

**CITY OF OTTAWA
2014 DEVELOPMENT CHARGES
BACKGROUND STUDY (APRIL 28, 2014)
AND
AREA-SPECIFIC DEVELOPMENT CHARGE
BACKGROUND STUDY FOR INDIVIDUAL
STORM WATER MANAGEMENT PONDS AND
DRAINAGE SYSTEMS (APRIL 28, 2014)**

ADDENDUM

City of Ottawa in consultation with
Watson & Associates Economists Ltd.

MAY 12, 2014

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INTRODUCTION

A number of changes are proposed to the April 28th DC Background Studies, many of which, affect the DC calculation. These revisions are discussed, in turn, below.

1. Executive Summary

Update Table ES-2 to include area-specific recreation costs that were inadvertently omitted (and others changes resulting from revisions to the capital program provided below).

2. Roads

2.1 City-wide Projects - change to two Bank Street Road project descriptions (i.e. items 1.08144 and 1.00034);

2.2 City-wide Projects - adjustments for the stormwater management costs for Brian Coburn Blvd (Navan to Mer Bleue) of \$1,485,000 (this was mistakenly applied to Blair Rd. (Meadowbrook Rd. – Innes Road)) and for Campeau Drive (Huntmar Drive & N/S Arterial – Didsbury Road) of \$971,000;

2.3 Area-specific Projects - remove duplicate intersection projects.

3. Sanitary Sewer

3.1 Area-specific Projects - North Kanata Sewer Phase 2, Kanata West Collector Sewers (South of QW), and Hazeldean Road Sanitary Sewers were removed from the project listing;

3.2 Area-specific Projects – update gross costs and add in deductions for grants, subsidies and other contributions for a number of projects located Outside of the Greenbelt.

4. Recreation

Area-specific Projects - Debt payments for Goulbourn Recreation Complex Icepad Twinning were removed from the project listing;

5. Area-specific charge for Provence

Index capital costs estimates to 2014\$ (2.7% increase).

6. Local Service Policy (Appendix D)

A discussion was added to the local service policy for roads to set out the criteria for funding of the storm water management costs related to arterial roads.

7. City-Wide DC By-law

- 7.1 Definitions – “non-residential” definition revised and the definition of “non-industrial” introduced. Definitions for “complete planning application” and “complete building permit application” deleted as they are no longer required;
- 7.2 Statutory exemption for Industrial Expansions - revised to reflect that the industrial use (limited) category will no longer exist;
- 7.3 Exemptions for non-profit health care, child care, long-term health care and public facilities – revised requiring the owner to pay the transit component of the development charge;
- 7.4 Redevelopment Credits - revised such that a credit will only be provided in respect of the type of non-residential development present on the property at demolition or conversion rather than providing a credit on the basis of the theoretical non-residential development charge;
- 7.5 Timing of Payment - revised to extend to more significant development (non-residential development requiring site plan approval and residential development of five storeys or more) the benefit of the transitional provision if specific conditions are met;
- 7.6 Indexing – revised to reflect that the calculation of the amount for indexing by Statistics Canada is done on the basis of the calendar year;
- 7.7 Provençe Avenue Development Charge – Schedule “L” updated to reflect changes noted in Item 3 above;
- 7.8 Residential and Non-Residential Development Charges – Schedules “B” and “C” updated to reflect changes noted in items above and transition provisions that would maintain the existing rates for all residential dwelling unit types during the transition period.

8. Area specific Stormwater Management Ponds and Drainage System

- 8.1 Addition to text in Chapter 1 to include reference to source for the timing of the projects;
- 8.2 SUC – Riverside South (S-1) – replace Schedule 2 to reflect the 2013 to 2031 growth forecast;
- 8.3 Monahan Drain (W-1) – revised employment figures;
- 8.4 Shirley’s Brook (W-2) – revised employment figures;
- 8.5 Gloucester EUC (E-3) – adjustment to Pond 1 storm sewer oversizing cost and revised employment figures to reflect total buildout cost;

- 8.6 N5 Area (E-6) – adjustment to storm sewer oversizing costs for the western trunk sewer.

REVISED PAGES

The revised pages from the April 28, 2014 studies (inclusive of the By-law schedules of charges) that result from these changes are provided in the sections that follow.

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

1. Purpose of this Background Study

- 1.1 This Background Study has been prepared pursuant to Section 10 of the *Development Charges Act, 1997* (DCA) and, together with the proposed by-law, is being made available to the public, as required by Section 12 of the Act, more than two weeks prior to the public meeting of Council, which is to be held May 13, 2014.
- 1.2 The charges calculated represent those which can be recovered under the DCA, 1997, based on the City's capital spending plans and other assumptions which are responsive to the requirements of the DCA. A decision is required by Council, after receiving input at the public meeting, as to the magnitude of the charge it wishes to establish, for residential, commercial, industrial and/or institutional development. Property tax, user rate or other funding will be required to finance any potentially DC-recoverable capital costs which are not included in the charge which is adopted.
- 1.3 Other decisions involve finalizing development charge policy and the by-law, including exemptions, phasing in, indexing, applicability to the redevelopment of land, and the schedule of charges by type of land use. It is the purpose of the public meeting to obtain additional input on these matters.

2. The 2014 Development Charge Calculation

- 2.1 Table ES-1 presents the proposed schedule of residential charges, based on the costing and related assumptions contained in Appendices B & C, in comparison with the City's development charges per single detached unit that were in effect as of August 1, 2013. The calculated charges are reflected in the proposed by-law contained in Appendix H.
- 2.2 Table ES-1A sets out the charges applicable to three residential areas within the City (Figure ES-1):
- Inside the Greenbelt;
 - Outside the Greenbelt¹;
 - Rural (Serviced)².

¹ For comparison purposes the Outside the Greenbelt charge includes all City-wide and Outside the Greenbelt services plus the Parks Development (District Parks) charge (i.e. \$32,116 + \$227 = \$32,343). A separate area-specific charge for Parks Development (District Parks) would be imposed within the defined Millennium Park Area in lieu of the District Park charge referred to above.

² For comparison purposes the Rural (Serviced) charge includes all City-wide and Rural services plus City-wide component of Sanitary Sewer and Water services (i.e. \$20,411 + \$2,252 + \$173 = \$22,836). Additional area-specific charges for Sanitary Sewer and Water services would be applicable within the defined areas of Richmond (sanitary sewer only) and Manotick only.

Table ES-1
City of Ottawa
Comparison of August 31, 2013 Single Detached Development Charge vs. Calculated

1) Inside the Greenbelt

	Inside the Greenbelt as of August 1, 2013	Calculated			Difference
		City Wide	Inside the Greenbelt	Total	
Roads & Related Services	7,529	8,050	419	8,469	940
Sanitary Sewer	2,494	2,252	2,161	4,413	1,919
Water	1,329	173	180	353	(976)
Stormwater Drainage	44	42		42	(2)
Protection	30	445	0	445	415
Public Transit	3,849	6,409		6,409	2,560
Parks Development (Non-District Parks)	377	0	255	255	(122)
Recreation Facilities	318	82	818	900	582
Libraries	485	253	222	475	(10)
Child Care Facilities	86			0	(86)
Paramedic Service	53	89		89	36
Affordable Housing Program	189			0	(189)
Corporate Studies	108	101	0	101	(7)
Total	16,891	17,896	4,055	21,951	5,060

2) Outside the Greenbelt

	Outside the Greenbelt as of August 31, 2013	Calculated			Difference
		City Wide	Outside the Greenbelt	Total	
Roads & Related Services	8,742	8,050	2,385	10,435	1,693
Sanitary Sewer	2,279	2,252	1,981	4,233	1,954
Water	2,268	173	2,857	3,030	762
Stormwater Drainage	44	42		42	(2)
Protection	707	445	508	953	246
Public Transit	3,850	6,409		6,409	2,559
Parks Development (Non-District Parks)	2,703		2,270	2,270	(433)
Recreation Facilities	3,859	82	3,792	3,874	15
Libraries	385	253	335	588	203
Child Care Facilities	86			0	(86)
Paramedic Service	53	89		89	36
Affordable Housing Program	189			0	(189)
Corporate Studies	150	101	92	193	43
Total	25,315	17,896	14,220	32,116	6,801

Outside the Greenbelt (excluding Millennium Park Area)

Parks Development (District Parks)	0	0	227	227	227
Total	25,315	17,896	14,447	32,343	7,028

Outside the Greenbelt (Millennium Park Area)

Parks Development (District Parks)	0	0	555	555	555
Total	25,315	17,896	14,775	32,671	7,356

Table ES-1 (cont'd)
City of Ottawa
Comparison of August 31, 2013 Single Detached Development Charge vs. Calculated

3)Rural

	Rural Serviced as of August 31, 2013	Calculated			Difference
		City Wide	Rural Serviced	Total Serviced	
Roads & Related Services	8,455	8,050	457	8,507	52
Stormwater Drainage Protection	47	42		42	(5)
	415	445	199	644	229
Public Transit	1,284	6,409		6,409	5,125
Parks Development (Non-District Parks)	1,169	0	3,157	3,157	1,988
Recreation Facilities	541	82	454	536	(5)
Libraries	454	253	552	805	351
Child Care Facilities	86			0	(86)
Paramedic Service	53	89		89	36
Affordable Housing Program	189			0	(189)
Corporate Studies	1,177	101	121	222	(955)
Total	13,870	15,471	4,940	20,411	6,541

Rural Serviced (Richmond)

Sanitary Sewer	1,237	2,252	14,657	16,909	15,672
Total	15,107	17,723	19,597	37,320	22,213

Rural Serviced (Manotick)

Sanitary Sewer	1,237	2,252	6,718	8,970	7,733
Water	975	173	3,477	3,650	2,675
Total	16,082	17,896	15,135	33,031	16,949

Table ES-1A
City of Ottawa
Calculated Full Recovery Development Charges by Residential Unit Type

Development Location/Type	August 1, 2013 Charge	Calculated Charge	
		\$	%
<u>INSIDE THE GREENBELT</u>			
Residential			
• Single and Semi-detached	16,891	21,951	100%
• Apartment (2+ bedrooms)	8,557	12,929	58.90%
• Apartment (less than 2 bedrooms)	6,948	9,520	43.37%
• Multiple, row and mobile dwelling	12,291	17,192	78.32%
Non-residential (per sq.ft. GFA)			
• General	17.88	} 19.69	
• Commercial, Institutional, Industrial	14.48		
• Limited Industrial	8.22		8.57
<u>OUTSIDE THE GREENBELT</u>			
Residential			
• Single and Semi-detached	25,315	32,343	100%
• Apartment (2+ bedrooms)	14,742	17,161	53.06%
• Apartment (less than 2 bedrooms)	10,235	12,636	39.07%
• Multiple, row and mobile dwelling	19,706	24,328	75.22%
Non-residential (per sq.ft. GFA)			
• General	17.88	} 19.69	
• Commercial, Institutional, Industrial	14.48		
• Limited Industrial	8.22		8.57
<u>RURAL SERVICED</u>			
Residential			
• Single and Semi-detached	16,082	22,836	100%
• Apartment (2+ bedrooms)	8,605	13,110	57.41%
• Apartment (less than 2 bedrooms)	7,030	9,653	42.27%
• Multiple, row and mobile dwelling	12,958	14,839	64.98%
Non-residential (per sq.ft. GFA)			
• General	17.88	} 19.69	
• Commercial, Institutional, Industrial	14.48		
• Limited Industrial	8.22		8.57

These geographic areas are defined in Schedule “A” to the proposed DC by-law in Appendix H. A portion of the charge was calculated on a uniform, average City-wide basis, which produces a charge per single detached unit of \$17,896 in each case. Other components of the charge were calculated based on costs and development quantities which are specific to each of the three geographic areas. Table 5-1 of the study outlines the distinction between these two sets of costs and the associated rationale.

- 2.3 A similar version of this methodology was applied in 2004 and 2009. It reflects the City’s desire to establish a development charge schedule which reasonably reflects servicing “benefits received” in the broad areas of the City. As a result, the single detached dwelling charges for fully serviced development Inside the Greenbelt are comparable to the Rural (Serviced) area charges and approximately 30% below the Outside the Greenbelt charges.
- 2.4 The proposed charges for a single detached unit are greater than the current development charges in all three cases, but the increase varies significantly. The increases are generally attributable to:
- (i) The increase in Public Transit DC recoverable costs, including interest costs on committed capital, accounting for 38-51% of the increase in the charge Outside the Greenbelt and Inside the Greenbelt respectively. In the Rural area, the increase in the Public Transit component represents 78% of the increase in the charge, due in part to the 2/3 Public Transit charge reduction for the rural area in the City’s current DC by-law;
 - (ii) The increase in Sanitary Sewer DC recoverable costs accounting for 29 and 38% of the increase in the charge Outside the Greenbelt and Inside the Greenbelt respectively.
- 2.5 Table ES-1B sets out the proposed non-residential development charge. This charge has been generally calculated entirely on a City-wide basis. This was done in order to reflect current policy, industry input and the objective of encouraging employment growth to the fullest extent possible throughout the City. The exceptions are area-specific charges for wastewater in the Village of Richmond and water and wastewater in the rural area of Manotick.

Table ES-1B
City of Ottawa
Comparison of Current Non-residential Development Charges vs. Calculated

1) City-Wide (Industrial and Non-Industrial)

Non- Industrial	Non-Res. General & Commercial, Institutional, Industrial as of August 1, 2013	Calculated City Wide Non-Industrial	Difference
Roads & Related Services	9.95 - 8.06	9.40	(0.55) - 1.34
Sanitary Sewer	1.90 - 1.54	1.70	(0.20) - 0.16
Water	0.40 - 0.32	0.34	(0.06) - 0.02
Stormwater Drainage	0.05 - 0.04	0.04	(0.01) - 0.00
Protection	0.56 - 0.45	0.76	0.20 - 0.31
Public Transit	4.19 - 3.39	6.73	2.54 - 3.34
Parks Development (Non-District Parks)	0.18 - 0.15	0.16	(0.02) - 0.01
Parks Development (District Parks)	0.00 - 0.00	0.01	0.01 - 0.01
Recreation Facilities	0.24 - 0.19	0.24	(0.00) - 0.04
Libraries	0.04 - 0.03	0.06	0.02 - 0.02
Child Care Facilities	0.10 - 0.08	0.00	(0.10) - (0.08)
Paramedic Service	0.06 - 0.05	0.09	0.03 - 0.04
Affordable Housing Program	0.00 - 0.00	0.00	0.00 - 0.00
Corporate Studies	0.21 - 0.17	0.16	(0.05) - (0.01)
Total	17.88 - 14.48	19.69	1.81 - 5.21

Rural Serviced (Richmond)

Sanitary Sewer	0.00 - 0.00	20.12	20.12 - 20.12
Total	17.88 - 14.48	39.81	21.93 - 25.33

Rural Serviced (Manotick)

Sanitary Sewer	0.00 - 0.00	9.23	9.23 - 9.23
Water	0.00 - 0.00	4.78	4.78 - 4.78
Total	17.88 - 14.48	33.70	15.82 - 19.22

Table ES-1B (cont'd)
City of Ottawa
Comparison of Current Non-residential Development Charges vs. Calculated

1) City-Wide (Industrial and Non-Industrial)

Industrial	Limited Industrial as of August 1, 2013	Calculated City Wide Industrial	Difference
Roads & Related Services	4.57	3.98	(0.59)
Sanitary Sewer	0.87	0.80	(0.07)
Water	0.18	0.15	(0.03)
Stormwater Drainage Protection	0.02	0.02	(0.01)
Public Transit	0.26	0.30	0.04
Parks Development (Non-District Parks)	1.93	2.77	0.84
Parks Development (District Parks)	0.08	0.16	0.08
Recreation Facilities	0.00	0.01	0.01
Libraries	0.11	0.24	0.12
Child Care Facilities	0.02	0.06	0.04
Paramedic Service	0.05	0.00	(0.05)
Affordable Housing Program	0.03	0.03	0.00
Corporate Studies	0.00	0.00	0.00
Total	0.10	0.06	(0.03)
Total	8.22	8.57	0.35

Rural Serviced (Richmond)

Sanitary Sewer	0.00	0.00	0.00
Total	8.22	8.57	0.35

Rural Serviced (Manotick)

Sanitary Sewer	0.00	3.64	3.64
Water	0.00	1.88	1.88
Total	8.22	14.09	5.87

H:\OTTAWA\2014 DC\Ottawa DC Model 2014-Apr 29 adj.xlsx]Table ES-1B

- 2.6 In the 2009 DC Study the non-residential charge was calculated on a uniform basis for all non-residential development. The City's current DC by-law differentiates charges by non-residential types through DC reductions. General Use Non-Residential (i.e. retail, hotel/motel and temporary accommodations) is charged the full calculated non-residential charge; Industrial Limited Use (i.e. industrial excluding high technology) is charged 46% of the full charge; and all other Commercial, Industrial and Institutional uses are charged 81% of the full charge. These non-residential charge reductions accounted for \$21 million in foregone DC revenue over the current term of the DC by-law.
- 2.7 To mitigate the loss in foregone revenue, a differentiated charge is proposed for Industrial and Non-Industrial Uses. The calculated rate for Industrial Use represents an increase of 4% over the current Industrial Limited Use charge. The calculated rate for Non-Industrial represents an increase of 10% over the current General Use Non-Residential charge and a more significant increase of 36% over the current charges for the remaining Commercial, Industrial and Institutional uses.
- 2.8 Table ES-2 summarizes the City's Development Related Capital Program and the deductions made thereto, in accordance with the DCA. In summary, the gross capital cost of the entire program is \$6.43 billion. Of this amount, \$2.44 billion has been determined to be DC-recoverable (\$1.70 billion from residential development and \$0.74 billion from non-residential development). The difference between the gross and DC recoverable amounts is comprised of the following deductions, pursuant to the *Development Charges Act*:
- \$ 395 million - Beyond 10-year Service Level Cap
 - \$1,303 million - Benefit to Existing Development
 - \$ 631 million - Post Period Capacity
 - \$1,694 million - Subsidies, Other Contributions, and 10% Statutory Deduction
 - \$ (37) million - Reserve Fund Adjustments
- \$3,986 million
- 2.9 The calculated charges by type of dwelling unit and by type of non-residential development are set out in the Schedules to the proposed by-law in Appendix H. They reflect geographic differences in persons per unit occupancy averages for various residential unit types, as well as the City's past practice with respect to differentiated non-residential development recoveries.
- 2.10 The City has taken into consideration past discounting and exemptions applied through the current by-law as part of making the calculation. This is reflected in the reserve fund adjustments.

