

Report for Public Consultation

Prepared by Hemson for the City of Ottawa



2024 Stormwater Management Area-Specific Development Charges Background Study

March 15, 2024



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List of Acronyms

AMP Asset Management Plan

BTE Benefit to Existing

COG Cost of Growth

DCA Development Charges Act

DC Development Charges

GFA Gross Floor Area

PPB Post-period Benefit

PPU Persons Per Unit

SWM Stormwater Management

Executive Summary

A. Study Purpose

The SWM area-specific development charges (ASDC) included in this report are intended to update to the 2019 Stormwater Management Area-Specific Development Charges Background Study and the 2019 Stormwater Management Area-Specific Development Charges Background Study: Area C-1. As such, the underlying calculation assumption and methodologies used to calculate the 2019 SWM ASDCs are generally consistent with the approach presented in this reports.

As part of the 2024 SWM ASDC update, the development forecasts for each area have been updated to reflect development that has occurred since the last SWM ASDC studies and new information prepared as part of the City’s traffic zone forecasts. In particular, capital cost estimates have also been adjusted to account for recent budgeted expenditures and collections to date.

B. Calculated SWM Rates

A summary of the calculated residential and non-residential SWM rates by benefitting area is shown below.

Area	Residential Charge by Unit Type			Non-Residential Charge
	Single & Semi-Detached + Duplex	Multiple Dwelling, Mobile Home & Rowhouse	Apartment + Dwelling Unit	
RIVERSIDE - SOUTH URBAN CENTRE (AREA S-1)	\$4,929	\$3,956	\$1,948	\$4.73 per square foot
LEITRIM - SOUTH URBAN CENTRE (AREA S-2)	\$4,405	\$2,915	\$1,566	\$4.66 per square foot
NEPEAN SOUTH URBAN CENTRE (AREA S-3)	\$4,927	\$3,143	\$1,317	\$5.66 per square foot
NEPEAN PONDS IN PARKS, LONGFIELDS & DAVIDSON HEIGHTS (AREA S-4)	\$0	\$0	\$167	\$0.71 per square foot
INNER GREENBELT PONDS (AREA C-1)	\$7	\$4	\$2	\$0.01 per square foot
MONAHAN DRAIN (AREA W-1)	\$4,857	\$3,081	\$1,608	\$3.15 per square foot
SHIRLEY'S BROOK (AREA W-2)	\$2,230	\$2,024	\$1,334	\$1.95 per square foot
CARDINAL CREEK EROSION WORKS (AREA E-2)	\$850	\$542	\$205	\$1.33 per square foot
GLOUCESTER EAST URBAN CENTRE (AREA E-3)	\$9,541	\$6,223	\$2,725	\$9.07 per square foot
N5 AND CHANNELIZATION (AREA E-6)	\$5,266	\$2,522	\$1,870	\$3.67 per square foot
FEEDMILL CREEK REHABILITATION AREA (AREA W-3)	\$282	\$187	\$104	\$8,075.55 per hectare

C. Policy Considerations

i. Consideration of Area Rating

As required by the *Development Charges Act* (DCA), consideration was given to the use of area rating. Consistent with the City's historical practice, the infrastructure identified for the various SWM areas is deemed to provide a localized benefit and is therefore recovered for on an area-specific basis.

ii. Local Service Guidelines

The City also has Local Service Guidelines related to SWM infrastructure. The purpose of establishing these definitions is to determine the eligible capital costs for inclusion in the development charges (DC) calculation for the City of Ottawa. Functions or services deemed to be local in nature are not to be included in the determination of the development charge rates. The provision of local services is considered to be a direct developer responsibility under s.59 of the DCA and will (or may) be recovered under other agreement(s) with the landowner or developer. Local Service Guidelines for SWM infrastructure is based on the City's prevailing practices.

iii. SWM ASDC By-laws

The SWM ASDC by-laws will be made available under separate cover at least two weeks in advance of the statutory public meeting in accordance with the requirements of the DCA.

D. Cost of Growth Analysis

Long-term operating impacts and asset management requirements have been examined as part of the 2024 SWM ASDC Study. It is expected that the City will incur increased operating costs as SWM infrastructure is constructed. However, it is recognized that the increase in rate funding associated with new development is anticipated to partially or fully offset

the increased costs identified, depending on the nature of the new development.

The City will need to fund an additional \$3.2 million per annum in order to properly fund the full life cycle costs of new assets related to the area-specific SWM infrastructure supported under the DC By-laws.

The calculated provisions identified are considered to be financially sustainable, as it is expected that the increased capital asset management requirements can be absorbed by the rate base over the long-term. Importantly, the City's ongoing review of asset management policies and long range financial plan analysis will allow staff to continue to monitor and implement mitigating measures should the program become less sustainable.

E. Consultation on 2024 SWM ASDC Background Study

Following the release of the SWM ASDC Background Study, consultation will be held with the public and development industry stakeholders prior to the passage of the new 2024 ASDC By-laws.

1. Background and Study Process

A. Background

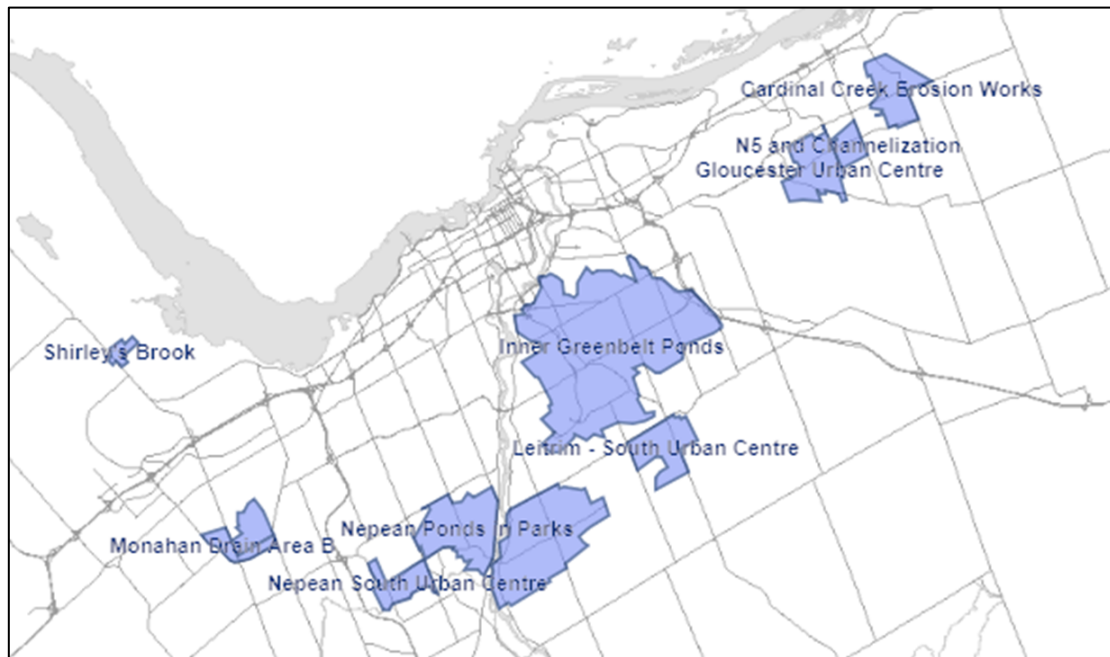
The City of Ottawa has historically established area-specific development charges (ASDCs) for stormwater management pond and drainage infrastructure that provide a localized benefit. For stormwater management infrastructure that is intended to meet the increase in need for service arising from development on a broader basis (e.g. City-wide or large area), a City-wide development charge is calculated. The City-wide SWM development charge calculation is presented in the 2024 City-wide Development Charges Background Study.

Currently, the City imposes Storm Water Management (SWM) ASDCs for the following areas:

- Riverside South Urban Centre (Area S-1)
- Leitrim South Urban Area (Area S-2)
- Nepean South Urban Area (Area S-3)
- Nepean Ponds in Parks (Area S-4)
- Inner Greenbelt Ponds (Area C-1)
- Monahan Drain (Area W-1)
- Shirley's Brook (Area W-2)
- Cardinal Creek Erosion Works (Area E-2)
- Gloucester Urban Centre (Area E-3)
- N5 and Channelization (Area E-6)
- Feedmill Creek Rehabilitation Area (Area W-3)

A map of these areas is shown in Figure 1 below.

Figure 1: City of Ottawa SWM Areas



The SWM area-specific development charges (ASDC) included in this report are intended to update to the 2019 Stormwater Management Area-Specific Development Charges Background Study and the 2019 Stormwater Management Area-Specific Development Charges Background Study: Area C-1. As such, the underlying calculation assumption and methodologies used to calculate the 2019 SWM ASDCs are generally consistent with the approach presented in this reports.

As part of the 2024 SWM ASDC update, the development forecasts for each area has been updated to reflect development that has occurred since the last SWM ASDC studies and new information prepared as part of the City's traffic zone forecasts. In particular, capital cost estimates have also been adjusted to account for recent budgeted expenditures and collections to date.

B. Report Structure

The main body of the report provides a description of the approach used to calculate the SWM ASDC and summarizes the calculated rates.

The appendices include a summary of the detailed calculation inputs used to arrive at the SWM development charge rate for each area. An overview of the tables included in the appendices is provided below:

Table 1: Development Forecast

Table 1 provides a summary of the residential and non-residential development forecast in each SWM area. The forecast identifies the total net developable land area as well as the anticipated residential dwelling unit mix and non-residential gross floor area (GFA) by sector (e.g. industrial, commercial and institutional).

