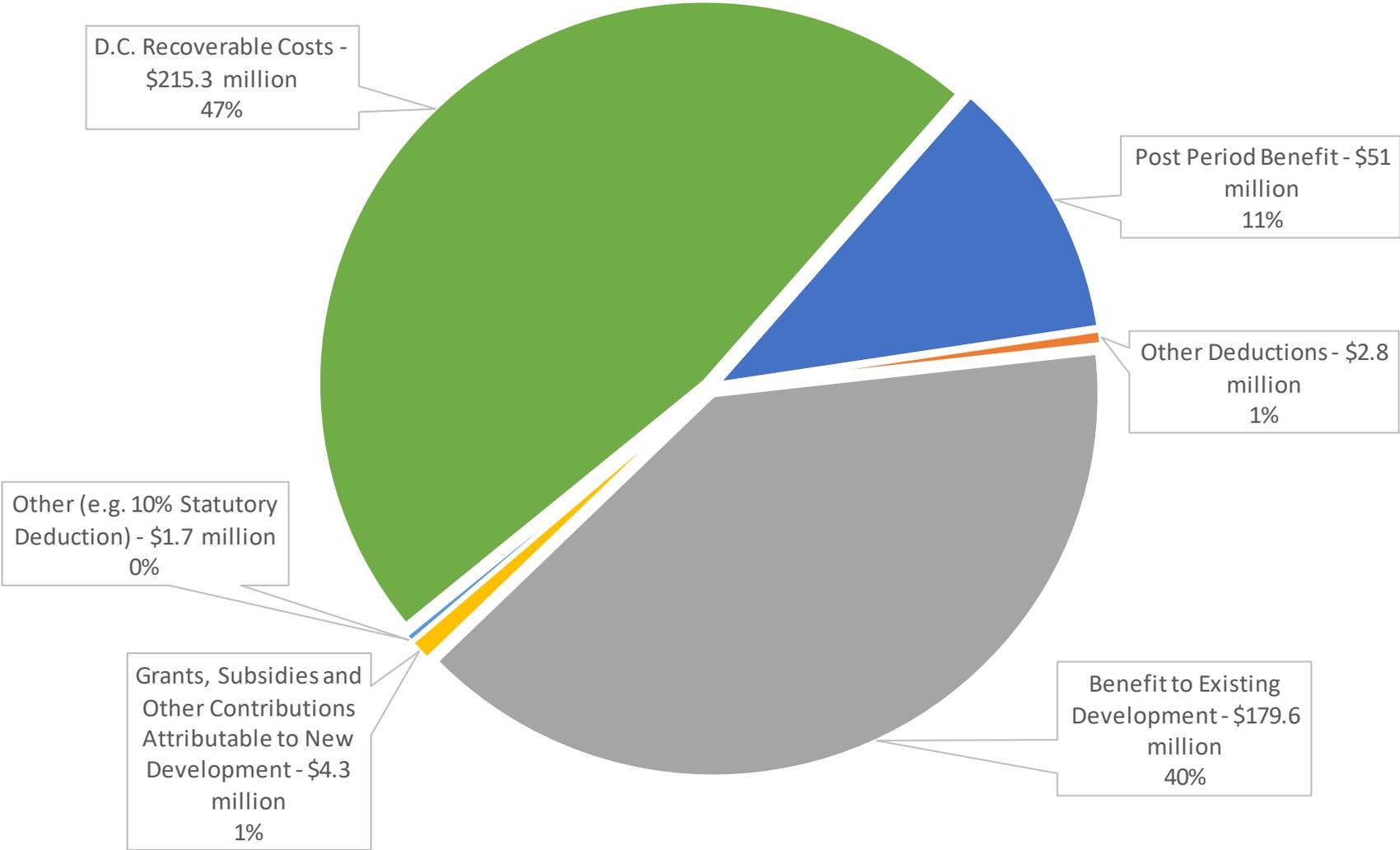
City-Wide (12-year)

- Roads and Related Services
- Fire Services

Urban Serviced Area (12-year)

