



Township of West Lincoln 2024 Development Charges

Council Meeting
October 21, 2024

Agenda



- Opening Remarks
- Recap of Study Process and Timelines
- Changes to the Development Charges Act
- Addendum #1 Summary
- D.C. Rates
- Survey of Comparator Municipalities
- Next Steps

Recap of Study Process and Timelines



1

July 2023 to April 2024
Data collection, staff review, D.C. calculations and policy work

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April 18, 2024
Stakeholder Meeting

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Council Workshop

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May 13, 2024
Release of Final Background Study

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May 27, 2024
Mandatory Public Meeting

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June 24, 2024
Amending By-law to remove the expiry date from D.C. By-law 2019-51

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October 7, 2024
Release of Addendum Report #1

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Council Meeting

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October 28, 2024
Council Consideration of By-law

Recent Changes to D.C. Legislation



Bill 134: *Affordable Homes and Good Jobs Act, 2023*

- Revised definition for affordable unit:

Affordable Rental Unit: rent is less than 30% of the 60th percentile of income for rental households or average market rent set out in Bulletin*

Affordable Owned Unit: cost is less than 30% of the 60th percentile of income for households in the municipality or 90% of the average purchase price as defined in Bulletin*

Bill 185: *Cutting Red Tape to Build More Homes Act, 2024*

- Removal of mandatory phase-in of charges
- Re-inclusion of studies as an eligible capital cost (included in calculated rates)
- D.C. rate freeze for zoning by-law amendment applications: reduction from two years to 18 months
- Process for minor amendments to D.C. by-laws
- Modernizing public notice requirements

Affordable/Attainable Exemptions

Bill 134



Definitions for “affordable” under the D.C.A. were updated by Bill 134, which received Royal Assent on December 4, 2023. As per s 4.1 of the D.C.A. the affordable rental unit and affordable owned unit exemptions are in effect as of June 1, 2024.

Bill 134 Definitions

Affordable Rental Unit: rent is less than 30% of the 60th percentile of income for rental households or average market rent set out in a new Bulletin*

Affordable Owned Unit: cost is less than 30% of the 60th percentile of income for households in the municipality or 90% of the average purchase price as defined in a new Bulletin*

Affordable Amounts (West Lincoln)

Affordable Monthly Rent:

Bachelor: \$949
1 Bedroom: \$1,229
2 Bedroom: \$1,394
3+ Bedroom: \$1,484

Affordable Owned Unit:

\$441,900 for All Unit Types

Attainable Unit: yet to be defined by legislation

*Bulletin published by the Ministry of Municipal Affairs and Housing

Addendum #1 Summary



- The purpose of this meeting is to provide an update to the changes to the Background Study since the release of the original Background Study dated May 13, 2024, which was presented to Council during the public meeting held on May 27, 2024.
- On October 7, 2024, the Township released an addendum report to the D.C. Background Study. The purpose of the report was to:
 - Included Growth Studies as allowed by Bill 185.
 - Revised the Services Related to a Highway calculations due to updated project costs and contributions for roads-related infrastructure and vehicles/equipment.
 - Revised the Wastewater calculations due to a change in the Townline Rd project.
 - Revised the draft D.C. By-law to reference the 18-month rate freeze (originally 2 years).

Addendum #1 Summary (Con't)



- Based on the changes noted in the prior slide:
 - The Growth Studies D.C. calculations results in a rate of \$891 per single detached home and \$0.33 per sq.ft. for non-residential developments;
 - The Services Related to a Highway D.C.s decreased from \$18,757 to \$18,388 per single detached home and \$7.10 to \$6.96 per sq.ft. for non-residential developments; and
 - The Wastewater D.C.s increased from \$5,334 to \$5,356 per single detached home and \$1.96 to \$1.97 per sq.ft. for non-residential developments.