Table 2: SWM Area-Specific Capital Program

Table 2 identifies the capital costs required to service development occurring within the identified SWM area over the planning period. The table provides a brief description of the program, the identified DC recoverable costs, ineligible costs not included in the ASDC calculation and any benefit to “prior growth” or post-period.

Table 3: Summary of Residential and Non-Residential Development Charges

Table 3 summarizes the residential and non-residential DC calculations by area. The approach used to calculate SWM ASDCs is consistent with the 2019 SWM ASDC Background Study whereby the residential and non-residential cost allocations are based on the remaining net developable land. Furthermore, allocation of costs between the various residential unit types (e.g. single-detached, semi-detached, rows and apartments) are based on the total amount of unbuilt hectares and the related run-off coefficient.

Consistent with the approach employed in the 2019 SWM ASDC Background Study, the non-residential charge is calculated on a uniform basis per square foot of gross floor area.

Map of Benefitting Area

The technical appendices provide an overview of the servicing area boundaries. It is proposed that these maps form the basis of the boundary schedules to be included in the 2024 SWM ASDC by-laws.

2. SWM ASDC Calculation Methodology

The calculation methodology utilized in the 2019 SWM ASDC update has remained relatively unchanged from the City's current SWM development charges. The methodology presented in this ASDC Background Study is consistent with the requirements of the *Development Charges Act* (DCA).

A discussion of the individual infrastructure needs for each of the servicing areas, including the identification of relevant reports, by-laws and other analyses can be found in the:

- 2014 Area-Specific Development Charge Background Study for Individual Storm Water Management Ponds and Drainage Systems;
- 2018 Area-Specific Development Charge Background Study for Leitrim Stormwater Facilities;
- 2019 Stormwater Management Area-Specific Development Charges Background Study; and
- 2019 Stormwater Management Area-Specific Development Charges Background Study: Area C-1.

A. Development Forecast

The DCA requires that a development forecast be prepared which identifies the anticipated amount, type and location of development. Consistent with historical practice, the development forecast for each SWM ASDC area is based on the potential development of the area from current (2023) to build-out. The development forecast identifies the amount of net developable land area and related residential (number of dwelling units) and non-residential (gross floor area) development potential over the planning period.

A development forecast has been prepared for each SWM ASDC area and is shown as Table 1 in the technical appendices.

B. Development-Related Capital Program

The SWM development-related capital program includes pond and drainage infrastructure for each defined servicing area.

i. Identification of Capital Costs

The capital costs identified for each area are generally consistent with the infrastructure identified in the 2019 SWM ASDC Background Study and adjusted to reflect expenditures incurred to date and any additional capital works deemed to be eligible for funding.

Table 2, as shown in the technical appendices of this report, provides a brief description of the identified infrastructure and gross capital project costs. Consistent with the City's current SWM ASDC calculations, the infrastructure is anticipated to provide services to development occurring over the planning period to build-out. As such, timing for individual projects is not identified.

ii. Deductions for Ineligible Costs

In accordance with the requirements of the DCA, deductions have been made to the identified gross capital project costs. This includes adjustments for capital grants, subsidies or other contributions as required by the DCA (s. 5. (2)) and the portion of projects that confer benefits to existing residents (s. 5. (1) 6). These portions of projects and their associated net costs are the funding responsibility of the City. The City's required contribution for non-growth shares of projects is identified as part of the preparation of the development-related capital forecast. These adjustments are shown in Table 2 of the technical appendices.

iii. Adjustments for Uncommitted Excess Capacity

There is also a requirement in the DCA to reduce the applicable development charge by the amount of any "uncommitted excess capacity"

that is available for a service. Such capacity is available to partially meet the future servicing requirements. The individual projects identified in the capital program are related to the increase in need for servicing arising from development occurring within each benefitting area. As such, no uncommitted excess capacity has been identified for any of the SWM benefitting areas.

iv. Adjustments for Prior Growth

Consistent with the City's historical practice, reserve fund balances relating to each area have been incorporated into the rate calculation. For example, positive DC reserve fund balances are netted off to reduce total DC eligible capital costs. In contrast, if there is a negative reserve fund balance for a particular area, it is deemed to be committed excess capacity and has been included in the ASDC calculation.

C. Attribution to Types of Development

The next step in the determination of ASDCs is the allocation of development-related net capital costs between the residential and non-residential sectors. Where reasonable data exists, the apportionment is based on the expected demand for, and use of, the service by each sector.

Consistent with the City's historical approach and for the purposes of the 2024 SWM ASDC calculations, total residential and non-residential land area is used to determine the apportionment of costs between residential and non-residential development. For the purposes of SWM infrastructure, this is a reasonable and defensible approach to allocation costs between benefitting sectors.

D. Calculation of Development Charges

i. Residential

Consistent with the approach used in past SWM ASDCs, the residential development charges are calculated based on the run-off co-efficient specific to each type of unit (e.g. single detached, semi-detached, row/town and apartments). The co-efficient is consistent with the City of Ottawa Sewer Design Guidelines and the assumptions used in the 2019 SWM ASDC Study.

The residential development charges are calculated by multiplying the unbuilt land area associated with residential development by the run-off co-efficient. The costs attributed to each type of development is then divided by the remaining units to be constructed over the identified planning period (2019 to build-out). Residential development charges are calculated based on the following units:

- Single and Semi-detached;
- Row/Towns; and
- Apartments (includes stacked rows).

ii. Non-Residential

Consistent with historical practices, the non-residential development charge is calculated on a uniform basis. The non-residential charge is established by dividing the applicable non-residential costs by the total amount of gross floor area identified over the planning period (2024 to build-out).

3. Summary of Capital Costs and Calculated Development Charge Rates

A. Summary of DC Eligible and Ineligible Costs

Table 1 below provide a summary of the DC eligible and ineligible costs for each of the defined benefitting areas and the residential and non-residential cost allocations.

The full \$182.6 million in net development-related costs is considered eligible for recovery and is included in the various SWM ASDCs. As shown in the table, the shares of residential and non-residential costs vary by SWM area.

B. 2024 Calculated Area-Specific SWM Rates

Table 2 provides a summary of the calculated residential and non-residential SWM ASDCs, by benefitting area.

As shown, the calculated residential development charges per single and semi-detached dwellings ranges from \$9,541 per unit in Gloucester East Urban Centre (Area E-3) to \$0 per unit in Nepean Ponds in Parks, Longfields & Davidson Heights (Area S-4) as this area only has a charge for apartments and dwelling units.

The non-residential charges range from \$9.07 per square foot in Gloucester East Urban Centre (Area E-3) to \$0.01 per square foot in the Inner Greenbelt Ponds (Area C-1).

TABLE 1
CITY OF OTTAWA
STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
CAPITAL PROGRAM

Area	Development-Related Capital Program				Residential Share		Non-Residential Share	
	Net Municipal Cost	Replacement & Benefit to Existing	Post-Period Benefit	Total DC Eligible Costs for Recovery	%	\$	%	\$
Riverside - South Urban Centre (Area S-1)	\$ 90,285,877	\$ -	\$ -	\$ 90,285,877	50%	\$ 45,420,588	50%	\$ 44,865,289
Leitrim - South Urban Centre (Area S-2)	\$ 24,462,567	\$ -	\$ -	\$ 24,462,567	64%	\$ 15,581,866	36%	\$ 8,880,701
Nepean South Urban Centre (Area S-3)	\$ 5,625,520	\$ -	\$ -	\$ 5,625,520	65%	\$ 3,683,969	35%	\$ 1,941,551
Nepean Ponds In Parks, Longfields & Davidson Heights (Area S-4)	\$ 2,893,975	\$ -	\$ -	\$ 2,893,975	1%	\$ 42,319	99%	\$ 2,851,656
Inner Greenbelt Ponds (Area C-1)	\$ 7,114	\$ -	\$ -	\$ 7,114	42%	\$ 2,955	58%	\$ 4,159
Monahan Drain (Area W-1)	\$ 2,944,296	\$ -	\$ -	\$ 2,944,296	34%	\$ 994,695	66%	\$ 1,949,602
Shirley's Brook (Area W-2)	\$ 1,191,213	\$ -	\$ -	\$ 1,191,213	24%	\$ 283,622	76%	\$ 907,591
Cardinal Creek Erosion Works (Area E-2)	\$ 992,851	\$ -	\$ -	\$ 992,851	70%	\$ 696,446	30%	\$ 296,404
Gloucester East Urban Centre (Area E-3)	\$ 50,939,383	\$ -	\$ -	\$ 50,939,383	73%	\$ 37,349,738	27%	\$ 13,589,645
N5 And Channelization (Area E-6)	\$ 2,388,625	\$ -	\$ -	\$ 2,388,625	70%	\$ 1,677,119	30%	\$ 711,505
Feedmill Creek Rehabilitation Area (Area W-3)	\$ 952,343	\$ -	\$ -	\$ 952,343	31%	\$ 299,441	69%	\$ 652,902
Total	\$ 182,683,764	\$ -	\$ -	\$ 182,683,764		\$ 106,032,758		\$ 76,651,006