(x)
(revised)

Table ES-2
City of Ottawa
Summary of Development Charge Capital Program by Service Including Post 2031 Capacity
\$000's

	Capital Costs	Ineligible re Level of Service	Benefit to Existing Development	Grants Subsidies & Other	Post Period Capacity	Growth Capital Costs	10% Statutory Reduction	Adjustment Prior Years' Discounting	Reserve Fund Balances	DC Recoverable Costs	DC Recoverable	
											Residential	Non-Residential
Roads & Related Services	1,648,583		192,236	0	315,603	1,140,744		51,423	(13,538)	1,102,859	681,940	420,919
Sanitary Sewer	1,124,822		631,608	20,431	92,962	379,821		9,122	(21,962)	392,661	314,785	77,876
Water	278,565		74,993	-	70,465	133,107		6,641	(26,953)	153,419	137,420	16,000
Stormwater Drainage	12,500		8,750	-	-	3,750		186	(1,306)	4,870	2,992	1,878
Protection	68,197	-	16,074	-		52,123				52,123	34,402	17,722
Public Transit	2,970,021	395,314	339,452	1,614,377	148,140	472,738	35,118	11,644	(52,768)	478,744	287,624	191,117
Parks Development	108,542	-	3,003	-	3,837	101,702	10,170			91,532	86,957	4,586
Recreation Facilities	161,728	-	27,228	-		134,500	10,531			123,969	117,773	6,199
Libraries	35,138	-	4,607	-		30,531	3,053			27,478	26,110	1,374
Paramedic Service	7,300	-	615	-		6,685	668			6,017	3,973	2,044
Corporate Studies	16,025		4,033	0		11,992		610	57	11,325	7,571	3,754
Total	6,431,421	395,314	1,302,599	1,634,808	631,007	2,467,692	59,540	79,625	(116,471)	2,444,998	1,701,547	743,469

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3. Policy Issues

3.1 A number of policy issues were addressed in the course of this DC by-law update, beyond those relating to the geographic quantum of the charge. These matters, which include exemptions, redevelopment, phasing in, etc., are discussed in Appendix G of the study and set out in the by-law in Appendix H.

3.2 A policy issue of over-riding importance relates to the potential impact of changes in the development charge quantum for various types of development and geographic locations within the City, on Ottawa's rate of development. The following observations are made in this regard:

- a) The development of non-district parks will be transitioned out of the DC by-law commencing October 1, 2014¹. Once complete the DC impacts for a single detached unit will range from a 19% increase Outside the Greenbelt and within the Rural Area, to an increase of 30% Inside the Greenbelt.
- b) The calculation of a differentiated change for Industrial and Non-Industrial will have the greatest impact on non-retail commercial development resulting in a 35% increase in the current charge.

Acknowledging the magnitude of the impact on units in the development process, a transition policy is recommended whereby the current residential dwelling unit rates and non-residential rates would remain in effect until September 30, 2014, providing time for the industry to adjust to the new charges. The calculated charges for individual services have been reduced to preserve maximum contributions to Public Transit services in the interim.

3.3 The following policies relating to exemptions, credits and related matters are proposed as changes to the existing by-law:

- a) Child Care Facilities and Affordable Housing Program have been removed as a service for which development charges are imposed;
- b) Redevelopment credit provisions were narrowed to reduce the time between demolition and new construction to a maximum of 10 years; and

¹ The non-district parks charge will remain in effect Inside the Greenbelt.

APPENDIX B
DEVELOPMENT CHARGE RECOVERABLE COST
CALCULATIONS

City of Ottawa
City-Wide Development Charge Projects
Service Component - Roads and Related Services

B-10
(revised)

Item	Summary of Timing by Year(s) 2015-2031	Increased Service Needs Attributable to Anticipated Development - 2015-2031 Project Description	Gross Capital Cost Estimate \$000	Less				Growth Cost \$000	61% Residential Share \$000	39% Non-residential Share \$000
				Benefit to Existing Development %	Benefit to Existing Development \$000	Grants, Subsidies & Contributions \$000	Post Period Capacity \$000			
		Road Network								
1.07644	2018-2020	Airport Parkway (Brookfield Road and Hunt Club Road)	31,400	6%	1,884	-	2,066	27,450	16,868	10,582
1.00014	2026-2031	Airport Parkway (Hunt Club Road - Realigned Airport Parkway)	8,510	6%	511	-	560	7,439	4,571	2,868
1.00024	2026-2031	Airport Parkway Realignment (Airport Parkway to Uplands Drive)	27,730	6%	1,664	-	1,825	24,241	14,896	9,345
1.0794A4	2015	Alta Vista Transportation Corridor (Riverside Drive - Hospital)	4,000	5%	200	-	-	3,800	2,335	1,465
1.08144	2020-2021	Bank Street (Leitrim Road - Findlay Creek)	21,485	5%	1,074	-	-	20,411	12,543	7,868
1.00034	2026-2031	Bank Street (Findlay Creek - Blais Road)	7,000	5%	350	-	-	6,650	4,086	2,564
1.0049A4	2019-2020	Blackburn Hamlet Bypass Extension (Navan Road - Orléans Boulevard Extension)	8,080	5%	404	-	-	7,676	4,717	2,959
1.0049B4	2022-2023	Blackburn Hamlet Bypass Extension (Innes Road - Orléans Boulevard Extension)	9,500	5%	475	-	-	9,025	5,546	3,479
1.00044	2026-2031	Blair Road (Meadowbrook Road - Innes Road)	5,410	5%	271	-	-	5,139	3,158	1,981
1.00594	2015	Brian Coburn Boulevard (Navan Road - Mer Bleue Road)	17,355	5%	868	-	2,968	13,519	8,307	5,212
1.1234A4	2015-2016	Campeau Drive (Huntmar Drive & N/S Arterial - Didsbury Road)	11,721	5%	586	-	3,897	7,238	4,448	2,790
1.01194	2023-2024	Carp Road (Hazeldean Road - Highway 417)	17,310	5%	866	-	-	16,444	10,105	6,339
1.08544	2028-2029	Coventry Road (Belfast Road - West of St. Laurent Centre)	6,230	5%	312	-	-	5,918	3,637	2,281
1.08744	2024-2025	Eagleson Road (Cadence Gate - Hope Side Road)	12,889	5%	644	-	-	12,245	7,525	4,720
1.0884A4	2030-2031	Earl Armstrong Road (Limebank Road - Bowesville Road)	21,153	5%	1,058	-	-	20,095	12,348	7,747
1.01594	2016-2017	Earl Grey Drive Underpass (Extension Under Terry Fox)	8,200	5%	410	-	-	7,790	4,787	3,003
1.0924B4	2017-2019	Greenbank Road Extension (Jockvale Road - Cambrian Road)	78,085	5%	3,904	-	-	74,181	45,584	28,597
1.0944B4	2026-2031	Hope Side Road (Eagleson Road - Old Richmond Road)	24,222	5%	1,211	-	5,062	17,949	11,030	6,919
1.1304A4	2026-2031	Huntmar Drive (Campeau Drive Ext - Cyclone Taylor Blvd and Palladium - Maple Grove)	56,857	5%	2,843	-	-	54,014	33,192	20,822
1.10144	2024-2025	Jockvale Road (Cambrian Road - Prince of Wales)	35,718	5%	1,786	-	-	33,932	20,851	13,081
1.00074	2019-2020	Kanata Avenue (Campeau Drive - Highway 417)	7,770	5%	389	-	-	7,381	4,536	2,845
1.0944A4	2015-2017	Kanata South Link (Hope Side Road - Highway 416)	29,730	5%	1,487	-	6,213	22,030	13,537	8,493
1.01894	2016	Stittsville North South Arterial (Fernbank Road - Abbott Street) Front-ended	11,964	5%	598	-	-	11,366	6,984	4,382
1.1344A4	2020	Stittsville North South Arterial (Abbott Street - Palladium Drive)	44,322	5%	2,216	-	-	42,106	25,874	16,232
1.00094	2024	Lester Road (Airport Parkway - Bank Street)	16,760	6%	1,006	-	1,103	14,651	9,003	5,648
1.0134-01744	2018-2019	Mer Bleue Road (Brian Coburn Boulevard - Renaud Road)	2,791	5%	140	-	-	2,651	1,629	1,022
1.13144	2026-2031	Palladium Drive Realignment (Huntmar Road - New North/South Arterial)	4,790	5%	240	-	-	4,550	2,796	1,754
1.000114	2026-2031	Preston Street (Albert Street - Sir John A. Macdonald Parkway)	13,400	5%	670	-	-	12,730	7,823	4,907
1.1104A4	2026-2031	Prince of Wales Drive (Merivale Road to Hunt Club Road)	44,030	5%	2,202	-	10,039	31,789	19,534	12,255
1.1154B4	2020-2022	Strandherd Drive Phase 2 (Maravista Drive - Jockvale Road)	72,542	5%	3,627	-	-	68,915	42,348	26,567
1.000124	2022-2023	Tenth Line Road (Harvest Valley Road - South of Wall)	7,338	5%	367	-	-	6,971	4,284	2,687
1.02494	2015-2031	Environmental Assessment Studies - Arterial and Major Collector Roads	35,088	5%	1,754	-	-	33,334	20,484	12,850
1.22214	2016	Origin-destination Survey	800	50%	400	-	-	400	246	154
1.22224	2021	Origin-destination Survey	800	50%	400	-	-	400	246	154
2.109X4	2015-2031	Transit Priority Programs and Measures	41,995	32%	13,438	-	-	28,557	17,548	11,009

City of Ottawa
City-Wide Development Charge Projects
Service Component - Roads and Related Services

B-11
(revised)

Item	Summary of Timing by Year(s) 2015-2031	Increased Service Needs Attributable to Anticipated Development - 2015-2031 Project Description	Gross Capital Cost Estimate \$000	Less				Growth Cost \$000	61% Residential Share \$000	39% Non-residential Share \$000
				Benefit to Existing Development %	Benefit to Existing Development \$000	Grants, Subsidies & Contributions \$000	Post Period Capacity \$000			
1.15644	2015-2019	Pedestrian Facilities Standalone Capital Projects - Phase 1	7,580	75%	5,685	-	-	1,895	1,164	731
1.15644	2020-2025	Pedestrian Facilities Standalone Capital Projects - Phase 2	9,027	75%	6,770	-	-	2,257	1,387	870
1.15644	2026-2031	Pedestrian Facilities Standalone Capital Projects - Phase 3	8,791	75%	6,593	-	-	2,198	1,351	847
1.14544	2015-2019	Cycling Facilities Standalone Capital Projects - Phase 1 (see attachment)	20,130	51%	10,266	-	-	9,864	6,061	3,803
1.14544	2020-2025	Cycling Facilities Standalone Capital Projects - Phase 2 (see attachment)	24,000	51%	12,240	-	-	11,760	7,227	4,533
1.14544	2026-2031	Cycling Facilities Standalone Capital Projects - Phase 3 (see attachment)	23,930	51%	12,204	-	-	11,726	7,206	4,520
1.000144	2015	Multi-use Pathway Structures - Rideau River Footbridge - Phase 1	10,200	57%	5,814	-	-	4,386	2,695	1,691
1.000144	2015-2019	Multi-use Pathway Structures - Prince of Wales Bridge - Phase 1	2,800	57%	1,596	-	-	1,204	740	464
1.000144	2020-2025	Multi-use Pathway Structures - Rideau Canal Footbridge - Phase 2	13,000	57%	7,410	-	-	5,590	3,435	2,155
1.000144	2026-2031	Multi-use Pathway Structures - Other - Phase 3	14,000	57%	7,980	-	-	6,020	3,699	2,321
Additional Road Projects										
1.000X1	2026-2031	March Road (Old Carp Road to Urban Boundary)	22,030	0%	0	-	22,030	0	0	0
1.000X2	2026-2031	Innes-Walkley-Hunt Club Link (Innes Road to Walkley Road)	67,460	0%	0	-	67,460	0	0	0
1.000X3	2026-2031	Blackburn Hamlet Bypass (Innes Road to Blackburn Hamlet Bypass Extension)	12,680	0%	0	-	12,680	0	0	0
1.000X4	2026-2031	Alta Vista Transportation Corridor (Ottawa Health Sciences Centre & Wakley Road)	34,800	0%	0	-	34,800	0	0	0
1.000X5	2026-2031	Terry Fox Drive (Winchester Drive to Eagleson Road at Hope Side Road)	34,940	0%	0	-	34,940	0	0	0
1.000X6	2026-2031	Prince of Wales (Colonnade Road and Fisher Avenue)	12,300	0%	0	-	12,300	0	0	0
1.000X7	2026-2031	Ottawa Road 174 (Highway 417 to Jeanne d'Arc Boulevard)	40,280	0%	0	-	40,280	0	0	0
1.000X8	2026-2031	Hunt Club Road (Riverside Drive to Bank Street)	27,040	0%	0	-	27,040	0	0	0
1.000X9	2026-2031	Ottawa Road 174 (Jeanne d'Arc Boulevard to Trim Road)	30,340	0%	0	-	30,340	0	0	0
Various Transportation Programs										
1.14944	2015-2031	Transportation Demand Management	7,350	50%	3,675	-	-	3,675	2,258	1,417
1.14444	2015-2031	Area Traffic Management	8,000	84%	6,680	-	-	1,320	811	509
1.05244	2015-2031	Intersection Control Measures	10,353	5%	518	-	-	9,835	6,044	3,791
1.16444	2015-2031	Development Sidewalks	1,819	5%	91	-	-	1,728	1,062	666
1.15344	2015-2031	Network Modification Program	66,232	17%	11,259	-	-	54,973	33,781	21,192
Public Works Capital Programs										
1.15544	2015-2031	Lifecycle Renewal - Traffic Monitoring Systems	3,350	80%	2,680	-	-	670	412	258
1.14644	2015-2031	Street Light Major Replacements	6,084	80%	4,867	-	-	1,217	748	469
1.15744	2015-2031	Parking Studies	700	80%	560	-	-	140	86	54
1.15444	2015-2031	New Traffic Control Signals	36,604	20%	7,321	-	-	29,283	17,994	11,289

City of Ottawa
City-Wide Development Charge Projects
Service Component - Roads and Related Services

B-12
(revised)