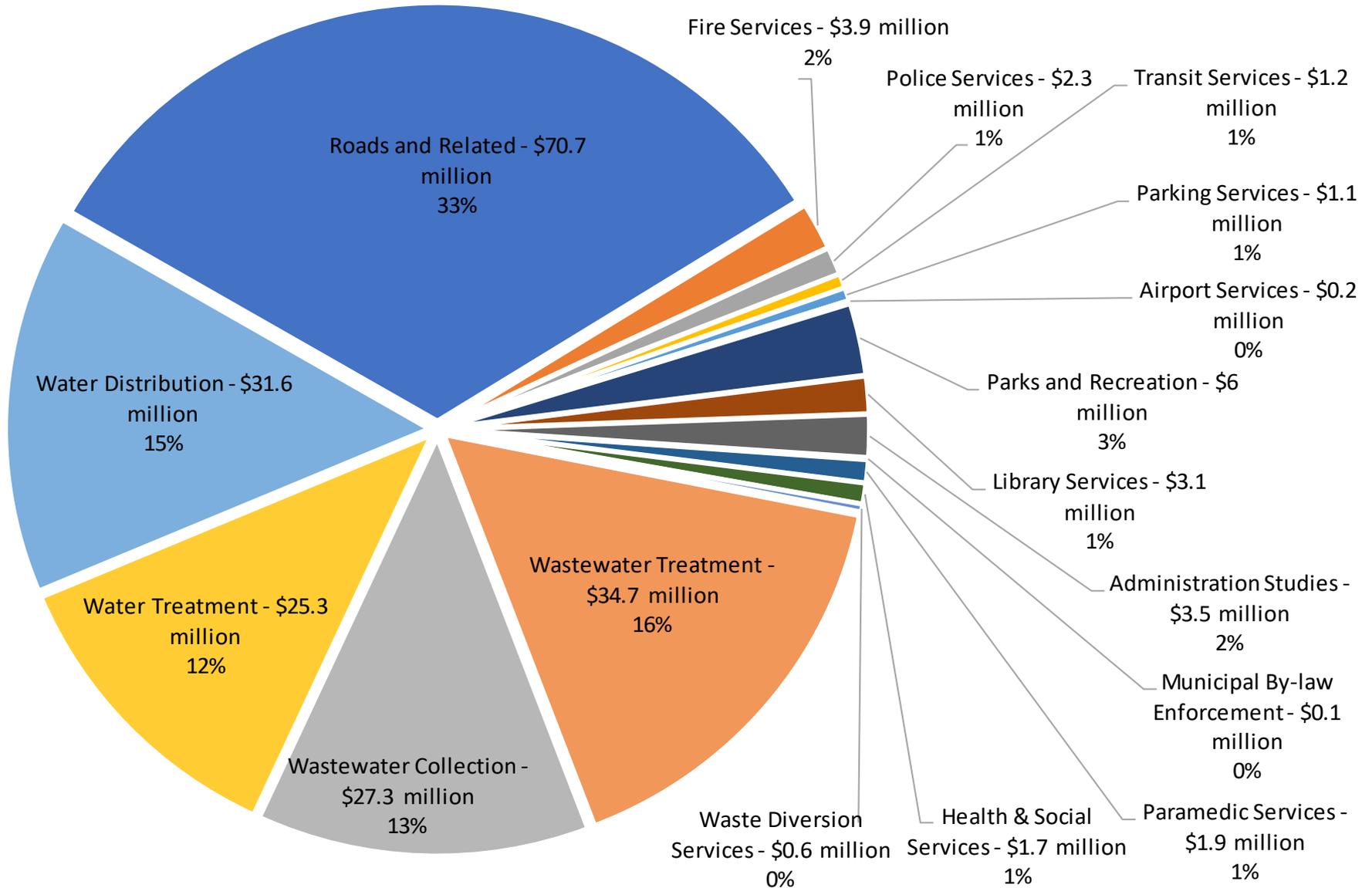
- Wastewater Treatment
- Wastewater Collection (excl. Northwest Lindsay Development Area)
- Water Treatment and Distribution

Gross Capital Costs – \$446.6 million



D.C. Recoverable Costs include \$8.1 million in estimated D.C. reserve fund deficits

D.C. Recoverable Costs – \$215.3 million



Calculated Schedule of D.C.s

Residential Development



Service	RESIDENTIAL			
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Row or Multiple
Municipal Wide Services:				
Fire Services	341	205	154	304
Police Services ¹	393	236	178	350
Roads and Related	6,027	3,615	2,724	5,361
Transit Services ²	240	144	108	213
Parking Services	111	66	50	98
Airport Services	22	13	10	20
Parks and Recreation	664	398	300	590
Library Services	340	204	154	303
Paramedic Services	190	114	86	169
Municipal By-law Enforcement	14	9	6	13
Health & Social Services	206	123	93	183
Waste Diversion Services	64	38	29	57
Administration Studies	362	217	164	322
Total Municipal Wide Services	8,974	5,382	4,056	7,983
Urban Services				
Wastewater Treatment	4,057	2,433	1,834	3,609
Wastewater Collection ³	5,890	3,533	2,662	5,240
Water Treatment	3,185	1,910	1,439	2,833
Water Distribution	3,302	1,981	1,493	2,938
Total Urban Services	16,434	9,857	7,428	14,620
Urban - Lindsay	25,408	15,239	11,484	22,603
Urban - NWT	19,518	11,706	8,822	17,363
Urban - Other	24,776	14,859	11,198	22,040
Rural - Ops	8,734	5,238	3,948	7,770
Rural - Other	8,341	5,002	3,770	7,420