TABLE 2

CITY OF OTTAWA
SUMMARY OF CALCULATED RESIDENTIAL & NON-RESIDENTIAL RATES

Area	Residential Charge by Unit Type			Non-Residential Charge
	Single & Semi-Detached + Duplex	Multiple Dwelling, Mobile Home & Rowhouse	Apartment + Dwelling Unit	
RIVERSIDE - SOUTH URBAN CENTRE (AREA S-1)	\$4,929	\$3,956	\$1,948	\$4.73 per square foot
LEITRIM - SOUTH URBAN CENTRE (AREA S-2)	\$4,405	\$2,915	\$1,566	\$4.66 per square foot
NEPEAN SOUTH URBAN CENTRE (AREA S-3)	\$4,927	\$3,143	\$1,317	\$5.66 per square foot
NEPEAN PONDS IN PARKS, LONGFIELDS & DAVIDSON HEIGHTS (AREA S-4)	\$0	\$0	\$167	\$0.71 per square foot
INNER GREENBELT PONDS (AREA C-1)	\$7	\$4	\$2	\$0.01 per square foot
MONAHAN DRAIN (AREA W-1)	\$4,857	\$3,081	\$1,608	\$3.15 per square foot
SHIRLEY'S BROOK (AREA W-2)	\$2,230	\$2,024	\$1,334	\$1.95 per square foot
CARDINAL CREEK EROSION WORKS (AREA E-2)	\$850	\$542	\$205	\$1.33 per square foot
GLOUCESTER EAST URBAN CENTRE (AREA E-3)	\$9,541	\$6,223	\$2,725	\$9.07 per square foot
N5 AND CHANNELIZATION (AREA E-6)	\$5,266	\$2,522	\$1,870	\$3.67 per square foot
FEEDMILL CREEK REHABILITATION AREA (AREA W-3)	\$282	\$187	\$104	\$8,075.55 per hectare

C. Comparison of Current vs. Calculated Area-Specific SWM Rates

Table 3 provides a comparison of the current versus calculated residential single and semi-detached SWM ASDCs by benefitting area. The differences in the rate calculations are related to changes in development potential and capital costs since the last SWM ASDC studies.

Table 4 provides a comparison of the current versus calculated non-residential SWM ASDCs by benefitting area. Similar to the comparison shown in Table 3, the rate calculations are related to the changes in development potential and capital costs since the last SWM ASDC studies.

TABLE 3

CITY OF OTTAWA
COMPARISON OF CURRENT VS. CALCULATED RESIDENTIAL RATES
SINGLE & SEMI-DETACHED UNITS

Area	Single & Semi-Detached + Duplex			
	Current	Calculated	Difference (\$)	Difference (%)
RIVERSIDE - SOUTH URBAN CENTRE (AREA S-1)	\$8,013	\$4,929	(\$3,084)	-38%
LEITRIM - SOUTH URBAN CENTRE (AREA S-2)	\$11,060	\$4,405	(\$6,655)	-60%
NEPEAN SOUTH URBAN CENTRE (AREA S-3)	\$2,804	\$4,927	\$2,123	76%
NEPEAN PONDS IN PARKS, LONGFIELDS & DAVIDSON HEIGHTS (AREA S-4)	\$1,141	\$0	(\$1,141)	-100%
INNER GREENBELT PONDS (AREA C-1)	\$702	\$7	(\$694)	-99%
MONAHAN DRAIN (AREA W-1)	\$5,992	\$4,857	(\$1,135)	-19%
SHIRLEY'S BROOK (AREA W-2)	\$3,972	\$2,230	(\$1,742)	-44%
CARDINAL CREEK EROSION WORKS (AREA E-2)	\$2,624	\$850	(\$1,774)	-68%
GLOUCESTER EAST URBAN CENTRE (AREA E-3)	\$7,160	\$9,541	\$2,380	33%
N5 AND CHANNELIZATION (AREA E-6)	\$7,319	\$5,266	(\$2,052)	-28%
FEEDMILL CREEK REHABILITATION AREA	\$420	\$282	(\$138)	-33%

TABLE 4

CITY OF OTTAWA
 COMPARISON OF CURRENT VS. CALCULATED NON-RESIDENTIAL RATES
 PER SQUARE METRE OF NON-RESIDENTIAL GROSS FLOOR AREA

Area	Non-Residential Charge				
	Current	Calculated	Difference (\$)	Difference (%)	Rate Structure
RIVERSIDE - SOUTH URBAN CENTRE (AREA S-1)	\$8.33	\$4.73	(\$3.59)	-43%	per Square Foot
LEITRIM - SOUTH URBAN CENTRE (AREA S-2)	\$7.80	\$4.66	(\$3.14)	-40%	per Square Foot
NEPEAN SOUTH URBAN CENTRE (AREA S-3)	\$4.49	\$5.66	\$1.17	26%	per Square Foot
NEPEAN PONDS IN PARKS, LONGFIELDS & DAVIDSON HEIGHTS (AREA S-4)	\$1.05	\$0.71	(\$0.34)	-32%	per Square Foot
INNER GREENBELT PONDS (AREA C-1)	\$0.80	\$0.01	(\$0.79)	-99%	per Square Foot
MONAHAN DRAIN (AREA W-1)	\$3.79	\$3.15	(\$0.64)	-17%	per Square Foot
SHIRLEY'S BROOK (AREA W-2)	\$4.00	\$1.95	(\$2.04)	-51%	per Square Foot
CARDINAL CREEK EROSION WORKS (AREA E-2)	\$4.98	\$1.33	(\$3.65)	-73%	per Square Foot
GLOUCESTER EAST URBAN CENTRE (AREA E-3)	\$10.00	\$9.07	(\$0.93)	-9%	per Square Foot
N5 AND CHANNELIZATION (AREA E-6)	\$11.19	\$3.67	(\$7.52)	-67%	per Square Foot
FEEDMILL CREEK REHABILITATION AREA	\$0.00	\$8,075.55	\$8,075.55	0%	per Hectare

4. Development Charge Policy Considerations

A. Consideration of Area Rating

As required by the DCA, consideration was given to the use of area rating. Consistent with the City's historical practice, the infrastructure identified for various SWM areas is deemed to provide a localized benefit and is therefore recovered for on an area-specific basis.

For stormwater management infrastructure that is intended to meet the increase in need for service arising from development on a broader basis (e.g. City-wide or large area), a City-wide development charge is calculated. The City-wide stormwater management development charge calculation is presented in the 2024 City-wide DC Background Study.

B. Local Service Guidelines

The City also has Local Service Guidelines related to SWM infrastructure. The purpose of establishing these definitions is to determine the eligible capital costs for inclusion in the DC calculation for the City of Ottawa. Functions or services deemed to be local in nature are not to be included in the determination of the development charge rates. The provision of local services is considered to be a direct developer responsibility under s.59 of the DCA and will (or may) be recovered under other agreement(s) with the landowner or developer. Local Service Guidelines for SWM infrastructure is based on the City's prevailing practices.

C. SWM ASDC By-laws

The new SWM ASDC By-laws will be made available under separate cover at least two weeks in advance of the statutory public meeting in accordance with the requirements of the DCA.

5. Cost of Growth Analysis

This section provides an examination of the long-term capital and operating costs as well as the asset management related annual provisions for the capital facilities and infrastructure to be included in the SWM ASDC by-law. This examination is required as one of the provisions of the DCA.

A. Asset Management Plan Requirements

The DCA now requires that municipalities complete an Asset Management Plan before passing a development charges by-law. A key function of the Asset Management Plan is to demonstrate that all assets proposed to be funded under the development charges by-law are financially sustainable over their full life cycle.

i. Calculated Annual Provision

When assets require rehabilitation or are due for replacement, the source of funds is limited to reserves or contributions from operating. Capital expenditures to carry out the rehabilitation and replacement of aging infrastructure are not growth-related and are therefore not eligible for funding through development charge revenues or other developer contributions.

Based on the information obtained from City staff regarding useful life assumptions and the capital cost of acquiring and/or replacing each asset, a provision for infrastructure replacement has been calculated. Provisions for infrastructure replacement are initially calculated for each asset based on their useful life and the anticipated cost of replacement. The aggregate of all individual provisions form the required annual capital provision. In calculating the annual provisions, a number of assumptions are made to account for inflation (3.0 per cent) and interest (3.0 per cent).

Consistent with the requirements of the *Development Charge Act*, assets that are proposed to be funded under the development charges by-law have been included in the analysis. As a result, the total calculated annual provision for development charge related infrastructure has been netted down to consider the replacement of existing infrastructure or benefit-to-existing development. However, for reference, the annual replacement provisions associated with the non-development charge funded costs, benefit-to-existing and post-period benefit have also been calculated.

Table 5 provides the calculated annual asset management contribution for both the gross capital expenditures and the share related to the DC recoverable portion. As shown in Table 5, the City will need to fund an additional \$3.2 million per annum in order to properly fund the full life cycle costs of the new assets related to the area-specific SWM infrastructure supported under the development charges by-law.

ii. Assets are deemed to be Financially Sustainable

The City has internal asset management policies and practices which are supported through the City's Comprehensive AMP, long range financial planning and annual budgeting exercises. Example of relevant studies and reports include:

- 2017 Strategic Asset Management Plan
- 2017 State of the Asset Report
- Comprehensive Asset Management Policy
- Long Range Financial Plan V - Water, Wastewater and Stormwater Supported Programs

In particular, the City's *Long Range Financial Plan V - Water, Wastewater and Stormwater Supported Programs* identified required stormwater rate increases to support the proposed SWM capital program.

The calculated provisions identified in Table 5 are considered to be financially sustainable as it is expected that the increased capital asset management requirements can be absorbed by the tax and user rate base over the long-term. Importantly, the City’s ongoing review of asset management policies will allow staff to continue to monitor and implement mitigating measures should the program become less financially sustainable.

