



# City of Cambridge 2021 Development Charges Update Study

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Public Meeting  
November 23, 2021

# Agenda



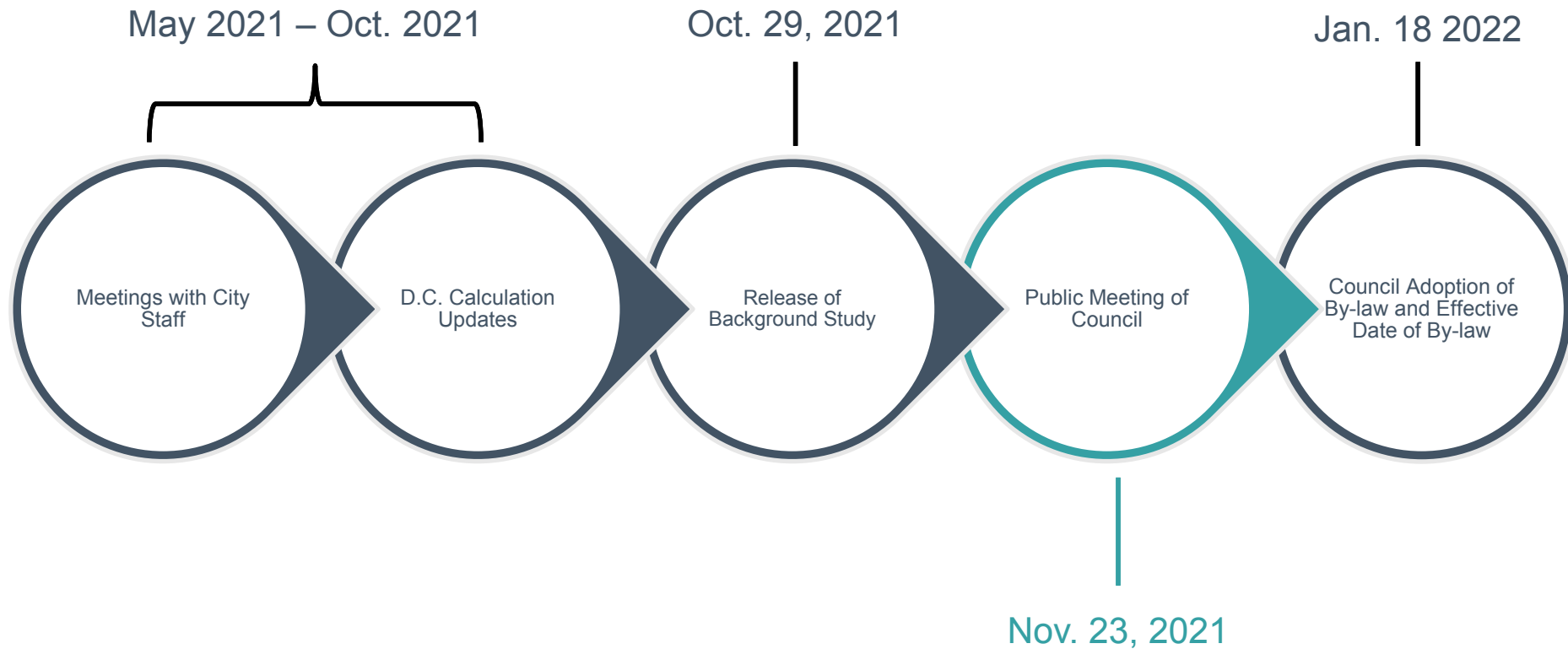
- D.C.A. Public Meeting
  - Opening Remarks
  - Presentation of the Proposed Policies and Charges
  - Presentations by the Public
  - Questions from Council
  - Conclude Public Meeting

# Public Meeting Purpose



- The public meeting is to provide for an update to the existing D.C. By-law to:
  - Remove the Mandatory 10% deduction;
  - Remove Parking services as of September 18, 2022;
  - Create Classes of services where required; and
  - Incorporate the policy changes as a result of Bills 108,197 and 213.
- The meeting is a mandatory requirement under the Development Charges Act (D.C.A.)
- Prior to Council's consideration of a by-law, a background study must be prepared and available to the public a minimum 60 days prior to the D.C. by-law passage

