

# Township of Frontenac Islands

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**Development Charges**

**Public Meeting**

**Howe Island - Area Specific DC**

**May 19, 2016**

# Public Meeting Purpose

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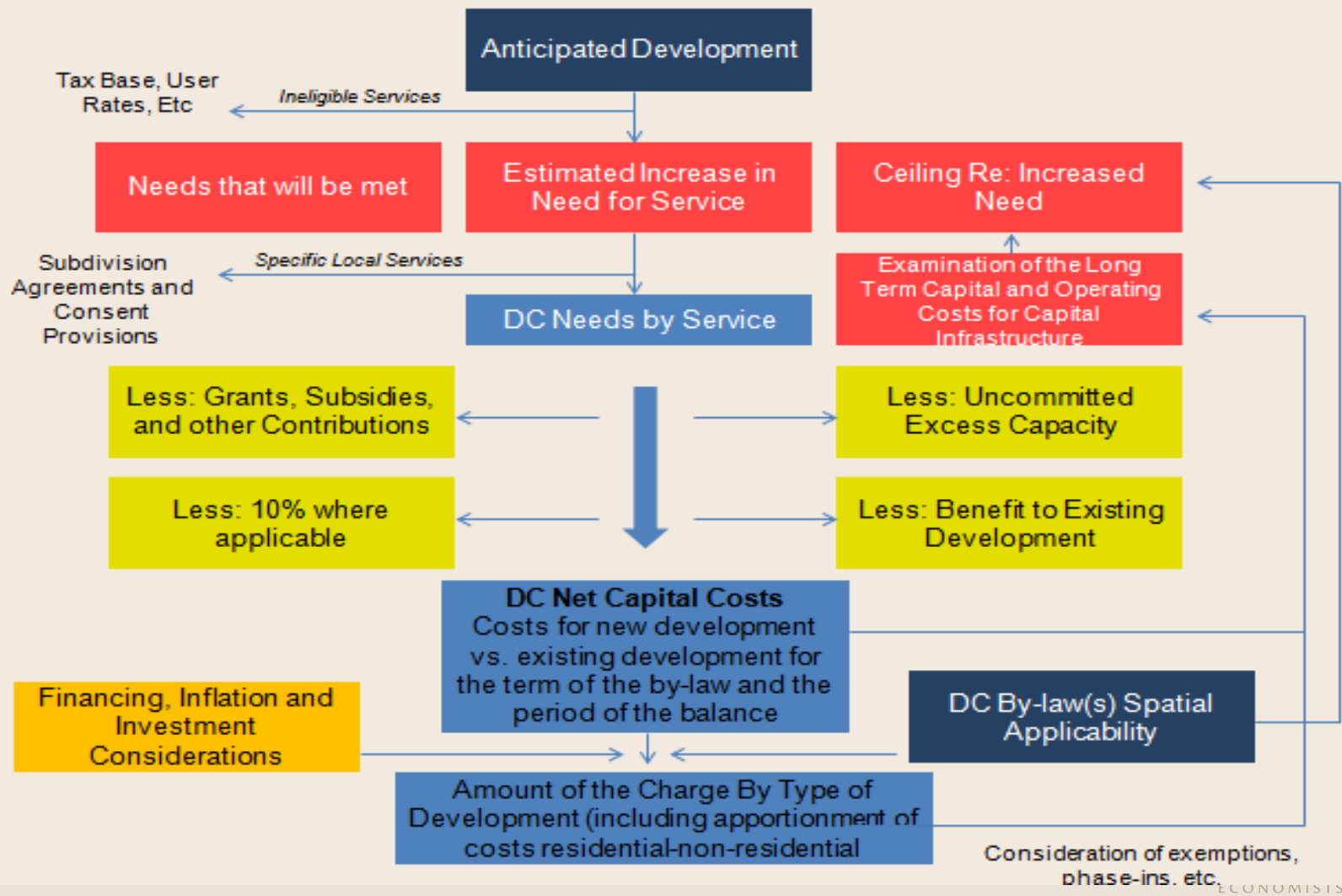
- ❑ This meeting is a mandatory requirement under the *Development Charges Act*
- ❑ Prior to Council's consideration of a by-law, a background study must be prepared and available to the public a minimum of 2 weeks prior to a public meeting
- ❑ DC Background Study includes area-specific DC's for Wolfe and Howe Island
- ❑ This public meeting is to provide for a review of the DC proposal and to receive public input on the proposed policies and charges