TABLE 5

CITY OF OTTAWA
 STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
 AMP ANALYSIS

Area	2024 - Build-out Capital Program		Calculated AMP Annual Provision at Build-out	
	DC Recoverable	Non-DC Funded	DC Recoverable	Non-DC Related
Riverside - South Urban Centre (Area S-1)	\$ 245,201,000	\$ -	\$ 1,727,000	\$ -
Leitrim - South Urban Centre (Area S-2)	\$ 27,217,000	\$ -	\$ 31,000	\$ -
Nepean South Urban Centre (Area S-3)	\$ 5,626,000	\$ -	\$ -	\$ -
Nepean Ponds In Parks, Longfields & Davidson Heights (Area S-4)	\$ 2,894,000	\$ -	\$ -	\$ -
Inner Greenbelt Ponds (Area C-1)	\$ 7,000	\$ -	\$ -	\$ -
Monahan Drain (Area W-1)	\$ 4,487,000	\$ -	\$ 17,000	\$ -
Shirley's Brook (Area W-2)	\$ 1,191,000	\$ -	\$ -	\$ -
Cardinal Creek Erosion Works (Area E-2)	\$ 993,000	\$ -	\$ -	\$ -
Gloucester East Urban Centre (Area E-3)	\$ 179,932,000	\$ -	\$ 1,438,000	\$ -
N5 And Channelization (Area E-6)	\$ 2,389,000	\$ -	\$ -	\$ -
Feedmill Creek Rehabilitation Area (Area W-3)	\$ 2,245,000	\$ -	\$ 14,000	\$ -
Total Provision at Build-out	\$ 472,182,000	\$ -	\$ 3,227,000	\$ -

Appendix A

Riverside South Urban Centre (Area S-1)

TABLE 1

CITY OF OTTAWA
 STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
 RIVERSIDE - SOUTH URBAN CENTRE (AREA S-1)
 PROJECTED GROWTH

Development Type	2023	Projected Growth	Total Buildout
Residential Units			
Single Detached	3,248	3,740	6,988
Semi-Detached	487	831	1,318
Row/Town	3,018	3,740	6,758
Stacked Row	352	1,247	1,599
Apartment	160	2,909	3,069
Total	7,265	12,467	19,732
Developed Residential Land Area (Net HA)			
Single Detached	135.0	156.0	291.0
Semi-Detached	14.0	24.0	39.0
Row/Town	75.0	94.0	169.0
Stacked Row	6.0	21.0	27.0
Apartment	1.0	24.0	26.0
Total	231.0	319.0	552.0
Developed Non-Residential Land Area (Net HA)			
Industrial		149.4	
Commercial		54.0	
Institutional		111.7	
Total	-	315.1	-
Non-Residential Employment			
Industrial		7,470	
Commercial		3,889	
Institutional		1,470	
Total	-	12,829	-
Non-Residential GFA (sq.ft.)			
Industrial		7,395,300	
Commercial		1,497,265	
Institutional		588,000	
Total	-	9,480,565	-

	Net Ha	Allocation
Residential	319.0	50%
Non-Residential	315.1	50%
Total	634.1	100%

TABLE 2

CITY OF OTTAWA
 STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
 RIVERSIDE - SOUTH URBAN CENTRE (AREA S-1)
 DEVELOPMENT-RELATED CAPITAL PROGRAM

Item No.	Project Description	2024 DC Recoverable Costs	Replacement & BTE Shares		Prior Growth	DC Eligible Costs	Post-Period Benefit
			%	\$			
S1-1	Pond 1 Storm Sewers - Oversizing	\$ 2,111,232	0%	\$ -	\$ -	\$ 2,111,232	\$ -
S1-2	Stormwater Pond 2	\$ 228,000	0%	\$ -	\$ -	\$ 228,000	\$ -
S1-3	Pond 2 Storm Sewers - Oversizing	\$ -	0%	\$ -	\$ -	\$ -	\$ -
S1-4	Stormwater Pond 3	\$ -	0%	\$ -	\$ -	\$ -	\$ -
S1-5	Pond 3 Storm Sewers - Oversizing	\$ -	0%	\$ -	\$ -	\$ -	\$ -
S1-6	Stormwater Pond 4	\$ 16,225,000	0%	\$ -	\$ -	\$ 16,225,000	\$ -
S1-7	Pond 4 Storm Sewers - Oversizing	\$ 10,185,000	0%	\$ -	\$ -	\$ 10,185,000	\$ -
S1-8	Stormwater Pond 5	\$ 6,335,472	0%	\$ -	\$ -	\$ 6,335,472	\$ -
S1-9	Pond 5 Storm Sewers - Oversizing	\$ 798,174	0%	\$ -	\$ -	\$ 798,174	\$ -
S1-10	Stormwater Pond 6A	\$ 4,348,000	0%	\$ -	\$ -	\$ 4,348,000	\$ -
S1-11	Pond 6A Storm Sewers - Oversizing	\$ 49,000	0%	\$ -	\$ -	\$ 49,000	\$ -
S1-12	Site Specific Treatment Units 2, 3, 8	\$ -	0%	\$ -	\$ -	\$ -	\$ -
S1-13	Tributary 2, 3, 4, 7A, 7B, 8, 10 On-Site and Off-Site Fish	\$ -	0%	\$ -	\$ -	\$ -	\$ -
S1-14	On-Site and Off-Site Fish Compensation	\$ -	0%	\$ -	\$ -	\$ -	\$ -
S1-15	New Pond 2A	\$ 5,000,000	0%	\$ -	\$ -	\$ 5,000,000	\$ -
S1-16	Stormwater Oversizing for Pond 2A	\$ 500,000	0%	\$ -	\$ -	\$ 500,000	\$ -
246	Reserve Fund Balance - Committed ¹	\$ 44,505,999	0%	\$ -	\$ -	\$ 44,505,999	\$ -
TOTAL RIVERSIDE - SOUTH URBAN CENTRE (AREA S-1)		\$ 90,285,877		\$ -	\$ -	\$ 90,285,877	\$ -

Residential Share of DC Eligible Cost	50%	\$ 45,420,588
Non-Residential Share of DC Eligible Cost	50%	\$ 44,865,289

Outstanding Available Capital Project Funding	\$ 57,883,850
Cash Balance (Surplus)	\$ (13,377,851)
Total Balance (Negative)	\$ 44,505,999

TABLE 3

**CITY OF OTTAWA
STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
RIVERSIDE - SOUTH URBAN CENTRE (AREA S-1)
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES**

Net Residential Cost	\$ 45,420,588
Net Non-Residential Cost	\$ 44,865,289

RESIDENTIAL SHARE								
Development Type	Unbuilt Hectares	Run-off Coefficient	Hectares x Coefficient	% of Total	Net Cost	Remaining Units	Calculated Rates per Unit	Current Rates per Unit
Single Detached	156.0	0.6	85.8	42%	\$ 19,292,507	3,740	\$ 4,929	\$ 8,013
Semi-Detached	24.0	0.6	14.4	7%	\$ 3,237,903	831		
Row/Town	94.0	0.7	65.8	33%	\$ 14,795,419	3,740	\$ 3,956	\$ 6,386
Stacked Row	21.0	0.8	16.8	8%	\$ 3,777,554	1,247	\$ 1,948	\$ 3,163
Apartment	24.0	0.8	19.2	10%	\$ 4,317,204	2,909		
TOTAL	319.0		202.0	100%	\$ 45,420,588	12,467		

NON-RESIDENTIAL SHARE				
Development Type	Net Cost	Remaining GFA (sq. ft.)	Calculated Rates per Sq. Ft.	Current Rates per Sq. Ft.
Non-Residential	\$ 44,865,289	9,480,565	\$ 4.73	\$ 8.33

Appendix B

Leitrim South Urban Area (Area S-2)

TABLE 1

**CITY OF OTTAWA
STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
LEITRIM - SOUTH URBAN CENTRE (AREA S-2)
PROJECTED GROWTH**

Development Type	2023	Projected Growth	Total Build-out
Residential Units			
Single Detached	1,905	1,718	3,623
Semi-Detached	720	310	1,030
Row/Town	1,619	2,085	3,704
Stacked Row	108	172	280
Apartment	280	193	473
Total	4,632	4,478	9,110
Developed Residential Land Area (Net HA)			
Single Detached	86.6	78.1	164.7
Semi-Detached	22.5	9.7	32.2
Row/Town	36.8	47.4	84.2
Stacked Row	1.4	2.3	3.7
Apartment	2.3	1.6	3.9
Total	149.6	139.1	288.7
Developed Non-Residential Land Area (Net HA)			
Industrial		20.0	
Commercial		24.5	
Institutional		34.8	
Total	-	79.3	-
Non-Residential Employment			
Industrial		999	
Commercial		1,838	
Institutional		522	
Total	-	3,359	-
Non-Residential GFA (sq.ft.)			
Industrial		989,010	
Commercial		707,630	
Institutional		208,800	
Total	-	1,905,440	-

	Net Ha	Allocation
Residential	139.1	64%
Non-Residential	79.3	36%
Total	218.4	100%

TABLE 2

CITY OF OTTAWA
 STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
 LEITRIM - SOUTH URBAN CENTRE (AREA S-2)
 DEVELOPMENT-RELATED CAPITAL PROGRAM