1. Polices services only payable within Lindsay and the former Township of Ops

2. Transit Services only payable within Lindsay

3. Wastewater Collection Services only payable within municipal service area, outside of the Northwest Lindsay Development Area

Calculated Schedule of D.C.s

Non-Residential Development



Service	NON-RESIDENTIAL (per sq.m. of Gross Floor Area)				NON-RESIDENTIAL (per 500kW nameplate generating capacity)
	Uniform	Industrial	Commercial	Institutional	
Municipal Wide Services:					
Fire Services	2.79	1.54	3.66	2.59	341
Police Services ¹	2.69	1.51	3.62	2.59	393
Roads and Related	49.21	26.86	64.48	46.06	6027
Transit Services ²	1.71	0.96	2.30	1.65	
Parking Services	0.90	0.49	1.18	0.84	
Airport Services	0.18	0.10	0.24	0.17	
Parks and Recreation	1.91	1.91	1.91	1.91	
Library Services	0.98	0.98	0.98	0.98	
Paramedic Services	1.55	0.85	2.03	1.45	190
Municipal By-law Enforcement	0.12	0.06	0.15	0.11	
Health & Social Services					
Waste Diversion Services	0.52	0.29	0.68	0.49	
Administration Studies	2.95	1.61	3.87	2.77	362
Total Municipal Wide Services	65.50	37.15	85.11	61.59	7,314
Urban Services					
Wastewater Treatment	28.24	15.32	36.76	26.26	
Wastewater Collection ³	51.90	28.15	67.56	48.26	
Water Treatment	22.41	12.30	29.52	21.07	
Water Distribution	23.24	12.76	30.61	21.85	
Total Urban Services	125.79	68.53	164.44	117.45	-
Urban - Lindsay	191.29	105.68	249.55	179.04	7,314
Urban - NWT	139.40	77.53	181.99	130.78	7,314
Urban - Other	186.90	103.21	243.62	174.81	6,921
Rural - Ops	63.79	36.20	82.81	59.95	7,314
Rural - Other	61.10	34.69	79.18	57.36	6,921

1. Polices services only payable within Lindsay and the former Township of Ops

2. Transit Services only payable within Lindsay

3. Wastewater Collection Services only payable within municipal service area, outside of the Northwest Lindsay Development Area



City D.C. Comparison

Residential Development (Single and Semi-Detached Dwelling Units)

Single and Semi-Detached Dwelling	Current	Calculated	Change (%)	Change (\$)
Urban - Lindsay	20,179	25,408	26%	5,229
Urban - NWT	14,354	19,518	36%	5,164
Urban - Other	19,594	24,776	26%	5,182
Rural - Ops	7,037	8,734	24%	1,697
Rural - Other	6,529	8,341	28%	1,812

City D.C. Comparison

Non-Residential Development (per sq.mt. of Gross Floor Area)



Differentiated

Service	Industrial			
	Current	Calculated	(%)	(\$)
Urban - Lindsay	89.54	105.68	18%	16.14
Urban - NWT	66.13	77.53	17%	11.40
Urban - Other	87.18	103.21	18%	16.03
Rural - Ops	36.50	36.20	-1%	(0.30)
Rural - Other	34.45	34.69	1%	0.24

Uniform

Service	Industrial			
	Current	Calculated	(%)	(\$)
Urban - Lindsay	89.54	191.29	114%	101.75
Urban - NWT	66.13	139.40	111%	73.27
Urban - Other	87.18	186.90	114%	99.72
Rural - Ops	36.50	65.50	79%	29.00
Rural - Other	34.45	62.81	82%	28.36

Service	Commercial			
	Current	Calculated	(%)	(\$)
Urban - Lindsay	202.97	249.55	23%	46.58
Urban - NWT	149.85	181.99	21%	32.14
Urban - Other	197.35	243.62	23%	46.27
Rural - Ops	81.20	82.81	2%	1.61
Rural - Other	76.30	79.18	4%	2.88

Service	Commercial			
	Current	Calculated	(%)	(\$)
Urban - Lindsay	202.97	191.29	-6%	(11.68)
Urban - NWT	149.85	139.40	-7%	(10.45)
Urban - Other	197.35	186.90	-5%	(10.45)
Rural - Ops	81.20	65.50	-19%	(15.70)
Rural - Other	76.30	62.81	-18%	(13.49)