# Study Process

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- Growth forecast
- Detailed discussions with staff regarding future needs to service growth
- Policy review and discussions with staff
- Council Presentation (April 4<sup>th</sup>)
- DC Background Study public release (April 13<sup>th</sup>)
- Public Meeting (May 18<sup>th</sup> and 19<sup>th</sup>)
- Council to consider adoption of DC by-law (June 13<sup>th</sup>)

# Overview of DCA



# Growth Forecast – Howe Island

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- Growth forecast prepared for:
  - 10-year period – 2016-2026
- Housing growth forecast at approximately 2 units/year, comprising 100% low-density development
- No non-residential growth forecast to occur

# Growth Forecast – Howe Island

## (Cont'd)

- Forecast provides for the following growth:

Time Horizon	Residential		Non-Residential	
	Net Population	Residential Units	Employment (excl. WAH & NFPOW)	Sq. ft. of Non-residential GFA
<u>Township-Wide</u>				
2016	3,894	1,366	163	n/a
2026	4,092	1,470	172	n/a
Incremental Change				
<u>Howe Island</u>				
10-year (2016-2026)	54	23	-	-

# Summary of Services Considered

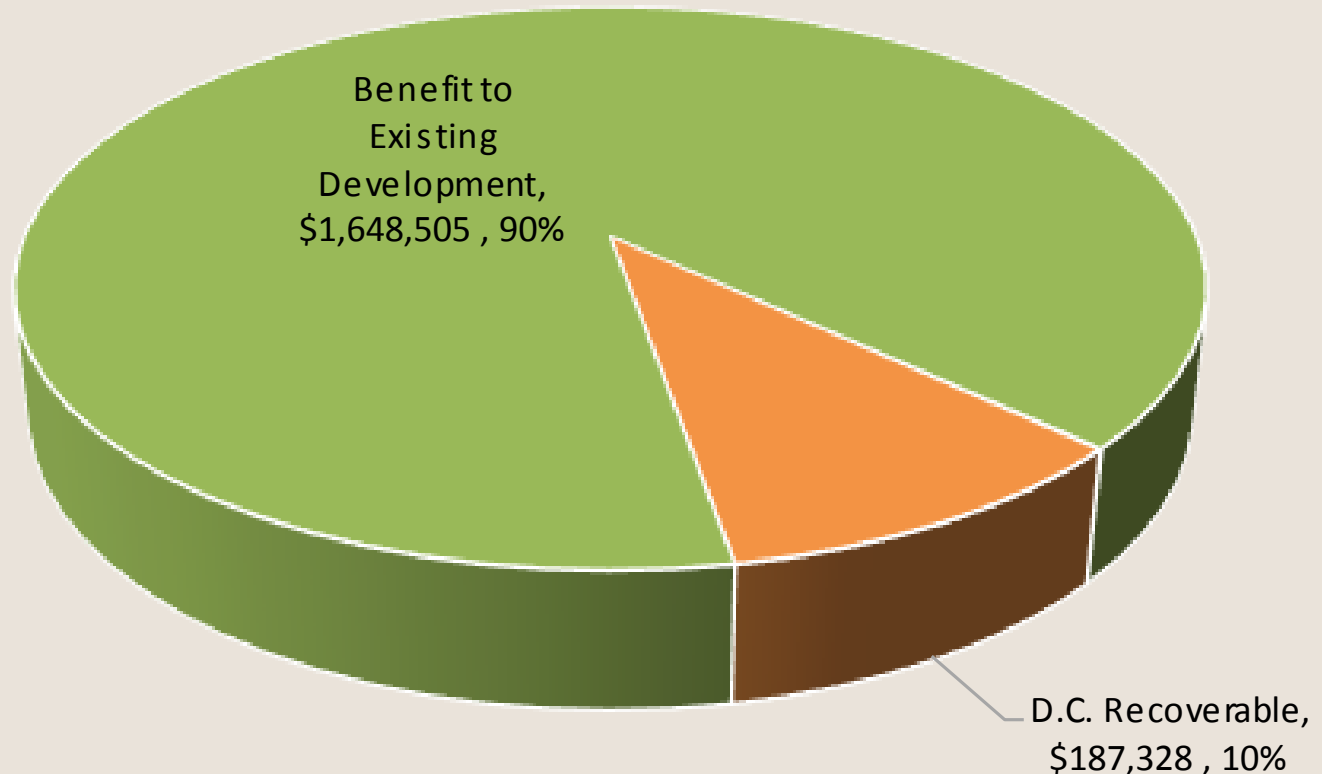
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- Howe Island DC's (10-Year Forecast)
  - Fire Protection Services
  - Transportation Services
  - Ferries
  - Parks and Recreation Services
  - Library Services
  - Administration - Studies

