

For Information Only

Development Charges - July 2020 to June 2021

Presented To: Finance and
Administration
Committee

Presented: Tuesday, May 12, 2020

Report Date Monday, May 11, 2020

Type: Correspondence for
Information Only

Resolution

For Information Only

Relationship to the Strategic Plan / Health Impact Assessment

This report refers to operational matters.

Report Summary

This report will update Development Charges (DC) effective July 1, 2020 to June 30, 2021 in accordance with By-Law 2019-100.

Financial Implications

This report has no financial implications as rates are prepared in accordance with the existing Development Charges By-Law 2019-100.

Signed By

Report Prepared By

Apryl Lukezic
Co-ordinator of Budgets
Digitally Signed May 11, 20

Division Review

Ed Stankiewicz
Executive Director of Finance, Assets
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Digitally Signed May 11, 20

Financial Implications

Apryl Lukezic
Co-ordinator of Budgets
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Recommended by the Department

Kevin Fowke
General Manager of Corporate
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Digitally Signed May 11, 20

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
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The following chart reflects the current DC rates effective until June 30, 2020:

Servicing	Single Family Dwellings (per unit)	Semi Detached Dwellings (per unit)	Multiples, Apartments and Small Residential (per unit)	Industrial (per sq ft)	Commercial / Institutional (per sq ft)
All Services	\$17,721	\$14,238	\$10,227	\$2.96	\$4.45
Excluding Water	\$16,718	\$13,432	\$9,648	\$2.75	\$4.23
Excluding Wastewater	\$13,033	\$10,472	\$7,522	\$1.97	\$3.45
Excluding Water and Wastewater	\$12,030	\$9,666	\$6,943	\$1.75	\$3.24

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 2019-100.

Since no statistics are released for Sudbury, the inflationary change for Ottawa is used and in accordance with By-Law 2019-100. The increase for the period of December 2018 to December 2019 which was released in February 2020 is 2.9%.

The chart below reflects the rates in effect starting July 1, 2020 until June 30, 2021. Please refer to Appendix A for the detailed development charge rate schedules.

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	\$18,235	\$14,651	\$10,524	\$3.05	\$4.57
Excluding Water	\$17,203	\$13,822	\$9,928	\$2.82	\$4.35
Excluding Wastewater	\$13,411	\$10,776	\$7,740	\$2.02	\$3.55
Excluding Water and Wastewater	\$12,379	\$9,946	\$7,144	\$1.80	\$3.33

Schedule A-1

To By-law 2019-100

Residential - Single Family Dwelling	
	2020
	<i>as of July 1</i>
<i>Charge per unit</i>	\$ 18,235
General Government	213
Library Services	471
Fire Services	47
Police Services	332
Public Safety	110
Parks and Recreation	1,713
Ambulance Services	110
Emergency Preparedness	364
Transit Services	562
Total General Services	\$ 3,924
Roads and Related	7,586
Water Services	1,032
Wastewater Services	4,824
Drains and Stormwater	870
Total Engineered Services	\$ 14,311
Total Development Charge all services	\$ 18,235
<i>Excluding Water Service</i>	\$ 17,203
<i>Excluding Waste Water Service</i>	\$ 13,411
<i>Excluding Water and Waste Water Services</i>	\$ 12,379

Schedule A-2

To By-law 2019-100

Residential - Semi Detached Dwelling	
	2020
	<i>as of July 1</i>
<i>Charge per unit</i>	\$ 14,651
General Government	172
Library Services	379
Fire Services	38
Police Services	268
Public Safety	88
Parks and Recreation	1,377
Ambulance Services	88
Emergency Preparedness	292
Transit Services	452
Total General Services	\$ 3,154
Roads and Related	6,094
Water Services	829
Wastewater Services	3,875
Drains and Stormwater	699
Total Engineered Services	\$ 11,497
Total Development Charge all services	\$ 14,651
<i>Excluding Water Service</i>	\$ 13,822
<i>Excluding Waste Water Service</i>	\$ 10,776
<i>Excluding Water and Waste Water Services</i>	\$ 9,946

Schedule A-3

To By-law 2019-100

Residential - Multiples, Apartments and Small Residential	
	2020 <i>as of July 1</i>
<i>Charge per unit</i>	\$ 10,524
General Government	123
Library Services	272
Fire Services	27
Police Services	192
Public Safety	64
Parks and Recreation	989
Ambulance Services	64
Emergency Preparedness	210
Transit Services	324
Total General Services	\$ 2,265
Roads and Related	4,377
Water Services	596
Wastewater Services	2,783
Drains and Stormwater	502
Total Engineered Services	\$ 8,259
Total Development Charge all services	\$ 10,524
<i>Excluding Water Service</i>	\$ 9,928
<i>Excluding Waste Water Service</i>	\$ 7,740
<i>Excluding Water and Waste Water Services</i>	\$ 7,144

Schedule A-4

To By-law 2019-100

Industrial		
	2020	
	<i>as of July 1</i>	
<i>Charge per square foot</i>	\$	3.05
General Government		0.046
Library Services		-
Fire Services		0.010
Police Services		0.072
Public Safety		0.026
Parks and Recreation		-
Ambulance Services		0.026
Emergency Preparedness		0.077
Transit Services		0.123
Total General Services		0.38
Roads and Related		1.235
Water Services		0.221
Wastewater Services		1.024
Drains and Stormwater		0.185
Total Engineered Services		2.67
Total Development Charge		3.05
<i>Excluding Water Service</i>	\$	2.82
<i>Excluding Waste Water Service</i>	\$	2.02
<i>Excluding Water and Waste Water Services</i>	\$	1.80

Schedule A-5

To By-law 2019-100

Non-Residential Non-Industrial		
		2020
		<i>as of July 1</i>
<i>Charge per square foot</i>	\$	4.57
General Government		0.046
Library Services		-
Fire Services		0.010
Police Services		0.072
Public Safety		0.026
Parks and Recreation		-
Ambulance Services		0.026
Emergency Preparedness		0.077
Transit Services		0.123
Total General Services		0.38
Roads and Related		2.763
Water Services		0.221
Wastewater Services		1.024
Drains and Stormwater		0.185
Total Engineered Services		4.19
Total Development Charge		4.57
<i>Excluding Water Service</i>	\$	4.35
<i>Excluding Waste Water Service</i>	\$	3.55
<i>Excluding Water and Waste Water Services</i>	\$	3.33