Calculated Development Charges – Addendum #1



Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	Wind Turbines	(per sq.ft. of Gross Floor Area)
Township Wide Services							
Services Related to a Highway	18,388	12,590	11,789	7,638	6,385	9,194	6.96
Fire Protection Services	2,241	1,534	1,437	931	778	2,241	0.86
Parks and Recreation Services	6,567	4,496	4,210	2,728	2,280	-	0.80
Library Services	1,073	735	688	446	373	-	0.13
Growth Studies	891	610	571	370	309	891	0.33
Total Township Wide Services	29,160	19,965	18,695	12,113	10,125	12,326	9.08
Urban Services							
Stormwater	22	15	14	9	8	-	0.01
Wastewater Services	5,356	3,667	3,434	2,225	1,860	-	1.97
Water Services	267	183	171	111	93	-	0.10
Total Urban Services	5,645	3,865	3,619	2,345	1,961	-	2.08
GRAND TOTAL RURAL AREA	29,160	19,965	18,695	12,113	10,125	12,326	9.08
GRAND TOTAL URBAN AREA	34,805	23,830	22,314	14,458	12,086	12,326	11.16

Rate Comparison - Residential



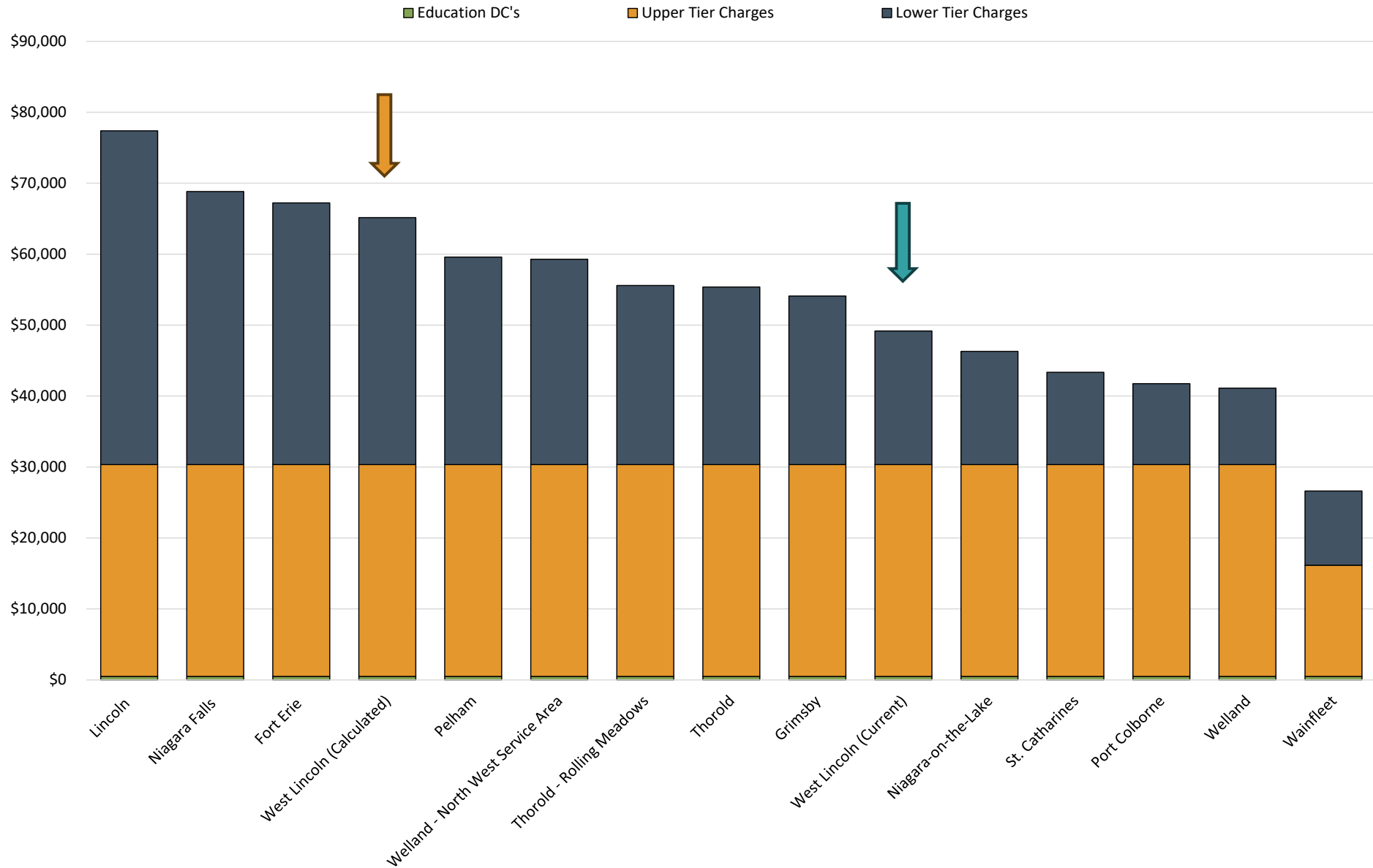
Service	Current	Calculated (May 13, 2024)	Calculated (Addendum #1)
Township Wide Services:			
Services Related to a Highway	8,042	18,757	18,388
Fire Protection Services	542	2,241	2,241
Parks and Recreation Services	6,393	6,567	6,567
Library Services	1,149	1,073	1,073
Growth Studies	472	-	891
Total Township Wide Services	16,598	28,638	29,160
Urban Services:			
Stormwater Services	100	22	22
Wastewater Services	623	5,334	5,356
Water Services	1,521	267	267
Total Urban Services	2,244	5,623	5,645
Grand Total - Urban Area	18,842	34,261	34,805