# Anticipated Capital Needs

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Gross Capital Costs \$1.9 million



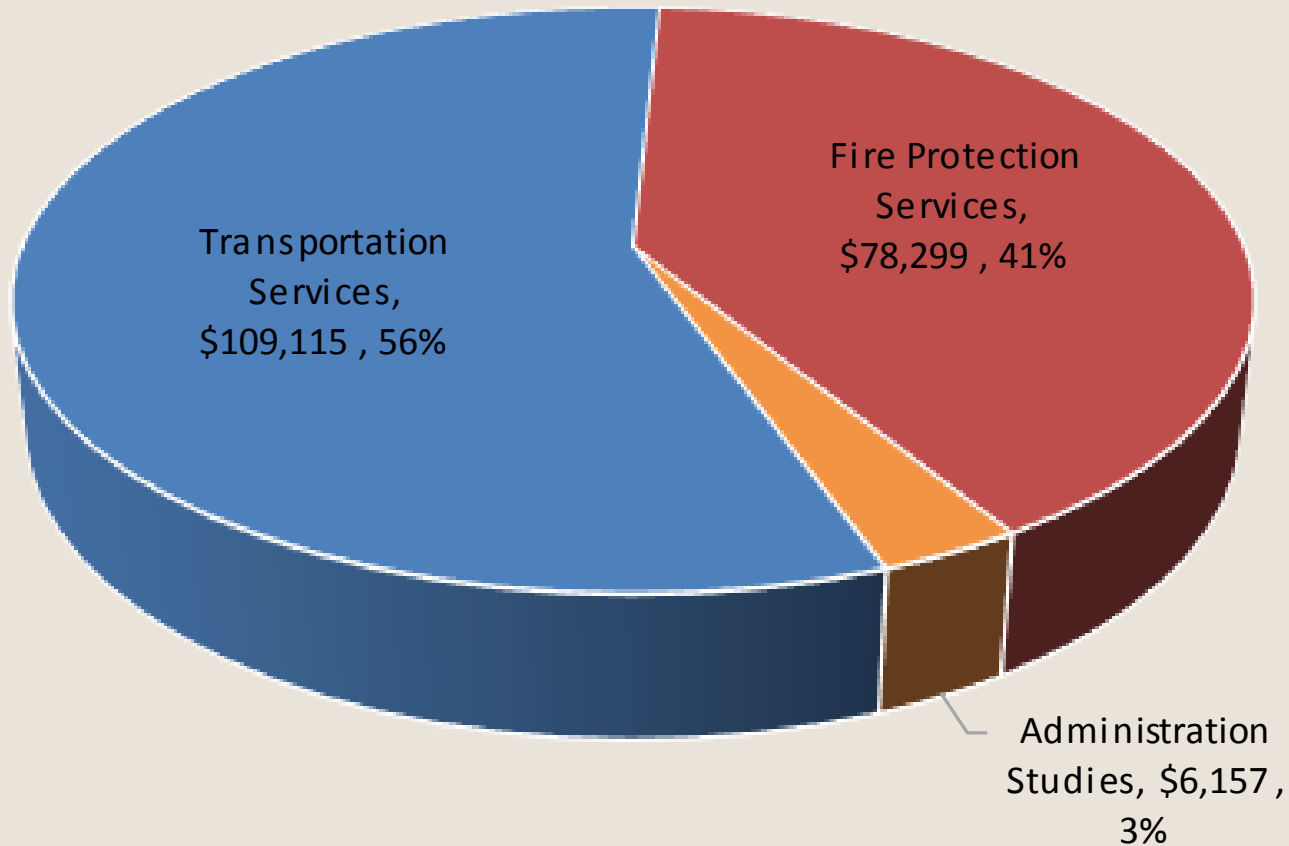
- DC recoverable costs include DC reserve fund balance of \$19,000



