

Township of Frontenac Islands

**Development Charges
Public Meeting
Wolfe Island - Area Specific DC
May 18, 2016**

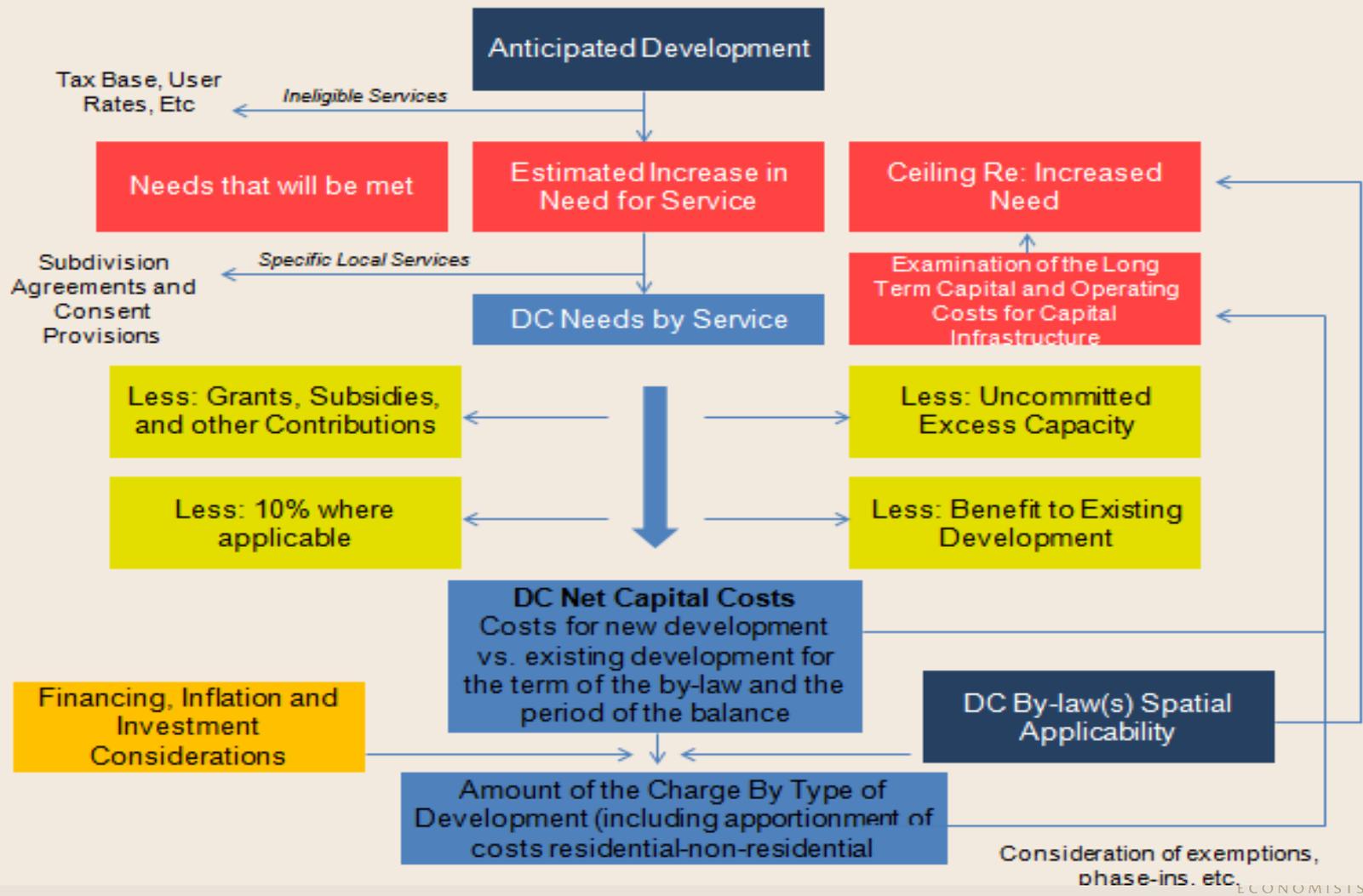
Public Meeting Purpose

- ❑ 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

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

Overview of DCA



Growth Forecast – Wolfe Island

- Growth forecast prepared for:
 - 10-year period – 2016-2026
- Housing growth forecast at approximately 8 units/year, comprising 100% low-density development
- Non-residential forecast - annual gross floor area development of roughly 570 sq.ft. comprising approximately 49% commercial, and 51% institutional.