Item No.	Project Description	2024 DC Recoverable Costs	Replacement & BTE Shares		Prior Growth	DC Eligible Costs	Post-Period Benefit
			%	\$			
S2-4	Stormwater Pond 2 - 907529	\$ -	0%	\$ -	\$ -	\$ -	\$ -
S2-12	North/South Swale - 909285	\$ 360,000	0%	\$ -	\$ -	\$ 360,000	\$ -
S2-5	Leitrim Road Drainage System - 909284	\$ 453,996	0%	\$ -	\$ -	\$ 453,996	\$ -
S2-6	Trunk Storm Sewer Indexing - 907562	\$ -	0%	\$ -	\$ -	\$ -	\$ -
S2-7	Leitrim Storm Sewer on Tartan Lands - Oversizing - 907562	\$ -	0%	\$ -	\$ -	\$ -	\$ -
S2-8	Findlay Creek Drive Storm Sewer- Oversizing - 907562	\$ -	0%	\$ -	\$ -	\$ -	\$ -
S2-9	Tartan/Reimer Lands Storm Sewer - Oversizing - 907562	\$ -	0%	\$ -	\$ -	\$ -	\$ -
S2-10	Bank Street to Pond 1 - Storm Sewer - Oversizing	\$ -	0%	\$ -	\$ -	\$ -	\$ -
S2-11	Pond 2 Storm Sewers - Oversizing - 907535	\$ -	0%	\$ -	\$ -	\$ -	\$ -
247	Reserve Fund Balance - Committed ¹	\$ 23,648,571	0%	\$ -	\$ -	\$ 23,648,571	\$ -
TOTAL LEITRIM - SOUTH URBAN CENTRE (AREA S-2)		\$ 24,462,567		\$ -	\$ -	\$ 24,462,567	\$ -

Residential Share of DC Eligible Cost	64%	\$ 15,581,866
Non-Residential Share of DC Eligible Cost	36%	\$ 8,880,701

Outstanding Available Capital Project Funding	\$ 24,548,773
Cash Balance (Surplus)	\$ (900,202)
Total (Balance Negative)	\$ 23,648,571

TABLE 3

**CITY OF OTTAWA
STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
LEITRIM - SOUTH URBAN CENTRE (AREA S-2)
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES**

Net Residential Cost	\$ 15,581,866
Net Non-Residential Cost	\$ 8,880,701

RESIDENTIAL SHARE								
Development Type	Unbuilt Hectares	Run-off Coefficient	Hectares x Coefficient	% of Total	Net Cost	Remaining Units	Calculated Rates per Unit	Current Rates per Unit
Single Detached	78.1	0.6	43.0	50%	\$ 7,867,400	1,718	\$ 4,405	\$ 11,060
Semi-Detached	9.7	0.6	5.8	7%	\$ 1,065,959	310		
Row/Town	47.4	0.7	33.2	39%	\$ 6,077,065	2,085	\$ 2,915	\$ 7,364
Stacked Row	2.3	0.8	1.8	2%	\$ 337,004	172	\$ 1,566	\$ 3,850
Apartment	1.6	0.8	1.3	2%	\$ 234,438	193		
TOTAL	139.1		85.1	100%	\$ 15,581,866	4,478		

NON-RESIDENTIAL SHARE				
Development Type	Net Cost	Remaining GFA (sq. ft.)	Calculated Rates per Sq. Ft.	Current Rates per Sq. Ft.
Non-Residential	\$ 8,880,701	1,905,440	\$ 4.66	\$ 7.80

Appendix C

Nepean South Urban Area (Area S-3)

TABLE 1

**CITY OF OTTAWA
STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
NEPEAN SOUTH URBAN CENTRE (AREA S-3)
PROJECTED GROWTH**

Development Type	2023	Projected Growth	Total Build-out
Residential Units			
Single Detached	441	350	791
Semi-Detached	86	11	97
Row/Town	632	450	1,082
Stacked Row	-	-	-
Apartment	213	373	586
Total	1,372	1,184	2,556
Developed Residential Land Area (Net HA)			
Single Detached	20.0	16.0	36.0
Semi-Detached	2.7	0.3	3.0
Row/Town	14.4	10.2	24.6
Stacked Row	-	-	-
Apartment	1.8	3.1	4.9
Total	38.9	29.6	68.5
Developed Non-Residential Land Area (Net HA)			
Industrial		3.0	
Commercial		5.2	
Institutional		7.4	
Total	-	15.6	-
Non-Residential Employment			
Industrial		150	
Commercial		390	
Institutional		111	
Total	-	651	-
Non-Residential GFA (sq.ft.)			
Industrial		148,500	
Commercial		150,150	
Institutional		44,400	
Total	-	343,050	-

	Net Ha	Allocation
Residential	29.6	65%
Non-Residential	15.6	35%
Total	45.2	100%

TABLE 2

CITY OF OTTAWA
 STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
 NEPEAN SOUTH URBAN CENTRE (AREA S-3)
 DEVELOPMENT-RELATED CAPITAL PROGRAM

Item No.	Project Description	2019 DC Recoverable Costs ^{1 2}	Replacement & BTE Shares		Prior Growth	DC Eligible Costs	Post-Period Benefit
			%	\$			
S3-5	Kennedy Burnett Stormwater Pond - 903324	\$ -	0%	\$ -	\$ -	\$ -	\$ -
248	Reserve Fund Balance - Committed ¹	\$ 5,625,520	0%	\$ -	\$ -	\$ 5,625,520	\$ -
			0%	\$ -	\$ -	\$ -	\$ -
TOTAL NEPEAN SOUTH URBAN CENTRE (AREA S-3)		\$ 5,625,520		\$ -	\$ -	\$ 5,625,520	\$ -

Residential Share of DC Eligible Cost	65%	\$	3,683,969
Non-Residential Share of DC Eligible Cost	35%	\$	1,941,551

Outstanding Available Capital Project Funding	\$	1,346,230
Cash Balance (Surplus)	\$	4,279,290
Total Balance (Negative)	\$	5,625,520

TABLE 3

**CITY OF OTTAWA
STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
NEPEAN SOUTH URBAN CENTRE (AREA S-3)
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES**

Net Residential Cost	\$ 3,683,969
Net Non-Residential Cost	\$ 1,941,551

RESIDENTIAL SHARE								
Development Type	Unbuilt Hectares	Run-off Coefficient	Hectares x Coefficient	% of Total	Net Cost	Remaining Units	Calculated Rates per Unit	Current Rates per Unit
Single Detached	16.0	0.6	8.8	47%	\$ 1,742,953	350	\$ 4,927	\$ 2,804
Semi-Detached	0.3	0.6	0.2	1%	\$ 35,651	11		
Row/Town	10.2	0.7	7.1	38%	\$ 1,414,169	450	\$ 3,143	\$ 1,793
Stacked Row	-	0.8	-	0%	\$ -	-		
Apartment	3.1	0.8	2.5	13%	\$ 491,196	373	\$ 1,317	\$ 719
TOTAL	29.6		18.6	100%	\$ 3,683,969	1,184		

NON-RESIDENTIAL SHARE				
Development Type	Net Cost	Remaining GFA (sq. ft.)	Calculated Rates per Sq. Ft.	Current Rates per Sq. Ft.
Non-Residential	\$ 1,941,551	343,050	\$ 5.66	\$ 4.49

Appendix D

Nepean Ponds in Parks (Area S-4)

TABLE 1

**CITY OF OTTAWA
STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
NEPEAN PONDS IN PARKS, LONGFIELDS & DAVIDSON HEIGHTS (AREA S-4)
PROJECTED GROWTH**

Development Type	2023	Projected Growth	Total Build-out
Residential Units			
Single Detached	5,711	-	5,711
Semi-Detached	913	-	913
Row/Town	5,057	-	5,057
Stacked Row	156	-	156
Apartment	1,436	253	1,689
Total	13,273	253	13,526
Developed Residential Land Area (Net HA)			
Single Detached	259.6	-	259.6
Semi-Detached	28.5	-	28.5
Row/Town	114.9	-	114.9
Stacked Row	2.1	-	2.1
Apartment	11.6	2.0	13.6
Total	416.7	2.0	418.7
Developed Non-Residential Land Area (Net HA)			
Industrial		38.0	
Commercial		67.7	
Institutional		29.1	
Total	-	134.8	-
Non-Residential Employment			
Industrial		1,900	
Commercial		5,077	
Institutional		436	
Total	-	7,413	-
Non-Residential GFA (sq.ft.)			
Industrial		1,881,000	
Commercial		1,954,645	
Institutional		174,400	
Total	-	4,010,045	-

	Net Ha	Allocation
Residential	2.0	1%
Non-Residential	134.8	99%
Total	136.8	100%

TABLE 2

CITY OF OTTAWA
 STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
 NEPEAN PONDS IN PARKS, LONGFIELDS & DAVIDSON HEIGHTS (AREA S-4)
 DEVELOPMENT-RELATED CAPITAL PROGRAM

Item No.	Project Description	2024 DC Recoverable Costs	Replacement & BTE Shares		Prior Growth	DC Eligible Costs	Post-Period Benefit
			%	\$			
S4-1	Stormwater - Park Facilities - 908385	\$ -	0%	\$ -	\$ -	\$ -	\$ -
		\$ -		\$ -	\$ -	\$ -	\$ -
249	Reserve Fund Balance - Committed ¹	\$ 2,893,975	0%	\$ -	\$ -	\$ 2,893,975	\$ -
TOTAL NEPEAN PONDS IN PARKS, LONGFIELDS & DAVIDSON HEIGHTS (AREA S-4)		\$ 2,893,975		\$ -	\$ -	\$ 2,893,975	\$ -

¹ Committed Active Capital Project Outstanding Balance - \$462,800

Residential Share of DC Eligible Cost	1%	\$	42,319
Non-Residential Share of DC Eligible Cost	99%	\$	2,851,656

