

CITY OF OTTAWA

**2014 DEVELOPMENT CHARGES
UPDATE STUDY**

For Public Circulation and Comment

AUGUST 7, 2014



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 **Planning for growth**

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1. INTRODUCTION

1. INTRODUCTION

1.1 Background

The City of Ottawa imposes Development Charges (DC) to recover the capital costs of the increase in needs for services arising from growth. The basis for the calculation of the City's existing schedule of City-wide¹ residential and non-residential development charges is documented in the "City of Ottawa 2014 Development Charges Background Study," dated April 28, 2014 (as amended). This background study provides the supporting documentation for By-law 2014-229, adopted by Council on June 11, 2014, with the development charges coming into effect June 12, 2014. The charges are being phased-in to the full calculated amounts commencing October 1, 2014.

The residential development charges are imposed in the geographically defined areas of Inside the Greenbelt, Outside the Greenbelt, Rural Serviced and Rural Unserviced, while the non-residential charges for industrial and non-industrial development are imposed uniformly throughout the City. The following services are included for recovery under By-law 2014-229: roads and related, sanitary (waste water), water, stormwater drainage, protection, public transit, parks development (district and non-district), recreation facilities, libraries, paramedic services and corporate studies. The resultant full calculated development charges, effective October 1, 2014, are summarized as follows:

Table 1-1
City of Ottawa
Schedule of Development Charges
Effective October 1, 2104

Category	Inside the Greenbelt	Outside the Greenbelt	Rural	Rural - Unserviced
Single-Detached and Semi-Detached Dwelling (\$ per unit)	\$21,965	\$30,154	\$19,692	\$17,266
Apartment Dwelling, (2+Bedrooms) (\$ per unit)	\$12,937	\$16,000	\$11,305	\$9,912
Apartment Dwelling (less than 2 Bedrooms) (\$ per unit)	\$9,526	\$11,781	\$8,324	\$7,298
Townhouse, Multiple, Row and Mobile Dwelling (\$ per unit)	\$17,203	\$22,682	\$12,796	\$11,219
Non-Industrial Charge Use (\$ per square foot of GFA)	\$19.55	\$19.55	\$19.55	\$17.50
Industrial Charge Use (\$ per square foot of GFA)	\$8.43	\$8.43	\$8.43	\$7.47

¹ Additional by-laws impose separate area-specific development charges for storm water management facilities.

1.2 Existing Policies (Rules)

The following subsections set out the rules governing the calculation, payment and collection of development charges as provided in By-law 2014-229, in accordance with the *Development Charges Act, 1997* (Act).

1.2.1 Payment in any Particular Case

In accordance with the *Development Charges Act, 1997*, the development charge shall be calculated, payable and collected where the development requires one or more of the following:

- a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
- b) the approval of a minor variance under Section 45 of the *Planning Act*;
- c) a conveyance of land to which a by-law passed under section 50(7) of the *Planning Act* applies;
- d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
- e) a consent under Section 53 of the *Planning Act*;
- f) the approval of a description under section 50 of the *Condominium Act*;
- g) the issuing of a building permit under the *Building Code Act* in relation to a building or structure.

Development charges are calculated and payable upon issuance of a building permit with respect to a building or structure to which the development charge applies.

The City may provide that the development charge is payable immediately upon the parties entering into a subdivision or consent agreement. Further, an owner and the City may enter into an agreement with respect to full or partial payment or the provision of services in lieu and the terms thereof prevail over the by-law provisions. Payment for the parks development, recreation facilities, libraries, paramedic service, and corporate studies components of a development charge can be deferred for two years in the case of non-residential development where payment is secured under a site plan agreement.

1.2.2 Determination of the Amount of the Charge

The calculation for residential development is generated on a per capita basis, and based upon different forms of housing types (single and semi-detached, apartments – 2+bedrooms, apartments – less than two bedrooms, and townhouse, multiple, row and mobile Dwelling). The total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible DC cost calculations are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). This approach

acknowledges that service capacity will be “freed up” by the population decline in existing units. The cost per capita is then multiplied by the average occupancy of the new units to calculate the charges by type of residential dwelling unit.