Item	Summary of Timing by Year(s) 2015-2031	Increased Service Needs Attributable to Anticipated Development - 2015-2031 Project Description	Gross Capital Cost Estimate \$000	Benefit to Existing Development %	Benefit to Existing Development \$000	Less		Growth Cost \$000	61% Residential Share \$000	39% Non-residential Share \$000
						Grants, Subsidies & Contributions \$000	Post Period Capacity \$000			
1.14244	2015-2031	Safety Improvement Program	17,050	50%	8,525	-	-	8,525	5,239	3,286
1.20094	2015-2031	Traffic Incident Management	6,500	20%	1,300	-	-	5,200	3,195	2,005
1.20194	2015-2031	Advanced Traffic Management Program	6,500	20%	1,300	-	-	5,200	3,195	2,005
1.15244	2015-2031	Audible Signal Program	1,345	80%	1,076	-	-	269	165	104
1.14744	2015-2031	New Street Lighting	4,400	80%	3,520	-	-	880	541	339
		Public Works Capital Projects								
8.0344	2015-2024	Vehicle & Equipment	15,212	15%	2,282	-	-	12,930	7,945	4,985
8.0024	2020-2024	Various Works Yard Facilities	23,451	15%	3,518	-	-	19,933	12,249	7,684
8.0144	2015	Municipal Garage	1,487	10%	149	-	-	1,338	822	516
8.0394	2015	Antares Yard Phase II	3,030	15%	455	-	-	2,575	1,582	993
8.0014	2015	Bloomfield Yard Facility Expansion	6,030	15%	905	-	-	5,125	3,149	1,976
8.0594	2017	Huntley Yard Facility Expansion	2,640	15%	396	-	-	2,244	1,379	865
8.0544	2020-2024	Winter Material Storage Facility - Maple Grove, Trim & Antares	2,890	15%	434	-	-	2,456	1,509	947
8.0794	2016	Antares Snow Disposal Facility Design & Construction	4,200	28%	1,176	-	-	3,024	1,858	1,166
		Debt Payments - 2009 By-law								
1.0794A4	2016-2031	Alta Vista Transportation Corridor (Riverside - Hospital) - Debt Payments	3,875	0%	0	-	-	3,875	2,381	1,494
1.0924A4	2018-2031	Greenbank Road (Malvern to Strandherd) - Debt Payments	34,501	0%	0	-	-	34,501	21,201	13,300
1.09844	2015-2031	Hunt Club Road (Russell/Hwy 417) - Debt Payments	44,142	0%	0	-	-	44,142	27,125	17,017
1.14644	2015-2031	2012 Street Lighting Major Replacement - Debt Payments	376	0%	0	-	-	376	231	145
1174-1.02044	2015-2031	Trim Road (Ottawa Road 174 to Innes Road) - Debt Payments	12,568	0%	0	-	-	12,568	7,723	4,845
1.00244	2015-2031	Strandherd Drive/Earl Armstrong Bridge - Debt Payments	1,865	0%	0	-	-	1,865	1,146	719
1.15244	2015-2031	2012 Audible Signal Program - Debt Payments	31	0%	0	-	-	31	19	12
1.15644	2015-2031	North Service Road Sidewalk - Debt Payments	94	0%	0	-	-	94	58	36
1.15644	2016-2031	2013 Pedestrian Facilities Program - Debt Payments	212	0%	0	-	-	212	130	82
		Debt Payments - 2004 By-law								
1.00744	2015-2031	Centrepointe Road Link - Debt Payments	339	0%	0	-	-	339	208	131
1.11644	2015-2031	ISF-Extension of Terry Fox Drive - Debt Payments	5,362	0%	0	-	-	5,362	3,295	2,067
1.XXX4	2016-2031	Provence Avenue Link - Debt Payments	1,473	0%	0	-	-	1,473	905	568
1.09844	2015-2031	Hunt Club Road (Hawthorne to 417) - Debt Payments	3,400	0%	0	-	-	3,400	2,089	1,311
8.0294	2015-2024	Maple Grove Facility Replacement, Relocation and Construction - Debt Payments	2,800	0%	0	-	-	2,800	1,721	1,079
		Total	1,508,568		189,500	-	315,603	1,003,465	616,627	386,838

City of Ottawa
Area-Specific Development Charge Projects
Service Component - Roads and Related Services

B-13
(revised)

Item	Summary of Timing by Year(s) 2015-2031	Increased Service Needs Attributable to Anticipated Development - 2015-2031 Project Description	Gross Capital Cost Estimate \$000	Less				Growth Cost \$000	61% Residential Share \$000	39% Share \$000	Allocation of Expenditures by Area		
				Benefit to Existing Development %	Benefit to Existing Development \$000	Grants, Subsidies & Contributions \$000	Post Period Capacity \$000				0% Inside Greenbelt \$000	98% Outside Greenbelt \$000	2% Rural \$000
1.04644	2019-2020	Chapman Mills Drive (Longfields Drive - Strandherd Drive)	2,800	5%	140	-	-	2,660	1,635	1,025	0	2,607	53
1.00054	2015	Country Club Road (Golf Club Way - Jenkinson Road)	2,290	5%	115	-	-	2,175	1,337	838	0	2,132	44
1.00064	2026-2031	Cyrville Road (Star Top Road - St. Laurent Boulevard)	10,420	5%	521	-	-	9,899	6,083	3,816	0	9,701	198
1.X1444	2019-2020	Goulbourn Forced Road and Second Line Re-alignment (City-share only) ²	7,000	10%	700	-	-	6,300	6,300	0	0	6,174	126
1.00084	2015	Klondike Road (March Road - Sandhill Road)	2,300	5%	115	-	-	2,185	1,343	842	0	2,141	44
1.50194	2026-2031	Stittsville Main Street Extension (Palladium - Maple Grove)	14,880	5%	744	-	-	14,136	8,687	5,449	0	13,853	283
1.000134	2026-2031	Tremblay Road (Pickering Place - St. Laurent Boulevard)	8,020	5%	401	-	-	7,619	4,682	2,937	0	7,467	152
Debt Payments - 2004 By-law													
1.05244	2015-2031	2013 Intersection Control Measures - Debt Payments	4,726	0%	0	-	-	4,726	2,904	1,822	378	3,072	1,276
1.16644	2015-2016	Limebank Road - Debt Payments	38	0%	0	-	-	38	23	15	2	35	1
1.16744	2015-2017	Carrierre Street Extension - Debt Payments	99	0%	0	-	-	99	61	38	5	91	3
1.16844	2015-2017	Albion Road - Debt Payments	39	0%	0	-	-	39	24	15	2	36	1
1.16544	2015-2024	Armstrong Road SUC - Debt Payments	650	0%	0	-	-	650	399	251	33	598	20
1.0044A4	2015-2025	MacKenzie Avenue/Rideau Street Improvements - Debt Payments	121	0%	0	-	-	121	74	47	6	111	4
1.10544	2015-2031	Limebank Road - Riverside to Spratt - Debt Payments	21,947	0%	0	-	-	21,947	13,486	8,461	1,097	20,191	658
1.01044	2015-2031	Strandherd Drive (Woodroffe - Prince of Wales) - Debt Payments	9,979	0%	0	-	-	9,979	6,132	3,847	499	9,181	299
1.12144	2015-2030	Riverside Drive (Hunt Club - Limebank) - Debt Payments	24,880	0%	0	-	-	24,880	15,289	9,591	1,244	22,890	746
1.04744	2015-2031	Kanata Avenue/Goulbourn Forced Road - Debt Payments	7,616	0%	0	-	-	7,616	4,680	2,936	381	7,007	228
Intersection Construction													
Rural Area													
1.XXX01	2020	Carp Road @ Russ Bradley	\$200	0%	0	-	-	200	140	60	0	196	4
1.XXX03	2018	March Road @ Thomas Argue	\$200	0%	0	-	-	200	140	60	0	196	4
1.XXX05	2015	Manotick Station @ Mitch Owens	\$560	0%	0	-	-	560	392	168	0	549	11
1.XXX06	2019	March Road @ Diamondview	\$200	0%	0	-	-	200	140	60	0	196	4
1.XXXH4	2015	Bankfield Road @ First Line Road	\$750	0%	0	-	-	750	525	225	0	735	15
West Urban Community													
1.XXXB6	2016	Fernbank Road @ Rouncey Road (Monarch Development)	\$200	0%	0	-	-	200	146	54	0	196	4
1.XXX08	2018	Fernbank Road @ Street F	\$200	0%	0	-	-	200	146	54	0	196	4
1.XXX09	2022	Fernbank Road @ Street E	\$200	0%	0	-	-	200	146	54	0	196	4
1.XXX10	2016	Fernbank Road @ Street D	\$200	0%	0	-	-	200	146	54	0	196	4
1.XXX11	2021	Hazeldean Road @ Street H	\$50	0%	0	-	-	50	37	14	0	49	1
1.XXXG6	2015	Palladium @ Silver Seven	\$900	0%	0	-	-	900	657	243	0	882	18

City of Ottawa
Area-Specific Development Charge Projects
Service Component - Roads and Related Services

B-14
(revised)

Item	Summary of Timing by Year(s) 2015-2031	Increased Service Needs Attributable to Anticipated Development - 2015-2031 Project Description	Gross Capital Cost Estimate \$000	Less				Growth Cost \$000	61% Residential Share \$000	39% Share \$000	Allocation of Expenditures by Area		
				Benefit to Existing Development %	Benefit to Existing Development \$000	Grants, Subsidies & Contributions \$000	Post Period Capacity \$000				0% Inside Greenbelt \$000	98% Outside Greenbelt \$000	2% Rural \$000
1.XXX12	2015	Hope Side Road @ Crownridge Drive	\$200	0%	0	-	-	200	146	54	0	196	4
1.XXX13	2017	Hope Side Road @ Charlie Rogers Way	\$200	0%	0	-	-	200	146	54	0	196	4
1.XXXJ6	2016	Main Street @ West Ridge Drive	\$200	0%	0	-	-	200	146	54	0	196	4
1.XXX14	2017	Shea Road @ Street D	\$200	0%	0	-	-	200	146	54	0	196	4
1.XXX15	2019	Terry Fox Drive @ Abbott Street	\$200	0%	0	-	-	200	146	54	0	196	4
1.XXX16	2015	Terry Fox Drive @ Westphalian	\$200	0%	0	-	-	200	146	54	0	196	4
1.XXX17	2020	Terry Fox Drive @ Cope Road	200	0%	0	-	-	200	146	54	0	196	4
1.XXX18	2021	Fernbank Road @ Street #1 (CRT draft plan)	\$200	0%	0	-	-	200	146	54	0	196	4
1.XXX04	2017	Shea Road @ Collector Road South of Fernbank Road	\$200	0%	0	-	-	200	146	54	0	196	4
1.XXXS6	2023	March Road @ Maxwell Road	\$200	0%	0	-	-	200	146	54	0	196	4
1.XXX20	2023	March Road and Kanata North Street No. 1	200	0%	0	-	-	200	146	54	0	196	4
1.XXXU6	2023	March Road and Kanata North Street No. 2	\$200	0%	0	-	-	200	146	54	0	196	4
1.XXXV6	2024	Terry Fox Drive @ Street No. 1	\$200	0%	0	-	-	200	146	54	0	196	4
		South Area											
1.XXX21	2017	Earl Armstrong Road @ Collector D / Metro Site	\$200	0%	0	-	-	200	144	56	0	196	4
1.XXXB4	2023	Earl Armstrong Road @ Collector C	\$200	0%	0	-	-	200	144	56	0	196	4
1.XXXC4	2022	Earl Armstrong Road @ Collector E	\$200	0%	0	-	-	200	144	56	0	196	4
1.XXXD4	2017	Earl Armstrong Road @ Collector B	\$50	0%	0	-	-	50	36	14	0	49	1
1.XXX22	2020	Chapman Mills @ Strandherd	\$200	0%	0	-	-	200	144	56	0	196	4
1.XXX23	2016	Jockvale @ Golf Links South	\$200	0%	0	-	-	200	144	56	0	196	4
1.XXXG4	2023	Cambrian Road @ Tuscana Way	\$200	0%	0	-	-	200	144	56	0	196	4
1.XXX24	2019	Limebank @ Riverside Main Street	\$200	0%	0	-	-	200	144	56	0	196	4
1.XXX25	2016	River Road @ Summerhill (future collect. 1)	\$200	0%	0	-	-	200	144	56	0	196	4
1.XXX26	2021	River Road @ Borbridge (future collect. 2)	\$200	0%	0	-	-	200	144	56	0	196	4
1.XXXM4	2020	River Road @ Future Collector J	\$200	0%	0	-	-	200	144	56	0	196	4
1.XXX27	2018	Kelly Farm Drive @ Leitrim Road	\$200	0%	0	-	-	200	144	56	0	196	4
1.XXX28	2017	Street No. 12 (Blais Road) @ Bank Street (Remer draft plan)	\$200	0%	0	-	-	200	144	56	0	196	4
1.XXX29	2019	Street No. 2 (Remer Draft Plan) @ Bank Street	\$200	0%	0	-	-	200	144	56	0	196	4
1.XXX30	2015	Findlay Creek Drive @ Bank Street (Area 9A, OPA76) (upgrade to a 4-way intersection)	\$50	0%	0	-	-	50	36	14	0	49	1
1.XXX31	2015	Rotary Way @ Bank Street (upgrade to a 4-way intersction)	\$50	0%	0	-	-	50	36	14	0	49	1
1.XXXS4	2024	Jockvale Road @ Kilspindie Ridge	\$200	0%	0	-	-	200	144	56	0	196	4

City of Ottawa
Area-Specific Development Charge Projects
Service Component - Roads and Related Services

B-15
(revised)

Item	Summary of Timing by Year(s) 2015-2031	Increased Service Needs Attributable to Anticipated Development - 2015-2031 Project Description	Gross Capital Cost Estimate \$000	Less				Growth Cost \$000	61% Residential Share \$000	39% Non-residential Share \$000	Allocation of Expenditures by Area			
				Benefit to Existing Development %	Benefit to Existing Development \$000	Grants, Subsidies & Contributions \$000	Post Period Capacity \$000				0% Inside Greenbelt \$000	98% Outside Greenbelt \$000	2% Rural \$000	
East Area														
1.XXX32	2020	Belcourt @ Eastboro	\$200	0%	0	-	-	200	126	74	0	196	4	
1.XXX33	2018	Belcourt @ Renaud	\$200	0%	0	-	-	200	126	74	0	196	4	
1.XXX34	2019	Belcourt @ Navan	\$200	0%	0	-	-	200	126	74	0	196	4	
1.XXXD5	2020	Navan Road @ Street 1	\$200	0%	0	-	-	200	126	74	0	196	4	
1.XXXE5	2019	Navan Road @ Street 2	\$200	0%	0	-	-	200	126	74	0	196	4	
1.XXX35	2022	Belcourt @ Vanguard	\$200	0%	0	-	-	200	126	74	0	196	4	
1.XXX36	2018	BHBP (Brian Coburn) @ Int. 1 (Gerry Lalonde)	\$1,800	0%	0	-	-	1,800	1,134	666	0	1,764	36	
1.XXX37	2017	BHBP (Brian Coburn) @ Int. 2 (Strasbourg)	\$1,800	0%	0	-	-	1,800	1,134	666	0	1,764	36	
1.XXX38	2015	Brian Coburn Boulevard @ Aquaview Drive	\$1,800	0%	0	-	-	1,800	1,134	666	0	1,764	36	
1.XXX39	2016	Brian Coburn Boulevard @ Spirit Drive	\$1,800	0%	0	-	-	1,800	1,134	666	0	1,764	36	
1.XXX40	2015	Innes @ Valin	\$200	0%	0	-	-	200	126	74	0	196	4	
1.XXX41	2016	Montmere @ Trim	\$200	0%	0	-	-	200	126	74	0	196	4	
1.XXX42	2017	Navan @ Orleans	\$200	0%	0	-	-	200	126	74	0	196	4	
1.XXX43	2018	Portobello @ Scala	\$500	0%	0	-	-	500	315	185	0	490	10	
1.XXXO5	2015	Portobello Boulevard @ Valin Street	\$500	0%	0	-	-	500	315	185	0	490	10	
1.XXX44	2019	Southfield @ Tenth Line	\$200	0%	0	-	-	200	126	74	0	196	4	
1.XXX45	2021	Harvest Valley @ Tenth Line	\$200	0%	0	-	-	200	126	74	0	196	4	
1.XXXR5	2022	Mer Bleue Road @ Collector 1	\$200	0%	0	-	-	200	126	74	0	196	4	
1.XXXS5	2020	Highway 174 @ Collector 1	\$200	0%	0	-	-	200	126	74	0	196	4	
1.XXX46	2021	Old Montreal @ Collector 1	\$200	0%	0	-	-	200	126	74	0	196	4	
1.XXXU5	2016	Renaud Road @ Navan Road	2,000	0%	0	-	-	2,000	1,260	740	0	1,960	40	
Total			140,015		2,736	0	0	137,279	87,966	49,314	3,647	129,052	4,581	

City of Ottawa
Area-Specific Development Charge Projects
Service Component - Sanitary Sewers