Growth Forecast – Wolfe Island (Cont'd)

- Forecast provides for the following growth:

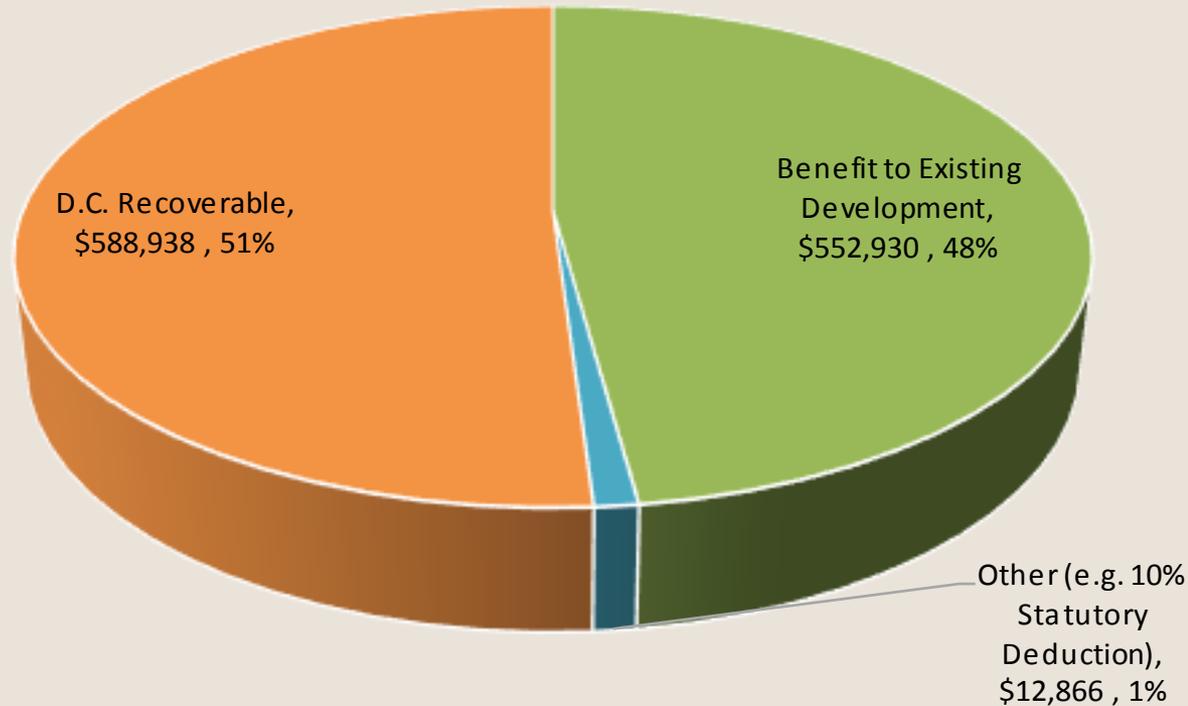
Time Horizon	Residential		Non-Residential	
	Net Population	Residential Units	Employment (excl. WAH & NFPOW)	Sq. ft. of Non-residential GFA
<u>Township-Wide</u>				
2016	3,894	1,366	163	n/a
2026	4,092	1,470	172	n/a
Incremental Change				
<u>Wolfe Island</u>				
10-year (2016-2026)	145	81	9	5,700

