

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%