The nonresidential development charge has been calculated based on a per square foot of gross floor area basis for industrial and non-industrial types of development.

1.2.3 Application to Land Redevelopment

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.

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.

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.

1.2.4 Exemptions

The following lands are exempt from development charges:

- a) Statutory exemptions
 - i. Industrial additions of up to and including 50% of the existing gross floor area of the building - for industrial additions which exceed 50% of the existing gross floor

-
- area, only the portion of the addition in excess of 50% is subject to development charges;
- ii. Land used for Municipal or Board of Education purposes; and
 - iii. Residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units.
- b) Non statutory exemptions
- i. Every place of worship and the land used in connection therewith, other than the charge for public transit;
 - ii. Every churchyard, cemetery or burying ground exempt under the Assessment Act for taxation purposes;
 - iii. Non-residential use buildings used for bona fide agricultural purposes;
 - iv. Farm retirement lots in accordance with the official plan;
 - v. Non-residential use development involving the creation or addition of accessory uses containing less than ten square metres of gross floor area;
 - vi. Temporary buildings provided that such buildings are removed within two years of the issuance of the building permit;
 - vii. A garden suite, provided that such garden suite is removed within ten years;
 - viii. 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;
 - ix. 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(excluding public transit component);
 - x. 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 (excluding public transit component);
 - xi. Farm help lots, severed prior to 9 July 1997;
 - xii. 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 (excluding public transit component);
 - xiii. Where specifically authorized by a resolution of Council, development on land where a public facility is being provided (excluding public transit component);
 - xiv. 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.

1.2.5 Indexing

The by-law provides for the automatic indexing of the development charges on August 1st of each year in accordance with the Statistics Canada Infrastructure Development Charge Price Index, Catalogue Number 62-007.

1.2.6 By-law Duration

This by-law will expire at 12:01 AM on June 12, 2019 unless it is repealed by Council at an earlier date.

1.3 Basis for DC By-Law Amendment

This DC Update Study provides for an amendment to the City's development charges by-law (i.e. By-Law 2014-229). The purpose of the amendment is include charges for Affordable Housing services, which were not included in the 2014 DC Background Study.

The capital cost estimates are based on the City's capital plan for affordable housing services. Details on these capital costs are presented in Chapter 3 of this report. The revised schedule of development charges is presented in the draft amending by-law in Appendix A of this report.

The notice of the mandatory Public Meeting has been advertised in accordance with the requirements of the Act. This study document was also released for public review in accordance with the Act on August 7, 2014. The statutory public meeting will be held on August 21, 2014. At this meeting, Planning Committee will receive oral and written comments on the matter. It is anticipated that Council will consider for adoption the proposed amending by-law at a subsequent meeting of Council.

2. ANTICIPATED DEVELOPMENT

2. ANTICIPATED DEVELOPMENT

The City's 2014 Development Charges Background Study provides the anticipated residential and non-residential growth within the City of Ottawa over the 2014-2031 forecast period. The table below provides a summary of the City-wide growth forecast provided therein:

Table 2-1
City of Ottawa
2014 DC Background Study – Growth Forecast Summary

Year	Net Population Growth	Residential Dwelling Units	Employment Growth (excluding NFPOW & WAH²)	Non-Residential Gross Floor Area (sq.ft.)
2014-2024	115,175	60,019	59,889	27,010,630
2014-2031	186,960	96,711	95,094	42,862,835

For the purposes of this DC amendment, the 2014 DC Background Study growth forecast remains unchanged. The capital costs estimates for affordable housing services have been considered in the context of the 10-year growth forecast (i.e. 2014-2024) and provisions for post-period benefit deductions have been provided where necessary to ensure that the increase in need for service pertains to the underlying increase in development.

² NFPOW is no fixed place of work employment and WAH is work at home employment.