Summary of Services Considered

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

Anticipated Capital Needs

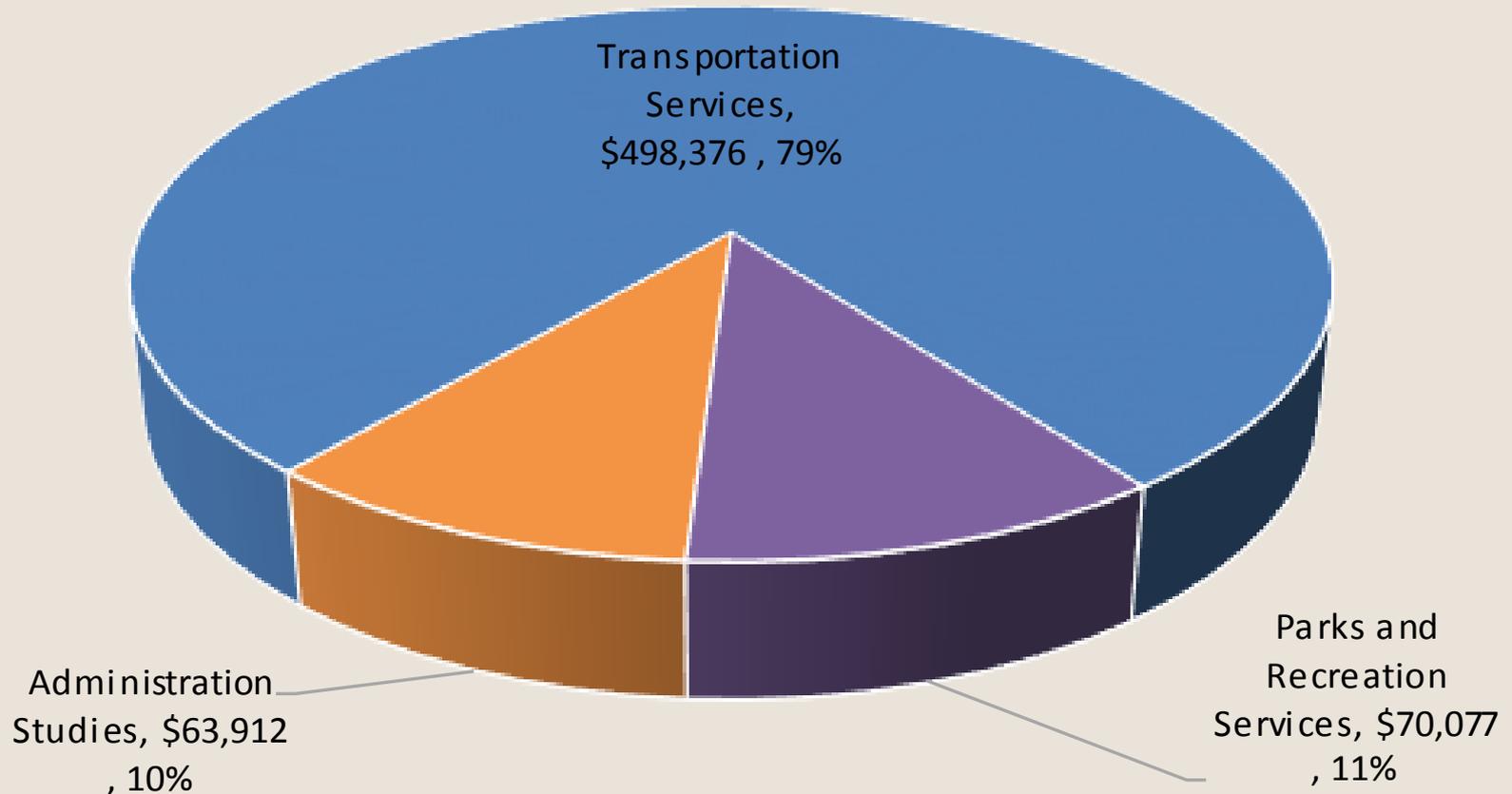
Gross Capital Costs \$1.2 million



- DC recoverable costs include DC reserve fund deficit of \$141,000

Development Charge Recoverable Capital Needs

Total D.C. Recoverable Costs \$0.6 million (51%)



Calculated DC for All Eligible Services – Wolfe Island

□ Calculated

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per ft ² of Gross Floor Area)
Wolfe Island Services:					
Transportation Services	5,397	3,376	2,335	4,278	4.99
Fire Protection Services	-	-	-	-	-
Ferries	-	-	-	-	-
Parks and Recreation Services	768	480	332	609	0.57
Library Services	-	-	-	-	-
Administration Studies	694	434	300	550	0.61
Total Wolfe Island Services	6,859	4,290	2,967	5,437	6.17

□ Proposed

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per ft ² of Gross Floor Area)
Municipal Wide Services:					
Transportation Services	5,397	3,376	2,335	4,278	2.50
Fire Protection Services	-	-	-	-	-
Ferries	-	-	-	-	-
Parks and Recreation Services	317	198	137	251	-
Library Services	-	-	-	-	-
Administration Studies	286	179	124	227	-
Total Municipal Wide Services	6,000	3,753	2,596	4,756	2.50

