



CITY OF WELLAND

MAY 29, 2009 ADDENDUM TO APRIL 17, 2009 DEVELOPMENT CHARGES BACKGROUND STUDY



May 29, 2009

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 Planning for growth

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INTRODUCTION

INTRODUCTION

1.1 This Addendum involves project inclusions and revisions, in two parts:

- Project inclusions and basis for the benefit to existing development deductions for a number of road and water supply projects, as documented at the May 5, 2009 Public Meeting presentation to Council; and
- Project revisions and basis for the benefit to existing development deductions for a number of additional road, and storm water projects. There is also an inclusion of a new waste water project. These revisions and inclusions were made following the May 5th Public Meeting of Council and are detailed below in sections 1.6 – 1.8.

1.2 As documented in the May 5, 2009 Public Meeting of Council presentation, the road adjustments are:

- For Clare Ave. and Ross Street extensions, benefit to existing development was increased to 25% and 50% respectively, as the extensions would complete the road network.
- Gaiser Road, Fork Road East and Sumbler Road were added to the DC calculations, as their need for improvement is imminent.
- The intersection of Kingsway and Forks Road was revised to include intersection improvements, as well as signalization.
- These adjustments involve a net reduction in the residential DC recoverable cost of \$591,940 and \$278,560 in the case of non-residential.

1.3 As documented in the May 5, 2009 Public Meeting of Council, the water supply adjustments are:

- The benefit to existing development for the replacement of the watermain on South Pelham Road from Fitch Street to Thorold Road was revised to 50% to reflect the fact that it is not being upsized.
- Replacement of the existing 150 mm dia. watermain with a 200 mm. dia. watermain on Sumbler Drive has been added. A 200 mm dia. loop connection was also added on Canal Bank Road.
- These adjustments involve a net increase in the residential DC recoverable cost of \$18,700 (\$8,800 in non-residential).

1.4 A minor adjustment was made to the transit facilities level of service and capital cost calculation sheet, which did not result in a change to the transit calculated charge.

1.5 Overall, these adjustments would result in a DC reduction of \$255/single detached unit and \$0.27/sq.ft. of non-residential GFA.

1.6 New road project revisions and basis for the benefit to existing development deductions that have been identified following the May 5, 2009 Public Meeting are:

- For Colbeck Drive, South Pelham Road, Gaiser Road, Forkes Road, and Sumbler Road reconstruction benefit to existing development was lowered to 15%-16%. The final paragraph in Section B-7.6.2 of the April 17, 2009 DC Background Study explains the reason for this change.
- Significant gross capital cost revisions were made to the following projects:

Project	From	To
Thorold Road (Niagara to First)	860,000	1,580,000
Thorold Road (Rose to S. Pelham)	1,800,000	4,120,000
Colbeck Drive	145,000	315,000
South Pelham Road	300,000	350,000
Forkes Road	300,000	250,000
Sumbler	200,000	300,000
Sub-total	3,605,000	6,915,000

- These adjustments involve a net increase in the residential DC recoverable cost of \$2,102,900 and \$989,600 in the case of non-residential compared to the revisions mentioned in section 1.2

1.7 A storm water cost revision was made to Thorold Road, decreasing the gross cost from \$900,000 to \$450,000. This decrease does not affect the development charge calculation as the April 17, 2009 Background Study did not have a storm water component since the cost of storm sewers can be addressed in part via the unprogrammed portion of the DC reserve for storm.

1.8 A sanitary sewer provision of \$100,000 for Miscellaneous Sanitary Sewers Oversizing was added to the DC calculations, as various growth-related needs for improvement. This inclusion involves a net increase in residential DC recoverable cost of \$68,000 and \$32,000 in the case of non-residential, compared to the April 17, 2009 Background Study.

1.9 A summary of the changes in the Development Charge calculation compared to the April 17, 2009 DC Background Study is as follows:

Date	\$/Single Detached Unit	Difference From Background Study	\$/sq.ft. of Non-Residential GFA	Difference From Background Study
April 17 th	\$6,829	-	\$4.62	-
May 5 th	\$6,574	(\$255)	\$4.35	(\$0.27)
May 29 th	\$7,539	\$710	\$5.36	\$0.74

- 1.10 The following calculation pages from the April 17, 2009 Background Study (inclusive of the By-law Schedule of charges) that result from this change are attached.

