

Appendix E - Development Charges (DC) Rates - Scenarios

The following chart is the revenue forecast as calculated by Hemson Consultants Ltd. which is based on the calculated DC rates and the estimated development forecast by building/development over the five year period from 2019 to 2023. This total is then split to show the breakdown portion relating to property tax levy as well as water / wastewater user (w/ww) fees.

Calculated Rates			
	DC Rate	Forecast 2019-2023	Revenues over 5 Years
Single Detached	\$17,718	962	\$17,044,716
Semi Detached	\$14,235	76	\$1,081,860
Apartments and Multiples	\$10,225	666	\$6,809,850
Industrial (per sq.ft.)	\$5.92	804,000	\$4,759,680
Non-industrial (per sq.ft.)	\$8.89	262,390	\$2,332,647
Total			\$32,028,753
Total per Year			\$6,405,751

Totals split between Property Tax Levy and Water/Wastewater User Fees

	DC Rate	Property Tax Levy Portion	Water / Wastewater User Fees Portion	Forecast 2019-2023	Revenues - Property Tax Levy	Revenues - W / WW User Fees	Total
Single Detached	\$17,718	\$12,027	\$5,691	962	\$11,569,974	\$5,474,742	\$17,044,716
Semi Detached	\$14,235	\$9,663	\$4,572	76	\$734,388	\$347,472	\$1,081,860
Apartments and Multiples	\$10,225	\$6,941	\$3,284	666	\$4,622,706	\$2,187,144	\$6,809,850
Industrial (per sq.ft.)	\$5.92	\$3.50	\$2.42	804,000	\$2,814,000	\$1,945,680	\$4,759,680
Non-industrial (per sq.ft.)	\$8.89	\$6.47	\$2.42	262,390	\$1,697,663	\$634,984	\$2,332,647
Total					\$21,438,731	\$10,590,022	\$32,028,753
Totals per Year					\$4,287,746	\$2,118,004	\$6,405,751

Note 1: The estimated totals over 5 years and on an annual basis is based on the calculated DC rates and the estimated development forecast. Actual development charges collected in a given year will be based on actual development in that year and would be lower due to exemptions from DC's from the DC Act as well as the City's DC By-Law.

Option 1: Reduce calculated development charges rates by 25%

	Total Estimated DC's based on Calculated Rates		Total Estimated Revenues Based on 25% Reduction		DC Revenue Loss - Impact of Increase to Property Tax Levy & W/WW User Fees		
	Revenues - Property Tax Levy	Revenues - W / WW User Fees	Revenues - Property Tax Levy	Revenues - W / WW User Fees	Revenue Loss - Increase to Property Tax Levy	Revenue Loss - Increase to Water / Wastewater User Fees	Total
Single Detached	\$11,569,974	\$5,474,742	\$8,677,481	\$4,106,057	\$2,892,494	\$1,368,686	\$4,261,179
Semi Detached	\$734,388	\$347,472	\$550,791	\$260,604	\$183,597	\$86,868	\$270,465
Apartments and Multiples	\$4,622,706	\$2,187,144	\$3,467,030	\$1,640,358	\$1,155,677	\$546,786	\$1,702,463
Industrial (per sq.ft.)	\$2,814,000	\$1,945,680	\$2,110,500	\$1,459,260	\$703,500	\$486,420	\$1,189,920
Non-industrial (per sq.ft.)	\$1,697,663	\$634,984	\$1,273,247	\$476,238	\$424,416	\$158,746	\$583,162
	\$21,438,731	\$10,590,022	\$16,079,048	\$7,942,516	\$5,359,683	\$2,647,505	\$8,007,188
Total over 5 Years					\$5,359,683	\$2,647,505	
Total per Year					\$1,071,937	\$529,501	
As a Percentage Increase to Property Tax Levy and W/WW User Fees					0.4%	0.8%	

Option 2: Reduce calculated development charges rates by 50%

	Total Estimated DC's based on Calculated Rates		Total Estimated Revenues Based on 50% Reduction		DC Revenue Loss - Impact of Increase to Property Tax Levy & W/WW User Fees		
	Revenues - Property Tax Levy	Revenues - W / WW User Fees	Revenues - Property Tax Levy	Revenues - W / WW User Fees	Revenue Loss - Increase to Property Tax Levy	Revenue Loss - Increase to W / WW User Fees	Total
Single Detached	\$11,569,974	\$5,474,742	\$5,784,987	\$2,737,371	\$5,784,987	\$2,737,371	\$8,522,358
Semi Detached	\$734,388	\$347,472	\$367,194	\$173,736	\$367,194	\$173,736	\$540,930
Apartments and Multiples	\$4,622,706	\$2,187,144	\$2,311,353	\$1,093,572	\$2,311,353	\$1,093,572	\$3,404,925
Industrial (per sq.ft.)	\$2,814,000	\$1,945,680	\$1,407,000	\$972,840	\$1,407,000	\$972,840	\$2,379,840
Non-industrial (per sq.ft.)	\$1,697,663	\$634,984	\$848,832	\$317,492	\$848,832	\$317,492	\$1,166,324
	\$21,438,731	\$10,590,022	\$10,719,366	\$5,295,011	\$10,719,366	\$5,295,011	\$16,014,377
Total over 5 Years					\$10,719,366	\$5,295,011	
Total per Year					\$2,143,873	\$1,059,002	
As a Percentage Increase to Property Tax Levy and W/WW User Fees					0.8%	1.5%	