Item	Summary of Timing by Year(s) 2015-2031	Increased Service Needs Attributable to Anticipated Development - 2015-2031 Project Description	Gross Capital Cost Estimate \$000	Benefit to Existing Development %	Benefit to Existing Development \$000	Less			Growth Cost \$000	Residential Share \$000	Non-residential Share \$000	Allocation of Expenditures by Area		
						Grants, Subsidies & Contributions \$000	Post Period Capacity \$000					Inside Greenbelt \$000	Outside Greenbelt \$000	Rural \$000
10.0094	2017	Tri-Township/March Ridge Collector Replacement	8,800	59%	5,192	-	-	-	3,608	3,211	397			3,608
10.0194	2015	South Nepean Collector Phase 2	4,336	0%	-	-	-	-	4,336	3,686	650			4,336
10.0294	2017-2018	South Nepean Collector Phase 3	7,700	0%	-	-	-	-	7,700	6,545	1,155			7,700
10.0394	2015-2024	Kanata West Trunk Sewers	9,962	0%	-	-	-	-	9,962	8,866	1,096			9,962
10.0494	2015-2019	Fernbank Collector Sewer - Front-ending Agreement	2,000	0%	-	-	-	-	2,000	1,780	220			2,000
10.0594	2018	March Road Pumping Station Conversion	4,781	53%	2,534	-	-	-	2,247	2,000	247			2,247
10.5024	2022	Signature Ridge Pump Station and Forcemain Expansion	4,500	0%	-	-	-	-	4,500	4,005	495			4,500
10.5034	2017	Stittsville Pump Station Gravity Connection and Decommissioning	1,500	70%	1,050	-	-	-	450	401	50			450
10.5044	2022	Acres Road Pump Station Upgrade	3,900	0%	-	-	-	-	3,900	3,471	429			3,900
10.5054	2016	Stittsville / Fernbank Interceptor Sewer	5,959	10%	596	-	-	-	5,363	4,773	590			5,363
10.5064	2028	Conroy Road Collector Twinning	1,900	0%	-	-	-	-	1,900	1,615	285			1,900
10.5074	2019-2031	Pump Stations Capacity Increase - Replacement	1,500	0%	-	-	-	-	1,500	1,290	210			1,500
10.5074	2015-2031	O'Connor Flood Control Works	58,000	90%	52,200	-	-	-	5,800	4,118	1,682	5,800		
10.5074	2028	Rideau River Collector Upgrade	1,800	0%	-	-	-	1,620	180	128	52	180		
10.5074	2028	Rideau River Collector Twinning	8,900	0%	-	-	-	8,010	890	632	258	890		
10.2004	2015-2022	Wastewater System Renewal Program - Intensification Areas	129,825	97%	125,930	-	-	-	3,895	2,765	1,130	3,895		
10.2004	2023-2031	Wastewater System Renewal Program - Intensification Areas	427,785	87%	372,173	-	-	-	55,612	39,485	16,127	55,612		
East Urban Community														
10.00X1	2020	Neighbourhood 5 Sanitary Pumping Station Overflow	500	0%	-	-	-	-	500	410	90			500
10.00X2	2020	Avalon South N4 Trunk Sewers	633	0%	-	439	-	-	194	159	35			194
10.00X3	2015	Cumberland Trunk Sewers	2,576	0%	-	1,676	-	-	900	738	162			900
10.00X4	2016	Neighbourhood 5 Trunk Sewer Oversizing	817	0%	-	757	-	-	60	49	11			60
10.00X5	2015	Orleans South Business Park	1,522	0%	-	1,329	-	-	193	158	35			193
10.00X6	2020	EUC Sanitary Sewer System	1,837	0%	-	1,425	-	-	412	338	74			412
10.00X7	2017-2019	Cardinal Creek Sanitary Sewers	894	0%	-	521	-	-	373	306	67			373
South Urban Community														
10.00X8	2018	SUC Nepean Sewer Oversizing North of Jock	1,005	0%	-	1,005	-	-	0	0	0			0
10.00X9	2015	SUC Nepean Sewer Oversizing South of Jock	5,042	0%	-	4,627	-	-	415	365	50			415
10.00X10	2015	Leitrim Sanitary Sewer System	248	0%	-	169	-	-	79	70	9			79
10.00X11	2016-2020	Leitrim Sanitary Pump Station Expansion	450	0%	-	-	-	-	450	396	54			450
10.00X12	2020	SUC Riverside South	8,883	0%	-	7,444	-	-	1,439	1,266	173			1,439
West Urban Community														
10.00X13	2020	Kanata Lakes North	727	0%	-	721	-	-	6	5	1			6
10.00X14	2020	Town Centre Sewer System	552	0%	-	218	-	-	334	294	40			334
10.00X17	2018-2019	Jackson Trail Pumping Station and Sewer Oversizing	200	0%	-	100	-	-	100	88	12			100
Debt Payments														
10.4144	2015-2031	Kanata West Pump Station & Forcemain - Debt Payments	10,883	0%	-	-	-	-	10,883	8,706	2,177			10,883
10.4244	2015-2031	Kanata West Sewer Oversizing - Debt Payments	71	0%	-	-	-	-	71	57	14			71
10.1894	2015-2031	Barrhaven South Oversizing (South of Jock River) - Debt Payments	400	0%	-	-	-	-	400	320	80			400
10.0194	2015-2031	South Nepean Collector Phase 2 - Debt Payments	427	0%	-	-	-	-	427	342	85			427
10.2644	2015-2031	North Kanata Sewer Phase 2 - Debt Payments	256	0%	-	-	-	-	256	205	51			256
10.0494	2015-2031	Fernbank Sanitary Sewers - Debt Payments	640	0%	-	-	-	-	640	512	128			640
10.0594	2015-2031	March Pump Station Conversion - Debt Payments	142	0%	-	-	-	-	142	114	28			142
10.2044	2015-2031	Riverside South Community Trunk Oversizing - Debt Payments	36	0%	-	-	-	-	36	29	7			36
10.1794	2015-2031	Barrhaven South Oversizing (North of Jock River) - Debt Payments	33	0%	-	-	-	-	33	26	7			33
10.1894	2015-2031	Barrhaven South Oversizing (South of Jock River) - Debt Payments	908	0%	-	-	-	-	908	726	182			908
10.1AM4	2015	Manotick Pump Station and Forcemain ¹	13,000	48%	6,240	-	-	-	6,760	5,746	1,014			6,760
10.1BM4	2015	Stonebridge Sanitary Sewer Oversizing ¹	97	48%	47	-	-	-	50	43	8			50
10.20M4	2015	Gravity Sanitary Sewer ¹	2,300	32%	736	-	-	-	1,564	1,329	235			1,564
10.30M4	2015	Mahogany Pump Station + Forcemain ¹	5,440	10%	544	-	-	-	4,896	4,162	734			4,896
10.70M4	2015	Sanitary Sewer Eastman ¹	306	10%	31	-	-	-	275	234	41			275
10.508A4	2015	Richmond Pump Station and Forcemain Expansion - Phase 1 ¹	2,500	0%	-	-	-	-	2,500	2,375	125			2,500
10.508B4	2025	Richmond Pump Station and Forcemain Expansion - Phase 2 ¹	27,500	0%	-	-	-	-	27,500	26,125	1,375			27,500
Total			773,973			567,272	20,431	9,630	176,640	144,463	32,176	66,377	66,717	43,546

NOTES:

¹ To be recovered within the boundaries of Rural Manotick

² To be recovered within the boundaries of the Village of Richmond

**City of Ottawa
Area-Specific Development Charge Projects
Service Component - Recreation Facilities**

Item	Summary of Timing by Year(s) 2015-2024	Increased Service Needs Attributable to Anticipated Development - 2015-2024 Project Description	Gross Capital Cost Estimate \$000	Benefit to Existing Development %	Less			Growth Cost \$000	90% Statutory Portion \$000	95% Residential Share \$000	5% Non-residential Share \$000	Allocation of Expenditures by Area		
					Benefit to Existing Development \$000	Grants, Subsidies & Contributions \$000						Inside Greenbelt \$000	Outside Greenbelt \$000	Rural \$000
6.0394	2016	Riverside South Recreation Complex Land	4,500	10%	450	-	4,050	3,645	3,463	182				3,645
6.0494	2018	Riverside South Recreation Complex Construction	59,535	10%	5,954	-	53,581	48,223	45,812	2,411				48,223
6.1944	2017	Outdoor District Skateboard Park East	750	45%	338	-	412	371	352	19				371
6.1244	2020	Pinecrest Community Centre Expansion (12,000 SF)	6,970	70%	4,879	-	2,091	1,882	1,788	94	1,882			
6.0794	2015	Community Centre - East (21,000 SF)	9,550	5%	478	-	9,072	8,165	7,757	408				8,165
6.0894	2017	Community Centre - South (21,000 SF)	9,550	5%	478	-	9,072	8,165	7,757	408				8,165
6.0994	2019	Community Centre - West (21,000 SF)	9,550	5%	478	-	9,072	8,165	7,757	408				8,165
6.1394	2017	Community Building - Rural East (3,000 SF)	1,616	45%	727	-	889	800	760	40				800
6.1294	2019	Community Building - Rural South (3,000 SF)	1,616	45%	727	-	889	800	760	40				800
6.1194	2021	Community Building - Rural West (3,000 SF)	1,616	45%	727	-	889	800	760	40				800
6.0144	2015-2024	Community Centre Space Upgrades	20,000	45%	9,000	-	11,000	9,900	9,405	495	9,900			
		Debt Payments												
6.0544	2015-2024	Albion Heatherington Community Centre - Debt Paym	65	0%	-	-	65	65	62	3	65			
6.0944	2015-2024	Hunt Club/Riverside Expansion - Debt Payments	182	0%	-	-	182	182	173	9	182			
6.0444	2015-2024	Indoor Pools - Growth (OSGB) - Debt Payments	6,013	0%	-	-	6,013	6,013	5,712	301				6,013
6.1344	2015-2024	Barrhaven South Recreation Complex - Debt Paymen	4,520	0%	-	-	4,520	4,520	4,294	226				4,520
6.1444	2015-2024	South East Nepean Complex Land - Debt Payments	1,430	0%	-	-	1,430	1,430	1,359	72				1,430
6.1044	2015-2024	North Kanata Recreation Complex - Debt Payments	5,704	0%	-	-	5,704	5,704	5,419	285				5,704
6.1494	2015-2024	Goulbourn Recreation Centre - Debt Payments	1,011	0%	-	-	1,011	1,011	960	51				1,011
6.1594	2015-2024	Fred Barrett Arena - Debt Payments	1,920	0%	-	-	1,920	1,920	1,824	96				1,920
6.0444	2015-2024	Indoor Pools - Debt Payments	1,250	0%	-	-	1,250	1,250	1,188	63				1,250
6.0344	2015-2024	Ray Friel Centre - Debt Payments	7,090	0%	-	-	7,090	7,090	6,736	355				7,090
		Total	154,438		24,236	0	130,202	120,101	114,098	6,006	12,029	105,672	2,400	

H:\OTTAWA\2014 DO\Templates from City\6 Project Template Recreation 2014 March 11 WATSON.xls\6 Recreation Area Specific

B-13 PROVENCE AVENUE – AREA SPECIFIC DC

B-13.1 DC Calculation Planning Period

2015-2031

B-13.2 Service Coverage and Capital Program

Coverage: Roads and related services, including sanitary sewer extension, engineering and contingencies.

Capital Program: Capital costs identified in September 6, 2013 report to Planning Committee (ACS2013-PAI-PGM-0191). Capital costs include roads and related costs to extend Provence Avenue 450 metres (\$1,100,000) and associated sanitary sewer extension (\$500,000). The figures have been indexed to 2014 \$.

B-13.3 Level of Service Measurement

Addressed in B-1.4 and B-2.4.

B-13.4 Benefit to Existing Development Deduction

No benefit to existing deduction has been provided as project is to the benefit of future development in the defined area.

B-13.5 Post Period/Excess Capacity Deduction

Not applicable.

B-13.6 Provision for Grants, Subsidies and Other Contributions

Not applicable.

B-13.7 10% Statutory Deduction

Not applicable.

APPENDIX C
DEVELOPMENT CHARGE CALCULATION

City of Ottawa
December 31, 2013 DC Reserve Fund Balances and DC Revenue Loss Amounts
(in 000's)

a) DC Reserve Funds

	DC Reserve Fund Balance	Allocation by Area			
		City-Wide	Inside	Outside	Rural
Roads	(13,538)	28,309	(12,418)	(27,977)	(1,452)
Storm	(1,306)	(1,306)	-	-	-
Sewer	(21,941)	13,372	(6,411)	(28,923)	21
Water	(27,341)	940	1,111	(29,005)	(388)
Transit	(52,768)	(52,768)	-	-	-
Studies	(368)	(219)	(425)	(1,015)	1,291
	(117,263)	(11,671)	(18,143)	(86,920)	(528)

b) DC Revenue Loss

	DC Reserve Loss Balance	Allocation by Area			
		City-Wide	Inside	Outside	Rural
Roads	51,423	45,235	164	5,817	206
Storm	186	186	-	-	-
Sewer	10,303	5,512	1,801	1,810	1,181
Water	7,010	832	365	5,443	369
Transit	11,644	11,644	-	-	-
Studies	610	356	-	137	117
	81,176	63,763	2,330	13,208	1,874

c) Sub-total

	DC Reserve Fund Balance	Allocation by Area			
		City-Wide	Inside	Outside	Rural
Roads	37,885	73,543	(12,253)	(22,160)	(1,245)
Storm	(1,120)	(1,120)	-	-	-
Sewer	(11,638)	18,884	(4,611)	(27,113)	1,202
Water	(20,331)	1,772	1,476	(23,561)	(19)
Transit	(41,124)	(41,124)	-	-	-
Studies	242	137	(425)	(878)	1,408
	(36,087)	52,092	(15,813)	(73,712)	1,346

H:\OTTAWA\2014 DC\Ottawa a DC Model 2014-Apr 29 adj.xlsx]Table ES-1B

Table C-1 summarizes the calculated charge per single detached dwelling unit for the three large areas (i.e. Inside the Greenbelt, Outside the Greenbelt, and Rural Area). These calculated charges are presented with the City's current development charge rates for comparison purposes. Table C-2 provides a comparison of current and calculated development charges by residential unit type and non-residential use. Table C-3 summarizes the calculated non-residential DC by service compared with current DC rates.

Table C-1
City of Ottawa
Comparison of August 31, 2013 Single Detached Development Charge vs. Calculated

C-3
(revised)

1) Inside the Greenbelt

	Inside the Greenbelt as of August 1, 2013	Calculated			Difference
		City Wide	Inside the Greenbelt	Total	
Roads & Related Services	7,529	8,050	419	8,469	940
Sanitary Sewer	2,494	2,252	2,161	4,413	1,919
Water	1,329	173	180	353	(976)
Stormwater Drainage	44	42		42	(2)
Protection	30	445	0	445	415
Public Transit	3,849	6,409		6,409	2,560
Parks Development (Non-District Parks)	377	0	255	255	(122)
Recreation Facilities	318	82	818	900	582
Libraries	485	253	222	475	(10)
Child Care Facilities	86			0	(86)
Paramedic Service	53	89		89	36
Affordable Housing Program	189			0	(189)
Corporate Studies	108	101	0	101	(7)
Total	16,891	17,896	4,055	21,951	5,060

2) Outside the Greenbelt

	Outside the Greenbelt as of August 31, 2013	Calculated			Difference
		City Wide	Outside the Greenbelt	Total	
Roads & Related Services	8,742	8,050	2,385	10,435	1,693
Sanitary Sewer	2,279	2,252	1,981	4,233	1,954
Water	2,268	173	2,857	3,030	762
Stormwater Drainage	44	42		42	(2)
Protection	707	445	508	953	246
Public Transit	3,850	6,409		6,409	2,559
Parks Development (Non-District Parks)	2,703		2,270	2,270	(433)
Recreation Facilities	3,859	82	3,792	3,874	15
Libraries	385	253	335	588	203
Child Care Facilities	86			0	(86)
Paramedic Service	53	89		89	36
Affordable Housing Program	189			0	(189)
Corporate Studies	150	101	92	193	43
Total	25,315	17,896	14,220	32,116	6,801

Outside the Greenbelt (excluding Millennium Park Area)

Parks Development (District Parks)	0	0	227	227	227
Total	25,315	17,896	14,447	32,343	7,028

Outside the Greenbelt (Millennium Park Area)

Parks Development (District Parks)	0	0	555	555	555
Total	25,315	17,896	14,775	32,671	7,356

3) Rural

	Rural Serviced as of August 31, 2013	Calculated			Difference
		City Wide	Rural Serviced	Total Serviced	
Roads & Related Services	8,455	8,050	457	8,507	52
Stormwater Drainage	47	42		42	(5)
Protection	415	445	199	644	229
Public Transit	1,284	6,409		6,409	5,125
Parks Development (Non-District Parks)	1,169	0	3,157	3,157	1,988
Recreation Facilities	541	82	454	536	(5)
Libraries	454	253	552	805	351
Child Care Facilities	86			0	(86)
Paramedic Service	53	89		89	36
Affordable Housing Program	189			0	(189)
Corporate Studies	1,177	101	121	222	(955)
Total	13,870	15,471	4,940	20,411	6,541

Rural Serviced (Richmond)

Sanitary Sewer	1,237	2,252	14,657	16,909	15,672
Total	15,107	17,723	19,597	37,320	22,213

Rural Serviced (Manotick)

Sanitary Sewer	1,237	2,252	6,718	8,970	7,733
Water	975	173	3,477	3,650	2,675
Total	16,082	17,896	15,135	33,031	16,949

Table C-2
City of Ottawa
Calculated Full Recovery Development Charges by Residential Unit Type

Development Location/Type	August 1, 2013 Charge	Calculated Charge	
		\$	%
<u>INSIDE THE GREENBELT</u>			
Residential			
• Single and Semi-detached	16,891	21,951	100%
• Apartment (2+ bedrooms)	8,557	12,929	58.90%
• Apartment (less than 2 bedrooms)	6,948	9,520	43.37%
• Multiple, row and mobile dwelling	12,291	17,192	78.32%
Non-residential (per sq.ft. GFA)			
• General	17.88	} 19.69	
• Commercial, Institutional, Industrial	14.48		
• Limited Industrial	8.22		8.57
<u>OUTSIDE THE GREENBELT</u>			
Residential			
• Single and Semi-detached	25,315	32,343	100%
• Apartment (2+ bedrooms)	14,742	17,161	53.06%
• Apartment (less than 2 bedrooms)	10,235	12,636	39.07%
• Multiple, row and mobile dwelling	19,706	24,328	75.22%
Non-residential (per sq.ft. GFA)			
• General	17.88	} 19.69	
• Commercial, Institutional, Industrial	14.48		
• Limited Industrial	8.22		8.57
<u>RURAL SERVICED</u>			
Residential			
• Single and Semi-detached	16,082	22,836	100%
• Apartment (2+ bedrooms)	8,605	13,110	57.41%
• Apartment (less than 2 bedrooms)	7,030	9,653	42.27%
• Multiple, row and mobile dwelling	12,958	14,839	64.98%
Non-residential (per sq.ft. GFA)			
• General	17.88	} 19.69	
• Commercial, Institutional, Industrial	14.48		
• Limited Industrial	8.22		8.57