EXECUTIVE SUMMARY

Table ES-1
City of Welland
Comparison of Development Charges
Development With City Water and Sewer Services

	Residential Per Single Detached Unit			Non-residential Per Sq. Ft. of GFA		
	Current Jan. 1, 2009	Calculated Herein	Change	Current Jan. 1, 2009	Calculated Herein	Change
Development-related Studies	217	280	63	-	0.29	0.29
Roads	1,955	2,614	659	-	2.73	2.73
Water	606	354	(252)	-	0.37	0.37
Sewer	338	529	191	-	0.55	0.55
Storm Drainage ¹	1,001	-	(1,001)	-	-	-
Fire	168	416	248	-	0.43	0.43
Parks & Recreation	316	2,337	2,021	-	0.27	0.27
Libraries	343	346	3	-	0.04	0.04
Transit	129	245	116	-	0.25	0.25
Operations (Public Works)	73	418	345	-	0.43	0.43
TOTAL	\$ 5,146	\$ 7,539	\$ 2,393	\$ -	\$ 5.36	\$ 5.36

¹ The December 31, 2008 Storm Water Reserve Fund balance exceeds the total cost of the Capital Program, hence the calculated development charge for storm water services is nil.

TABLE ES-2

**CITY OF WELLAND
DC CAPITAL PROGRAM AND DEDUCTIONS
2009 \$ Thousands**

Service	2009 Gross Costs	Level of Service Cap	DEDUCTIONS					DC Recoverable	DC Recoverable Split			
			Benefit to Existing Development		Grant/Subsidy/ Other Cost Share	Post Period Capacity	10% Statutory Deduction		Residential		Non- Residential	
			\$	%					\$	%	\$	%
1 Roads and Related	\$14,976,000		\$3,738,450	25%	\$917,550	n/a		\$10,320,000	\$7,017,600	68%	\$3,302,400	32%
2 Water Distribution	\$2,500,392		\$923,250	37%	\$0	n/a		\$1,577,142	\$1,072,457	68%	\$504,685	32%
3 Sanitary Sewerage	\$9,056,000		\$7,414,000	82%	\$0	n/a		\$1,642,000	\$1,116,560	68%	\$525,440	32%
4 Storm Drainage ¹	\$1,560,800		\$405,000	26%	\$0	n/a		\$1,155,800	\$785,944	68%	\$369,856	32%
5 Fire Protection	\$5,944,000	\$4,414,500	\$152,950	10%	\$0			\$1,376,550	\$936,054	68%	\$440,496	32%
6 Parks & Recreation	\$52,015,000	\$45,184,500	\$683,050	10%	\$0		\$614,745	\$5,532,705	\$5,256,070	95%	\$276,635	5%
7 Libraries	\$2,700,000	\$0	\$101,175	4%	\$0		\$91,058	\$819,518	\$778,542	95%	\$40,976	5%
8 Transit	\$1,037,000	\$65,145	\$73,287	8%	\$0		\$89,857	\$808,711	\$549,923	68%	\$258,787	32%
9 Operations (Public Works)	\$1,615,000	\$0	\$80,750	5%	\$0		\$153,425	\$1,380,825	\$938,961	68%	\$441,864	32%
10 Development-related Studies	\$1,200,000		\$336,000	28%	\$0		\$24,950	\$839,050	\$570,554	68%	\$268,496	32%
TOTAL DC	\$92,604,192	\$49,664,145	\$13,907,912		\$917,550	\$0	\$974,034	\$25,452,300	\$19,022,664	75%	\$6,429,636	25%
TOTAL DC (Excluding Storm)	\$91,043,392	\$49,664,145	\$13,502,912		\$917,550	\$0	\$974,034	\$24,296,500	\$18,236,720	75%	\$6,059,780	25%

¹ The December 31, 2008 Storm Water Reserve Fund balance exceeds the total cost of the Capital Program, hence calculated development charge for storm water services is nil.