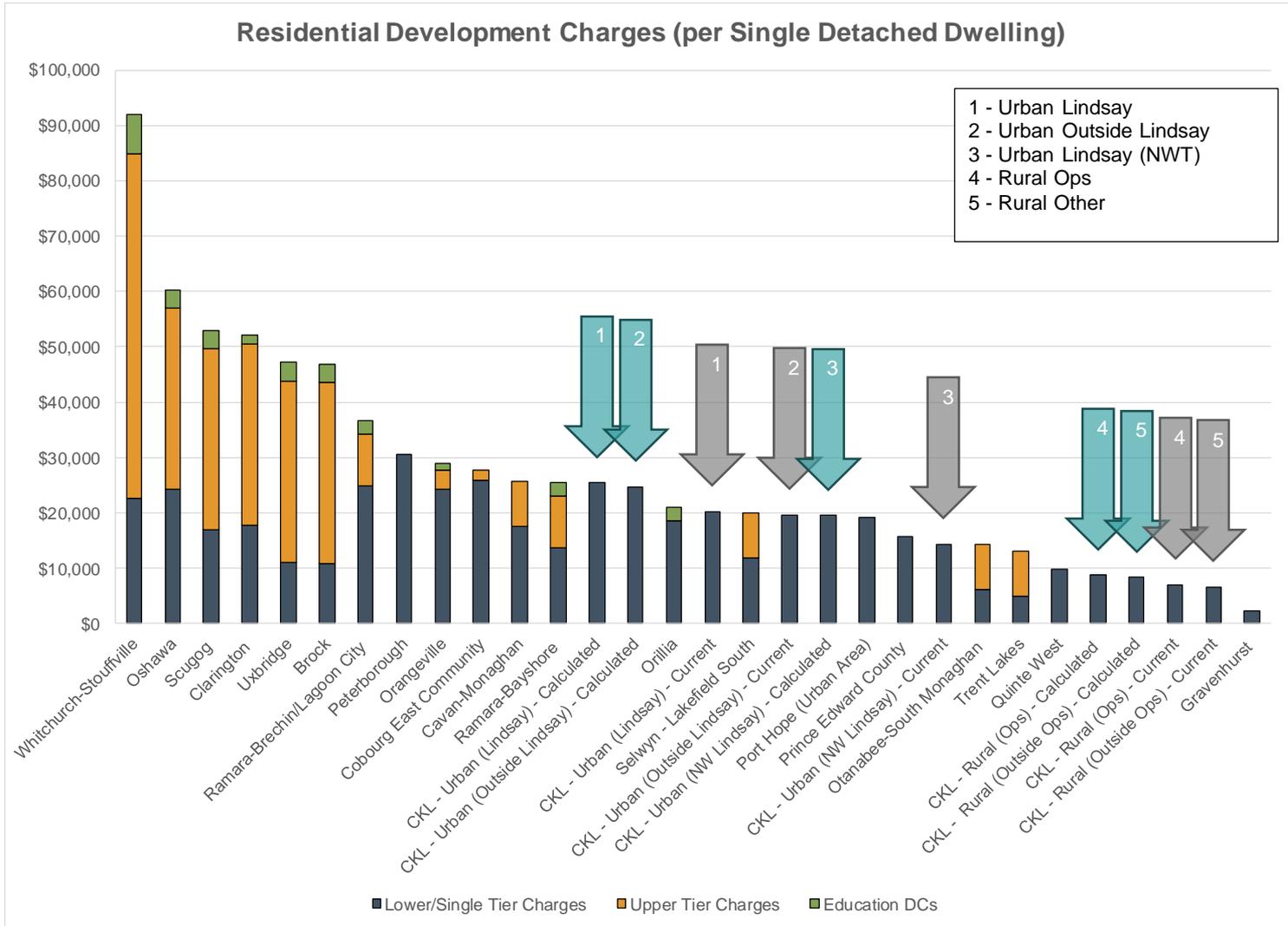
Service	Institutional			
	Current	Calculated	(%)	(\$)
Urban - Lindsay	145.98	179.04	23%	33.06
Urban - NWT	107.87	130.78	21%	22.91
Urban - Other	141.97	174.81	23%	32.84
Rural - Ops	58.76	59.95	2%	1.19
Rural - Other	55.25	57.36	4%	2.11

Service	Institutional			
	Current	Calculated	(%)	(\$)
Urban - Lindsay	145.98	191.29	31%	45.31
Urban - NWT	107.87	139.40	29%	31.53
Urban - Other	141.97	186.90	32%	44.93
Rural - Ops	58.76	65.50	11%	6.74
Rural - Other	55.25	62.81	14%	7.56



