

Memorandum

To	Donna DeFilippis, Interim CAO and Treasurer
From	Byron Tan
Date	June 13, 2024
Re:	Responses to Developer Questions – West Lincoln D.C. Study

Fax Courier Mail Email

As requested, we are providing this memo that summarizes the Township's responses to the questions raised during the Development Charges developer meeting held on April 18, 2024.

1. Responses to Developer Questions

Question 1: Can the Township review the benefit to existing percentage for the proposed Grade All?

Response: Township staff have reassessed the potential usage of the new Grade All and have determined that it will be primarily used in the rural area. With some growth anticipated outside the urban boundary, the Grade All will benefit the existing community at a higher rate than the proposed new developments. Therefore, the benefit to existing percentage was revised to 90% and is reflected in the Development Charges Background Study.

Question 2: Can the Township review the benefit to existing percentage for the proposed Road Roller?

Response: Township staff have reevaluated the potential usage of the new Road Roller and have determined that this is not required to service the new developments in Smithville. It will be removed from the Development Charges Background Study via an addendum.

Question 3: Can the Township provide a summary of what is included in the \$5 million provision for new public works vehicles and equipment?

Response: The \$5 million provision is based on the following vehicles and equipment that are anticipated to be required to service the population and employment growth to 2051 (note: these vehicles/equipment are placeholders based on the growth forecast and the Township will need to re-examine the types of vehicles/equipment as development proceeds):



- Pick-up truck (1/2 ton): 3
- Pick-up truck (3/4 ton): 2
- Pick-up truck (1 ton): 2
- Tractor mower: 1
- Backhoe: 1
- SUV: 1
- Single Axle Dump: 3
- Tractor (Small): 1
- Tractor (Large): 2
- Trackless: 2
- Tandem Trucks: 3
- Trailers: 3
- Diamond Mower Attachment: 3
- Salt Spreader Attachment: 6
- Post Driver: 1
- Electronic Speed Board: 3
- Culvert Steamer: 1
- Snow Plow, Wings and Harness: 6
- Brush Chipper: 1
- Cargo Van: 1

After further review of the forecasted vehicles and equipment by Township staff, it is proposed that the following vehicles and equipment quantities be revised:

- Tractor mower: reduce from 1 to 0
- Tandem Trucks: reduce from 3 to 1
- Salt Spreader Attachment: reduce from 6 to 4
- Culvert Steamer: reduce from 1 to 0
- Snow Plow, Wings and Harness: reduce from 6 to 4

Based on the revisions provided above, the resulting provision amount included in the D.C. has been reduced to \$4 million. This will be addressed through an addendum.

Question 4: How have the residential unit densities been allocated for the DC growth forecast?

Response: The D.C. Background study housing forecast by density was derived based on a number of sources and factors. This includes historical building permit activity,



housing units in the active development approvals process, the Niagara Region Official Plan (O.P.) Update and Land Needs Assessment (L.N.A.) which establishes growth to 2051, and discussions with Township of West Lincoln staff, as identified in Chapter 3 of the D.C. Background Study. Based on this, the D.C. growth forecast housing mix from 2024 to 2501 is comprised of 57% low-density, 27% medium-density, and 16% high-density households. As illustrated in the figure below, the 2024 D.C. housing mix reflects a higher growth forecast for apartment units in comparison to the Niagara Region LNA share of 4%. The housing unit mix in the Township of West Lincoln 2024 D.C. Study reflects a shift towards higher densities, and is consistent with other recent Area Municipal DC Study's in Niagara Region.

**Township of West Lincoln
Housing Growth Forecast by Density**

	Low Density	Medium Density	High Density	Total
Total Housing Units				
Niagara Region LNA (2021 to 2051)	6,030	2,390	310	8,730
West Lincoln 2024 DC (2024 to 2051)	4,986	2,342	1,344	8,672
Housing Unit Shares				
Niagara Region LNA (2021 to 2051)	69%	27%	4%	100%
West Lincoln 2024 DC (2024 to 2051)	57%	27%	16%	100%

Source: Niagara Region LNA adapted from Niagara Region PDS 17-2022, 2051 Land Needs Assessment, June 2022, Hemson Consulting Ltd., and West Lincoln 2024 DC forecast by Watson & Associates Economists Ltd.