# Study Process & Timelines

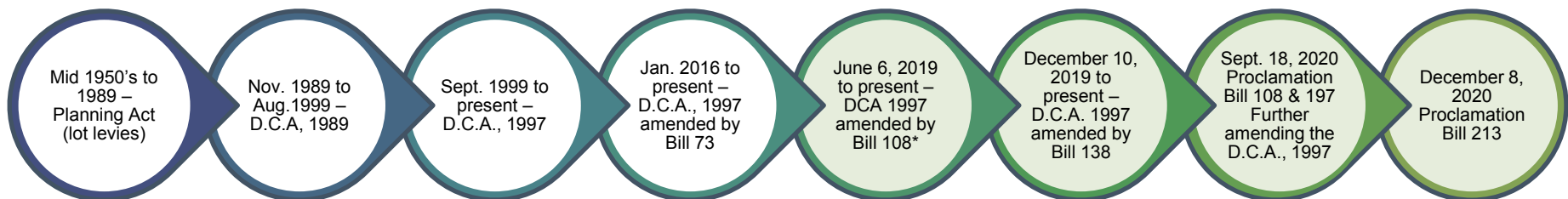


# Development Charges



## Purpose:

- To recover the capital costs associated with residential and non-residential growth within a municipality.
- The capital costs are in addition to what costs would normally be constructed as part of a subdivision (i.e. internal roads, sewers, watermains, roads, sidewalks, streetlights, etc.).
- Municipalities are empowered to impose these charges via the Development Charges Act (D.C.A.).



# Changes to the D.C. Legislation since 2019



There has been changes to the D.C.A. since the previous background study in 2019:

- Bill 108: More Homes, More Choice Act, 2019
- Bill 138: Plan to Build Ontario Together Act, 2019
- Bill 197: COVID-19 Economic Recovery Act, 2020
- Bill 213: Better for People, Smarter for Business Act, 2020



# Services Being Updated

The following services are being updated to remove the 10% mandatory deduction:

1. Outdoor and Indoor Recreation Services (Now “Parks and Recreation Services”);
2. Library Services;
3. Public Works;
4. Parking Services; and
5. General Government – Studies related to Soft Services & General Government - Development Charge Studies (Now a Class of Service: “Growth Studies - Other”).

# Classes of Services Being Created



As per Bill 197 Classes of Services may be established for components of a service or a combination of services. As such, the City is creating the following “Classes of Services”:

1. Public Works (Operations Facilities, Vehicles & Equipment); and
2. Growth Studies - Other



# By-Law Amendments



- By-Law 19-094 is being amended to allow the City to continue to collect for Municipal Parking Services (including parking studies) until September 18, 2022 (due to Bill 197 the following services become ineligible):
- D.C. policies in the By-Law are being updated, with respect to:
  - D.C. instalment payments;
  - D.C. rate freeze;
  - Interest policies;
  - Mandatory exemption for new ancillary units; plus an expanded exemption so semis and towns are treated the same as singles
  - Mandatory exemption for universities receiving operating funds from the Government; and
  - Additional & refined definitions, where required.