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Table C-3
City of Ottawa
Comparison of Current Non-residential Development Charges vs. Calculated

C-5
(revised)

1) City-Wide (Industrial and Non-Industrial)

Non- Industrial	Non-Res. General & Commercial, Institutional, Industrial as of August 1, 2013	Calculated City Wide Non-Industrial	Difference
Roads & Related Services	9.95 - 8.06	9.40	(0.55) - 1.34
Sanitary Sewer	1.90 - 1.54	1.70	(0.20) - 0.16
Water	0.40 - 0.32	0.34	(0.06) - 0.02
Stormwater Drainage	0.05 - 0.04	0.04	(0.01) - 0.00
Protection	0.56 - 0.45	0.76	0.20 - 0.31
Public Transit	4.19 - 3.39	6.73	2.54 - 3.34
Parks Development (Non-District Parks)	0.18 - 0.15	0.16	(0.02) - 0.01
Parks Development (District Parks)	0.00 - 0.00	0.01	0.01 - 0.01
Recreation Facilities	0.24 - 0.19	0.24	(0.00) - 0.04
Libraries	0.04 - 0.03	0.06	0.02 - 0.02
Child Care Facilities	0.10 - 0.08	0.00	(0.10) - (0.08)
Paramedic Service	0.06 - 0.05	0.09	0.03 - 0.04
Affordable Housing Program	0.00 - 0.00	0.00	0.00 - 0.00
Corporate Studies	0.21 - 0.17	0.16	(0.05) - (0.01)
Total	17.88 - 14.48	19.69	1.81 - 5.21

Rural Serviced (Richmond)

Sanitary Sewer	0.00 - 0.00	20.12	20.12 - 20.12
Total	17.88 - 14.48	39.81	21.93 - 25.33

Rural Serviced (Manotick)

Sanitary Sewer	0.00 - 0.00	9.23	9.23 - 9.23
Water	0.00 - 0.00	4.78	4.78 - 4.78
Total	17.88 - 14.48	33.70	15.82 - 19.22

Industrial	Limited Industrial as of August 1, 2013	Calculated City Wide Industrial	Difference
Roads & Related Services	4.57	3.98	(0.59)
Sanitary Sewer	0.87	0.80	(0.07)
Water	0.18	0.15	(0.03)
Stormwater Drainage	0.02	0.02	(0.01)
Protection	0.26	0.30	0.04
Public Transit	1.93	2.77	0.84
Parks Development (Non-District Parks)	0.08	0.16	0.08
Parks Development (District Parks)	0.00	0.01	0.01
Recreation Facilities	0.11	0.24	0.12
Libraries	0.02	0.06	0.04
Child Care Facilities	0.05	0.00	(0.05)
Paramedic Service	0.03	0.03	0.00
Affordable Housing Program	0.00	0.00	0.00
Corporate Studies	0.10	0.06	(0.03)
Total	8.22	8.57	0.35

Rural Serviced (Richmond)

Sanitary Sewer	0.00	0.00	0.00
Total	8.22	8.57	0.35

Rural Serviced (Manotick)

Sanitary Sewer	0.00	3.64	3.64
Water	0.00	1.88	1.88
Total	8.22	14.09	5.87

**Table CW-3-City of Ottawa
City-Wide Summary
Roads and Related & Stormwater Drainage
Development Charge Calculations-Average Cost Method**

Service Category/ Component	Net Growth Related Costs (2014-2031) (000's 2014\$)						Development Charge Per:			
	Residential Share		Industrial Share		Non-Industrial Share		Total	SDU \$ per unit	Industrial \$ per sq.ft.	Non- Industrial \$ per sq.ft.
Roads & Related Service	616,627	61%	57,500	6%	329,338	33%	1,003,465			
Roads & Structures Reserve Funds	(45,192)	61%	(4,214)	6%	(24,137)	33%	(73,543)			
Roads Sub-total	571,435	61%	53,285	6%	305,202	33%	929,922	8,050	3.39	8.00
								*	0.59	*
Stormwater Drainage	2,304	61%	215	6%	1,231	33%	3,750			
Storm Drainage Reserve Funds	688	61%	64	6%	368	33%	1,120			
Storm sub-total	2,992		279		1,599		4,870	42	0.02	0.04
Net Growth Related Capital Costs	574,427		53,565		306,800		934,792	8,092	4.00	9.44
Gross Population Increase to 2031	237,102									
Gross Floor Area to 2031			15,717,251		38,142,607					
Per Capita DC Charge	2,422.70		3.41		8.04					
<u>Development Charges Per:</u>										
Single & Semi Detached Unit (3.34 ppu)	8,092									
Sq.ft. of Non-residential GFA			3.41		8.04					

Note:

* A portion of the City-Wide non-residential charge is made up from the non-residential capital costs at the area-specific level.

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**Table CW-4-City of Ottawa
City-Wide Summary
Sanitary Sewers
Development Charge Calculations-Average Cost Method**

Service Category/ Component	Net Growth Related Costs (2014-2031) (000's 2014\$)						Development Charge Per:			
	Residential Share		Industrial Share		Non-Industrial Share		Total	SDU \$ per unit	Industrial \$ per sq.ft.	Non- Industrial \$ per sq.ft.
Sanitary Sewers	158,483	78%	6,644	3%	38,055	19%	203,182			
Sanitary Services Reserve Funds	(14,730)	78%	(617)	3%	(3,537)	19%	(18,884)			
Sanitary Sewers Sub-total	143,753	78%	6,027	3%	34,518	19%	184,298	2,252	0.44	0.93
								0.36 *	0.77 *	
Net Growth Related Capital Costs	143,753		6,027		34,518		184,298	2,252	0.80	1.70
Gross Population Increase to 2031	213,169									
Gross Floor Area to 2031			13,816,499	¹	37,048,114	¹				
Per Capita DC Charge	674.36		0.44		0.93					
Development Charges Per:										
Single & Semi Detached Unit (3.34)	2,252									
Sq.ft. of Non-residential GFA			0.44		0.93					

Note:

*** A portion of the City-Wide non-residential charge is made up from the non-residential capital costs at the area-specific level.**

¹ City-Wide Sanitary Area total.

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**Table IG-3-City of Ottawa
Inside the Greenbelt Summary
Sanitary Sewers
Development Charge Calculations-Average Cost Method**

Service Category/ Component	Net Growth Related Costs (2014-2031) (000's 2014\$)						
	Residential Share		Industrial Share		Non-Industrial Share	Total	
Sanitary Sewers	47,128	71%	2,861	4%	16,388	25%	66,377
Sanitary Services Reserve Funds	<u>3,274</u>	71%	<u>199</u>	4%	<u>1,138</u>	25%	<u>4,611</u>
Sanitary Sewers Sub-total	50,402	71%	3,060	4%	17,526	25%	70,988
Net Growth Related Capital Costs	50,402		3,060		17,526		70,988
Gross Population Increase to 2031	72,055						
Gross Floor Area to 2031 (City-wide)			13,816,499	¹	37,048,114	¹	
Per Capita DC Charge	699.49		0.22		0.47		
Single & Semi Detached Unit (3.09 ppu)	2,161						
Sq.ft. of Non-residential GFA			0.22		0.47		

Note:

Non-residential portion to be added to City-Wide non-residential charge

¹ City-Wide Sanitary Area total.

**Table OG-1-City of Ottawa
Outside the Greenbelt Summary
Development Charge Calculations-Average Cost Method**

Service Category/ Component	Net Growth Related Costs (2014-2023) 000's \$ 2014\$					Development Charge Per:		
	Residential Share	Non-residential Share	Industrial Share	Non-Industrial Share	Total	SDU \$ per unit	Industrial \$ per sq.ft.	Non- Industrial \$ per sq.ft.
Protection (Fire & Police)	13,440 66%		682 3%	6,241 31%	20,363	508	0.12	0.30
Parks Development (Non-District Parks)	60,089 95%	3,163 5%			63,252	2,270	0.12	0.12
Recreation Facilities	100,388 95%	5,284 5%			105,672	3,792	0.20	0.20
Libraries	8,868 95%	467 5%			9,335	335	0.02	0.02
Studies (Net of Reserve Funds)	2,439 68%		112 3%	1,027 29%	3,578	92	0.02	0.05
Net Growth Related Capital Costs	185,224	8,914	794	7,268	202,200	6,997	0.48	0.69
Gross Population Increase to 2024	90,800							
Gross Floor Area to 2024 (City-wide)		27,010,630 ¹	5,899,527 ¹	21,111,103 ¹				
Per Capita DC Charge	2,039.91	0.33	0.13	0.34				
Development Charges Per:								
Single & Semi Detached Unit (3.43 ppu)	6,997							
Sq.ft. of Non-residential GFA		0.33	0.47	0.68				

Note:

Non-residential portion to be added to City-Wide non-residential charge

¹ City-Wide total.

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**Table OG-3-City of Ottawa
Outside the Greenbelt Summary
Roads and Related & Stormwater Drainage
Development Charge Calculations-Average Cost Method**

Service Category/ Component	Net Growth Related Costs (2014-2031) (000's 2014\$)			
	Residential Share	Industrial Share	Non-Industrial Share	Total
Roads & Related Service	82,838 64%	6,869 5%	39,344 30%	129,052
Roads & Structures Reserve Funds	<u>14,225</u> 64%	<u>1,179</u> 5%	<u>6,756</u> 30%	<u>22,160</u>
Roads Sub-total	97,063 64%	8,049 5%	46,100 30%	151,212
Net Growth Related Capital Costs	97,063	8,049	46,100	151,212
Gross Population Increase to 2031	139,587			
Gross Floor Area to 2031 (City-wide)		15,717,251 ¹	38,142,607 ¹	
Per Capita DC Charge	695.36	0.51	1.21	
Development Charges Per: Single & Semi Detached Unit (3.43 ppu)	2,385			
Sq.ft. of Non-residential GFA		0.51	1.21	

Note:

Non-residential portion to be added to City-Wide non-residential charge

¹ City-Wide total.

**Table OG-4-City of Ottawa
Outside the Greenbelt Summary
Sanitary Sewers
Development Charge Calculations-Average Cost Method**

Service Category/ Component	Net Growth Related Costs (2014-2031) (000's 2014\$)			
	Residential Share	Industrial Share	Non-Industrial Share	Total
Sanitary Sewers	57,321 86%	1,396 2%	7,999 12%	66,716
Sanitary Services Reserve Funds	<u>23,295</u> 86%	<u>568</u> 2%	<u>3,250</u> 12%	<u>27,113</u>
Sanitary Sewers Sub-total	80,616 86%	1,964 2%	11,249 12%	93,829
Net Growth Related Capital Costs	80,616	1,964	11,249	93,829
Gross Population Increase to 2031	139,587			
Gross Floor Area to 2031 (City-wide)		13,816,499 ¹	37,048,114 ¹	
Per Capita DC Charge	577.53	0.14	0.30	
Development Charges Per: Single & Semi Detached Unit (3.43 ppu)	1,981			
Sq.ft. of Non-residential GFA		0.14	0.30	

Note:**Non-residential portion to be added to City-Wide non-residential charge**

¹ City-Wide Sanitary Area total.

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**Table R-2-City of Ottawa
Rural Summary
Roads and Related & Stormwater Drainage
Development Charge Calculations-Average Cost Method**

Service Category/ Component	Net Growth Related Costs (2014-2031) (000's 2014\$)			
	Residential Share	Industrial Share	Non-Industrial Share	Total
Roads & Related Service	2,887 63%	252 5%	1,442 31%	4,581
Roads & Structures Reserve Funds	<u>785</u> 63%	<u>68</u> 5%	<u>392</u> 31%	<u>1,245</u>
Roads Sub-total	3,672 63%	320 5%	1,834 31%	5,826
Net Growth Related Capital Costs	3,672	320	1,834	5,826
Gross Population Increase to 2031 (Service Rural)	25,460			
Gross Floor Area to 2031 (City-wide)		15,717,251 ¹	38,142,607 ¹	
Per Capita DC Charge	144.23	0.02	0.05	
Development Charges Per: Single & Semi Detached Unit (3.17 ppu)	457			
Sq.ft. of Non-residential GFA		0.02	0.05	

Note:

Non-residential portion to be added to City-Wide non-residential charge

¹ City-Wide total.

**Table P-1-City of Ottawa
Provence Avenue
Development Charge Calculations-Average Cost Method**

Service Category/ Component	Net Growth Related Costs			
	Residential Share	Industrial Share	Non-Industrial Share	Total
Roads and Related	1,129,700	100%	- 0%	1,129,700
Sanitary Sewer	513,500	100%	- 0%	513,500
Net Growth Related Capital Costs	1,643,200	0	0	1,643,200
Gross Population Increase to 2031	2,091			
Gross Floor Area to 2031		0	0	
Per Capita DC Charge	785.84			
Development Charges Per: Single & Semi Detached Unit (3.34 ppu) Sq.ft. of Non-residential GFA	2,625	0.00	0.00	

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APPENDIX D

**GUIDELINES RE LANDOWNER EMPLACEMENT OF LOCAL
SERVICES UNDER DEVELOPMENT AGREEMENTS**

- iii. Internal to a development, noise abatement measures are the developer's responsibility.

11. Bus Pads

- i. When widening existing Arterial or Major Collector Roads, bus pads are considered to be development charges projects.
- ii. On all other roads, bus pads are considered to be the developer's responsibility.

12. Cost Reimbursement

Arterial roads:

- Engineering 10%
- Project Management 10%
- Land 10%
- Contingency 15%

Collector roads:

- Engineering 10%
- Contingency 15%
- No land as these are generally acquired via *Planning Act*

13. Criteria for Arterial Road Storm Water Management Costs

- i. As part of new construction or widening of an arterial road, stormwater management and off site storm sewer costs are to be considered a development charge project based on the incremental cost on the increased size of the SWM pond. The SWM facility must be designed and cost estimate made assuming no contribution of runoff from the arterial road. The SWM facility design would then be modified to accommodate the runoff from the arterial road. The cost to modify the SWM pond to accept arterial road drainage would be a DC project. If there is a requirement for additional lands, then the incremental change in land requirement would be a DC project.
- ii. The cost contribution to the SWM pond would not be based on a percentage cost of the entire facility. The cost contribution will be based on the over sizing of the SWM pond.
- iii. The cost for storm sewers required to convey water from the arterial road to the SWM pond will be estimated as follows: a) the shortest route from the arterial road to the SWM pond will be assumed to a maximum distance of 500 meters,

- b) the cost is based on the over sizing only not a percentage of the total cost of the storm pipe, c) downstream over sizing cost will be for unit cost of the pipe only and will not include appurtenances, d) over sizing costs will be based on reasonable sizing of the storm sewer and will not include such things as upsizing for hydraulic grade line issues and to limit earth fill.
- iv. For arterial roads that are widened, upsizing costs for SWM ponds and downstream sewers will be for the widened portion only and will not include the portion of existing road.
- v. As part of new construction or widening of an arterial road, stormwater management and off site storm sewer costs are to be considered a development charge project commencing for works approved after June 12, 2014.

Land Acquisition for Roads

1. Road Allowances

- i. Land Acquisition for Arterial or Major Collector Roads, to the widths required according to the approved engineering standards, is primarily provided by dedications under the Planning Act. In areas where limited or no development is anticipated and direct dedication is unlikely, the land acquisition is considered to be part of the capital cost of the related development charges project.

2. Grade Separations

- i. Land Acquisition for Grade Separations (beyond normal dedication requirements) is considered to be part of the capital cost of the related development charges project.

**APPENDIX H
PROPOSED 2014 CITY OF OTTAWA
DEVELOPMENT CHARGES BY-LAW**

“non-industrial use” includes all land used for non-residential purposes other than for industrial use.

“non-profit health care facility” means non-profit corporations having as the principal objections of incorporation:

- (a) community health centres and other non-profit health facilities as defined in the *Charitable Institutions Act*, R.S.O. 1990, c. C.9, s. 1 and the *Corporations Act*, R.S.O. 1990, c. C.38, Part III;
- (b) community care access centres as defined in the *Community Care Access Centre Corporations Act*, 2001, S.O. 2001, c. 33, as amended, s. 2;
- (c) independent health facilities designated under the *Independent Health Facilities Act*, R.S.O. 1990, c. I. 3, as amended, s. 2(b);
- (d) being a service provider, whose services are regulated by the *Long Term Care Act*, 1994, S.O. 1994, c. 26, as amended; or
- (e) public hospitals as defined in the *Public Hospitals Act*, R.S.O. 1990, c.P.40.