Outstanding Available Capital Project Funding	\$	-
Cash Balance (Surplus)	\$	2,893,975
Total Balance (Negative)	\$	2,893,975

TABLE 3

**CITY OF OTTAWA
STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
NEPEAN PONDS IN PARKS, LONGFIELDS & DAVIDSON HEIGHTS (AREA S-4)
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES**

Net Residential Cost	\$ 42,319
Net Non-Residential Cost	\$ 2,851,656

RESIDENTIAL SHARE								
Development Type	Unbuilt Hectares	Run-off Coefficient	Hectares x Coefficient	% of Total	Net Cost	Remaining Units	Calculated Rates per Unit	Current Rates per Unit
Single Detached	-	0.6	-	0%	\$ -	-	\$ -	\$ 1,141
Semi-Detached	-	0.6	-	0%	\$ -	-	\$ -	\$ 866
Row/Town	-	0.7	-	0%	\$ -	-	\$ -	\$ 346
Stacked Row	-	0.8	-	0%	\$ -	-	\$ 167	\$ -
Apartment	2.0	0.8	1.6	100%	\$ 42,319	253	\$ -	\$ -
TOTAL	2.0		1.6	100%	\$ 42,319	253		

NON-RESIDENTIAL SHARE				
Development Type	Net Cost	Remaining GFA (sq. ft.)	Calculated Rates per Sq. Ft.	Current Rates per Sq. Ft.
Non-Residential	\$ 2,851,656	4,010,045	\$ 0.71	\$ 1.05

Appendix E

Inner Greenbelt Ponds (Area C-1)

TABLE 1

**CITY OF OTTAWA
STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
INNER GREENBELT PONDS (AREA C-1)
PROJECTED GROWTH**

Development Type	2023	Projected Growth	Total Build-out
Residential Units			
Single Detached	12,663	61	12,724
Semi-Detached	1,961	13	1,974
Row/Town	11,773	257	12,030
Stacked Row	4	28	32
Apartment	13,520	631	14,151
Total	39,921	990	40,911
Developed Residential Land Area (Net HA)			
Single Detached	576.0	2.0	578.0
Semi-Detached	61.0	1.0	62.0
Row/Town	268.0	5.0	273.0
Stacked Row	-	-	-
Apartment	108.0	5.0	113.0
Total	1,013.0	13.0	1,026.0
Developed Non-Residential Land Area (Net HA)			
Industrial		4.4	
Commercial		3.1	
Institutional		10.8	
Total	-	18.3	-
Non-Residential Employment			
Industrial		220	
Commercial		372	
Institutional		162	
Total	-	754	-
Non-Residential GFA (sq.ft.)			
Industrial		217,800	
Commercial		143,220	
Institutional		64,800	
Total	-	425,820	-

	Net Ha	Allocation
Residential	13.0	42%
Non-Residential	18.3	58%
Total	31.3	100%

TABLE 2

CITY OF OTTAWA
 STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
 INNER GREENBELT PONDS (AREA C-1)
 DEVELOPMENT-RELATED CAPITAL PROGRAM

Item No.	Project Description	2024 DC Recoverable Costs	Replacement & BTE Shares		Prior Growth	DC Eligible Costs	Post-Period Benefit
			%	\$			
250	Reserve Fund Balance - Committed ¹	\$ 7,114	0%	\$ -	\$ -	\$ 7,114	\$ -
TOTAL INNER GREENBELT PONDS (AREA C-1)		\$ 7,114		\$ -	\$ -	\$ 7,114	\$ -

Residential Share of DC Eligible Cost	42%	\$	2,955
Non-Residential Share of DC Eligible Cost	58%	\$	4,159

Outstanding Available Capital Project Funding	\$	-
Cash Balance (Surplus)	\$	7,114
Total Balance (Negative)	\$	7,114

TABLE 3

**CITY OF OTTAWA
STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
INNER GREENBELT PONDS (AREA C-1)
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES**

Net Residential Cost	\$	2,955
Net Non-Residential Cost	\$	4,159

RESIDENTIAL SHARE								
Development Type	Unbuilt Hectares	Run-off Coefficient	Hectares x Coefficient	% of Total	Net Cost	Remaining Units	Calculated Rates per Unit	Current Rates per Unit
Single Detached	2.0	0.6	1.1	12%	\$ 353	61	\$ 7	\$ 702
Semi-Detached	1.0	0.6	0.6	7%	\$ 193	13		
Row/Town	5.0	0.7	3.5	38%	\$ 1,124	257	\$ 4	\$ 462
Stacked Row	-	0.8	-	0%	\$ -	28	\$ 2	\$ 187
Apartment	5.0	0.8	4.0	43%	\$ 1,285	631		
TOTAL	13.0		9.2	100%	\$ 2,955	990		

NON-RESIDENTIAL SHARE				
Development Type	Net Cost	Remaining GFA (sq. ft.)	Calculated Rates per Sq. Ft.	Current Rates per Sq. Ft.
Non-Residential	\$ 4,159	425,820	\$ 0.01	\$ 0.80

Appendix F

Monahan Drain (Area W-1)

TABLE 1

**CITY OF OTTAWA
STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
MONAHAN DRAIN (AREA W-1)
PROJECTED GROWTH**

Development Type	2023	Projected Growth	Total 2031 Build-out
Residential Units			
Single Detached	3,174	40	3,214
Semi-Detached	327	2	329
Row/Town	3,881	181	4,062
Stacked Row	239	46	285
Apartment	-	99	99
Total	7,621	368	7,989
Developed Residential Land Area (Net HA)			
Single Detached	144.3	1.8	146.1
Semi-Detached	10.2	0.1	10.3
Row/Town	88.2	4.1	92.3
Stacked Row	3.2	0.6	3.9
Apartment	-	0.9	0.9
Total	245.9	7.5	253.5
Developed Non-Residential Land Area (Net HA)			
Industrial		11.5	
Commercial		1.3	
Institutional		1.9	
Total	-	14.7	-
Non-Residential Employment			
Industrial		575	
Commercial		98	
Institutional		29	
Total	-	702	-
Non-Residential GFA (sq.ft.)			
Industrial		569,250	
Commercial		37,730	
Institutional		11,600	
Total	-	618,580	-

	Net Ha	Allocation
Residential	7.5	34%
Non-Residential	14.7	66%
Total	22.2	100%

TABLE 2

CITY OF OTTAWA
 STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
 MONAHAN DRAIN (AREA W-1)
 DEVELOPMENT-RELATED CAPITAL PROGRAM

Item No.	Project Description	2024 DC Recoverable Costs	Replacement & BTE Shares		Prior Growth	DC Eligible Costs	Post-Period Benefit
			%	\$			
MONAHAN DRAIN (AREA W-1)							
W1-B2	Monahan Drain Stormwater Pond - 903250	\$ -	0%	\$ -	\$ -	\$ -	\$ -
W1-B4	Facility Retrofit - 907952	\$ 455,867	0%	\$ -	\$ -	\$ 455,867	\$ -
251	Reserve Fund Balance - Committed ¹	\$ 2,488,429	0%	\$ -	\$ -	\$ 2,488,429	\$ -
TOTAL MONAHAN DRAIN (AREA W-1)		\$ 2,944,296		\$ -	\$ -	\$ 2,944,296	\$ -

Residential Share of DC Eligible Cost	34%	\$ 994,695
Non-Residential Share of DC Eligible Cost	66%	\$ 1,949,602

Outstanding Available Capital Project Funding	\$ 1,700,516
Cash Balance (Surplus)	\$ 787,913
Total Balance (Negative)	\$ 2,488,429

TABLE 3

**CITY OF OTTAWA
STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
MONAHAN DRAIN (AREA W-1)
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES**

Net Residential Cost	\$ 994,695
Net Non-Residential Cost	\$ 1,949,602

RESIDENTIAL SHARE								
Development Type	Unbuilt Hectares	Run-off Coefficient	Hectares x Coefficient	% of Total	Net Cost	Remaining Units	Calculated Rates per Unit	Current Rates per Unit
Single Detached	1.8	0.6	1.0	19%	\$ 192,333.56	40	\$ 4,857	\$ 5,992
Semi-Detached	0.1	0.6	0.1	1%	\$ 11,657	2		
Row/Town	4.1	0.7	2.9	56%	\$ 557,573	181	\$ 3,081	\$ 3,891
Stacked Row	0.6	0.8	0.5	9%	\$ 93,253	46	\$ 1,608	\$ 2,001
Apartment	0.9	0.8	0.7	14%	\$ 139,879	99		
TOTAL	7.5		5.1	100%	\$ 994,695	368		

NON-RESIDENTIAL SHARE				
Development Type	Net Cost	Remaining GFA (sq. ft.)	Calculated Rates per Sq. Ft.	Current Rates per Sq. Ft.
Non-Residential	\$ 1,949,602	618,580	\$ 3.15	\$ 3.79

Appendix G

Shirley's Brook (Area W-2)