Municipal D.C. Comparison

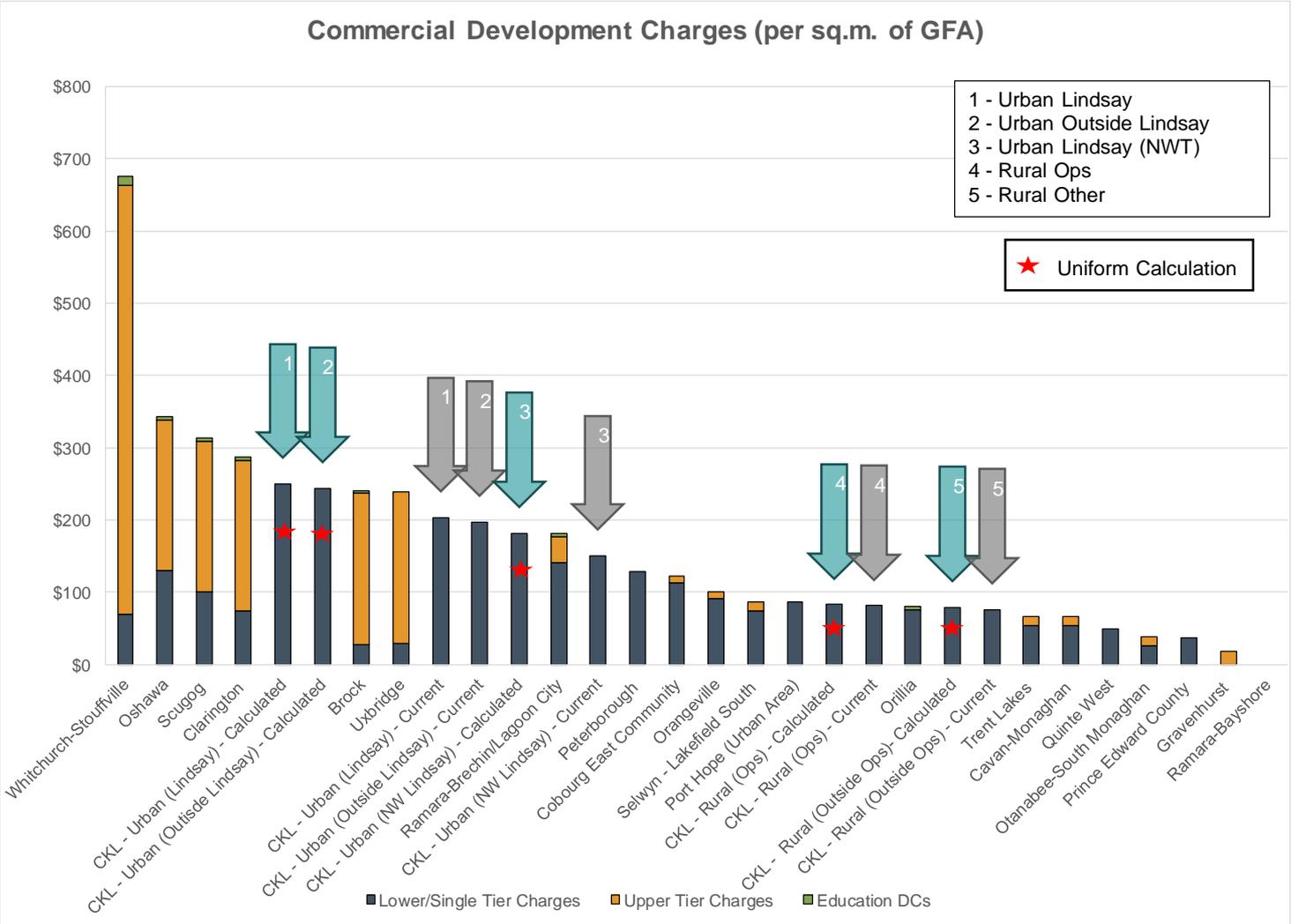
Residential (per Single and Semi-Detached Dwelling Units)