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
Wolfe Island**

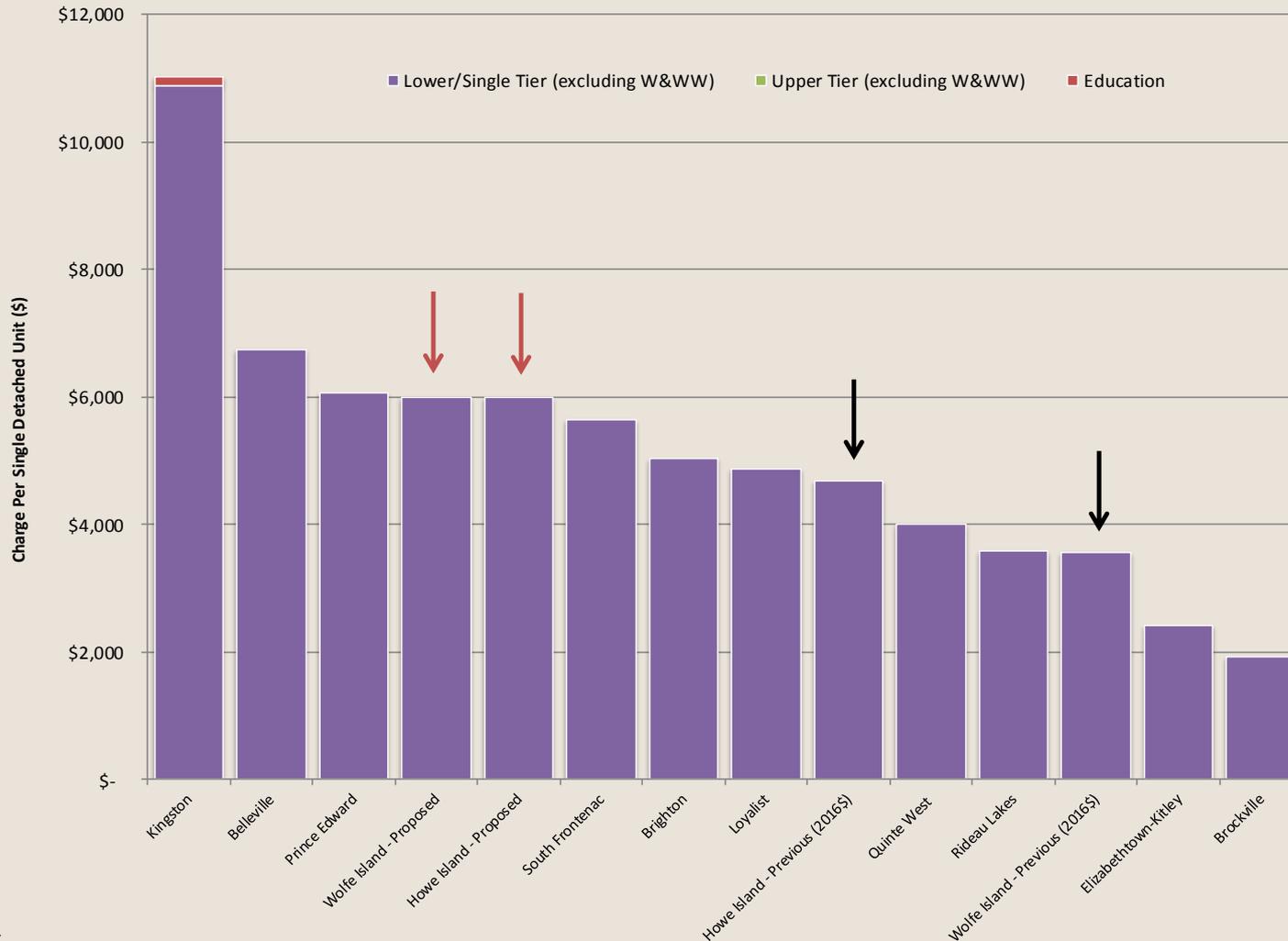
Service	Previous	Previous (2016\$)	Proposed
Municipal Wide Services:			
Transportation Services	3,019	3,361	5,397
Fire Protection Services	-	-	-
Ferries	-	-	-
Parks and Recreation Services	145	161	317
Library Services	-	-	-
Administration Studies	57	63	286
Total Wolfe Island Services	3,221	3,586	6,000