**TABLE ES-3
CITY OF WELLAND
2009 CITY-WIDE DEVELOPMENT CHARGE CALCULATION**

Development Type	Existing Charge	Calculated Charge
<i>Residential (Per Dwelling Unit)</i>		
Single Family & Semi-Detached Dwellings	\$ 5,146	\$ 7,539
Low Density Multiple Dwelling	4,317	5,878
Bachelor & 1 Bedroom Apt. Dwellings	2,222	3,321
2 + Bdrm Apartment	3,340	5,061
Retirement Homes/Special Needs	-	2,900
<i>Non-Residential Development per sq.ft. (gross floor area)</i>		
	\$ -	\$5.36

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B-4 TRANSIT

City of Welland
Service Standard Calculation Sheet

Service: Transit facilities

Unit Measure: Square Feet of building area

Quantity Measure

Garage/Terminal	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2008 Bld'g Value (\$/sq.ft.)	2008 Land Value ¹ (\$/sq.ft.)	2008 Total Value (\$/sq.ft.)
Transit Garage	17,616	17,616	17,616	17,616	17,616	17,616	17,616	17,616	17,616	17,616	\$147	\$ 5.00	\$152
Transit Terminal	3,656	3,656	3,656	3,656	3,656	3,656	3,656	3,656	3,656	3,656	\$143	\$ 5.00	\$148
Total	21,272	21,272	21,272	21,272	21,272	21,272	21,272	21,272	21,272	21,272			151

Population	48,406	48,404	48,402	48,662	49,027	49,532	49,980	50,331	50,609	50,769
Per Capita Service Level	0.4394	0.4395	0.4395	0.4371	0.4339	0.4295	0.4256	0.4226	0.4203	0.4190

Shelters	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008			2008 Total Value (\$/shelter)
Bus Shelters (15 x \$82,000)	\$ 1,230,000	\$ 1,230,000	\$ 1,230,000	\$ 1,230,000	\$ 1,230,000	\$ 1,230,000	\$ 1,230,000	\$ 1,230,000	\$ 1,230,000	\$ 1,230,000			\$18,200
Total	\$ 1,230,000	\$ 1,230,000	\$ 1,230,000	\$ 1,230,000	\$ 1,230,000	\$ 1,230,000	\$ 1,230,000	\$ 1,230,000	\$ 1,230,000	\$ 1,230,000			

Population	48,406	48,404	48,402	48,662	49,027	49,532	49,980	50,331	50,609	50,769	Average
\$ Per Capita Service Level	25.41	25.41	25.41	25.28	25.09	24.83	24.61	24.44	24.30	24.23	24.90

10 Year Average	1999-2008	
	Facilities	Shelters
Quantity (sq.ft. per capita)	0.4306	n/a
Quality (\$ per sq.ft.)	95.94	n/a
Combined Quantity/Quality Level (\$/capita)	41.31	24.90

Total
66.21

DC Amount (before deductions)	10 year
Forecast Population	4,750
\$ per Capita	66.21
Eligible Amount	314,498

¹ Includes Land Value

Based on:
 \$ 50,000 /acre
 25% Coverage
 \$ 5.00 /sq.ft.

**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION
2008 \$**

MUNICIPALITY: City of Welland

SERVICE: Transit

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2009-2018	Timing	Gross Capital Cost Est.	Ineligible re: Level of Service	Eligible Increase in Need	Less:			Less: Other (e.g. 10% Stat. Deduction)	Potential DC Recoverable Cost			
						Benefit to Existing Development/U.E.C. ²		Grants, Subsidies & Other Contrib. Attrib. to New Development		Sub Total	Net Costs Benefiting New Development	Residential Share 68%	Non-Res. Share 32%
						\$	%						
	Low Floor Bus	2009-2013	391,000	24,563	366,437	36,644	10%		329,793	32,979	296,814	201,834	94,980
	Low Floor Bus	2014-2018	391,000	24,563	366,437	36,644	10%		329,793	32,979	296,814	201,834	94,980
	Garage (expansion) ¹	2009-2013	255,000	16,019	238,981	-			238,981	23,898	215,083	146,256	68,826
											-	-	-
											-	-	-
	Total Estimated Capital Cost		\$ 1,037,000	\$ 65,145	\$ 971,855	\$ 73,287		\$ -	\$ 898,567	\$ 89,857	\$ 808,711	\$ 549,923	\$ 258,787

<u>Level of Service Cap</u>	
Facilities	\$ 314,498
Vehicles	\$ 657,357
Total	\$ 971,855

¹ The garage expansion is to be 2,500 sq.ft. The current facility size is 17,000 sq.ft. The forecast population over the 10 year period is expected to increase 9% over the existing population; therefore, a 10% garage expansion is growth-related. 17,000 sq.ft. x 10% = 1,700 sq.ft. X \$150/sq.ft. = \$255,000 capital cost.