Municipal D.C. Comparison

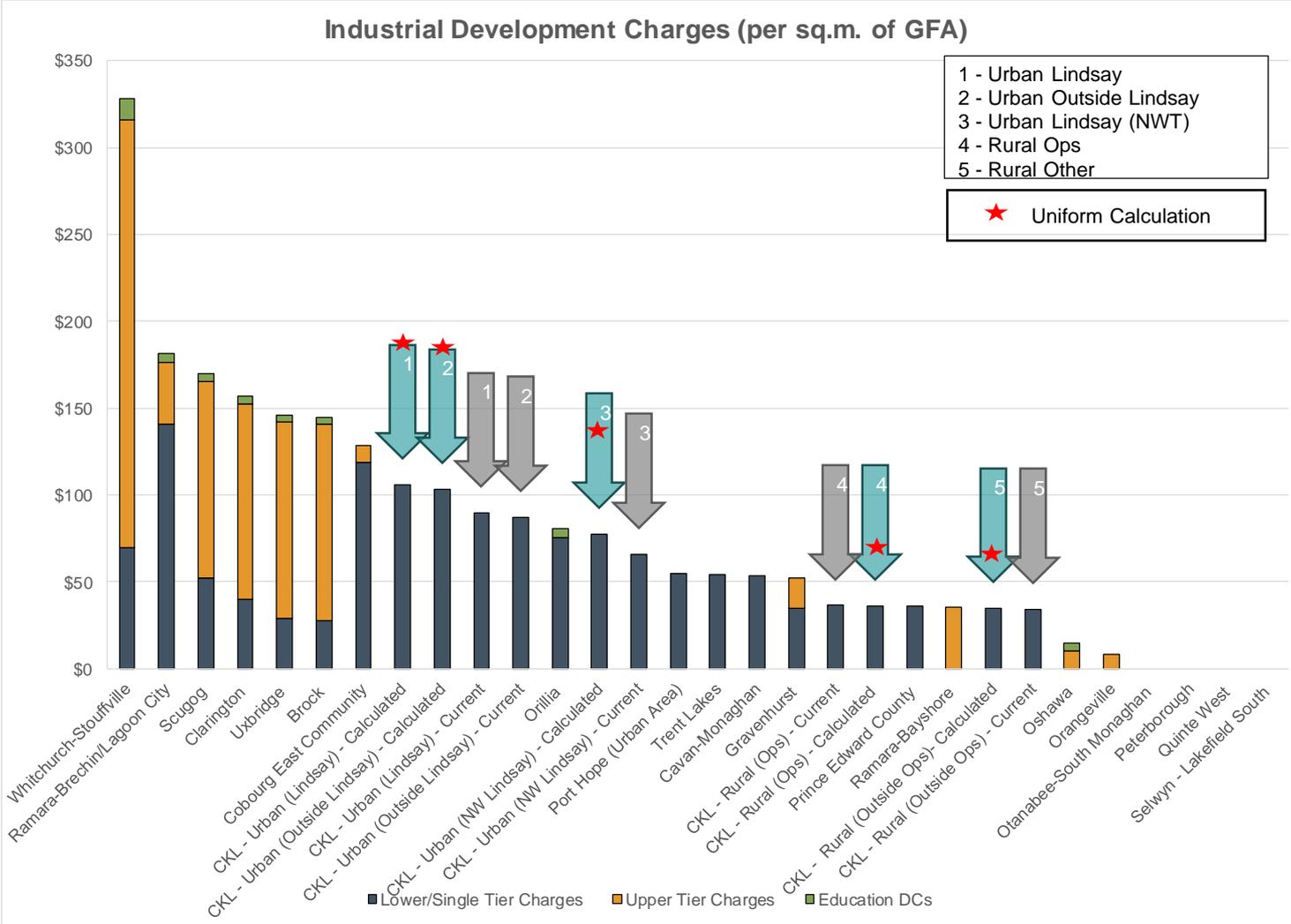
Non-Residential – Commercial (per sq.mt. of Gross Floor Area)





Municipal D.C. Comparison

Non-Residential – Industrial (per sq.mt. per Gross Floor Area)

