

# **2018 Development Charges Background Study**

## **Stakeholder Meeting #3**

**May 28, 2018**



# Agenda

- Timeline
- Summary of Correspondence
- Capital Summary Changes
- Next Steps

# Project Schedule

	Jun 2017	Dec 2017	Feb 2018	Mar 2018	Apr 2018	May 2018	Jun 2018	Nov 2018	Dec 2018	Jan 2019	Feb 2019
Project Kick off	Active										
External Stakeholder Meetings		Active		Active	Active	Active		Active			
Service Standard Calculation			Active								
Growth Forecast			Active								
Local Service Policy			Active	Active	Active						
Council Workshops			Active				Active		Active		
Capital Needs				Active	Active	Active				Completed	Completed
Background Study & Bylaw complete								Active		Completed	Completed
Council Meetings				Active						Active	Active

# Summary of Correspondence with Stakeholder Group

Title	Description	Date
Stakeholder DC Kick off meeting	<ul style="list-style-type: none"> <li>• Provided an overview of Development Charges and the Stakeholders role in the DC By-law development process</li> </ul>	December 13, 2017
Update Correspondence	<ul style="list-style-type: none"> <li>• Draft Local Service Policy</li> <li>• Treasurers Statements (DC Reserve Fund activity)</li> <li>• Summary of completed capital from 2013 DC Study</li> <li>• Summary of Stakeholder Input received to date</li> </ul>	February 2, 2018
Stakeholder Meeting #2	<ul style="list-style-type: none"> <li>• Growth Forecast</li> <li>• Review of service Standard information</li> </ul>	March 23, 2018
Local Service Policy Review	<ul style="list-style-type: none"> <li>• Reviewed the City's draft local service policy with the a proposed local service policy that was created by the Guelph &amp; District Home Builders Association (GDHBA) and the Guelph Wellington Developers Association (GWDA)</li> </ul>	April 17, 2018
City responses to Input	<ul style="list-style-type: none"> <li>• First draft responses to Stakeholder Input</li> <li>• Responses to the information requested by IBI (the consultants working on behalf of GDHBA and GWDA)</li> </ul>	April 23, 2018
Update Correspondence	<ul style="list-style-type: none"> <li>• First draft of service area capital needs</li> <li>• Minutes from April 17 Local Service Policy Review Meeting</li> </ul>	May 11, 2018

# Services Related to a Highway

2013 DC Study		2018 DC Study		
Max Ceiling	Utilized 2013	Max Ceiling LOS ★	Utilized 2018	Change in Amount Utilized
122,644,814	82,848,718	222,633,398	115,611,920	32,763,202

★ Note: 2018 Service Standard without land is \$191,293,597

## Drivers

- Road infrastructure in the GID,
- Removal of voluntary contributions
- Added provisions for intersection improvements, signals and turning lanes
- Updated project costing based on recent tender prices
- Active Transportation facilities within the road allowance

# Services Related to a Highway – Changes from Initial Package

City of Guelph

Service:

Services Related to a Highway - Roads

Updated

Item No	Prj .No	Increased Service Needs Attributable to Anticipated Development  2018-2031	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit (Other Growth)	Post Period Deduction (Clair Maltby)	Net Capital Cost	Less:		Potential DC Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 59%	Non-Residential Share 41%
		<b>Full Corridor Reconstruction (Road Component Only)</b>										
16	PN0149	Watson Rd N: Watson Pkwy S to York Rd	2019-2021	5,000,000	-		5,000,000	-	-	5,000,000	2,950,000	2,050,000
40	PN0096	Silvercreek Parkway/CN Grade Separation and Improvements 130m south of Paisley	2023-2025	16,230,000	-		16,230,000	2,434,500	8,115,000	5,680,500	3,351,495	2,329,005

# Fire Services

2013 DC Study		2018 DC Study		
Max Ceiling	Utilized 2013	Max Ceiling LOS	Utilized 2018	Change in Amount Utilized
8,386,203	6,815,158	10,987,398	5,273,176	(1,541,982)

## Drivers:

- Includes two new Aerial / Pumper Aerial trucks compared with three in the last study

# Police

2013 DC Study		2018 DC Study		
Max Ceiling	Utilized 2013	Max Ceiling LOS	Utilized 2018	Change in Amount Utilized
10,099,258	9,368,848	10,946,665	10,941,133	1,572,285