² Uncommitted excess capacity and inclusive of post planning period capacity, where applicable.

B-7 ROADS AND RELATED

B-7.6.2 Reconstruction of an Existing Road

When an existing road undergoes reconstruction, but without any increase in the number of driving lanes, a portion of the reconstruction cost will be charged to Growth. The percentage charged to growth will be 0, 10, 25 or 40%, based on an analysis of the individual projects relative to the three criteria shown in the following chart:

Reconstruction of Existing Roads
Criteria for Charging Costs to Growth

Criteria	Charge to Growth (%)
<ul style="list-style-type: none"> • No capacity improvements through realignment/geometrics • No intersection improvements • Not a common route for heavy trucks servicing new development 	0
<ul style="list-style-type: none"> • Capacity increase <10% through realignment/geometrics • Intersection improvement <5% of project cost • Occasional use by heavy trucks servicing new developments 	10
<ul style="list-style-type: none"> • Capacity increase of 10 to 50% through realignment/geometrics • Intersection improvements 5 to 10% of project cost • Common use by heavy trucks serving new developments > 50% 	25
<ul style="list-style-type: none"> • Capacity increase >50% through realignment/geometrics • Intersection improvements >10% of project cost • Frequent use by heavy trucks servicing new developments 	40

Without adding lanes, road reconstruction projects can increase the vehicle carrying capacity of an existing road in several ways. Widening the existing lanes or shoulders, improving horizontal or vertical alignments and improving entrances and road geometrics can typically increase capacity from 10% to 50% and as such, added capacity directly benefits Growth.

Often reconstruction projects also involve improvements of intersections (e.g. turning lanes are added or lengthened) and, as discussed below, such intersection improvements increase

capacity and benefit growth. The third criteria recognizes that the need for road reconstruction is accelerated by the damage caused by heavy trucks (e.g. aggregate haulers, building material suppliers) accessing development sites which are providing Residential, Industrial, Commercial or Institutional Growth.

Each reconstruction project should be assessed relative to the criteria listed to determine the appropriate charge to growth.

Where the road reconstruction is the result of new development adjacent to the road and it is necessary for the road to be improved and its capacity increased, the benefit to existing development will be the cost of resurfacing the road and the balance of the reconstruction cost, after subtracting the development charges is the responsibility of the adjacent developers.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