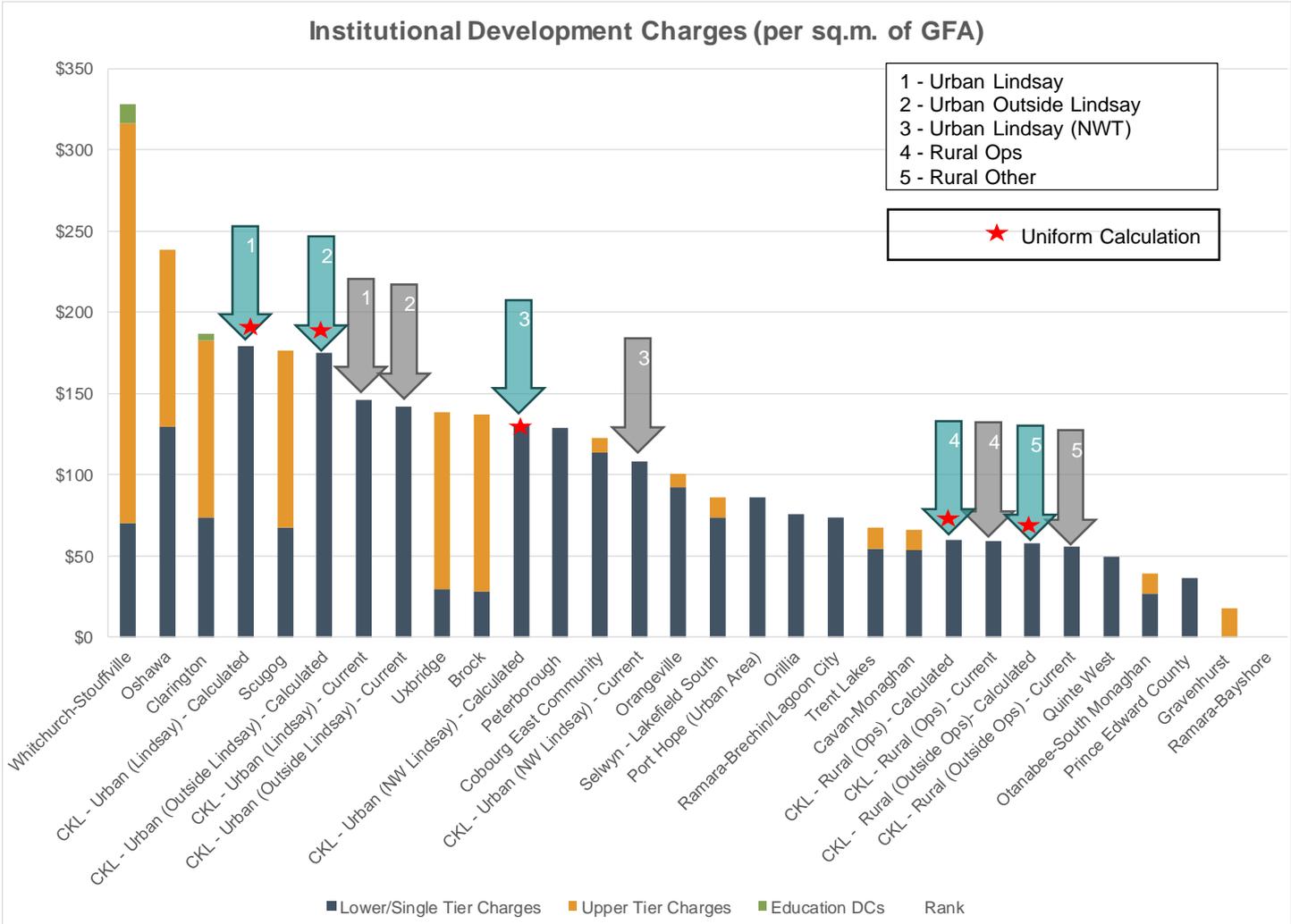


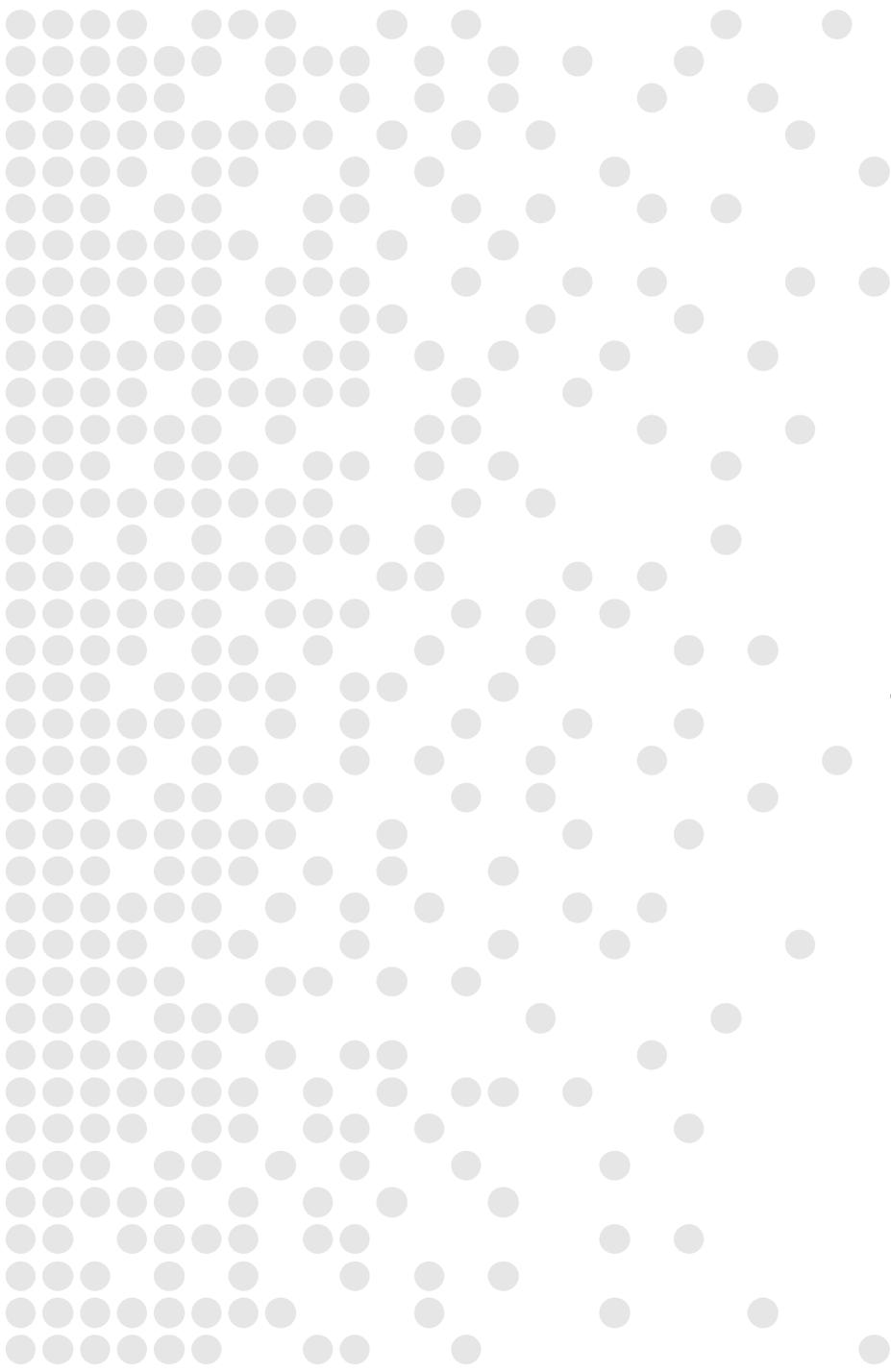
City of Peterborough Charges – Calculated as per September 26, 2019 D.C. Background Study