# Development Charge Recoverable Capital Needs

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Total D.C. Recoverable Costs \$0.2 million (10%)



# Calculated DC for All Eligible Services – Howe Island

## □ Calculated

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per ft <sup>2</sup> of Gross Floor Area)
<b>Howe Island Services:</b>					
Transportation Services	4,609	2,883	1,994	3,654	-
Fire Protection Services	3,308	2,069	1,431	2,622	-
Ferries	-	-	-	-	-
Parks and Recreation Services	-	-	-	-	-
Library Services	-	-	-	-	-
Administration Studies	260	163	113	206	-
<b>Total Howe Island Services</b>	<b>8,177</b>	<b>5,115</b>	<b>3,538</b>	<b>6,482</b>	<b>-</b>

## □ Proposed

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per ft <sup>2</sup> of Gross Floor Area)
<b>Municipal Wide Services:</b>					
Transportation Services	2,432	1,521	1,052	1,928	-
Fire Protection Services	3,308	2,069	1,431	2,622	-
Ferries	-	-	-	-	-
Parks and Recreation Services	-	-	-	-	-
Library Services	-	-	-	-	-
Administration Studies	260	163	113	206	-
<b>Total Municipal Wide Services</b>	<b>6,000</b>	<b>3,753</b>	<b>2,596</b>	<b>4,756</b>	<b>-</b>

# Comparison of Proposed Rates

- The following tables compare the proposed DC for all eligible services with the previously imposed DC rates

## Residential (Single Detached) Comparison

### Howe Island

Service	Previous	Previous (2016\$)	Proposed
<b>Municipal Wide Services:</b>			
Transportation Services	3,758	4,184	2,432
Fire Protection Services	268	299	3,308
Ferries	-	-	-
Parks and Recreation Services	125	140	-
Library Services	-	-	-
Administration Studies	57	63	260
<b>Total Howe Island Services</b>	<b>4,209</b>	<b>4,686</b>	<b>6,000</b>