MUNICIPALITY: City of Welland

SERVICE: Roads

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2009-2018	Timing	Gross Capital Cost Est.	Less:		Potential DC Recoverable Cost				
				Benefit to Existing Development		Grants, Subsidies & Dev. Contrib. Attrib. to New Development	Net Costs Benefiting New Development	Residential Share 68%	Non-Res. Share 32%	
				(\$)	(%)					
	Description									
1	Clare Ave. (Fitch to Lynbrook)	Reconstruction	2010	480,000	432,000	90%		48,000	32,640	15,360
2	Clare Ave. (Lynbrook to Webber)	Extension		1,000,000	250,000	25%		750,000	510,000	240,000
3	Thorold Road (Niagara to First)	Reconstruction	2015	1,580,000	92,200	6%		1,487,800	1,011,704	476,096
4	Thorold Road (Rose to S. Pelham)	Reconstruction & Widening	2017/2018	4,120,000	82,300	2%		4,037,700	2,745,636	1,292,064
5	River Road (Downs to Woodlawn)	Reconstruction	2011	617,000	154,250	25%		462,750	314,670	148,080
6	Ross Street (Downs to Woodlawn)	Extension	2010	1,700,000	850,000	50%		850,000	578,000	272,000
7	Wellington Street Realignment	Realignment	2017	270,000	202,500	75%		67,500	45,900	21,600
8	Colbeck Drive (Webber to 240 m S of Gaiser)	Reconstruction	2010	315,000	48,600	15%	187,650	78,750	53,550	25,200
9	Canal Bank (Ontario to Humberstone)	Reconstruction & Widening	2016	824,000	618,000	75%		206,000	140,080	65,920
10	South Pelham Road (Webber to 500 mS)	Reconstruction	2014	350,000	54,000	15%	208,500	87,500	59,500	28,000
11	Gaiser Road (Colbeck to S. Pelham)	Reconstruction	2011	200,000	32,400	16%	147,600	20,000	13,600	6,400
12	Forkes Road (Crescent to east end)	Reconstruction	2014	250,000	37,800	15%	149,700	62,500	42,500	20,000
13	Sumbler (S. Pelham to Municipal Boundary)	Reconstruction	2012	300,000	45,900	15%	224,100	30,000	20,400	9,600
	Intersection Improvements									
1	Clare Ave & Fitch Street	Signalization		350,000	17,500	5%		332,500	226,100	106,400
2	Kingsway & Forkes	Intersection Improvements & Signalization		460,000	23,000	5%		437,000	297,160	139,840
3	Clare Ave & Thorold Rd.	Intersection Improvements & Signalization		460,000	23,000	5%		437,000	297,160	139,840
	Bridges & Culverts									
1	South Pelham Road (culvert replacement)		2015	150,000		0%		150,000	102,000	48,000
2*	Forks Road Bridge Study		2009	50,000	25,000	50%		25,000	17,000	8,000
3*	Forks Road Bridge Rehabilitation		2014	1,500,000	750,000	50%		750,000	510,000	240,000
	Total Estimated Capital Costs			\$ 14,976,000	\$ 3,738,450	25%	\$ 917,550	\$ 10,320,000	\$ 7,017,600	\$ 3,302,400

* A 50% cost to development is included as a benefit since 50% of Dain City is potentially developable.

B-8 WATER AND WASTEWATER

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

MUNICIPALITY: City of Welland

SERVICE: Water

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2009-2018	Timing	Gross Capital Cost Est.	Benefit to Existing Development		Grants, Subsidies & Dev. Contrib. Attrib. to New Development	Potential DC Recoverable Cost		
				(\$)	(%)		Net Costs Benefiting New Development	Residential Share 68%	Non-Res. Share 32%
	Description								
1	South Pelham Road (Webber to Fitch) Replace 200mm dia with 250mm dia	2009	365,000	18,250	5%		346,750	235,790	110,960
2	South Pelham Road (Fitch to Thorold) Replace existing cast iron watermain with 250 mm dia PVC	2018	750,000	375,000	50%		375,000	255,000	120,000
3	Woodlawn Road (South Pelham to Clare) Replace 150mm dia with 300mm dia	2015	330,000	165,000	50%		165,000	112,200	52,800
4	Clare (Lynwood to Webber) Extension of 200mm dia		266,400		0%		266,400	181,152	85,248
5	DC Credit for South Pelham Rd. watermain	<2009	58,992		0%		58,992	40,115	18,877
6	Canal Bank Road 200 mm dia loop connection	2014	600,000	300,000	50%		300,000	204,000	96,000
7	Sumbler Road (S. Pelham to Municipal Boundary) Replace 150 mm dia with 250 mm dia	2011	130,000	65,000	50%		65,000	44,200	20,800
Total Estimated Capital Costs			\$ 2,500,392	\$ 923,250	37%	\$ -	\$ 1,577,142	\$ 1,072,457	\$ 504,685

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INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

MUNICIPALITY: City of Welland

SERVICE: Sanitary Sewer

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2009-2018	Timing	Gross Capital Cost Est.	Benefit to Existing Development		Grants, Subsidies & Dev. Contrib. Attrib. to New Development	Potential DC Recoverable Cost		
				(\$)	(%)		Net Costs Benefiting New Development	Residential Share 68%	Non-Res. Share 32%
1	South Pelham Road (Webber to Fitch) <u>Description</u> New sanitary trunk prior to decommissioning Fitch Street pumping station	2010	940,000	200,000	21%		740,000	503,200	236,800
2*	Sanitary Sewer Separation	2009-14	8,016,000	7,214,000	90%		802,000	545,360	256,640
3	Miscellaneous Sanitary Sewers Oversizing	2009-18	100,000	-	0%		100,000	68,000	32,000
Total Estimated Capital Costs			\$ 9,056,000	\$ 7,414,000	82%	\$ -	\$ 1,642,000	\$ 1,116,560	\$ 525,440

* With the removal of storm water from existing sanitary sewers infilling densities can be increased and a 10% cost as a benefit to development is included.

