

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 3-3
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 |