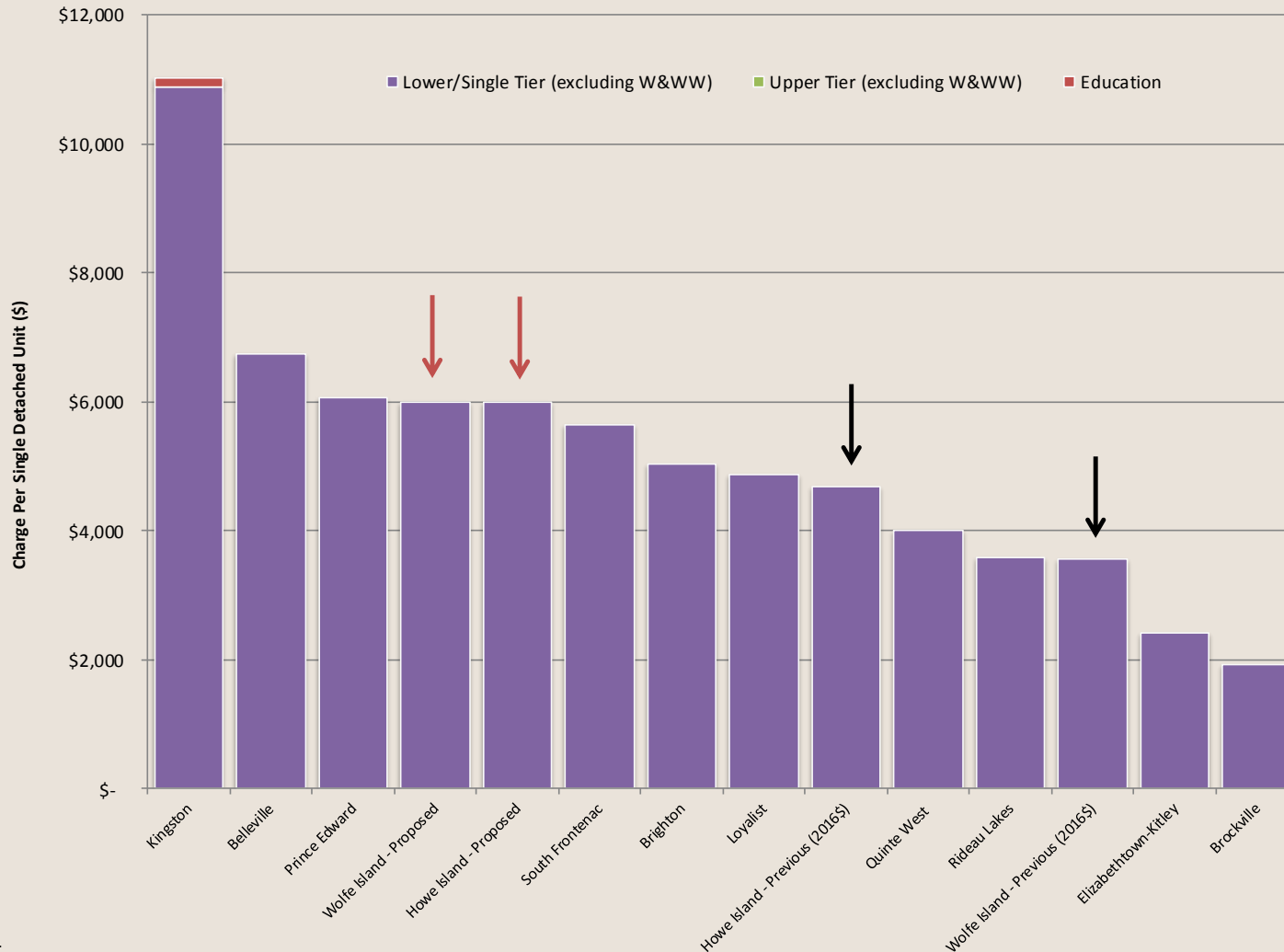
## Non-Residential (per ft<sup>2</sup>.) Comparison

### Howe Island

Service	Previous	Previous (2016\$)	Proposed
<b>Municipal Wide Services:</b>			
Transportation Services	0.44	0.49	-
Fire Protection Services	0.54	0.60	-
Ferries	-	-	-
Parks and Recreation Services	-	-	-
Library Services	-	-	-
Administration Studies	0.01	0.01	-
<b>Total Howe Island Services</b>	<b>0.99</b>	<b>1.11</b>	<b>-</b>