B-9 STORM WATER

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

MUNICIPALITY: City of Welland

SERVICE: Storm Drainage

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2009-2018	Timing	Gross Capital Cost Est.	Benefit to Existing Development		Grants, Subsidies & Dev. Contrib. Attrib. to New Development	Potential DC Recoverable Cost		
				(\$)	(%)		Net Costs Benefiting New Development	Residential Share 68%	Non-Res. Share 32%
1	Thorold Road New storm sewer to eliminate road side ditches prior to road reconstruct and widening	2016	450,000	405,000	90%		45,000	30,600	14,400
2	Studies	2009	150,000		0%		150,000	102,000	48,000
3	West Branch Draper's Creek (South Pelham to Murdock) Channel Improvements	2016	100,000		0%		100,000	68,000	32,000
4	Trunk Sewers on Webber Road Oversizing	2017	364,500		0%		364,500	247,860	116,640
5	Trunk Sewers along West Branch Oversizing	2017	296,300		0%		296,300	201,484	94,816
6	Miscellaneous Storm Sewers Oversizing	2009-18	200,000		0%		200,000	136,000	64,000
Total Estimated Capital Costs			\$ 1,560,800	\$ 405,000	26%	\$ -	\$ 1,155,800	\$ 785,944	\$ 369,856

The December 31, 2008 Storm Water Reserve Fund balance (\$1,601,259) exceeds the total cost of the Capital Program, hence the calculated development charge for storm water services is nil.

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APPENDIX C
DEVELOPMENT CHARGE CALCULATION

**TABLE C-1
CITY OF WELLAND
DEVELOPMENT CHARGE CALCULATION
Development With City Water and Sewer Service**

SERVICE	2009 \$ DC Eligible Cost		2009 \$ DC Eligible Cost		
	Residential	Non-Residential	SDU	per s.f.	
1.0 Development-related Studies	\$ 570,554	\$ 268,496			
Studies Reserve Fund	59,851	28,165			
Studies Sub-total	630,405	296,661	280	0.29	
2.0 Roads and Related	7,017,600	3,302,400			
Roads & Related Reserve Fund	(1,139,829)	(536,390)			
Roads & Related Sub-total	5,877,771	2,766,010	2,614	\$2.73	
3.0 Water Distribution	1,072,457	504,685			
Water Reserve Fund	(275,880)	(129,826)			
Water Sub-total	796,577	374,859	354	0.37	
4.0 Sanitary Sewerage	1,116,560	525,440			
Sewer Reserve Fund	74,026	34,836			
Sewer Sub-total	1,190,586	560,276	529	0.55	
5.0 Storm Drainage ¹	-	-			
Storm Reserve Fund	-	-			
Storm Sub-total	-	-	-	-	
6.0 Fire Protection	936,054	440,496	416	0.43	
7.0 Parks & Recreation	5,256,070	276,635	2,337	0.27	
8.0 Libraries	778,542	40,976	346	0.04	
9.0 Transit	549,923	258,787	245	0.25	
10.0 Operations (Public Works)	938,961	441,864	418	0.43	
TOTAL	16,954,889	5,456,564	\$7,539	\$5.36	
DC ELIGIBLE CAPITAL COST	\$16,954,889	\$5,456,564			
10 yr. Gross Population / GFA Growth (sq.ft.)	6,432	1,018,800			
Cost Per Capita / Non-Residential GFA (sq.ft.)	\$2,636.02	\$5.36			
<u>By Residential Unit Type</u>	<u>p.p.u</u>		<u>No Water or Sewer</u>	<u>Water No Sewer</u>	<u>Sewer No Water</u>
Single and Semi-Detached	2.86	\$7,539	\$6,656	\$7,010	\$7,185
Apartments 2 Bedroom +	1.92	\$5,061	\$4,468	\$4,706	\$4,824
Apartments Bach. & 1 Bdrm	1.26	\$3,321	\$2,932	\$3,088	\$3,165
Other Multiples	2.23	\$5,878	\$5,190	\$5,466	\$5,602
Retirement Homes/Special Needs	1.10	\$2,900	\$2,560	\$2,696	\$2,763