3. DEVELOPMENT CHARGE RECOVERABLE COST CALCULATIONS FOR AFFORDABLE HOUSING SERVICES

3. DEVELOPMENT CHARGE RECOVERABLE COST CALCULATIONS FOR AFFORDABLE HOUSING SERVICES

The City passed By-law 2014-229 on June 11, 2014, being a by-law for the purposes of establishing and collecting a development charge in accordance with the provisions of the *Development Charges Act*. The 2014 DC Background Study adopted by Council in the preparation of the by-law justified the maximum amount that could be charged for residential and non-residential development. The City's 2009 DC By-law included charges for affordable housing services that were not included in the 2014 DC Background Study and By-law. This chapter summarizes the development charge recoverable cost calculations for affordable housing services and the statutory requirements for updating the calculations through a DC amendment process.

3.1 Affordable Housing Services

The City's 2009 DC Background Study identified the increase in need for affordable housing services required to meet the needs of anticipated growth over the 10-year forecast period (i.e. 2009-2019). This capital plan has been updated to reflect the City's Ten Year Plan for affordable housing, building on the City's Housing and Homelessness Investment Plan. The plan identifies the need for an additional 100-150 affordable housing units per year at a total capital cost investment of \$52.5 million over the 10-year period (i.e. City's cost share only, net of any provincial or federal grants). In addition, \$100,000 in estimated study costs have been identified to assess future service needs. In total the gross capital cost estimates for the forecast period is \$52.6 million.

The anticipated increase in need for affordable housing services is measured, in part, based on the historic level of service provided over the prior 10-year period. Table 3-1 summarizes the historic level of service for affordable housing services, including both social housing units and new affordable housing units in service over the period 2004-2013. Applying the historic level of service for affordable housing services (i.e. \$822.50/capita) to the anticipated net population growth over the 2014-2024 forecast period (i.e. 115,175 population), the maximum DC eligible amount representing the increase in needs for service totals \$94.7 million. By comparison, the anticipated capital needs total \$52.6 million, within the historic level of service cap.

Table 3-1
City of Ottawa
2004-2013 Affordable Housing Services – Historic Level of Service

City of Ottawa Development Charge Background Study Historic Level of Service												
Service:		Affordable Housing Housing Units										
Type of Capital Asset:												
Quantity Measure	1	2	3	4	5	6	7	8	9	10	11	12
Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014 Value (\$/unit)	Total Value
Social Housing Units	20,180	20,180	20,180	20,131	20,131	20,131	20,131	20,131	20,131	20,131	\$35,000	\$7,050,995,000
New Affordable Housing Units	308	391	602	653	746	746	1,077	1,280	1,421	1,516	\$35,000	\$305,900,000
Total	20,488	20,571	20,782	20,784	20,877	20,877	21,208	21,411	21,552	21,647		\$7,356,895,000
Population	845,863	859,704	870,761	881,231	894,654	899,234	911,985	922,046	931,730	942,489		210,197
Per Capita Service Level	0.0242	0.0239	0.0239	0.0236	0.0233	0.0232	0.0233	0.0232	0.0231	0.0230		\$35,000
10 Year Average		2004-2013										
Quantity Standard	0.0235											
Quality Standard	\$35,000.00											
Combined Quantity/Quality Level (\$/1000 Persons)	\$822.50											
DC Amount (before deductions)		10-year										
Forecast Population	115,175											
\$ per Capita	\$822.50											
Eligible DC \$ Amount	\$94,731,438											

The increase in need for service has been reduced to reflect the benefits to existing development from the capital program. A 75% deduction in the gross capital costs estimate has been made, which reflects an estimate of the number of additional housing units expected to be occupied by existing residents based on the centralized waiting list and priorities for assigning units. As such, \$39.5 million has been deducted as a benefit to existing.

Moreover, while the capital needs are within the historic level of service cap, occupancy of units at the end of the forecast period are anticipated to benefit growth beyond 2024. Correspondingly, a portion the units developed in 2022-2024 have been deferred as a post period benefit. These costs would be included in subsequent development charge bylaws for recovery from future growth. The post period benefit deduction totals \$2.8 million.

The Act limits certain services to 90% recovery of increase in need. Affordable housing services are limited to 90% cost recovery under the Act. Approximately \$1.0 million has been deducted in accordance with these statutory requirements.