“non-residential use” includes all land use other than residential;

“non-profit housing” housing which is or is intended to be offered primarily to persons or families of low income and which is owned or operated by:

- (a) a non-profit corporation being a corporation, no part of the income of which is payable to or otherwise available for the personal benefit of a member or shareholder thereof; or
- (b) a non-profit housing co-operative having the same meaning as in the *Co-operative Corporations Act*, R.S.O. 1990, c. C.35, as may be amended from time to time;

“office” means lands, buildings or structures used or designed or intended for use for a practice of a profession; the transaction of administrative, clerical, data processing and programming, computer-aided design or management business; and, the carrying on of a business, occupation or the conduct of a non-profit organization including government and includes a high technology use

“official plan” means the Official Plan of the City, as amended or substituted for from time to time;

“owner” means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed;

“place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the *Assessment Act*, R.S.O. 1990, c. A.31, as amended;

“*Planning Act*” means the *Planning Act*. R.S.O. 1990, c. P.13, as amended;

“prescribed” means prescribed by the regulations made under the Act;

development charge rate on the same basis as an apartment dwelling with two or more bedrooms.

EXEMPTIONS

7. (1) Subject to subsection (3), The following shall be exempt from development charges:
- (a) All residential use building permits not resulting in the creation of an additional dwelling unit;
 - (b) The creation of one or two additional dwelling units in an existing single-detached dwelling provided that the total gross floor area of the additional one or two dwelling units does not exceed the gross floor area of the existing single-detached dwelling;
 - (c) The creation of one additional dwelling unit in a residential use building, other than a single-detached dwelling, provided that the additional dwelling unit does not have a gross floor area greater than:
 - (i) in the case of a semi-detached dwelling or row dwelling, the gross floor area of the existing dwelling, or
 - (ii) in the case of any other residential use building, the gross floor area of the smallest dwelling unit contained in the residential use building;
 - (d) Buildings or structures owned by and used for the purpose of a city, or school board, as defined in subsection 1(1) of the *Education Act*;
 - (e) Every place of worship and the land used in connection therewith, other than the charge for public transit
 - (f) Every churchyard, cemetery or burying ground exempt under the *Assessment Act* for taxation purposes;
 - (g) Non-residential use buildings used for *bona fide* agricultural purposes;
 - (h) Farm retirement lots in accordance with the official plan;
 - (i) Non-residential use development involving the creation or addition of accessory uses containing less than ten square metres of gross floor area;
 - (j) Non-residential use building permits not resulting in the creation of additional gross floor area;
 - (k) The enlargement of the floor area of an existing industrial use building, to the extent that the existing floor area is enlarged by 50 percent or less;
 - (l) Subject to clause (m), temporary buildings provided that such buildings are removed within two years of the issuance of the building permit;
 - (m) A garden suite, provided that such garden suite is removed within ten years;
 - (n) A building for the sale of gardening and related products provided that such building is not erected before 15 March and is removed before 15 October of each year;
 - (o) A residential use building erected and owned by non-profit housing, provided that satisfactory evidence is provided to the Treasurer that the

- residential use building is intended for persons of low or modest incomes and that the dwelling units are being made available at values that are initially and will continue to be below current market levels in the City;
- (p) A non-profit health care facility only with respect to the capital cost that is not reimbursed or subsidized by either the Provincial or Federal Governments;
 - (q) Farm help lots, severed prior to 9 July 1997;
 - (r) Where specifically authorized by a resolution of Council; development on land owned by a non-profit corporation provider of child care and long-term care facilities;
 - (s) Where specifically authorized by a resolution of Council, development on land where a public facility is being provided;
 - (t) Where specifically authorized by a resolution of Council, development on contaminated land in accordance with the Guideline for Development Charge Reduction Program due to Site Contamination, approved by Council.
- (2) Unless specifically stated to the contrary in the a Council resolution or by-law providing a development charge exemption for a municipal capital facility, the development charge in respect of public transit shall be payable.
- (3) The transit component of the development charge imposed by this by-law shall be payable in respect of the developments identified in clauses (o), (p), (r) and (s).

SPECIFIC AREA SPECIFIC CHARGES

- 8 (1) A development charge in respect of Millennium Park is imposed in accordance with Schedule “J” against the lands identified in Schedule “E”. Development within the lands set forth in Schedule “E” shall not be liable for the Parks Development (District Park) component of the development charges set forth in Schedules “B” and “C” to this by-law.
- (2) A development charge in respect of Flag Station Road is imposed in accordance with Schedule “K” against the land identified in Schedule “F”.
 - (3) A development charge in respect of Provence Avenue is imposed in accordance with Schedule “L” against the land identified in Schedule “G”.
 - (4) A development charge in respect of the Richmond Sanitary Sewer is imposed in accordance with Schedule “M” against the land identified in Schedule “H”.
 - (5) A development charge in respect of the Manotick Water Supply and Sanitary Sewer is imposed in accordance with Schedule “N” against the land identified in Schedule “I”.
 - (6) Sections 5, 6 and 9 of this by-law apply with the necessary modifications to the development charges imposed pursuant to this section.

REDEVELOPMENT OF LAND CREDITS

9. (1) Subject to subsection (9), where residential development occurs on a site which involved within the immediately previous 10 years the demolition of a previously existing building or structure in receipt of the same services, at the time the original building was constructed, available to the building or structure to be constructed or will involve such demolition to permit the issuance of a building permit for the construction of the subject development, a credit will be provided against the development charge so that only the net increase in residential use dwelling units is charged.
- (2) Subject to subsection (9), where non-residential development occurs on a site which involved within the immediately previous 10 years the demolition of a previously existing building or structure in receipt of the same services, at the time the original building was constructed, available to the building or structure to be constructed or will involve such demolition to permit the issuance of a building permit for the construction of the subject development, a credit will be provided against the development charge to the extent of the existing or demolished gross floor area at the rate in effect for the existing use or the use in place at the demolition of the gross floor area when the building permit is issued for the redevelopment.
- (3) Where a non-residential use building, or portion, is to be converted to a residential use, or a non-residential use building demolished within the immediately previous 10 years and a residential use building erected in its place, a credit, not to exceed the amount of the development charges payable, will be provided in the amount of the development charges that would have been payable for the non-residential gross floor area being converted had a building permit been issued to construct the non-residential use building utilized for the same use in existence immediately prior to the conversion taking place, provided that the issuance of a building permit to permit the construction of the subject development occurs no later than 1 January 2019.
- (4) The credit to be provided pursuant to subsection (3) shall be determined in accordance with Schedules “C” according to the gross floor area of the building that had been used for non-residential uses.
- (5) Where a credit for a non-residential use building, or portion thereof, is provided pursuant to subsections (2) or (3), no credit for that non-residential use building or portion thereof shall be provided pursuant to subsection (1).
- (6) The credits provided under this section relate only to the land, including any parcel subject to the same site plan approval for the proposed development, upon which the building was demolished or converted and are not transferable to another parcel of land.

- (7) Subject to subsection (8), after July 31, 2011, the credits provided under this section do not apply based upon an existing or previously existing development, which is exempt under the provisions of this by-law.
- (8) Credits provided under this section based upon an existing or previously existing development, which is exempt under the provisions of this by-law will continue to be provided after July 31, 2011 where, on or prior to July 31, 2011, the owner of the subject lands and the City have signed a site plan agreement in respect of such redevelopment.
- (9) As of 1 January 2019, the reference to 10 years in subsection (1) is repealed and five years is substituted therefore.

DEVELOPMENT IN THE VICINITY OF TRANSIT STATIONS ON THE CONFEDERATION LINE

10. (1) The development charges otherwise imposed by this by-law in respect of apartment dwellings shall be reduced by an amount equivalent to 50% of the roads and related services component of such development charge where all of the following criteria are met:
 - (a) The lot upon which the apartment dwelling is to be located is located within 600 metres of a rapid transit station on the Confederation Line. The 600 metre distance is measured as the shortest perpendicular distance between the lot lines of the lot containing the use and the centre of the existing or proposed rapid transit station platform.
 - (b) The parking places provided in respect of the apartment dwellings shall not exceed one parking place per dwelling unit excluding visitor parking in such calculation.
- (2) Despite clause (1)(a), where the lot is separated from the rapid transit station by a highway, grade-separated arterial roadway, railway yard, watercourse, private lands or any other major obstacle such that the actual walking distance to the rapid transit station is increased to beyond 800 metres, the reduction will not be applicable.
- (3) If additional parking is made available in excess of the standard set forth in subsection (1) at a later date, the full roads and related services component of the development charge will then be payable by the then owner of the lands in respect of which the reduced development charge payment was made.
- (4) This section is repealed on January 1, 2019.

SERVICES-IN-LIEU CREDITS

11. Where the City has previously permitted the provision of services-in-lieu of the payment of all or any portion of a development charge, the development charge payable by the owner will be reduced by an amount equal to the reasonable cost to the owner of providing the

service in accordance with the agreement, less any credit or payment that has already been provided by the City to the owner in respect of such services-in-lieu.

TRANSITIONAL PROVISIONS

12. (1) Subject to subsection (2), the applicable development charge under this by-law for the period from the date of the enactment of this by-law to September 30, 2014 shall be in accordance with the transitional rates and the categories for that period set forth in Schedules “B” and “C” to this by-law.
- (2) The development charges in Schedules “J” to “N” shall apply in addition to the amounts applicable pursuant to subsections (1) and (3).
- (3) Subject to subsection (2), in respect of non-residential development, subject to site plan approval pursuant to By-law 2002-4 as amended or residential development for an apartment building of five or more storeys, the applicable development charge rate where.
- (a) An application for site plan approval is received by August 15, 2014
 - (b) The site plan application is deemed complete pursuant to City policy by September 2, 2014.
 - (c) A site plan agreement has been executed by the owner and the City by September 1, 2015;
 - (d) A building permit is issued by September 1, 2016 that permits construction above grade.

shall be the rate in effect on June 12, 2014 but such rate shall be indexed in accordance with section 18

- (4) Residential development on the lands shown on Schedule “E” to By-law 2004-298, as amended, and residential development fronting on Isabella Street and Chamberlain Avenue between Bronson Avenue and Elgin Street shall continue to be exempt from development charges under this by-law after 31 July 2011 if the owner of the subject lands and the City have signed a site plan agreement in respect of such residential development on or before 31 July 2011.

COLLECTION PROCEDURES

13. (1) The Treasurer shall collect the development charge in accordance with the provisions of this by-law and the Act.
- (2) Where an agreement has been entered into between the City and the owner providing for payment of the development charge at any time other than the issuance of the building permit, then the Treasurer shall collect the applicable development charges.
- (3) Where a development charge or any part thereof remains unpaid after it is payable, the Treasurer shall add the unpaid amount to the tax roll and shall be collected in the same manner as taxes.

CONFLICT

14. Where a conflict exists between the provisions of this by-law and any agreement between the City and the owner, with respect to land to be charged under this by-law, the provisions of such agreement prevail to the extent of the conflict.

SERVICES IN LIEU OF DEVELOPMENT CHARGES AND OVERSIZING

15. (1) The City may agree to allow a person to perform work that relates to a service on which this development charge by-law is based.
- (2) Where a person is permitted by the City to install works identified in Schedule “D” to this by-law, the person, subject to subsection (3), will be reimbursed for the reasonable cost of such works in accordance with the amounts set forth in Schedule “D”.
- (3) To receive the contingency amount identified in Schedule “D”, the person shall apply to the General Manager, Planning and Growth Management, or the General Manager’s designate, providing justification as to why such person is entitled to such amount and the decision of the General Manager or the General Manager’s designate, as to the entitlement of such person to the contingency amount shall be final.

- (19) The development charges imposed by this by-law for Manotick Water Supply purposes shall be paid into the Manotick Water Supply Development Charge Reserve Fund and all development charges imposed by the City by any by-law for Manotick Water Supply purposes shall be deemed to be in respect of a single service.
- (20) The development charges imposed by this by-law for Manotick Sanitary Sewer purposes shall be paid into the Manotick Sanitary Sewer Development Charge Reserve Fund and all development charges imposed by the City by any by-law for Manotick Sanitary Sewer purposes shall be deemed to be in respect of a single service.

INDEXING

18. (1) The development charge rates set out in this by-law shall be adjusted by the Treasurer, without amendment to this by-law, commencing on August 1, 2015 in accordance with the most recent annual change (1 January to 31 December) in the Statistics Canada Infrastructure Development Charge Price Index, Catalogue Number 62-007. For greater certainty, the Infrastructure Construction Price Index from Catalogue Number 62-007 for Ottawa will be used if such continues to be published.

(2) Should Catalogue Number 62-007 no longer be published, the development charge rates set out in this by-law shall be adjusted in accordance with such measure as is specified in the *Development Charges Act* or the regulations made thereunder.

SCHEDULES

19. The Schedules appended to this by-law shall be deemed to form part of this by-law and all information contained therein shall have the same force and effect as though it had been recited directly in the sections of this by-law.

APPLICATION OF THE ACT

20. Any matter not otherwise provided for in this by-law shall be subject to the provisions of the Act.

REPEAL

21. By-law Nos. 2009-216 to 2009-228, inclusive, 2013-190, 2013-305 and any amendments thereto, are repealed as of the in force date of this by-law.

SCHEDULE "B" - RESIDENTIAL DEVELOPMENT CHARGES
Inside the Greenbelt (Area # 1)
Development Charge per Dwelling Unit
Type of Residential Use

Effective June 12, 2014 - September 30, 2014

	Single and Semi-detached (\$ per unit)	Apartment Dwelling and Back to Back and Stacked Townhouse (2+ bedrooms) (\$ per unit)	Apartment (less than 2 bedrooms) (\$ per unit)	Multiple, row and mobile dwelling (\$ per unit)
Roads & Related Services	5,712	2,606	2,271	3,962
Sanitary Sewer	2,976	1,358	1,184	2,065
Water	238	109	95	165
Stormwater Drainage	28	13	11	20
Protection	300	137	119	208
Public Transit	6,409	3,775	2,780	5,020
Parks Development (Non-District Parks)	172	78	68	119
Recreation Facilities	607	277	241	421
Libraries	320	146	127	222
Paramedic Service	60	27	24	42
Corporate Studies	68	31	27	47
Total Inside the Greenbelt	16,891	8,557	6,948	12,291

Effective October 1, 2014

	Single and Semi-detached (\$ per unit)	Apartment Dwelling and Back to Back and Stacked Townhouse (2+ bedrooms) (\$ per unit)	Apartment (less than 2 bedrooms) (\$ per unit)	Multiple, row and mobile dwelling (\$ per unit)
Roads & Related Services	8,469	4,988	3,673	6,633
Sanitary Sewer	4,413	2,599	1,914	3,456
Water	353	208	153	276
Stormwater Drainage	42	25	18	33
Protection	445	262	193	349
Public Transit	6,409	3,775	2,780	5,020
Parks Development (Non-District Parks)	255	150	111	200
Recreation Facilities	900	530	390	705
Libraries	475	280	206	372
Paramedic Service	89	52	39	70
Corporate Studies	101	59	44	79
Total Inside the Greenbelt	21,951	12,929	9,520	17,192

SCHEDULE "B" - RESIDENTIAL DEVELOPMENT CHARGES
Outside the Greenbelt (Area #2)
Development Charge per Dwelling Unit
Type of Residential Use

Effective June 12, 2014 - September 30, 2014

	Single and Semi-detached (\$ per unit)	Apartment Dwelling and Back to Back and Stacked Townhouse (2+ bedrooms) (\$ per unit)	Apartment (less than 2 bedrooms) (\$ per unit)	Multiple, row and mobile dwelling (\$ per unit)
Roads & Related Services	7,607	4,563	3,111	5,989
Sanitary Sewer	3,086	1,851	1,262	2,430
Water	2,209	1,325	903	1,739
Stormwater Drainage Protection	31	18	13	24
Public Transit	695	417	284	547
Parks Development (Non-District Parks)	6,409	3,401	2,504	4,821
Parks Development (District Parks)	1,655	993	677	1,303
Recreation Facilities	165	99	68	130
Libraries	2,824	1,694	1,155	2,224
Paramedic Service	429	257	175	337
Corporate Studies	65	39	27	51
	141	84	58	111
Total Outside the Greenbelt	25,315	14,742	10,235	19,706

Effective October 1, 2014

	Single and Semi-detached (\$ per unit)	Apartment Dwelling and Back to Back and Stacked Townhouse (2+ bedrooms) (\$ per unit)	Apartment (less than 2 bedrooms) (\$ per unit)	Multiple, row and mobile dwelling (\$ per unit)
Roads & Related Services	10,435	5,537	4,077	7,849
Sanitary Sewer	4,233	2,246	1,654	3,184
Water	3,030	1,608	1,184	2,279
Stormwater Drainage Protection	42	22	16	32
Public Transit	953	506	372	717
Parks Development (Non-District Parks)	6,409	3,401	2,504	4,821
Parks Development (District Parks)	0	0	0	0
Recreation Facilities	227	120	89	171
Libraries	3,874	2,056	1,514	2,914
Paramedic Service	588	312	230	442
Corporate Studies	89	47	35	67
	193	102	75	145
Sub-Total Outside the Greenbelt	30,073	15,957	11,750	22,621

SCHEDULE "B" - RESIDENTIAL DEVELOPMENT CHARGES

Rural Serviced (Area # 3 Part)