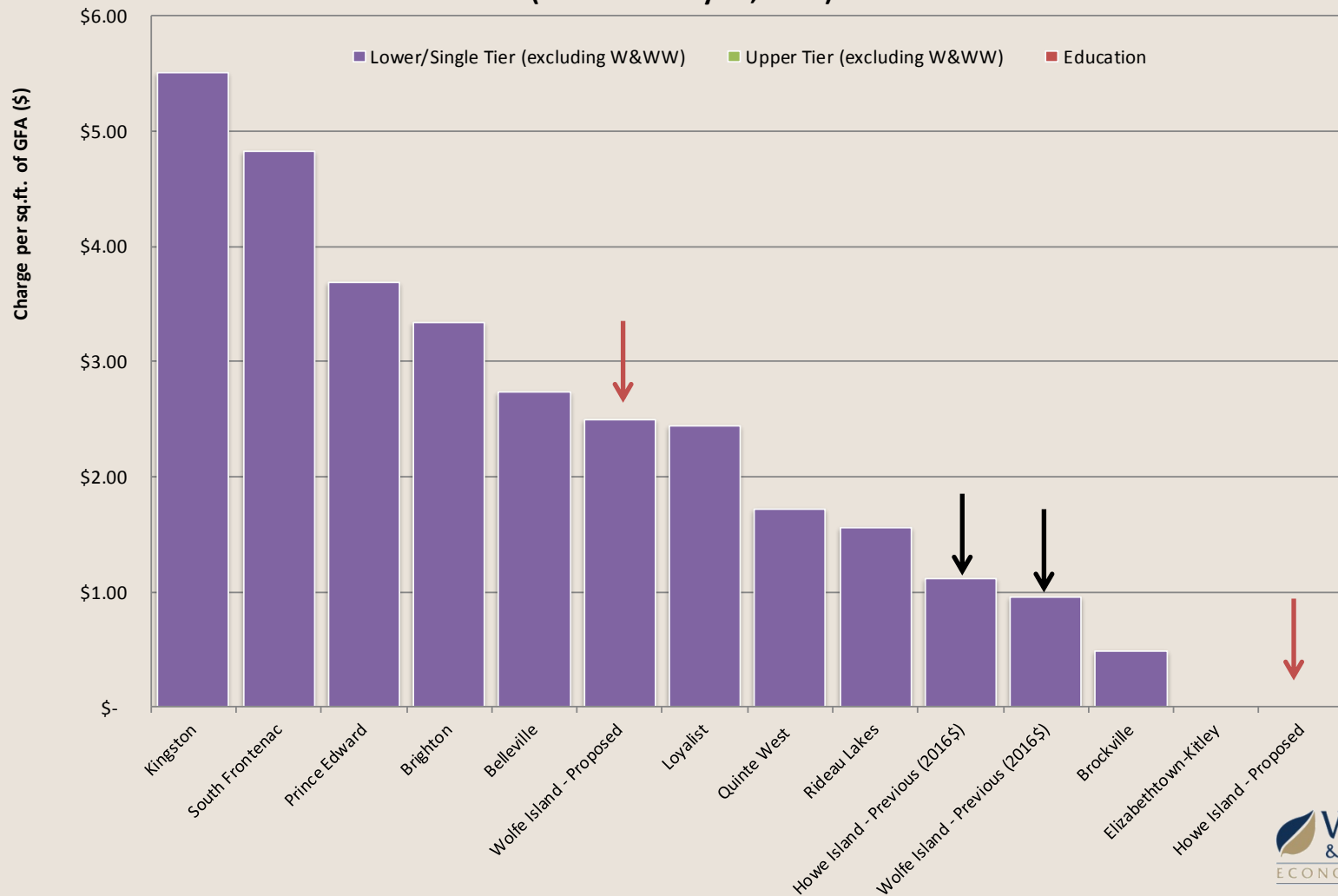
# Residential DC Comparison

Comparison of Residential Single Detached Unit Development Charge Rates - Unserviced  
(As of February 22, 2016)



# Commercial DC Comparison

Comparison of Retail/Commercial Development Charge Rates - Unserviced  
(As of February 22, 2016)



# Proposed DC By-law Policies

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## □ Imposition of the Charge

- It is recommended that DCs be imposed on an area-specific basis (Wolfe and Howe Island)

## □ Collection of Payment

- It is recommended that DCs imposed under the by-law are calculated, payable and collected upon issuance of a building permit for the development

# Proposed DC By-law Policies (Cont'd)

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## □ Non-Statutory Exemptions:

- A place of worship
- Hospitals
- Non-residential farm buildings
- Development creating or adding an accessory use or structure not exceeding ten square metres of non-residential floor area
- Land owned by and used for the purposes of a health care centre, university or cemetery
- A senior's residence
- A temporary use building

# Proposed DC By-law Policies (Cont'd)

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## □ Redevelopment Credits

- Provide credit for the redevelopment of a residential/non-residential use resulting from a demolition or conversion, up to 5 years prior to the issuance of a building permit
- A credit can, in no case, exceed the amount of the development charge that would otherwise be payable

## □ Indexing

- Mandatory indexing is provided for, on an annual basis, in accordance with the *Statistics Canada, Non-Residential Building Construction* index



# Next Steps

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- Council to receive input from the public
- Finalize DC Background Study
- Council to determine if a subsequent public meeting is required to amend the proposed by-law
- Council approve DC Background Study, and
- Consider adoption of a new by-law (June 13<sup>th</sup>)