As a result, the growth-related capital costs included in the calculation of the charge for affordable housing services totals approximately \$9.4 million. These costs are attributable entirely to future residential development, with uniform City-wide application. Table 3-2 summarizes the capital costs included in the DC amendment calculations for affordable housing services.

The City's "Housing in Ottawa – An Overview" document identifies average annual spending per unit in capital repairs. In 2012 the average annual capital allocation totalled \$890/unit. The 10-year plan identifies approximately 1,500 units in additional affordable housing units. Based on indexed annual capital repair funding, approximately \$1.38 in annual expenditures would be incurred at full buildout.

**Table 3-2
City of Ottawa
Affordable Housing Services – Anticipated Capital Needs**

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	Eligible Level of Service \$000	Benefit to Existing Development %	Benefit to Existing Development \$000	Less:			Growth Cost \$000	Potential DC Recoverable Cost		
							Grants, Subsidies & Contributions \$000	Post Period Benefit \$000			90% Statutory Portion \$000	100% Residential Share \$000	0% Non-residential Share \$000
22.0494	2015	Additional Affordable Housing Units (Net City Cost)	5,250	5,250	75%	3,938	-	-		1,312	1,181	1,181	0
22.0594	2016	Additional Affordable Housing Units (Net City Cost)	5,250	5,250	75%	3,938	-	-		1,312	1,181	1,181	0
22.0694	2017	Additional Affordable Housing Units (Net City Cost)	5,250	5,250	75%	3,938	-	-		1,312	1,181	1,181	0
22.0794	2018	Additional Affordable Housing Units (Net City Cost)	5,250	5,250	75%	3,938	-	-		1,312	1,181	1,181	0
22.0894	2019	Additional Affordable Housing Units (Net City Cost)	5,250	5,250	75%	3,938	-	-		1,312	1,181	1,181	0
22.0994	2020	Additional Affordable Housing Units (Net City Cost)	5,250	5,250	75%	3,938	-	-		1,312	1,181	1,181	0
22.1094	2021	Additional Affordable Housing Units (Net City Cost)	5,250	5,250	75%	3,938	-	-		1,312	1,181	1,181	0
22.1194	2022	Additional Affordable Housing Units (Net City Cost)	5,250	5,250	75%	3,938	-	656	656		590	590	0
22.1294	2023	Additional Affordable Housing Units (Net City Cost)	5,250	5,250	75%	3,938	-	918	394		355	355	0
22.1394	2024	Additional Affordable Housing Units (Net City Cost)	5,250	5,250	75%	3,938	-	1,181	131		118	118	0
Total			52,500	52,500		39,380	-	2,755	10,365	9,330	9,330	-	

3.2 DC By-Law Revised Schedule of Charges

The detailed calculation table underlying the affordable housing services amendment is provided in Table 3-3. Table 3-4 compares the affordable housing development charge by residential dwelling unit type with those imposed at the time the 2009 DC by-law expired. By comparison, the single detached development charges would increase from \$189/unit under the previous by-law to \$208/unit as calculated herein. An increase of \$19 per single detached unit.

Table 3-3
City of Ottawa
Development Charge Calculation – Affordable Housing Services

Service Category/ Component	Net Growth Related Costs (2014-2023) 000's \$ 2014\$			
	Residential Share	Industrial Share	Non-Industrial Share	Total
Affordable Housing	9,353 100%	0 0%	0 0%	9,353
Net Growth Related Capital Costs	9,353	0	0	9,353
Gross Population Increase to 2024 ¹	149,903			
Gross Floor Area to 2024 ¹		5,899,527	21,111,103	
Per Capita DC Charge	62.39	0.00	0.00	
Development Charges Per: Single & Semi Detached Unit (3.34 ppu) Sq.ft. of Non-residential GFA	208	0.00	0.00	

¹ City-wide forecast.

