

September 8, 2020

Dave Milliner, CAO  
Township of Southgate  
185667 Grey Rd 9  
Dundalk, ON N0C 1B0

Dear Mr. Milliner:

**RE: Flato Developments Inc. – Request for Reduced Equivalent Residential Units (ERUs) for Townhouses**

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Following recent discussion with Township staff, MHBC Planning is pleased to provide the following information relating to the request for a reduced equivalent residential units (ERUs) of 0.8 to be assigned for townhouse units when the Township is calculating and allocating servicing capacity to townhouse units in Glenelg Phase 1, Flato East Phases 7, 8 and 10 as well as any other future townhouses within Southgate.

***Servicing Allocation & Equivalent Residential Units (ERUs):***

Servicing capacity in the Township of Southgate is allocated by equivalent residential units (ERUs). Generally, one ERU shall be equivalent to the average capacity required to service a detached single family dwelling. From an Engineering perspective while single detached dwelling units count for 1 ERU, not all dwelling types represent the same ERU. Generally the smaller the unit the less people on average will live in that unit and thus on average less servicing demand is generated by that unit. This is represented by a reduced ERU. The same theory is applied in Planning when completing population projections. A different amount of people per unit (PPU) are assigned to different dwelling types based on the expected average amount of people that will reside in that dwelling type. This is similarly largely driven by the size of the unit, the smaller the unit the lower the PPU and the larger the unit the greater the PPU.

It is understood this rationale is currently applied by the Township of Southgate when assigning servicing allocation to apartment units. Rather than apply 1 ERU per apartment unit, a reduced ERU of 0.70 per apartment unit is applied, regardless of whether it is a studio unit or a three bedroom unit. The rationale is that all the units in a typical apartment building averages out to 0.70.

It is requested the Township apply the same rationale and assign a reduced ERU of 0.8 to townhouses in order to reflect the reduced average servicing demand generated by these units.

Flato's Civil Engineering Consultant – C.F. Crozier & Associates has reviewed other jurisdictions that apply a reduced ERU to townhouses and have found the following examples:

- Collingwood's recent waste water reserve study applied an ERU of 0.83 per townhouse unit
- The City of Toronto applies an ERU of 0.77 per townhouse unit.
- The City of Barrie applies an ERU of 0.75 per townhouse unit.

From a Planning Perspective, when comparing the PPU's used by the Township in the Watson & Associates' 2017 Development Charges Background Study we find very similar results for a townhouse unit compared to a single detached dwelling with an expected ERU of 0.81.

#### **PPU & Weighted ERU**

<b>Unit Type</b>	<b>PPU</b>	<b>PPU % compared to single detached</b>	<b>Weighted ERU</b>
Single-detached & Semi-detached	2.58	100%	1.0
Multiples (incl. townhouses)	2.10	81.4%	0.81

Based on the weighted ERU expected from the Township's PPU's of 0.81 per townhouse unit and the example of other southern Ontario municipalities providing a 75% to 83% reduction factor for ERUs from single detached dwellings to townhouses, we request the Township of Southgate take an average approach and apply a reduced ERU of 0.8 per townhouse unit when calculating and assigning servicing allocation.

Both myself and/or Dan Piggott at C.F. Crozier and Associates would be happy to discuss this matter further with the Township.

Yours truly,

**MHBC**



Kory Chisholm, BES, M.Sc., MCIP, RPP  
Associate

Cc      Shakir Rehmatullah | Flato Developments Inc.  
            Dan Piggott | C.F. Crozier & Associates