Municipal D.C. Comparison

Non-Residential – Institutional (per sq.mt. of Gross Floor Area)





Development Charge By-Law Policies

Development Charges Assistance Policy



- The City’s “***D.C. Assistance Policy***” address specific D.C. implementation policies
- The policy establishes guidelines for the implementation of the D.C., with respect to:
 - Deferred D.C. payments
 - Extensions for the eligibility of redevelopment credits
- *D.C. Assistance Policy* approach is being utilized to allow the City to monitor the effectiveness of the policy and provide increased flexibility to amend the policy as required



D.C. By-Law Policies

Timing of Collection – Proposed Policies

- D.C.s for roads, water, and wastewater services may be payable at the time of subdivision or consent agreement, in accordance with Council policy
- D.C.s for all other services are payable at the time of building permit issuance
- D.C. deferrals will be addressed in City's *D.C. Assistance Policy*:
 - Deferral to date of occupancy for residential development only
 - Deferral for high density residential development (50% payable at 1.5 years from agreement and 50% at 3 years from agreement)
 - Deferral to earlier of condominium registration or occupancy for condominium dwellings
 - Deferral for specified period (non-residential development up to 3-year maximum deferral)
- D.C. by-law to provide for mandatory indexing of the charge on January 1st of each year



D.C. By-Law Policies

Statutory Exemptions

- The D.C.A. provides statutory exemptions for:
 - Industrial building expansions (may expand by 50% with no D.C.)
 - Residential intensification:
 - May add up to two apartments for a single detached home as long as size of home doesn't double
 - Add one additional unit in medium and high-density buildings
 - Upper/Lower Tier Governments and School Boards



Current D.C. Policies

Non-Statutory Exemptions

- Non-statutory exemptions proposed:
 - Place of worship, non-profit hospice, public hospital, cemetery, burial site, or crematorium
 - Agricultural development
 - Park model trailer
 - Municipal housing dwelling unit



D.C. By-Law Policies

Redevelopment Credits

- Redevelopment credits on conversions or demolitions of existing buildings or structures are generally granted to recognize what is being replaced on site (not specific in the Act but provided by case law)
- Redevelopment credits granted for conversions/demolitions
- Building/structure must have been capable of being occupied within 3-years prior to the date of redevelopment
- *D.C. Assistance Policy* proposes:
 - Maximum 3-year extension where commitment to redeveloping in timely manner has been demonstrated
 - Maximum 7-year extension where timely demolition of a derelict building is, in Council's determination, in the public interest

Next Steps



- Council to receive input from the public on the proposed D.C. By-Law;
- Council to consider further amendments to the D.C. Background Study and D.C. By-law prior to by-law passage, as required;
- Consideration of D.C. by-law and background study by Council (December 10th, 2019); and
- January 1, 2020 – D.C. By-law effective date
- Transition to More Homes, More Choice Act D.C.A. (Bill 108) amendments by January 1, 2021, based on current draft regulations