Table 3-4
City of Ottawa
Development Charge Comparison – Affordable Housing Services

Affordable Housing Program	City-Wide as of August 1, 2013	City Wide Calculated	Difference
	\$	\$	\$
<u>Residential Dwelling Unit Type</u>			
Single and Semi-detached	189	208	19
Apartment (2+ bedrooms)	107	114	7
Apartment (less than 2 bedrooms)	74	84	9
Multiple, row and mobile dwelling	143	157	14

Based on the revisions to the 2014 DC Background Study identified above, the amended residential development charges by service area are provided in Table 3-5 below (note, no change to the development charges imposed for non-residential development). As noted in Chapter 1 of this report, Council adopted specific “rules” with respect to the implementation of the charges. These rules, as well as all other DC policies contained in By-Law 2014-229, remain unchanged through this process, with only the addition of affordable housing services development charges in Schedule “B” and “C” effective October 1, 2014.

Table 3-5
City of Ottawa
Amended Schedule of Residential Development Charges
Effective October 1, 2014

Inside Greenbelt (Area #1)

	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	8,481	4,995	3,678	6,642
Sanitary Sewer	4,415	2,600	1,915	3,458
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
Affordable Housing	208	114	84	157
Total Inside the Greenbelt	22,173	13,051	9,610	17,360

Outside Greenbelt (Area #2)

	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	10,447	5,543	4,082	7,858
Sanitary Sewer	4,302	2,283	1,681	3,236
Water	3,030	1,608	1,184	2,279
Stormwater Drainage	42	22	16	32
Protection	953	506	372	717
Public Transit	6,409	3,401	2,504	4,821
Parks Development (Non-District Parks)	0	0	0	0
Parks Development (District Parks)	227	120	89	171
Recreation Facilities	3,874	2,056	1,514	2,914
Libraries	588	312	230	442
Paramedic Service	89	47	35	67
Corporate Studies	193	102	75	145
Affordable Housing	208	114	84	157
Sub-Total Outside the Greenbelt	30,362	16,114	11,865	22,839

Table 3-5 (cont'd)
City of Ottawa
Amended Schedule of Residential Development Charges
Effective October 1, 2014

Rural Serviced (Area #3 Part)

	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	8,519	4,891	3,601	5,536
Sanitary Sewer	2,253	1,293	952	1,464
Water	173	99	73	112
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
Affordable Housing	208	114	84	157
Total Rural Serviced	19,900	11,419	8,408	12,953

Rural Unserviced (Area #3 Part)

	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	8,519	4,891	3,601	5,536
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
Affordable Housing	208	114	84	157
Total Rural Unserviced	17,474	10,026	7,382	11,376

APPENDIX A
DRAFT AMENDING DEVELOPMENT CHARGES BY-LAW

THE CITY OF OTTAWA

BY-LAW NO. 2014-XX

BEING A BY-LAW OF
THE CITY OF OTTAWA
TO AMEND BY-LAW 2014-229
RESPECTING DEVELOPMENT CHARGES

WHEREAS the City of Ottawa enacted By-law 2014-229 pursuant to the *Development Charges Act, 1997*, S.O. 1997, c. 27 (the “Act”), which Act authorizes Council to pass by-laws for the imposition of development charges against land;

AND WHEREAS the City has undertaken a study pursuant to the Act which has identified certain capital items for inclusion in the City’s development charges;

AND WHEREAS Council has before it a report entitled “City of Ottawa 2014 Development Charges Update Study” prepared by Watson & Associates Economists Ltd., dated August 7, 2014 (the “update study”);

AND WHEREAS the update study was made available to the public and Council gave notice to the public and held a meeting pursuant to section 12 of the Act on August 21, 2014, prior to which the update study and the proposed development charge by-law amendment were made available to the public and Council heard comments and representations from all persons who applied to be heard (the “public meeting”);

AND WHEREAS Council, on August 21, 2014 held a meeting open to the public, at which Council considered the study, and written and oral submissions from the public;

NOW THEREFORE THE COUNCIL OF THE CITY OF OTTAWA HEREBY ENACTS AS FOLLOWS:

1. By-law 2014-229 is hereby amended as follows:

s.s.3(2)(o) be added to include “Affordable Housing”

s.s.17(19) be added to include “The development charges imposed by this by-law for Affordable Housing purposes shall be paid into the Manotick Affordable Housing Development Charge Reserve Fund and all development charges imposed by the City by any by-law for Affordable Housing purposes shall be deemed to be in respect of a single service

Schedule “B” is deleted and the attached Schedule “B” substituted therefore.