# Calculated Rates (2019\$)



Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)	(per sq.m. of Gross Floor Area)
<b>City Wide Services/Classes of Services</b>						
Services Related to a Highway	7,286	5,123	3,647	2,290	2.63	28.31
Public Works	1,077	757	539	338	0.39	4.20
Fire Protection Services	316	222	158	99	0.11	1.18
Growth Studies - Engineering	41	29	21	13	0.01	0.11
Parks and Recreation Services	7,648	5,378	3,828	2,404	0.30	3.23
Library Services	1,170	823	586	368	0.05	0.54
Growth Studies - Other	152	107	76	48	0.05	0.54
Municipal Parking Services*	307	216	108	34	0.11	1.18
<b>Total City Wide Services/Classes of Services</b>	<b>17,997</b>	<b>12,655</b>	<b>8,963</b>	<b>5,594</b>	<b>3.65</b>	<b>39.29</b>
<b>Urban Services:</b>						
Stormwater	929	653	465	292	0.32	3.44
Wastewater Services	2,947	2,072	1,475	926	1.06	11.41
Water Services	522	367	261	164	0.19	2.05
<b>Total Urban Services</b>	<b>4,398</b>	<b>3,092</b>	<b>2,201</b>	<b>1,382</b>	<b>1.57</b>	<b>16.90</b>
<b>GRAND TOTAL CITY WIDE SERVICES/CLASSES OF SERVICES</b>	<b>17,997</b>	<b>12,655</b>	<b>8,963</b>	<b>5,594</b>	<b>3.65</b>	<b>39.29</b>
<b>GRAND TOTAL URBAN AREA SERVICES</b>	<b>22,395</b>	<b>15,747</b>	<b>11,164</b>	<b>6,976</b>	<b>5.22</b>	<b>56.19</b>

\* Eligible until September 18, 2022



# Comparison of Rates – Residential Single Detached (2019\$)

Service/Class of Service	As per By-law 19-094 2019\$	Re-Calculated 2019\$
<b>City-Wide Services/Classes of Services:</b>		
Services Related to a Highway	7,286	7,286
Public Works	1,053	1,077
Fire Protection Services	316	316
Growth Studies - Engineering	41	41
Parking Services <sup>1</sup>	278	307
Parks and Recreation Services <sup>2</sup>	6,864	7,648
Library Services	1,016	1,170
Growth Studies - Other <sup>3</sup>	220	152
<b>Total City-Wide Services/Classes of Services</b>	<b>17,074</b>	<b>17,997</b>
<b>Urban Services:</b>		
Stormwater	929	929
Wastewater Services	2,947	2,947
Water Services	522	522
<b>Total Urban Services</b>	<b>4,398</b>	<b>4,398</b>
<b>Grand Total - City + Urban Area</b>	<b>21,472</b>	<b>22,395</b>

<sup>1</sup> Becomes ineligible as of September 18, 2022.

<sup>2</sup> Previously presented as two separate charges for Outdoor & Indoor Recreation Services.

<sup>3</sup> Previously presented as two separate charges for General Government (Studies related to Soft Services) & General Government (Development Charge Studies)



# Comparison of Rates – Non-Residential Per Sq. Ft. (2019\$)

Service/Class of Service	As per By-law 19-094 2019\$	Re-Calculated 2019\$
<b>City-Wide Services/Classes of Services:</b>		
Services Related to a Highway	2.63	2.63
Public Works	0.37	0.39
Fire Protection Services	0.11	0.11
Growth Studies - Engineering	0.01	0.01
Parking Services <sup>1</sup>	0.10	0.11
Parks and Recreation Services <sup>2</sup>	0.27	0.30
Library Services	0.04	0.05
Growth Studies - Other <sup>3</sup>	0.08	0.05
<b>Total City-Wide Services/Classes of Services</b>	<b>3.61</b>	<b>3.65</b>
<b>Urban Services:</b>		
Stormwater	0.32	0.32
Wastewater Services	1.06	1.06
Water Services	0.19	0.19
<b>Total Urban Services</b>	<b>1.57</b>	<b>1.57</b>
<b>Grand Total - City + Urban Area</b>	<b>5.18</b>	<b>5.22</b>

<sup>1</sup> Becomes ineligible as of September 18, 2022.

<sup>2</sup> Previously presented as two separate charges for Outdoor & Indoor Recreation Services.

<sup>3</sup> Previously presented as two separate charges for General Government (Studies related to Soft Services) & General Government (Development Charge Studies)

# Anticipated Implementation



- Effective date of January XX, 2021
  - The recalculated rates are presented in 2019\$. These amounts will be imposed based on indexing that has taken place as per the D.C. by-law (as of December 1<sup>st</sup> each year).

# Next Steps



Council Adoption of  
By-law and Effective  
Date of By-law  
(January 18, 2022)

# Questions



**Questions?**