¹ The December 31, 2008 Storm Water Reserve Fund balance exceeds the total cost of the Capital Program, hence calculated development charge for storm water services is nil.

Table C-2
City of Welland
Comparison of Development Charges
Development With City Water and Sewer Services

Service	Residential Per Single Detached Unit			Non-residential Per Sq. Ft. of GFA		
	Current Jan. 1, 2009	Calculated Herein	Change	Current Jan. 1, 2009	Calculated Herein	Change
Development-related Studies	217	280	63	-	0.29	0.29
Roads and Related	1,955	2,614	659	-	2.73	2.73
Water Distribution	606	354	(252)	-	0.37	0.37
Sanitary Sewerage	338	529	191	-	0.55	0.55
Storm Drainage ¹	1,001	-	(1,001)	-	-	-
Fire Protection	168	416	248	-	0.43	0.43
Parks & Recreation	316	2,337	2,021	-	0.27	0.27
Libraries	343	346	3	-	0.04	0.04
Transit	129	245	116	-	0.25	0.25
Operations (Public Works)	73	418	345	-	0.43	0.43
TOTAL	\$ 5,146	\$ 7,539	\$ 2,393	\$ -	\$ 5.36	\$ 5.36

¹ The December 31, 2008 Storm Water Reserve Fund balance exceeds the total cost of the Capital Program, hence the calculated development charge for storm water services is nil.

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APPENDIX F
PROPOSED CITY OF WELLAND DEVELOPMENT
CHARGE BY-LAW

SCHEDULE "A"
 TO THE BY-LAW 2009-___ OF THE CITY OF WELLAND
 AS OF _____, 2009

Services	DEVELOPMENT WITH CITY WATER AND SEWER SERVICE					
	RESIDENTIAL DEVELOPMENT CHARGE (by type of Residential Use - Per Dwelling Unit)					NON-RESIDENTIAL (per sq.ft. of GFA)
	Single Family & Semi- Detached Dwelling	Low Density Multiple Dwelling	Bachelor & 1 Bedroom Apt. Dwelling	2 + Bdrm Apartment	Retirement Homes/Special Needs	
Development-related studies	\$ 280	\$ 218	\$ 123	\$ 188	\$ 108	\$ 0.29
Fire Protection	416	324	183	279	160	0.43
Roads & Related	2,614	2,038	1,152	1,755	1,005	2.73
Public Works	418	326	184	281	161	0.43
Transit	245	191	108	164	94	0.25
Parks & Recreation	2,337	1,823	1,030	1,569	900	0.27
Libraries	346	270	152	232	133	0.04
Water Distribution	354	276	156	238	136	0.37
Sanitary Sewerage	529	412	233	355	203	0.55
Total	7,539	5,878	3,321	5,061	2,900	\$ 5.36

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SCHEDULE "B"
 TO THE BY-LAW 2009-____ OF THE CITY OF WELLAND
 AS OF _____, 2009

Services	RESIDENTIAL DEVELOPMENT CHARGE (by type of Residential Use - Per Dwelling Unit)					NON-RESIDENTIAL (per sq.ft. of GFA)
	Single Family & Semi- Detached Dwelling	Low Density Multiple Dwelling	Bachelor & 1 Bedroom Apt. Dwelling	2 + Bdrm Apartment	Retirement Homes/Special Needs	
No Sanitary Sewers or Water Service	\$6,656	\$5,190	\$2,932	\$4,468	\$2,560	\$ 4.44
Water Service Available, No Sanitary Sewers	\$7,010	\$5,466	\$3,088	\$4,706	\$2,696	4.81
Sanitary Sewers Available, No Water Service	\$7,185	\$5,602	\$3,165	\$4,824	\$2,763	4.99

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