## Drivers:

- Post period amount for HQ reduced from 2013 study
- Offset by reduction in debt commitment relating to Clair Road Emergency Centre



# Parking

2013 DC Study		2018 DC Study		
Max Ceiling	Utilized 2013	Max Ceiling LOS	Utilized 2018	Change in Amount Utilized
10,532,440	10,531,952	10,484,602	10,484,053	(47,899)

## Drivers

- Reflects updated cost of Wilson parkade and associated debt servicing costs as well as a second parkade in the downtown
- Service standard decrease due to a correcting reallocation of land from parking to library

# Parks

2013 DC Study		2018 DC Study		
Max Ceiling	Utilized 2013	Max Ceiling LOS	Utilized 2018	Change in Amount Utilized
55,386,845	33,405,445	57,892,313	31,080,172	(2,325,273)

## Drivers

- Evaluation of capital priorities resulted in an updated list of projects and funding allocations
- Updated forecast for park requirements in the GID
- Basic trail development is now included in the DC, as per the change in the draft Local Service Policy

# Recreation

2013 DC Study		2018 DC Study		
Max Ceiling	Utilized 2013	Max Ceiling LOS	Utilized 2018	Change in Amount Utilized
26,742,916	26,251,319	43,659,890	33,223,031	6,971,712

## Drivers

- Value of the land associated with recreational facilities increased based on recent property sale information which resulted in an increased service standard.
- The forecasted cost of the new South End Rec Centre has increased based on updated design work

# Library

2013 DC Study		2018 DC Study		
Max Ceiling	Utilized 2013	Max Ceiling LOS	Utilized 2018	Change in Amount Utilized
5,441,864	5,441,840	6,781,459	6,539,480	1,097,640

## Drivers

- Service standard increase due to a correcting reallocation of land from Parking to Library
- The forecasted cost of the Main Branch Library has increased based on updated design work

# Ambulance

2013 DC Study		2018 DC Study		
Max Ceiling	Utilized 2013	Max Ceiling LOS	Utilized 2018	Change in Amount Utilized
434,220	399,944	1,248,295	1,248,259	848,315

## Drivers

- Ambulance vehicles included in the service standard calculation based on an hourly equivalency approach to determining useful life
- Amount reflects funds required to payback reserve fund for Clair Road Emergency Centre

# Provincial Offences

2013 DC Study		2018 DC Study		
Max Ceiling	Utilized 2013	Max Ceiling LOS	Utilized 2018	Change in Amount Utilized
720,895	123,222	1,203,843	73,232	(49,990)

## Drivers

- Amount reflects reduction in debt servicing commitments

# Health

2013 DC Study		2018 DC Study		
Max Ceiling	Utilized 2013	Max Ceiling LOS	Utilized 2018	Change in Amount Utilized
673,116	673,065	1,569,396	883,916	210,851

## Drivers

- Amount reflects debt servicing commitments relating to the City's share of the new Health Unit facilities in Guelph and Orangeville

# Waste Diversion

2013 DC Study		2018 DC Study		
Max Ceiling	Utilized 2013	Max Ceiling LOS	Utilized 2018	Change in Amount Utilized
		9,869,931	5,788,450	5,788,450

## Drivers

- New eligible service as per Bill 73
- Includes the eligible component of 4 new collection vehicles (including one multi-res collection vehicle) and a portion of a new vehicle storage facility



# Waste Diversion – Changes from Initial Stakeholder Package

City of Guelph  
Service: Waste Diversion Services

updated

Prj .No	Increased Service Needs Attributable to Anticipated Development  2018-2027	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions (Ineligible - Landfill Related)	Net Capital Cost	Less:		Subtotal	Less: Other (e.g. 10% Statutory Deduction)	Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share 82%	Non-Residential Share 18%
5	Waste Packer Storage Facility	2019	5,000,000	-		5,000,000	3,100,000		1,900,000	190,000	1,710,000	1,402,200	307,800
7	PACKERS - RECYCLE AND ORGANICS (3) one every three years	2018-2027	1,173,100	-	293,275	879,825	-		879,825	87,983	791,843	649,311	142,532
8	apartment bins - 80 (1 per building)	2018-2020	60,000	-	19,800	40,200	-		40,200	4,020	36,180	29,668	6,512
9	MULTI-RES COLLECTION VEHICLE	2018	483,600	-	159,600	324,000	-		324,000	32,400	291,600	239,112	52,488