TABLE 1

**CITY OF OTTAWA
STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
SHIRLEY'S BROOK (AREA W-2)
PROJECTED GROWTH**

Development Type	2023	Projected Growth	Total Build-out
Residential Units			
Single Detached	256	-	256
Semi-Detached	63	7	70
Row/Town	693	81	774
Stacked Row	59	78	137
Apartment	63	-	63
Total	1,134	166	1,300
Developed Residential Land Area (Net HA)			
Single Detached	11.6	-	11.6
Semi-Detached	1.8	0.2	2.0
Row/Town	15.8	1.8	17.6
Stacked Row	0.8	1.0	1.8
Apartment	0.5	-	0.5
Total	30.5	3.0	33.5
Developed Non-Residential Land Area (Net HA)			
Industrial		9.1	
Commercial		0.5	
Institutional		-	
Total	-	9.6	-
Non-Residential Employment			
Industrial		455	
Commercial		37	
Institutional		-	
Total	-	492	-
Non-Residential GFA (sq.ft.)			
Industrial		450,450	
Commercial		14,245	
Institutional		-	
Total	-	464,695	-

	Net Ha	Allocation
Residential	3.0	24%
Non-Residential	9.6	76%
Total	12.6	100%

TABLE 2

CITY OF OTTAWA
 STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
 SHIRLEY'S BROOK (AREA W-2)
 DEVELOPMENT-RELATED CAPITAL PROGRAM

Item No.	Project Description	2024 DC Recoverable Costs	Replacement & BTE Shares		Prior Growth	DC Eligible Costs	Post-Period Benefit
			%	\$			
W2-1	Stormwater Pond 1 West - 903328	\$ -	0%	\$ -	\$ -	\$ -	\$ -
W2-1	Stormwater Pond 1 West FEA - March Road - 903328	\$ -	0%	\$ -	\$ -	\$ -	\$ -
W2-3 & 4	Stormwater Pond 2 East FEA Repayments - 903230	\$ -	0%	\$ -	\$ -	\$ -	\$ -
252	Reserve Fund Balance - Committed ¹	\$ 1,191,213	0%	\$ -	\$ -	\$ 1,191,213	\$ -
TOTAL SHIRLEY'S BROOK (AREA W-2)		\$ 1,191,213		\$ -	\$ -	\$ 1,191,213	\$ -

Residential Share of DC Eligible Cost	24%	\$	283,622
Non-Residential Share of DC Eligible Cost	76%	\$	907,591

Outstanding Available Capital Project Funding	\$	1,271,360
Cash Balance (Surplus) Uncommitted ¹	\$	(80,147)
Total Balance (Negative)	\$	1,191,213

TABLE 3

**CITY OF OTTAWA
STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
SHIRLEY'S BROOK (AREA W-2)
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES**

Net Residential Cost	\$ 283,622
Net Non-Residential Cost	\$ 907,591

RESIDENTIAL SHARE								
Development Type	Unbuilt Hectares	Run-off Coefficient	Hectares x Coefficient	% of Total	Net Cost	Remaining Units	Calculated Rates per Unit	Current Rates per Unit
Single Detached	-	0.6	-	0%	\$ -	-	\$ 2,230	\$ 3,972
Semi-Detached	0.2	0.6	0.1	6%	\$ 15,612	7		
Row/Town	1.8	0.7	1.3	58%	\$ 163,928	81	\$ 2,024	\$ 3,705
Stacked Row	1.0	0.8	0.8	37%	\$ 104,082	78	\$ 1,334	\$ 2,377
Apartment	-	0.8	-	0%	\$ -	-		
TOTAL	3.0		2.2	100%	\$ 283,622	166		

NON-RESIDENTIAL SHARE				
Development Type	Net Cost	Remaining GFA (sq. ft.)	Calculated Rates per Sq. Ft.	Current Rates per Sq. Ft.
Non-Residential	\$ 907,591	464,695	\$ 1.95	\$ 4.00

Appendix H

Cardinal Creek Erosion Works (Area E-2)

TABLE 1

**CITY OF OTTAWA
STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
CARDINAL CREEK EROSION WORKS (AREA E-2)
PROJECTED GROWTH**

Development Type	2023	Projected Growth	Total Build-out
Residential Units			
Single Detached	3,839	465	4,304
Semi-Detached	185	-	185
Row/Town	2,504	506	3,010
Stacked Row	-	-	-
Apartment	303	133	436
Total	6,831	1,104	7,935
Developed Residential Land Area (Net HA)			
Single Detached	174.5	21.1	195.6
Semi-Detached	5.8	-	5.8
Row/Town	56.9	11.5	68.4
Stacked Row	-	-	-
Apartment	2.5	1.0	3.5
Total	239.7	33.6	273.3
Developed Non-Residential Land Area (Net HA)			
Industrial		-	
Commercial		5.90	
Institutional		8.40	
Total	-	14.30	-
Non-Residential Employment by Type			
Industrial		-	
Commercial		443	
Institutional		126	
Total	-	569	-
Non-Residential GFA (sq.ft.)			
Industrial		-	
Commercial		171,884	
Institutional		50,148	
Total	-	222,032	-

	Net Ha	Allocation
Residential	33.6	70%
Non-Residential	14.3	30%
Total	47.9	100%

TABLE 2

CITY OF OTTAWA
 STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
 CARDINAL CREEK EROSION WORKS (AREA E-2)
 DEVELOPMENT-RELATED CAPITAL PROGRAM

Item No.	Project Description	2024 DC Recoverable Costs	Replacement & BTE Shares		Prior Growth	DC Eligible Costs	Post-Period Benefit
			%	\$			
254	Reserve Fund Balance - Committed ¹	\$ 992,851	0%	\$ -	\$ -	\$ 992,851	\$ -
TOTAL CARDINAL CREEK EROSION WORKS (AREA E-2)		\$ 992,851		\$ -	\$ -	\$ 992,851	\$ -

Residential Share of DC Eligible Cost	70%	\$	696,446
Non-Residential Share of DC Eligible Cost	30%	\$	296,404

Outstanding Available Capital Project Funding	\$	1,577,890
Cash Balance (Surplus)	\$	(585,039)
Total Balance (Negative)	\$	992,851

TABLE 3

**CITY OF OTTAWA
STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
CARDINAL CREEK EROSION WORKS (AREA E-2)
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES**

Net Residential Cost	\$ 696,446
Net Non-Residential Cost	\$ 296,404

RESIDENTIAL SHARE								
Development Type	Unbuilt Hectares	Run-off Coefficient	Hectares x Coefficient	% of Total	Net Cost	Remaining Units	Calculated Rates per Unit	Current Rates per Unit
Single Detached	21.1	0.6	11.6	57%	\$ 395,124	465	\$ 850	\$ 2,624
Semi-Detached	-	0.6	-	0%	\$ -	-		
Row/Town	11.5	0.7	8.1	39%	\$ 274,084	506	\$ 542	\$ 1,649
Stacked Row	-	0.8	-	0%	\$ -	-		
Apartment	1.0	0.8	0.8	4%	\$ 27,238	133	\$ 205	\$ 676
TOTAL	33.6		20.5	100%	\$ 696,446	1,104		

NON-RESIDENTIAL SHARE				
Development Type	Net Cost	Remaining GFA (sq. ft.)	Calculated Rates per Sq. Ft.	Current Rates per Sq. Ft.
Non-Residential	\$ 296,404	222,032	\$ 1.33	\$ 4.98

Appendix I

Gloucester Urban Centre (Area E-3)

TABLE 1

CITY OF OTTAWA
 STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
 GLOUCESTER EAST URBAN CENTRE (AREA E-3)
 PROJECTED GROWTH

Development Type	Existing ¹	Projected Growth	Total Buildout
Residential Units			
Single Detached	1,700	1,230	2,930
Semi-Detached	80	108	188
Row/Town	1,758	2,630	4,388
Stacked Row / Apartment	395	3,016	3,411
Total	3,933	6,984	10,917
Developed Residential Land Area (Net HA)			
Single Detached	77.3	56	133.3
Semi-Detached	2.5	3	5.8
Row/Town	40.1	60	100.2
Stacked Row / Apartment	3.5	26	29.8
Total	123.4	145.7	269.1
Developed Non-Residential Land Area (Net HA)			
Industrial	15.8	15.9	31.7
Commercial	14.3	23.2	37.5
Institutional	14.3	13.9	28.2
Total	44.4	53.0	97.4
Non-Residential GFA (sq.ft.)			
Industrial	4,400	213,832	218,232
Commercial	278,787	1,210,650	1,489,437
Institutional	137,772	74,333	212,105
Total	420,959	1,498,815	1,919,774

¹ Residential data dated June 30, 2022/Non-Residential data dated February 2024

	Net Ha	Allocation
Residential	145.7	73%
Non-Residential	53.0	27%
Total	198.7	100%

TABLE 2

CITY OF OTTAWA
 STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
 GLOUCESTER EAST URBAN CENTRE (AREA E-3)
 DEVELOPMENT-RELATED CAPITAL PROGRAM

Item No.	Project Description	2024 DC Recoverable Costs	Replacement & BTE Shares		Prior Growth	DC Eligible Costs	Post-Period Benefit
			%	\$			
E3-2B	Stormwater Pond 1 Modifications - North of Hydro Corridor	\$ 7,296,074	0%	\$ -	\$ -	\$ 7,296,074	\$ -
E3-4	Stormwater Pond 2	\$ 21,004,295	0%	\$ -	\$ -	\$ 21,004,295	\$ -
E3-5	Pond 2 Storm Sewers - Oversizing	\$ 3,172,000	0%	\$ -	\$ -	\$ 3,172,000	\$ -
E3-7	Erosion Monitoring Mud Creek - 907900	\$ 518,000	0%	\$ -	\$ -	\$ 518,000	\$ -
E3-9	Mud Creek Channel Improvements	\$ 6,129,000	0%	\$ -	\$ -	\$ 6,129,000	\$ -
255	Reserve Fund Balance - Committed ¹	\$ 12,820,014	0%	\$ -	\$ -	\$ 12,820,014	\$ -
TOTAL GLOUCESTER EAST URBAN CENTRE (AREA E-3)		\$ 50,939,383		\$ -	\$ -	\$ 50,939,383	\$ -

