

For Information Only

Development Charges - July 2016 to June 2017

Presented To:	City Council
Presented:	Tuesday, Mar 22, 2016
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Type:	Correspondence for Information Only

Resolution

For Information Only

Executive Summary:

This report will update Development Charges (DC) effective July 1, 2016 to June 30, 2017 in accordance with By-Law 2014-151.

Background:

Please refer to Appendix A for the report and Appendix B for Schedules A-1 to A-5 for detailed breakdown of DC rates effective on July 1, 2016.

Signed By

Report Prepared By

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Digitally Signed Mar 8, 16

Recommended by the Department

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Appendix A

Development Charges – July 1, 2016 to June 30, 2017

Background:

The following chart reflects the current DC rates effective until June 30, 2016:

Servicing	Single Family Dwellings (per unit)	Semi Detached Dwellings (per unit)	Multiples and Apartments (per unit)	Industrial (per sq ft)	Commercial / Institutional (per sq ft)
All Services	\$15,036	\$9,415	\$9,415	\$4.40	\$8.98
Excluding Water	\$14,248	\$8,921	\$8,921	\$3.93	\$8.47
Excluding Wastewater	\$12,496	\$7,824	\$7,824	\$2.90	\$7.34
Excluding Water and Wastewater	\$11,708	\$7,330	\$7,330	\$2.43	\$6.83

Development Charges are to be indexed per the Statistics Canada Quarterly Construction Price Statistics (Non-Residential Building Construction Index) in accordance with the Development Charges Act and By-Law 2014-151.

Since no statistics are released for Sudbury, the inflationary change for Ottawa is used and in accordance with By-Law 2014-151. The increase for the period of December 2014 to December 2015 which was released in February 2016 is 1.6%.

City Council approved By-Law 2014-151 with the existing DC rates as of January 1, 2014 to be frozen for years 1 and 2 (ie. until June 30, 2016), with phased-in increases in years 3 to 5 based on the calculated rates in the 2014 DC Background Study. The phased-in rate increases will be effective for rates from July 1, 2016 through to June 30, 2019. The phased-in rate increase also results in a larger increase for semi-detached dwellings as these rates will be in the mid range between single family dwellings and multiples and apartments by July 1, 2018.

Therefore, the rates effective from July 1, 2016 to June 30, 2017 include the first phased-in rate increase based on the rates as well as the inflationary increase, which are in accordance with By-law 2014-151. The chart below reflects the rates in effect starting July 1, 2016.

Servicing	Single Family Dwellings (per unit)	Semi Detached Dwellings (per unit)	Multiples and Apartments (per unit)	Industrial (per sq ft)	Commercial / Institutional (per sq ft)
All Services	\$15,827	\$10,888	\$9,691	\$4.54	\$9.12
Excluding Water	\$14,997	\$10,317	\$9,182	\$4.06	\$8.60
Excluding Wastewater	\$13,153	\$9,048	\$8,054	\$2.99	\$7.45
Excluding Water and Wastewater	\$12,323	\$8,477	\$7,545	\$2.51	\$6.93
Approximate % Increase on Existing Rates	5.3%	15.7%	2.9%	3.2%	1.6%

Schedule A-1

To By-law 2014-151

Residential - Single Family Dwelling		
	2016	
	<i>as of July 1</i>	
<i>Charge per unit</i>	\$	15,827
General Government		86
Library		731
Fire Services		326
Police Services		173
Public Safety		73
Parks and Recreation		2,400
Cemetery Services		8
Ambulance Services		102
Transit Services		464
Emergency Preparedness		191
Total General Services	\$	4,554
Roads		7,241
Water Service		830
Wastewater Service		2,674
Drains		528
Total Engineered Services	\$	11,273
Total Development Charge all services	\$	15,827
<i>Excluding Water Service</i>	\$	14,997
<i>Excluding Waste Water Service</i>	\$	13,153
<i>Excluding Water and Waste Water Services</i>	\$	12,323

Schedule A-2 (continued)
To By-law 2014-151

Residential - Semi Detached Dwelling	
	2016
	<i>as of July 1</i>
<i>Charge per unit</i>	\$ 10,888
General Government	60
Library	502
Fire Services	225
Police Services	119
Public Safety	50
Parks and Recreation	1,651
Cemetery Services	6
Ambulance Services	70
Transit Services	319
Emergency Preparedness	131
Total General Services	\$ 3,133
Roads	4,980
Water Service	571
Wastewater Service	1,840
Drains	364
Total Engineered Services	\$ 7,755
Total Development Charge all services	\$ 10,888
<i>Excluding Water Service</i>	\$ 10,317
<i>Excluding Waste Water Service</i>	\$ 9,048
<i>Excluding Water and Waste Water Services</i>	\$ 8,477

Schedule A-3 (continued)

To By-law 2014-151

Residential - Multiples and Apartments	
	2016
	<i>as of July 1</i>
<i>Charge per unit</i>	\$ 9,691
General Government	53
Library	447
Fire Services	199
Police Services	106
Public Safety	44
Parks and Recreation	1,469
Cemetery Services	5
Ambulance Services	62
Transit Services	284
Emergency Preparedness	117
Total General Services	\$ 2,786
Roads	4,436
Water Service	509
Wastewater Service	1,637
Drains	323
Total Engineered Services	\$ 6,905
Total Development Charge all services	\$ 9,691
<i>Excluding Water Service</i>	\$ 9,182
<i>Excluding Waste Water Service</i>	\$ 8,054
<i>Excluding Water and Waste Water Services</i>	\$ 7,545

Schedule A-4

To By-law 2014-151

Industrial	
	2016
	<i>as of July 1</i>
<i>Charge per square foot</i>	\$ 4.54
General Government	0.05
Library	-
Fire Services	0.19
Police Services	0.09
Public Safety	0.04
Parks and Recreation	-
Cemetery Services	-
Ambulance Services	0.06
Transit Services	0.26
Emergency Preparedness	0.10
Total General Services	\$ 0.79
Roads	1.41
Water Service	0.48
Wastewater Service	1.55
Drains	0.31
Total Engineered Services	\$ 3.75
Total Development Charge	\$ 4.54
<i>Excluding Water Service</i>	\$ 4.06
<i>Excluding Waste Water Service</i>	\$ 2.99
<i>Excluding Water and Waste Water Services</i>	\$ 2.51

Schedule A-5

To By-law 2014-151

Non-Residential Non-Industrial		
		2016
		<i>as of July 1</i>
<i>Charge per square foot</i>	\$	9.12
General Government		0.05
Library		-
Fire Services		0.20
Police Services		0.10
Public Safety		0.04
Parks and recreation		-
Cemetery Services		-
Ambulance Services		0.06
Transit Services		0.28
Emergency Preparedness		0.11
Total General Services	\$	0.84
Roads		5.75
Water Service		0.52
Wastewater Service		1.67
Drains		0.34
Total Engineered Services	\$	8.28
Total Development Charge	\$	9.12
<i>Excluding Water Service</i>	\$	8.60
<i>Excluding Waste Water Service</i>	\$	7.45
<i>Excluding Water and Waste Water Services</i>	\$	6.93