**Non-Residential (per ft².) Comparison
Wolfe Island**

Service	Previous	Previous (2016\$)	Proposed
Municipal Wide Services:			
Transportation Services	0.84	0.94	2.50
Fire Protection Services	-	-	-
Ferries	-	-	-
Parks and Recreation Services	-	-	-
Library Services	-	-	-
Administration Studies	0.01	0.01	-
Total Wolfe Island Services	0.85	0.95	2.50

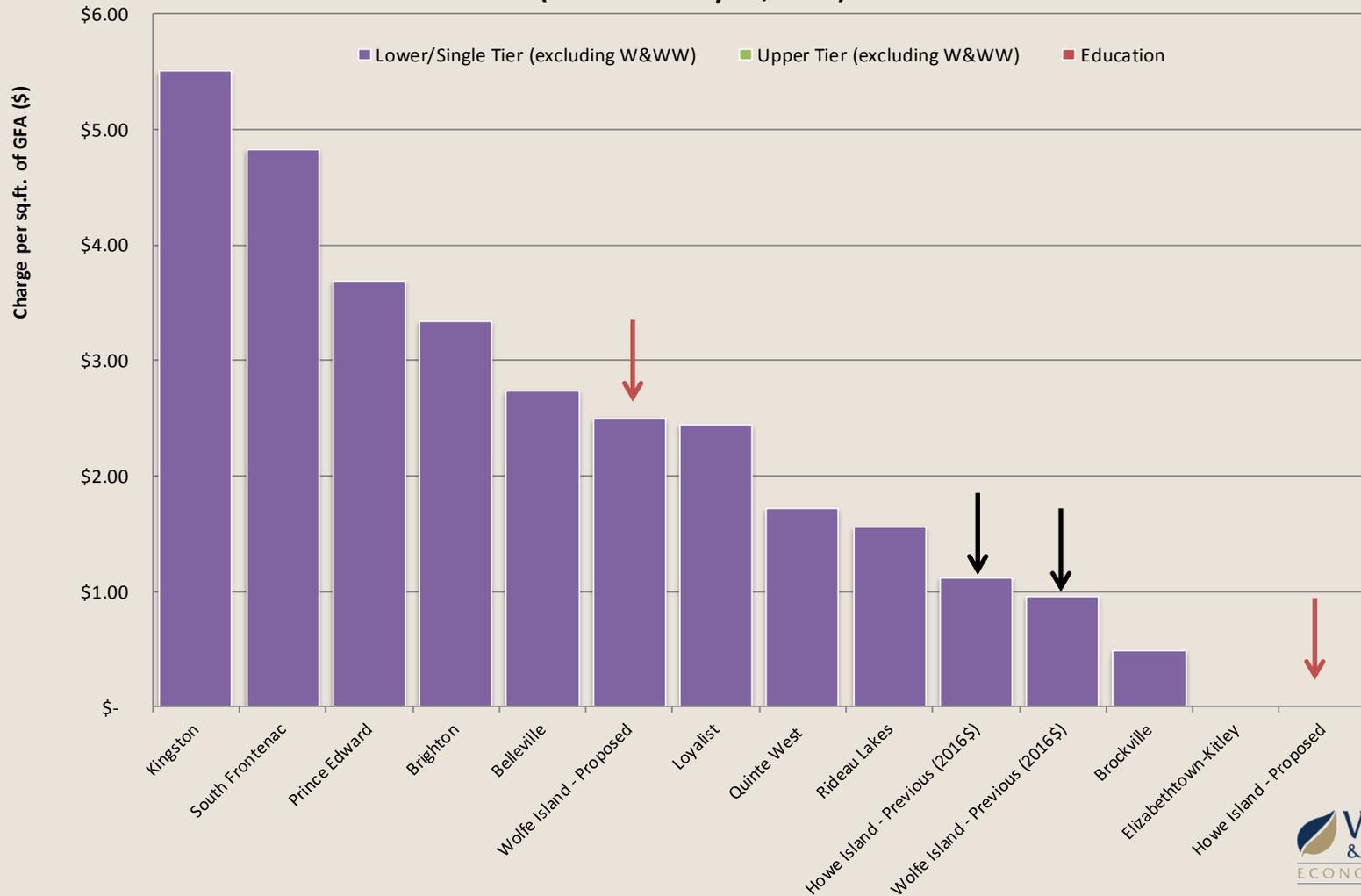
Residential DC Comparison

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

□ 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)

□ 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)

□ 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

- 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 13th)