Rate Comparison – Non-Residential

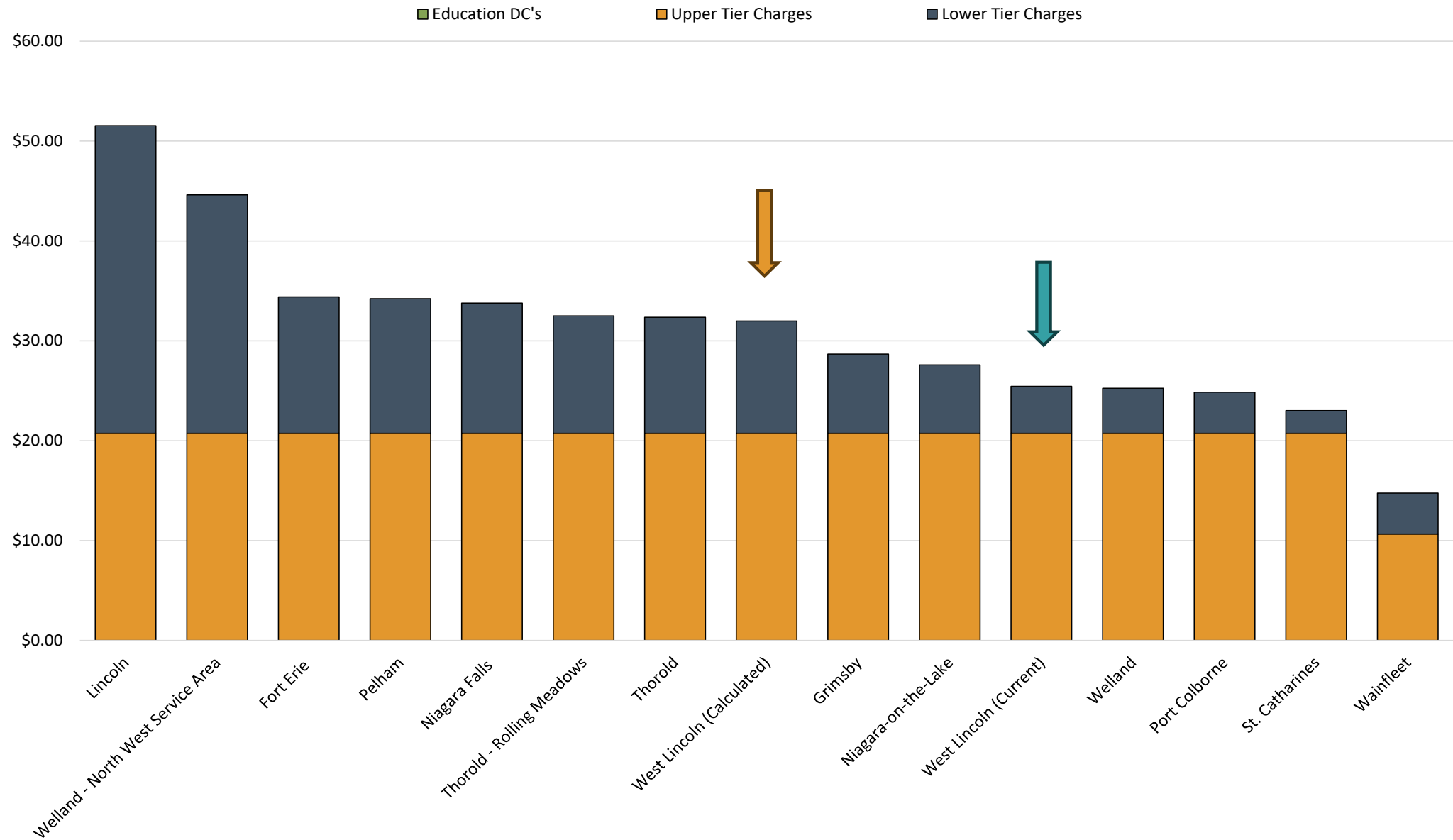


Service	Current	Calculated (May 13, 2024)	Calculated (Addendum #1)
Township Wide Services:			
Services Related to a Highway	2.99	7.10	6.96
Fire Protection Services	0.21	0.86	0.86
Parks and Recreation Services	0.47	0.80	0.80
Library Services	0.07	0.13	0.13
Growth Studies	0.18	-	0.33
Total Township Wide Services	3.92	8.89	9.08
Urban Services:			
Stormwater Services	0.02	0.01	0.01
Wastewater Services	0.21	1.96	1.97
Water Services	0.54	0.10	0.10
Total Urban Services	0.77	2.07	2.08
Grand Total - Urban Area	4.69	10.96	11.16