Development Charge per Dwelling Unit

Type of Residential Use

Effective June 12, 2014 - September 30, 2014

	Single and Semi-detached (\$ per unit)	Apartment Dwelling and Back to Back and Stacked Townhouse (2+ bedrooms) (\$ per unit)	Apartment (less than 2 bedrooms) (\$ per unit)	Multiple, row and mobile dwelling (\$ per unit)
Roads & Related Services	5,009	2,551	2,238	4,467
Sanitary Sewer	1,326	675	592	1,183
Water	102	52	46	91
Stormwater Drainage Protection	25	13	11	22
Public Transit	379	193	169	338
Parks Development (Non-District Parks)	6,409	3,679	2,709	4,165
Recreation Facilities	1,859	947	830	1,658
Libraries	316	161	141	281
Paramedic Service	474	241	212	423
Corporate Studies	52	27	23	47
	131	67	58	117
Total Rural Unserviced	16,082	8,605	7,030	12,791

Effective October 1, 2014

	Single and Semi-detached (\$ per unit)	Apartment Dwelling and Back to Back and Stacked Townhouse (2+ bedrooms) (\$ per unit)	Apartment (less than 2 bedrooms) (\$ per unit)	Multiple, row and mobile dwelling (\$ per unit)
Roads & Related Services	8,507	4,884	3,596	5,528
Sanitary Sewer	2,252	1,293	952	1,463
Water	173	99	73	112
Stormwater Drainage Protection	42	24	18	27
Public Transit	644	370	272	418
Parks Development (Non-District Parks)	6,409	3,679	2,709	4,165
Recreation Facilities	0	0	0	0
Libraries	536	308	227	348
Paramedic Service	805	462	340	523
Corporate Studies	89	51	38	58
	222	127	94	144
Total Rural Unserviced	19,679	11,298	8,318	12,787

SCHEDULE "B" - RESIDENTIAL DEVELOPMENT CHARGES
Rural Unserviced (Area #3 Part)
Development Charge per Dwelling Unit
Type of Residential Use

Effective June 12, 2014 - September 30, 2014

	Single and Semi-detached (\$ per unit)	Apartment Dwelling and Back to Back and Stacked Townhouse (2+ bedrooms) (\$ per unit)	Apartment (less than 2 bedrooms) (\$ per unit)	Multiple, row and mobile dwelling (\$ per unit)
Roads & Related Services	4,539	2,606	1,919	2,949
Stormwater Drainage	22	13	9	15
Protection	344	197	145	223
Public Transit	6,409	3,679	2,709	4,165
Parks Development (Non-District Parks)	1,684	967	712	1,095
Recreation Facilities	286	164	121	186
Libraries	430	247	182	279
Paramedic Service	47	27	20	31
Corporate Studies	118	68	50	77
Total Rural Unserviced	13,880	7,969	5,867	9,019

Effective October 1, 2014

	Single and Semi-detached (\$ per unit)	Apartment Dwelling and Back to Back and Stacked Townhouse (2+ bedrooms) (\$ per unit)	Apartment (less than 2 bedrooms) (\$ per unit)	Multiple, row and mobile dwelling (\$ per unit)
Roads & Related Services	8,507	4,884	3,596	5,528
Stormwater Drainage	42	24	18	27
Protection	644	370	272	418
Public Transit	6,409	3,679	2,709	4,165
Parks Development (Non-District Parks)	0	0	0	0
Recreation Facilities	536	308	227	348
Libraries	805	462	340	523
Paramedic Service	89	51	38	58
Corporate Studies	222	127	94	144
Total Rural Unserviced	17,254	9,906	7,293	11,212

SCHEDULE "C" - NON-RESIDENTIAL DEVELOPMENT CHARGES

City-Wide

Development Charge per Square Foot

of Gross or Total Floor Area by Type of Non-Residential Use

Effective June 12, 2014 - September 30, 2014

	Non-Residential General Use (\$ per sq.ft.)	Commercial Use, Institutional Use, Industrial Use (\$ per sq.ft.)	Industrial (Limited) Use (\$ per sq.ft.)
Roads & Related Services	8.09	5.62	3.74
Sanitary Sewer	1.46	1.02	0.75
Water	0.29	0.20	0.14
Stormwater Drainage	0.04	0.03	0.02
Protection	0.66	0.46	0.28
Public Transit	6.73	6.73	2.77
Parks Development (Non-District Parks)	0.14	0.09	0.15
Parks Development (District Parks)	0.01	0.01	0.01
Recreation Facilities	0.20	0.14	0.22
Libraries	0.05	0.03	0.05
Paramedic Service	0.08	0.05	0.03
Corporate Studies	0.14	0.10	0.06
Total	17.88	14.48	8.22

Effective October 1, 2014

	Non-Industrial Use (\$ per sq.ft.)	Industrial Use (\$ per sq.ft.)
Roads & Related Services	9.40	3.98
Sanitary Sewer	1.70	0.80
Water	0.34	0.15
Stormwater Drainage	0.04	0.02
Protection	0.76	0.30
Public Transit	6.73	2.77
Parks Development (Non-District Parks)	0.00	0.00
Parks Development (District Parks)	0.01	0.01
Recreation Facilities	0.24	0.24
Libraries	0.06	0.06
Paramedic Service	0.09	0.03
Corporate Studies	0.16	0.06
Total	19.53	8.41

SCHEDULE "L" – PROVENCE AVENUE DEVELOPMENT CHARGE

SCHEDULE "L" - RESIDENTIAL DEVELOPMENT CHARGES

Provence Avenue

Development Charge per Dwelling Unit

Type of Residential Use

	Single and Semi-detached (\$ per unit)	Apartment Dwelling and Back to Back and Stacked Townhouse (2+ bedrooms) (\$ per unit)	Apartment (less than 2 bedrooms) (\$ per unit)	Multiple, row and mobile dwelling (\$ per unit)
Roads and Related	1,804	983	724	1,361
Sanitary Sewer	820	447	329	619
Total	2,625	1,430	1,053	1,980

**AREA-SPECIFIC DEVELOPMENT CHARGE
BACKGROUND STUDY FOR INDIVIDUAL
STORM WATER MANAGEMENT PONDS
AND DRAINAGE SYSTEMS**

1. INTRODUCTION

1. INTRODUCTION

1.1 This document consists of introductory material and separate sections, each one representing a Background Study component for a different storm water management pond and/or drainage area (SWM).

1.2 Storm water management is being addressed separately from the City's overall Background Study, given its unique features, i.e. A wide range of development and area-specific SWM requirements and solutions with widely-varying costs. Also, some developments outside of these areas provide fully for their own SWM needs, pursuant to individual development agreements or use existing previously-funded capacity and are therefore exempt from these area-specific by-laws.

1.3 In addition to these two sets of circumstances, there are a number of storm water drainage works which are City-wide or large-area in nature (eg. Environmental compliance and master planning studies) which provide broad benefits to development in the City and are included separately in the City-wide Development Charge Background Study and by-law.

1.4 An updated 2014 SWM development charge schedule has been determined as follows:

- a) The system requirements have been described and costed, with timing estimated. The projects identified can be found in the report entitled "City of Ottawa Development Charges Study – Volume II dated April 30, 2014, prepared by Stantec Consulting Ltd. Volume I of this Stantec study identifies the stormwater infrastructure works required, the associated costs and the timing of these works.
- b) These requirements have been clustered into defined DC recovery areas which are small enough to reflect related requirements, but large enough to make administration of the cost recovery system workable.
- c) The benefiting area comprising each recovery area has been measured with respect to the development potential in terms of the land area, number of residential units by type and the floor area of non-residential development. The costs have been allocated to residential vs. non-residential development based on the background Stantec report.
- d) The average storm run-off requirement of each residential use has been measured as a means of fairly apportioning the costs between one type of residential use and another.
- e) For residential development, run-off co-efficients for each land use type were selected based on published values within City of Ottawa Sewer Design Guidelines. Multiplying

the unbuilt ha by the run-off co-efficient for each dwelling type, produced the share of total flow and cost attributable to that type of development, which when divided by the number of units to be built (“Actual Units”), produced the appropriate development charge by dwelling type. While the unit occupancy is often used as an alternative means of allocating costs by type of development, the above-referenced approach is more precise in the case of stormwater management works.

- f) In the case of non-residential development, the applicable cost share has been divided by the remaining gross floor area development potential, to yield an average cost per square foot (s.m.) of floor area.
- g) The annual rate of development by type has been estimated, in order to permit the cost recovery stream to be estimated, in instances where the recovery of financing costs is required. This cash flow DC calculation has not been made at this time, however, given the variability which exists in terms of rate of development. As a result, with few exceptions, net financing costs have not been incorporated in the calculation of the charges.

1.5 A separate storm water DC has been calculated for each project area, based on the DC recoverable costs set out in Table 1.

1.6 As is apparent from the above summary, approximately \$204 million in costs are involved, split approximately 63%/37% between residential and non-residential benefit, overall.

1.7 Reserve fund adjustments were made in each case. Balances shown as positive have been subtracted from the amount to be recovered, whereas balances shown as negative, have been added.

1.8 Reference is also made to the City’s proposed local service policy for SWM which sets out the requirements of individual subdividers. This policy, which requires servicing by landowners beyond payment of the DC, is as follows:

“Storm Water Management Works

Subject to the criteria noted below, storm water management works that are identified in an approved master drainage plan or serviceability plan, qualify as development charges projects. The detailed engineering requirements of the following items are governed by the Stormwater Management Planning and Design Manual (MOE, 2003) and the detailed engineering standards of the City of Ottawa.

TABLE 1
2014 DC RESIDENTIAL AND NON-RESIDENTIAL
RECOVERABLE COSTS

Storm Water Drainage and Management Works	Map Area	DC Recov. 000's \$[1]	
		Res.	Non-Res.
1 SUC – Riverside South	S-1	54,425	39,408
2 SUC – Leirtrim	S-2	16,226	3,324
3 SUC – Nepean	S-3	7,333	6,000
4 SUC - Nepean Ponds in Parks	S-4	637	2,902
5 Inner Greenbelt Ponds	C-1	818	1,177
6 Monahan Drain	W-1 A B	32 5,049	A } B } 531
7 Shirley's Brook	W-2	978	978
8 Cardinal Creek Erosion Works	E-2	1,243	533
9 EUC – Gloucester	E-3	28,473	16,724
10 EUC – Neigh. 5 and Channelization	E-6	13,540	3,175
Total		128,754	74,752

1. Storm Sewers

The development charge benchmark for pipe size and flow is based on a 30 ha town house development (i.e. a town house development is judged a blended average between low and high density housing and is consistent with the current Official Plan). Flow is estimated in accordance with the latest City design guidelines.

- i. Only over-sizing costs for trunk storm sewers meeting the combined criteria of having a nominal pipe diameter being equal to or greater than 1800 mm and having a flow greater than 3600 l/s are considered to be development charges projects. The contribution towards 'over-sizing' through development charges for pipes equal to or greater than 1800 mm and having a flow greater than 3600 l/s shall be the cost in excess of the cost of a 1650 mm storm sewer and shall increase as the pipe size increases as follows:

Size of Storm Sewer	Charged to DCs
1650 mm	NIL
1800 mm	(cost of 1800mm less cost of 1650mm)
1950 mm	(cost of 1950mm less cost of 1650mm)
2100 mm	(cost of 2100mm less cost of 1650mm)
2250 mm	(cost of 2250mm less cost of 1650mm)
Larger pipe sizes	(cost of larger pipe less cost of 1650mm)

- ii. Where identified in an approved serviceability study or master drainage plan, any over-sizing required to service off-site lands and required for system integrity, or as a system improvement to accommodate growth, is considered a development charge project.
- iii. Where conditions of a particular development require on-site over-sizing, the on-site over-sizing shall be the developer's responsibility.
- iv. Unless identified as a development charges project, all storm sewers are considered to be the developer's responsibility.
- v. One price per nominal pipe diameter shall apply to all over-sizing costs as set out in the corresponding table of the DC by-law. Over-depth for upstream lands and rock excavation will be considered on an individual project basis, up to a maximum allowance of 15% of the over-sizing costs.
- vi. Where identified in an approved serviceability study or master drainage plan, upgrades or expansions to existing natural channels qualify as part of a large-area development charge, and

storm sewers as identified in points i and ii above qualify as part of a small benefit area charge based on the tributary watershed.

2. Storm Water Management Facilities

- i. Where the City deems, through an approved study, that it is preferable to provide centralized facilities to serve growth-related projects controlled by multiple owners, they are considered development charges projects.
- ii. Quality and quantity works may be considered development charges projects where they have been identified through an approved study and they benefit a broader area of development growth. In some of these cases, the quality and quantity works are to be developed by a single owner, with the works commonly oversized for other benefiting lands. In such cases, the owner on whose lands the works are located will be responsible for their proportionate share of the work and the project is considered to be a development charges project.
- iii. All other stormwater quality and quantity works are a direct developer responsibility.
- iv. Storm water management facilities, as identified in point ii, qualify as part of a small benefit area/specific area charge. The benefit area is the tributary area to the SWM facility.
- v. Storm water management facilities costs shall include costs for developable land needed for the Storm Water Management Facility.
- vi. Reimbursement on actual costs of stormwater management facilities to the upset limit for soft cost percentages (of total cost) eligible for cost recovery under Front-ending Agreements is as follows:
 - Land \$550,000/ha
 - Engineering 10%
 - Project Management 10%
 - Contingency 15%
- vii. Specific terms of reference for appraisal assignments need to be established in the valuation of vacant land required for storm water ponds. This is important to ensure consistency and fairness to both public and private landowners whose property is required for this infrastructure. The intent in specifying Appraisal Terms of Reference is to eliminate any confusion over what valuation methodology should be applied. The valuation outcome should be consistent and provide for a fair market value assuming a willing seller and buyer for the pond requirement.

Similar to land acquisition for any public infrastructure, the project, or the works being built, is “screened” out of the process. Hence the use for a storm water pond is not considered in the land appraisal. The physical factors of the requirement remain relevant to the appraisal question, such as, but not limited to size, configuration, topography, encumbrances, soils, improvements, special amenities. These are to be addressed in the valuation.

The appraisal is to be premised on the following methodological assumptions;

Value in Contribution: The value of a particular component is measured in terms of its contribution to the value of the Larger Parcel (benefiting lands).

Larger Parcel: The larger parcel is defined as the development area that benefits from the storm water management pond, typically 80 to 100 acres of land.

Land Use: Given that the land requirement for the storm water management pond is being valued in contribution to the larger parcel, it is assumed that the requirement has the same land use designation and development potential.

The effective date of the valuation is considered to be one day prior to draft plan approval or the date of the front ending agreement, whichever comes first.

3. Erosion Control Measures

- i. Downstream erosion works and fish compensation works required to mitigate the impact of development and that have been identified through an approved study are development charges projects. In all other cases, a separate city-wide planning level study is required to assess existing stream stability and future impacts of development in order to maintain existing stream conditions and to apportion costs appropriately. The study costs will be considered a development charges project.” (emphasis added)

1.9 The storm water management systems included herein will require limited annual maintenance expenditures and periodic remediation investment. For example, the average annual operating cost of the Monahan Drain Constructed Wetlands project was estimated at close to \$40,000/year (2004 \$). Most of the projects are already in place and will have no incremental impact, while some are expected to be constructed over the next decade on a phased basis. Additional operating and replacement cost information is contained in the associated project engineering studies.

1.10 The Appendix provides a proposed by-law for each separate storm water benefiting area. The by-laws address the requirement for development charge rules, the schedule of charges corresponding with the calculations herein and related policy matters.

