

For Information Only

Development Charges - July 2018 to June 2019

Presented To: Finance and
Administration
Committee

Presented: Tuesday, Mar 20, 2018

Report Date Monday, Feb 26, 2018

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, 2018 to June 30, 2019 in accordance with By-Law 2014-151 and By-Law 2016-120.

Financial Implications

This report has no financial implications as rates are prepared in accordance with the existing Development Charges By-Law 2014-151.

Signed By

Report Prepared By

Apryl Lukezic
Co-ordinator of Budgets
Digitally Signed Feb 26, 18

Manager Review

Jim Lister
Manager of Financial Planning and
Budgeting
Digitally Signed Feb 26, 18

Division Review

Ed Stankiewicz
Executive Director of Finance, Assets
and Fleet
Digitally Signed Feb 26, 18

Financial Implications

Jim Lister
Manager of Financial Planning and
Budgeting
Digitally Signed Feb 28, 18

Recommended by the Department

Kevin Fowke
General Manager of Corporate
Services
Digitally Signed Mar 4, 18

Recommended by the C.A.O.

Ed Archer
Chief Administrative Officer
Digitally Signed Mar 5, 18

Background:

The following chart reflects the current DC rates effective until June 30, 2018:

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	\$16,150	\$11,571	\$9,784	\$4.63	\$9.08
Excluding Water	\$15,303	\$10,964	\$9,270	\$4.14	\$8.56
Excluding Wastewater	\$13,421	\$9,616	\$8,131	\$3.06	\$7.42
Excluding Water and Wastewater	\$12,574	\$9,009	\$7,617	\$2.57	\$6.90

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 2016 to December 2017 which was released in February 2018 is 3.5%.

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. Through By-Law 2016-120, City Council approved the development charges to be frozen for an additional year until June 30, 2017. As a result, the phased-in rate increases will be effective for rates from July 1, 2017 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, 2018 to June 30, 2019 include the final phased-in rate increase based on the rates as well as the inflationary increase, which are in accordance with By-law 2014-151 and By-Law 2016-120. The chart below reflects the rates in effect starting July 1, 2018 until June 30, 2019. 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	\$17,764	\$14,108	\$10,451	\$4.92	\$9.40
Excluding Water	\$16,832	\$13,368	\$9,902	\$4.40	\$8.86
Excluding Wastewater	\$14,762	\$11,724	\$8,685	\$3.25	\$7.68
Excluding Water and Wastewater	\$13,830	\$10,984	\$8,136	\$2.73	\$7.14
Approximate % Increase on Existing Rates	10.0%	21.9%	6.8%	6.3%	3.5%

Schedule A-1

To By-law 2014-151 and 2016-120

Residential - Single Family Dwelling		2018
		<i>as of July 1</i>
<i>Charge per unit</i>	\$	17,764
General Government		97
Library		820
Fire Services		366
Police Services		194
Public Safety		82
Parks and Recreation		2,693
Cemetery Services		9
Ambulance Services		114
Transit Services		521
Emergency Preparedness		214
Total General Services	\$	5,110
Roads		8,127
Water Service		932
Wastewater Service		3,002
Drains		593
Total Engineered Services	\$	12,654
Total Development Charge all services	\$	17,764
<i>Excluding Water Service</i>	\$	16,832
<i>Excluding Waste Water Service</i>	\$	14,762
<i>Excluding Water and Waste Water Services</i>	\$	13,830

Schedule A-2

To By-law 2014-151 and 2016-120

Residential - Semi Detached Dwelling	
	2018
	<i>as of July 1</i>
<i>Charge per unit</i>	\$ 14,108
General Government	78
Library	651
Fire Services	291
Police Services	154
Public Safety	65
Parks and Recreation	2,139
Cemetery Services	7
Ambulance Services	90
Transit Services	413
Emergency Preparedness	170
Total General Services	\$ 4,058
Roads	6,455
Water Service	740
Wastewater Service	2,384
Drains	471
Total Engineered Services	\$ 10,050
Total Development Charge all services	\$ 14,108
<i>Excluding Water Service</i>	\$ 13,368
<i>Excluding Waste Water Service</i>	\$ 11,724
<i>Excluding Water and Waste Water Services</i>	\$ 10,984

Schedule A-3

To By-law 2014-151 and 2016-120

Residential - Multiples and Apartments		2018
		<i>as of July 1</i>
<i>Charge per unit</i>	\$	10,451
General Government		57
Library		482
Fire Services		215
Police Services		114
Public Safety		48
Parks and Recreation		1,585
Cemetery Services		5
Ambulance Services		67
Transit Services		306
Emergency Preparedness		126
Total General Services	\$	3,005
Roads		4,782
Water Service		549
Wastewater Service		1,766
Drains		349
Total Engineered Services	\$	7,446
Total Development Charge all services	\$	10,451
<i>Excluding Water Service</i>	\$	9,902
<i>Excluding Waste Water Service</i>	\$	8,685
<i>Excluding Water and Waste Water Services</i>	\$	8,136

Schedule A-4

To By-law 2014-151 and 2016-120

Industrial		
		2018
		<i>as of July 1</i>
<i>Charge per square foot</i>	\$	4.92
General Government		0.05
Library		-
Fire Services		0.21
Police Services		0.10
Public Safety		0.04
Parks and Recreation		-
Cemetery Services		-
Ambulance Services		0.06
Transit Services		0.29
Emergency Preparedness		0.11
Total General Services	\$	0.86
Roads		1.54
Water Service		0.52
Wastewater Service		1.67
Drains		0.33
Total Engineered Services	\$	4.06
Total Development Charge	\$	4.92
<i>Excluding Water Service</i>	\$	4.40
<i>Excluding Waste Water Service</i>	\$	3.25
<i>Excluding Water and Waste Water Services</i>	\$	2.73

Schedule A-5

To By-law 2014-151 and 2016-120

Non-Residential Non-Industrial		
	2018	
	<i>as of July 1</i>	
<i>Charge per square foot</i>	\$	9.40
General Government		0.05
Library		-
Fire Services		0.21
Police Services		0.10
Public Safety		0.04
Parks and recreation		-
Cemetery Services		-
Ambulance Services		0.06
Transit Services		0.29
Emergency Preparedness		0.11
Total General Services	\$	0.86
Roads		5.94
Water Service		0.54
Wastewater Service		1.72
Drains		0.34
Total Engineered Services	\$	8.54
Total Development Charge	\$	9.40
<i>Excluding Water Service</i>	\$	8.86
<i>Excluding Waste Water Service</i>	\$	7.68
<i>Excluding Water and Waste Water Services</i>	\$	7.14