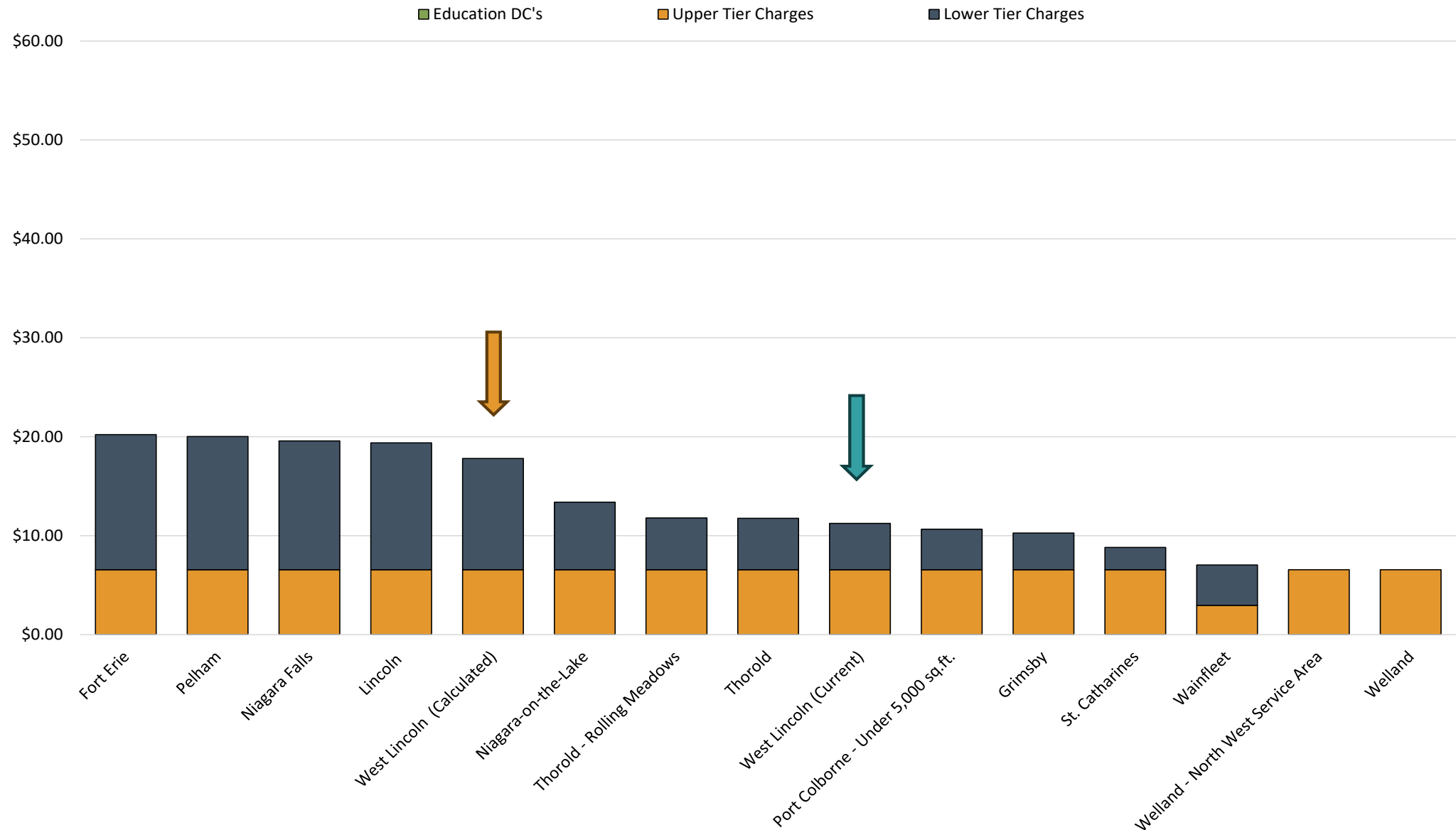
Survey of Comparator Municipalities – Single/Semi-Detached



Survey of Comparator Municipalities – Commercial (per sq.ft.)



Survey of Comparator Municipalities – Industrial (per sq.ft.)



Percentage of Development Charges to Average Purchase Price – Single Detached Homes



Municipality	Total Development Charges (Incl. Lower Tier, Upper Tier, Single Tier, and Education)	Average Purchase Price - Single Detached - per Ontario DC Bulletin	Percentage of D.C. to Purchase Price
Fort Erie	\$ 67,234	\$ 680,000	9.9%
Niagara Falls	\$ 68,835	\$ 720,000	9.6%
Welland - North West Service Area	\$ 59,297	\$ 630,000	9.4%
Lincoln	\$ 77,384	\$ 1,010,000	7.7%
Thorold - Rolling Meadows	\$ 55,597	\$ 730,000	7.6%
Thorold	\$ 55,386	\$ 730,000	7.6%
Port Colborne	\$ 41,763	\$ 610,000	6.8%
West Lincoln (Calculated)	\$ 65,149	\$ 960,000	6.8%
Welland	\$ 41,110	\$ 630,000	6.5%
Pelham	\$ 59,584	\$ 970,000	6.1%
St. Catharines	\$ 43,360	\$ 720,000	6.0%
Grimsby	\$ 54,112	\$ 1,040,000	5.2%
West Lincoln (Current)	\$ 49,186	\$ 960,000	5.1%
Niagara-on-the-Lake	\$ 46,303	\$ 1,350,000	3.4%
Wainfleet	\$ 26,617	\$ 900,000	3.0%
Average	\$ 54,061	\$ 842,667	6.8%

<https://data.ontario.ca/dataset/affordable-residential-units-for-the-purposes-of-the-development-charges-act-1997-bulletin/resource/f7b44381-3ce8-438f-97e2-a24bac052b7e>

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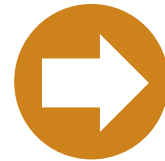
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Questions