1.11 Table 2 summarizes the 2014 charges as calculated herein.

TABLE 2
SUMMARY
CITY OF OTTAWA
DEVELOPMENT CHARGE CALCULATION FOR
STORMWATER MANAGEMENT POND/DRAINAGE SYSTEMS

	Area										
	S-1	S-2	S-3	S-4	C-1	W-1A	W-1B	W-2	E-2	E-3	E-6
Residential	\$/unit										
Single/Semi Detached - current	4,704	6,085	4,297	1,014	208	2,089	2,489-3,119	3,470	6,998	3,611	4,555
- proposed	5,066	5,798	4,471	744	1,077	1,429	3,246-4,260	4,052	1,718	4,146	6,942
Row/Townhouse - current	3,357	4,321	3,052	717	166	1,521	2,489	2,479	5,580	2,570	3,336
- proposed	3,603	4,001	2,859	565	709	1,574	2,699	3,689	1,081	2,879	4,533
Stacked Row/ Apartment - current	2,030	1,687	1,218	289	74	1,035	1,106	2,479	4,007	1,030	1,830
- proposed	749	1,607	1,155	226	287	1,574	1,815	2,069	448	1,150	1,815
Non-Residential - current	6.80	7.95	4.40	1.44	0.32	0.35	0.35	4.96	4.18	3.98	6.14
(\$/Sq.Ft.) - proposed	3.52	4.95	7.29	0.63	1.24	2.43	2.43	3.05	3.60	3.25	7.66

2. BACKGROUND STUDY COMPONENTS

Schedule 2: Stormwater Management Pond/Drainage System				
#1 SUC - Riverside South (Area S-1) full build out				
Projected Growth				
	2013 Existing	2031 Growth	Growth post 2031	Total growth to build out
1 <u>Residential Units</u>				
Single Detached	2,655	4,792	9,079	6,424
Semi Detached	0			
Row/Town	1,762	3,900	7,185	5,423
Stacked Row				
Apartment	238	1,308	3,435	3,197
Total	4,655	10,000	19,699	15,044
2 <u>Developed Residential Land Area (Net Ha)</u>				
Single Detached	120.7	217.8	412.7	292.0
Semi Detached	0.0	0.0		
Row/Town	46.4	102.6	189.1	142.7
Stacked Row				0.0
Apartment	2.0	10.9	28.6	26.6
Total	169.1	331.3	630.4	461.3
3 <u>Developed Non-Residential Land Area (Net Ha)</u>				
Industrial	2.5	14.3	84.0	81.5
Commercial	3.7	18.1	126.7	123.0
Institutional	30.0	56.3	120.0	90.0
Total	36.2	88.7	330.7	294.5
4 <u>Non-Residential GFA (sq.ft.)</u>				
Industrial	117,000	669,240	3,931,200	3,814,200
Commercial	204,050	1,005,410	7,049,000	6,844,950
Institutional	180,000	338,000	720,000	540,000
Total	501,050	2,012,650	11,700,200	11,199,150

Schedule 2: Stormwater Management Pond/Drainage System Monahan Drain (W-1) Projected Growth									
	Area A (East of Eagleson)			Area B (West + North of Hope)			Total Area A + B		
	2013 Existing	2013-31 Growth	2031 Buildout	2013 Existing	2013-31 Growth	2031 Buildout	2013 Existing	2013-31 Growth	2031 Buildout
1 Residential Units									
Single Detached	2,139	0	2,139	181	512	693	2,320	512	2,832
Semi Detached	161	4	165	164	28	192	325	32	357
Row/Town	1,930	17	1,947	1,323	883	2,206	3,253	900	4,153
Stacked Row	64	0	64	180	217	397	244	217	461
Apartment	0	0	0	0	0	0	0	0	0
Total	4,294	21	4,315	1,848	1,640	3,488	6,142	1,661	7,803
2 Developed Residential Land Area (Net Ha)									
Single Detached	97.1	0	97.1	8.2	23.3	31.5	105.3	23.3	128.6
Semi Detached	5.0	0.1	5.1	5.1	0.9	6.0	10.1	1.0	11.1
Row/Town	43.9	0.4	44.3	30.1	20.0	50.1	74.0	20.4	94.4
Stacked Row	0.9	0	0.9	2.4	2.9	5.3	3.3	2.9	6.2
Apartment	0.0	0	0.0	1.1	0.0	1.1	1.1	0.0	1.1
Total	146.9	0.5	147.4	46.9	47.1	94.0	193.8	47.6	241.4
3 Developed Non-Residential Land Area (Net Ha)									
Industrial	0.9	0.0	0.9	0.4	0.1	0.5	1.3	0.1	1.4
Commercial	0.6	1.1	1.7	3.5	0.5	4.0	4.1	1.6	5.7
Institutional	13.1	0.2	13.3	6.7	3.3	10.0	19.8	3.5	23.3
Total	14.6	1.3	15.9	10.6	3.9	14.5	25.2	5.2	30.4
4 Non-Residential GFA (sq.ft.)									
Industrial	42,120	0	42,120	20,592	0	20,592	62,712	0	62,712
Commercial	33,390	59,360	92,750	198,114	158,417	356,531	231,504	217,777	449,281
Institutional	78,800	1,200	80,000	40,000	0	40,000	118,800	1,200	120,000
Total	154,310	60,560	214,870	258,706	158,417	417,123	413,016	218,977	631,993

Schedule 4: Stormwater Management Pond/Drainage System #6 Monahan Drain (W-1) Area Specific Cost Information and Allocation and Blended Non-Residential Development Charge Calculation									
Item #	Project	Gross Capital Cost	Less:		Development charges to recover (A)	Residential DCs to collect (Schedule 3) (B)	Non-residential share to recover (A - B)	Non-residential Gross Floor Area	Non-residential DC per GFA (sq.ft)
			Benefit to existing development	Grants & other contributions					
1	Monahan Drain Area A: Reserve Fund (Deficit)	-124,878	0	0	124,878				
AREA A SUBTOTAL		-124,878	0	0	124,878	32,468	92,409	60,560	
2	Monahan Drain Area B Monahan Drain Stormwater Pond	6,361,125		3,271,000	2,532,679				
3	Reserve Fund Deficit Balance	-434,885			434,885				
4	Retrofit	6,300,000	3,780,000		2,520,000				
AREA B SUBTOTAL		12,226,240	3,780,000	3,271,000	5,487,564	5,048,559	439,005	158,417	
TOTAL AREA A AND B BLENDED NON-RESIDENTIAL RATE							531,415	218,977	\$2.43

2009 rate = **\$0.35**

Schedule 5: Monahan Drain Area W-1

Area Specific Cost Information and Allocation and Non-Residential Development Charge Calculation

Item #	Project	Gross Capital Cost	Less:		Development charge recoverable	Share as per established DC rates	Non-Residential Share	Non-Residential Gross Floor Area	Non-Residential DC Per GFA (sq. ft)
			Benefit to existing development	Grants & other contributions					
1	Monahan Drain Area A: Reserve Fund Deficit Balance	-124,878	0	0	124,878	26.0%	74.0%		
AREA A SUBTOTAL		124,878	0	0	124,878	32,468	92,409	60,560	\$1.53
2	Monahan Drain Area B Monahan Drain Stormwater Pond Reserve Fund Deficit Balance Retrofit	6,361,125 -434,885 6,300,000	3,780,000	3,271,000	2,532,679 434,885 2,520,000 0	92.0%	8.0%		
AREA B SUBTOTAL		12,226,240	3,780,000	3,271,000	5,487,564	5,048,559	439,005	158,417	\$2.77

Schedule 2: Stormwater Management Pond/Drainage System			
Shirley's Brook (Area W-2)			
Projected Growth			
	2013 Existing	2013-31 Growth	2031 Buildout
1 Residential Units			
Single Detached	235	0	235
Semi Detached	58	14	72
Row/Town	636	162	798
Stacked Row	0	156	156
Apartment	58	0	58
Total	987	332	1,319
2 Developed Residential Land Area (Net Ha)			
Single Detached	10.7	0.0	10.7
Semi Detached	1.8	0.4	2.2
Row/Town	14.5	3.7	18.2
Stacked Row	0.0	2.0	2.0
Apartment	0.5	0.0	0.5
Total	27.5	6.1	33.6
3 Developed Non-Residential Land Area (Net Ha)			
Industrial	0.0	5.7	5.7
Commercial	2.6	1.0	3.6
Institutional	0.7	0.0	0.7
Total	3.3	6.7	10.0
4 Non-Residential GFA (sq. ft.)			
Industrial	0	266,760	266,760
Commercial	142,835	53,795	196,630
Institutional	4,000	0	4,000
Total	146,835	320,555	467,390

Schedule 4: Stormwater Management Pond/Drainage System Shirley's Brook (Area W-2) Development Charge Calculation								
Residential	Unbuilt Ha	Run-off coefficient	Ha x co- efficient	% (rounded)	Residential share x percentage	Actual units	2014 proposed DC per unit	Current indexed rate
Net cost					\$978,000			
Single Detached	0	0.43	0.00	0.0%	0	0	\$4,052	\$3,470
Semi Detached	0.4	0.53	0.21	5.8%	56,724	14		
Row/Townhouse	3.7	0.6	2.22	61.1%	597,558	162	\$3,689	\$2,479
Stacked Row	2	0.6	1.20	33.0%	322,740	156	\$2,069	\$2,479
Apartment	0	0.68	0.00	0.0%	0	0		
Total	6.1		3.63	99.9%	\$977,022	332		

Non-Residential	2014 proposed	Current indexed rate
Net Cost	\$978,000	
Actual GFA (sqft)	320,555	
DC Per GFA (sq.ft)	\$3.05	\$4.96

Project Description

EUC Gloucester Charge Area E-3

The “Gloucester East Urban Community Infrastructure Servicing Study Update,” (Stantec Consulting Ltd, March 2005) identified the preferred storm water management plan for the Gloucester East Urban Community. This study recommended 3 storm water management ponds and related trunk storm sewers, along with the tributary catchment area corresponding to each pond. Gloucester EUC Pond 1 is located east of Page Road, south of Innes Road and straddles the Hydro Easement. Pond 2 is located south west of the intersection of Renaud Road and Mer Bleue Road. Pond 3 is fully constructed and operational with development charge repayment complete. Pond 1 is fully constructed and operational with development charge partial repayment. The Gloucester EUC benefiting area is generally bounded by Innes Road to the north, Mer Bleue Road to the east, NCC lands to the west, and the CPR ROW to the south. This drainage area is illustrated in Schedule 1.

The “Gloucester East Urban Community - Phase 2 Infrastructure Servicing Study Update, Stantec, September 2013, identified the preferred water, sewer and storm sewer servicing strategy for the Gloucester East Urban Community phase 2 area. The “East Urban Community Phase 2 Environmental Management identified the preferred storm water management strategy for the Gloucester East Urban Community phase 2 area. Both Studies were conducted in accordance with the Municipal Class Environmental Assessment (MCEA) Process and satisfies Phases 1 and 2 of the MCEA process. The location pond 2 has been changed thus initiating a slight change in the contributing area shown in schedule 1 removing area within the village of Notre Dame des Champs. There was also another area north of the hydro corridor west of Mer Bleue road that was tributary to Area E-6 that has now been added to E3. Changes in the City’s sewer design guidelines, increase densities and a change in hydrologic modeling procedure necessitated an update the master servicing for the area tributary to Pond 1. The details are outlined in “Servicing Report for Trails Edge and Orleans South Business Park”, DSEL, 2014. The report details the proposed increase in storm trunk sewer sizes and an expansion to pond 1.

This project has been identified in the E-3 benefiting charge area on drawing number STM6 of the report entitled “City of Ottawa: Development Charges Study - Volume II, dated April 30 2014, prepared by Stantec Consulting Ltd. Volume I of this Stantec study identifies the storm water infrastructure works required and associated costs of these works and will be used as the basis to establish the DCs. Development potential for this area is provided in Schedule 2. Post period 2031 growth values are used to calculate the unit rates. It is estimated that 52% of the

Schedule 2: Stormwater Management Pond/Drainage System			
#10 Gloucester (Area E-3)			
Projected Growth total build out			
	2013 Existing	Growth to build out	total growth to Buildout
1 Residential Units			
Single Detached	770	2,145	2,915
Semi Detached	38	1,076	1,114
Row/Town	671	4,471	5,142
Stacked Row	0		0
Apartment	109	1,931	2,040
Total	1,588	9,623	11,211
2 Developed Residential Land Area (Net Ha)			
Single Detached	35.0	97.5	132.5
Semi Detached	1.2	33.6	34.8
Row/Town	15.3	101.6	116.9
Stacked Row	0.0		0.0
Apartment	0.9	15.4	16.3
Total	52.4	248.1	300.5
3 Developed Non-Residential Land Area (Net Ha)			
Industrial	5.3	22.1	27.4
Commercial	7.1	69.6	76.7
Institutional	2.9	40.4	43.3
Total	15.3	132.1	147.4
4 Non-Residential GFA (sq.ft.)			
Industrial	247,104	1,034,280	1,281,384
Commercial	392,518	3,875,095	4,267,613
Institutional	17,600	242,400	260,000
Total	657,222	5,151,775	5,808,997

Schedule 3: Stormwater Management Pond/Drainage System Gloucester (Area E-3) 2013 Cost Information \$'000s							
Item #	Project	Gross Capital Cost	Less:		Development charge recoverable	Residential Share 63%	Non- Residential Share 37%
			Benefit to existing development	Grants, repayments, & other contributions			
E3-1	SWM Pond 1	2,417			2,417	1,523	894
	Modifications to SWM Pond 1 south of Hydro Corridor	6,745			6,745	4,249	2,496
						0	0
	Modifications to SWM Pond 1 north of Hydro Corridor	2,500			2,500	1,575	925
E3-3	Trunk Storm Sewers tributary to Pond 1 Orleans South Business Park and south of hydro corridor	23,940		0	11,045	6,958	4,087
E3-4		16,294			16,294	10,265	6,029
E3-5	Trunk Storm Sewers tributary to Pond 2	6,743		0	3,172	1,998	1,174
	SWM Pond 3	463			463	292	171
E3-6	Trunk Storm Sewers tributary to Pond 3	5,621		0	1,700	1,071	629
	Erosion monitoring	1,000			1,000	630	370
	SUBTOTAL	65,723	0	0	45,336	28,561	16,775
	<i>Add Outstanding Debt Balance</i>				0	0	0
	<i>Less Reserve Fund Balance</i>				139	88	51
	TOTAL	65,723	0	0	\$45,197	\$28,473	\$16,724

Schedule 4: Stormwater Management Pond/Drainage System Gloucester (Area E-3) Development Charge Calculation assuming total build out of Residential and Non Residential								
Residential	Unbuilt Ha	Run-off coefficient	Ha x co-efficient	% (rounded)	Residential share x percentage	Actual units	2014 proposed DC per unit	Current indexed rate
Net cost						\$28,473,000		
Single Detached	97.5	0.55	53.63	34.1%	9,709,293	2,145	\$4,146	\$3,611
Semi Detached	33.6	0.6	20.16	12.8%	3,644,544	1,076		
Row/Townhouse	101.6	0.7	71.12	45.2%	12,869,796	4,471	\$2,879	\$2,570
Stacked Row	0	0.8	0.00	0.0%	0	0	\$1,150	\$1,030
Apartment	15.4	0.8	12.32	7.8%	2,220,894	1,931		
Total	248.1		157.23	99.9%	\$28,444,527	9,623		

Non-Residential	2014 proposed	Current indexed rate
Net Cost	\$16,724,000	
Actual GFA (sqft)	5,151,775	
DC Per GFA (sq.ft)	\$3.25	\$3.98

**Schedule 3: Stormwater Management Pond/Drainage System
N5 and Channelization (Area E-6)
2013 Cost Information \$'000s**

Item #	Project	Gross Capital Cost	Less:		Development charge recoverable	Residential Share 81%	Non- Residential Share 19%
			Benefit to existing development	Grants, repayments, & other contributions			
E6-1	SWM Pond	13,707			13,707	11,103	2,604
E6-2	Trunk Storm Sewers tributary to Pond	6,210		3,094	3,433	2,781	652
	SUBTOTAL	19,917	0	3,094	17,140	13,884	3,256
	<i>Reserve Fund Balance</i>				425	344	81
	TOTAL	19,917	0	3,094	\$16,715	\$13,540	\$3,175

**Schedule 4: Stormwater Management Pond/Drainage System
N5 and Channelization (Area E-6)
Development Charge Calculation**

Residential	Unbuilt Ha	Run-off coefficient	Ha x co-efficient	% (rounded)	Residential share x percentage	Actual units	2014 proposed DC per unit	Current indexed rate
Net cost						\$13,540,000		
Single Detached	49	0.55	26.95	56.8%	7,690,720	1,079	\$6,942	\$4,555
Semi Detached	4.4	0.6	2.64	5.6%	758,240	138		
Row/Townhouse	15.8	0.7	11.06	23.3%	3,154,820	696	\$4,533	\$3,336
Stacked Row	0	0.8	0.00	0.0%	0	0	\$1,815	\$1,830
Apartment	8.5	0.8	6.80	14.3%	1,936,220	1,067		
Total	77.7		47.45	100.0%	\$13,540,000	2,980		

Non-Residential	2014 proposed	Current indexed rate
Net Cost	\$3,175,000	
Actual GFA (sqft)	414,305	
DC Per GFA (sq.ft)	\$7.66	\$6.14

APPENDIX A
AREA-SPECIFIC BY-LAWS FOR INDIVIDUAL STORM WATER
MANAGEMENT PONDS AND DRAINAGE SYSTEMS

SCHEDULE "C" – NON-RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per square foot of non-residential gross or total floor area

Monahan Drain	Non-Residential
Area A - Stormwater Management Facility and Accessory Services	\$2.43
Area B - Stormwater Management Facility and Accessory Services	\$2.43

SCHEDULE "C" – NON-RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per square foot of non-residential gross or total floor area

Shirley's Brook	Non-Residential
Stormwater Management Facility and Accessory Services	\$3.05

SCHEDULE "B" – RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per Dwelling Unit
Type of Residential Use
Area E-3

Gloucester	Single-Detached Dwelling and Semi-Detached Dwelling	Multiple Dwelling, Mobile Home & Row Dwelling	Apartment Dwelling
Stormwater Management Facility and Accessory Services	\$4,146	\$2,879	\$1,150

SCHEDULE "C" – NON-RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per square foot of non-residential gross or total floor area

Gloucester	Non-Residential
Stormwater Management Facility and Accessory Services	\$3.25

SCHEDULE "B" – RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per Dwelling Unit
Type of Residential Use
Area E-6

N5 and Channelization	Single-Detached Dwelling and Semi-Detached Dwelling	Multiple Dwelling, Mobile Home & Row Dwelling	Apartment Dwelling
Stormwater Management Facility and Accessory Services	\$6,942	\$4,533	\$1,815

SCHEDULE "C" – NON-RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per square foot of non-residential gross or total floor area

N5 and Channelization	Non-Residential
Stormwater Management Facility and Accessory Services	\$7.66