Schedule “C” is deleted and the attached Schedule “C” substituted therefore.

2. This by-law shall come into force on the day it is enacted.
3. Except as amended by this By-law, all provisions of By-law 2014-229 shall remain in full force and effect.

Enacted and passed this _____ day of _____, 2014.

City of Ottawa

Mayor:

Clerk:

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	5,715	2,607	2,273	3,964
Sanitary Sewer	2,975	1,357	1,183	2,064
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	606	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	8,481	4,995	3,678	6,642
Sanitary Sewer	4,415	2,600	1,915	3,458
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
Affordable Housing	208	114	84	157
Total Inside the Greenbelt	22,173	13,051	9,610	17,360

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	7,592	4,554	3,105	5,978
Sanitary Sewer	3,126	1,875	1,278	2,461
Water	2,202	1,321	900	1,734
Stormwater Drainage	31	18	12	24
Protection	693	415	283	545
Public Transit	6,409	3,401	2,504	4,821
Parks Development (Non-District Parks)	1,650	990	675	1,299
Parks Development (District Parks)	165	99	67	130
Recreation Facilities	2,815	1,689	1,151	2,217
Libraries	427	256	175	336
Paramedic Service	65	39	26	51
Corporate Studies	140	84	57	110
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	10,447	5,543	4,082	7,858
Sanitary Sewer	4,302	2,283	1,681	3,236
Water	3,030	1,608	1,184	2,279
Stormwater Drainage	42	22	16	32
Protection	953	506	372	717
Public Transit	6,409	3,401	2,504	4,821
Parks Development (Non-District Parks)	0	0	0	0
Parks Development (District Parks)	227	120	89	171
Recreation Facilities	3,874	2,056	1,514	2,914
Libraries	588	312	230	442
Paramedic Service	89	47	35	67
Corporate Studies	193	102	75	145
Affordable Housing	208	114	84	157
Sub-Total Outside the Greenbelt	30,362	16,114	11,865	22,839

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	5,012	2,552	2,239	4,473
Sanitary Sewer	1,326	675	592	1,183
Water	102	52	45	91
Stormwater Drainage	25	13	11	22
Protection	379	193	169	338
Public Transit	6,409	3,679	2,709	4,165
Parks Development (Non-District Parks)	1,858	946	830	1,657
Recreation Facilities	315	161	141	281
Libraries	474	241	212	423
Paramedic Service	52	27	23	47
Corporate Studies	131	67	58	117
Total Rural Serviced	16,082	8,605	7,030	12,796

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	8,519	4,891	3,601	5,536
Sanitary Sewer	2,253	1,293	952	1,464
Water	173	99	73	112
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
Affordable Housing	208	114	84	157
Total Rural Serviced	19,900	11,419	8,408	12,953

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	4,542	2,275	2,038	4,262
Stormwater Drainage Protection	22	11	10	21
Protection	343	172	154	322
Public Transit	6,409	3,679	2,709	4,165
Parks Development (Non-District Parks)	1,683	843	755	1,579
Recreation Facilities	286	143	128	268
Libraries	429	215	193	403
Paramedic Service	47	24	21	45
Corporate Studies	118	59	53	111
Total Rural Unserviced	13,880	7,422	6,062	11,175

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	8,519	4,891	3,601	5,536
Stormwater Drainage Protection	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
Affordable Housing	208	114	84	157
Total Rural Unserviced	17,474	10,026	7,382	11,376

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	3.73
Sanitary Sewer	1.47	1.02	0.76
Water	0.29	0.20	0.14
Stormwater Drainage	0.04	0.03	0.02
Protection	0.65	0.45	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	9.41	3.99
Sanitary Sewer	1.71	0.81
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
Affordable Housing	0.00	0.00
Total	19.55	8.43