# Stormwater

2013 DC Study		2018 DC Study		
Max Ceiling	Utilized 2013	Max Ceiling LOS	Utilized 2018	Change in Amount Utilized
	2,955,063	-	4,735,926	1,780,863

## Drivers

- Updated information for the City's Stormwater management systems have resulted in better identification of the infrastructure needed to accommodate growth

# Water

2013 DC Study		2018 DC Study		
Max Ceiling	Utilized 2013	Max Ceiling LOS	Utilized 2018	Change in Amount Utilized
-	209,285,912	-	133,934,105	(75,351,807)

## Drivers

- Updated costing for water supply and storage, resulting in lower overall cost to service growth

# Water – Changes from Initial Stakeholder Package

City of Guelph  
Service:

Water Distribution

updated

Item No.	Prj.No	Increased Service Needs Attributable to Anticipated Development  2018-Urban Build Out	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit (Other)	Post Period Deductions (Clair Maltby)	Other Deductions (Local Service)	Net Capital Cost	Less:		Potential DC Recoverable Cost			
									Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share	
34	PN0757	Cityview #2: Cedarvale Ave to CNR, full servicing project to accommodate residential development.	2018-2020	895,000	-		895,000	-	-		-	-	59%	41%

# Wastewater

2013 DC Study		2018 DC Study		
Max Ceiling	Utilized 2013	Max Ceiling LOS	Utilized 2018	Change in Amount Utilized
-	153,785,546	-	126,810,882	(26,974,664)

## Drivers

- Updated wastewater treatment costing along with higher existing benefit allocations

# Wastewater – Changes from Initial Stakeholder Package

City of Guelph

Service: Wastewater - Sewers

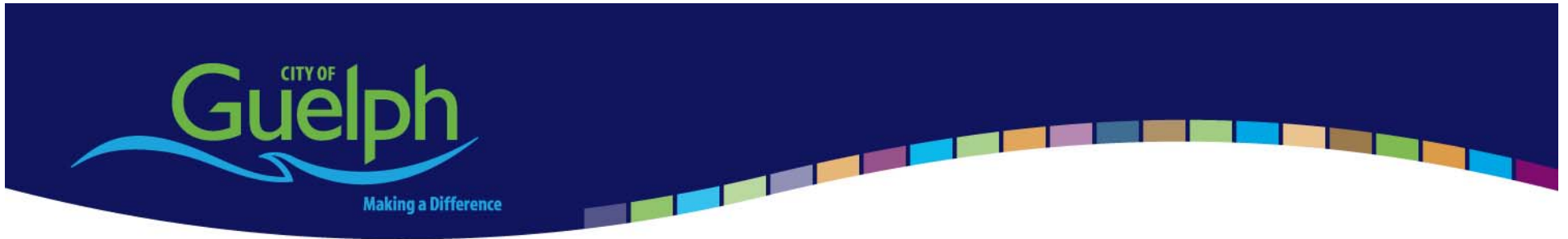
updated

Item No.	Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit (Other)	Post Period Deductions (Clair Maltby)	Other Deductions (Local Service)	Net Capital Cost	Less:		Potential DC Recoverable Cost		
									Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
		2018-Urban Build Out										59%	41%
22	PN0048	Quebec St: Wyndham St N to Norfolk St (W, WW, SW, RD) (DT)	2022-2024	1,931,000	-			1,931,000	1,811,000		120,000	70,800	49,200
28	PN0757	Cityview #2: Cedarvale Ave to CNR, full servicing project to accommodate residential development.	2018-2020	939,000	-		939,000	-	-	-	-	-	-
29	PN0069	Arthur St Wastewater Trunk Capacity Upgrades (WW-I-21) (DT) - Phase 4a - Arthur St S: Cross St to Macdonell St St S (W, WW, STM, RD) (WW-I-21)	2018-2019	1,152,000	-			1,152,000	864,000		288,000	169,920	118,080



## Next Steps

- Council Workshop (June 2018)
- Stakeholder Meeting (October/November 2018)
- Final Background Study and draft By-law released to public (November 2018)
- Council Public Meeting (January 2019)
- Council consideration / approval of By-law for adoption (February 2019)



# Questions