Residential Share of DC Eligible Cost	73%	\$ 37,349,738
Non-Residential Share of DC Eligible Cost	27%	\$ 13,589,645

Outstanding Available Capital Project Funding	\$ 12,750,533
Cash Balance (Surplus)	\$ 69,481
Total Balance (Negative)	\$ 12,820,014

**CITY OF OTTAWA
STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
GLOUCESTER EAST URBAN CENTRE (AREA E-3)
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES**

Net Residential Cost	\$ 37,349,738
Net Non-Residential Cost	\$ 13,589,645

RESIDENTIAL SHARE								
Development Type	Unbuilt Hectares	Run-off Coefficient	Hectares x Coefficient	% of Total	Net Cost	Remaining Units	Calculated Rates per Unit	Current Rates per Unit
Single Detached	56.0	0.6	30.8	32%	\$ 11,985,218	1,230	\$ 9,541	\$ 7,160
Semi-Detached	3.3	0.6	2.0	2%	\$ 780,375	108		
Row/Town	60.0	0.7	42.0	44%	\$ 16,366,065	2,630	\$ 6,223	\$ 5,022
Stacked Row / Apartment	26.4	0.8	21.1	22%	\$ 8,218,079	3,016	\$ 2,725	\$ 2,009
TOTAL	145.7		95.9	100%	\$ 37,349,738	6,984		

NON-RESIDENTIAL SHARE				
Development Type	Net Cost	Remaining GFA (sq. ft.)	Calculated Rates per Sq. Ft.	Current Rates per Sq. Ft.
Non-Residential	\$ 13,589,645	1,498,815	\$ 9.07	\$ 10.00

Appendix J

N5 and Channelization (Area E-6)

TABLE 1

**CITY OF OTTAWA
STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
N5 AND CHANNELIZATION (AREA E-6)
PROJECTED GROWTH**

Development Type	2023	Projected Growth	Total Build-out
Residential Units			
Single Detached	1,008	189	1,197
Semi-Detached	56	-	56
Row/Town	1,692	257	1,949
Stacked Row	49	7	56
Apartment	175	11	186
Total	2,980	464	3,444
Developed Residential Land Area (Net HA)			
Single Detached	45.8	8.6	54.4
Semi-Detached	1.7	-	1.7
Row/Town	29.2	4.4	33.6
Stacked Row	0.7	0.1	0.7
Apartment	1.5	0.1	1.6
Total	78.9	13.2	92.0
Developed Non-Residential Land Area (Net HA)			
Industrial		-	
Commercial		2.3	
Institutional		3.3	
Total	-	5.6	-
Non-Residential Employment Growth			
Industrial	-	29	29
Commercial	448	389	837
Institutional	214	36	250
Total	662.0	454.0	1,116.0
Non-Residential GFA (sq.ft.)			
Industrial		28,710	
Commercial		150,932	
Institutional		14,328	
Total	-	193,970	-

	Net Ha	Allocation
Residential	13.2	70%
Non-Residential	5.6	30%
Total	18.8	100%

TABLE 2

CITY OF OTTAWA
 STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
 N5 AND CHANNELIZATION (AREA E-6)
 DEVELOPMENT-RELATED CAPITAL PROGRAM

Item No.	Project Description	2024 DC Recoverable Costs	Replacement & BTE Shares		Prior Growth	DC Eligible Costs	Post-Period Benefit
			%	\$			
E6-1A	Stormwater Pond - 907558	\$ -	0%	\$ -	\$ -	\$ -	\$ -
256	Reserve Fund Balance - Committed ¹	\$ 2,388,625	0%	\$ -	\$ -	\$ 2,388,625	\$ -
TOTAL N5 AND CHANNELIZATION (AREA E-6)		\$ 2,388,625		\$ -	\$ -	\$ 2,388,625	\$ -

Residential Share of DC Eligible Cost	70%	\$	1,677,119
Non-Residential Share of DC Eligible Cost	30%	\$	711,505

Outstanding Available Capital Project Funding	\$	2,626,800
Cash Balance (Surplus)	\$	(238,175)
Total Balance (Negative)	\$	2,388,625

TABLE 3

**CITY OF OTTAWA
STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
N5 AND CHANNELIZATION (AREA E-6)
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES**

Net Residential Cost	\$ 1,677,119
Net Non-Residential Cost	\$ 711,505

RESIDENTIAL SHARE								
Development Type	Unbuilt Hectares	Run-off Coefficient	Hectares x Coefficient	% of Total	Net Cost	Remaining Units	Calculated Rates per Unit	Current Rates per Unit
Single Detached	8.6	0.6	4.7	59%	\$ 995,329	189	\$ 5,266	\$ 7,319
Semi-Detached	-	0.6	-	0%	\$ -	-		
Row/Town	4.4	0.7	3.1	39%	\$ 648,121	257	\$ 2,522	\$ 4,682
Stacked Row	0.1	0.8	0.1	1%	\$ 16,834	7	\$ 1,870	\$ 2,389
Apartment	0.1	0.8	0.1	1%	\$ 16,834	11		
TOTAL	13.2		8.0	100%	\$ 1,677,119	464		

NON-RESIDENTIAL SHARE				
Development Type	Net Cost	Remaining GFA (sq. ft.)	Calculated Rates per Sq. Ft.	Current Rates per Sq. Ft.
Non-Residential	\$ 711,505	193,970	\$ 3.67	\$ 11.19

Appendix K
Feedmill Creek Rehabilitation Area
(Area W-3)

TABLE 1

**CITY OF OTTAWA
STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
FEEDMILL CREEK REHABILITATION AREA (AREA W-3)
PROJECTED GROWTH**

Development Type	2023	Projected Growth	Total Build-out
Residential Units			
Single Detached	725	557	1,282
Semi-Detached	51	39	90
Row/Town	805	619	1,424
Stacked Row	-	-	-
Apartment	199	153	352
Total	1,780	1,368	3,148
Developed Residential Land Area (Net HA)			
Single Detached		22.0	
Semi-Detached		1.0	
Row/Town		12.5	
Stacked Row		-	
Apartment		1.5	
Total	-	37.1	-
Developed Non-Residential Land Area (Net HA)			
Industrial		65.0	
Commercial		6.5	
Institutional		9.3	
Total	-	80.8	-
Non-Residential Employment Growth			
Industrial	419	1,163	1,582
Commercial	1,165	298	1,463
Institutional	77	27	104
Total	1,661.0	1,488.0	3,149.0
Non-Residential GFA (sq.ft.)			
Industrial		1,151,370	
Commercial		114,730	
Institutional		10,800	
Total	-	1,276,900	-

	Net Ha	Allocation
Residential	37.1	31%
Non-Residential	80.8	69%
Total	117.9	100%

TABLE 2

CITY OF OTTAWA
 STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
 FEEDMILL CREEK (AREA W-3)
 DEVELOPMENT-RELATED CAPITAL PROGRAM

Item No.	Project Description	2024 DC Recoverable Costs	Replacement & BTE Shares		Prior Growth	DC Eligible Costs	Post-Period Benefit
			%	\$			
W3-1	FEA Feedmill Creek Stream Rehabilitation - Phase 1	\$ -	0%	\$ -	\$ -	\$ -	\$ -
W3-2	Feedmill Creek Stream Rehabilitation Work - Phase 2	\$ 382,140	0%	\$ -	\$ -	\$ 382,140	\$ -
575	Committed Reserve Fund Balance ¹	\$ 570,203				\$ 570,203	
TOTAL FEEDMILL CREEK (AREA W-3)		\$ 952,343		\$ -	\$ -	\$ 952,343	\$ -

Residential Share of DC Eligible Cost	31%	\$ 299,441.37
Non-Residential Share of DC Eligible Cost	69%	\$ 652,901.98

Outstanding Available Capital Project Funding	\$ 820,469
Cash Balance (Surplus)	\$ (250,266)
Committed Reserve Fund Balance ¹	\$ 570,203

TABLE 3

**CITY OF OTTAWA
STORMWATER MANAGEMENT POND/DRAINAGE SYSTEM
FEEDMILL CREEK REHABILITATION AREA (AREA W-3)
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES**

Net Residential Cost	\$ 299,441
Net Non-Residential Cost	\$ 652,902

RESIDENTIAL SHARE								
Development Type	Unbuilt Hectares	Run-off Coefficient	Hectares x Coefficient	% of Total	Net Cost	Remaining Units	Calculated Rates per Unit	Current Rates per Unit
Single Detached	22.0	0.6	12.1	53%	\$ 159,759	557	\$ 282	\$ 420
Semi-Detached	1.0	0.6	0.6	3%	\$ 8,231	39		
Row/Town	12.5	0.7	8.8	39%	\$ 115,516	619	\$ 187	\$ 282
Stacked Row	-	0.8	-	0%	\$ -	-		
Apartment	1.5	0.8	1.2	5%	\$ 15,935	153	\$ 104	\$ 158
TOTAL	37.1		22.7	100%	\$ 299,441	1,368		

NON-RESIDENTIAL SHARE			
Development Type	Net Cost	Remaining net developable ha	Calculated Rates per ha
Non-Residential	\$ 652,902	81	\$ 8,075.55

Appendix L
Draft SWM ASDC By-laws
(Available Under Separate Cover)