

To: **COUNCIL**

Meeting Date: **01/18/22**

Subject: **Development Charges Background Study & By-law Amendment**

Submitted By: **Sheryl Ayres, Chief Financial Officer**

Prepared By: **Katie Fischer, Deputy Treasurer**

Report No.: **22-012(CRS)**

File No.: **C1101**

Recommendation(s)

THAT report 22-012(CRS) re: Development Charges Background Study & By-law Amendment be received;

AND THAT the Development Charges Update Study dated October 29, 2021 be approved;

AND THAT the updated capital projects forecast set out in Chapter 4 of the Development Charges Update Study dated October 29, 2021 be approved;

AND THAT it is determined that no further public meeting is required;

AND FURTHER THAT the Amending Development Charge By-law as set out in Appendix B to report 22-012(CRS) be approved.

Executive Summary

Purpose

- The City is undertaking an amendment to its Development Charges (“D.C.”) background study and associated by-law 19-094 following recent changes to the Development Charges Act, R.S.O. 1997 (“D.C.A.”) as per provincial bills 108, 138, 197 and 213.
- A public meeting was held on November 23, 2021 to hear from members of the public and the local development community relating to the proposed amendments (refer to staff report 21-218(CRS)).
- The purpose of this report is to approve the amendments.

Key Findings

- The City's D.C. Background Study and By-law enacted in 2019 is proposed to be amended to reflect the recent legislative changes:
 - Updating the D.C. analysis to remove the 10% mandatory deduction;
 - Providing for parking services in a separate schedule to the by-law as it will no longer be an eligible service as of September 18, 2022;
 - Creating two classes of services for growth studies, and one class of service for public works;
 - Removal of any growth studies that do not relate directly to eligible services as per the amended D.C.A., and
 - Updating the D.C. policies in the by-law with respect to:
 - D.C. installment payments;
 - D.C. rate freeze;
 - Interest policy;
 - Mandatory exemption for new ancillary units and universities; and
 - Updated definitions required due to legislative changes.
- Further to the amendments proposed in the Development Charges Update Study attached as Appendix A, a new D.C. exemption for stand-alone "tiny homes" on lots already containing a primary dwelling unit is proposed to support the City's strategic work surrounding affordable housing. This has been incorporated in the revised draft amending by-law attached as Appendix B.

Financial Implications

- The Development Charges Update Study, attached as Appendix A, calculates the updated proposed D.C. rates based on what they would have been in 2019. This is done since only some changes were incorporated into the 2019 approved background study, and therefore in order to accurately compare the impact of the changes the rates are prepared to match the timing of the original study.
- The D.C. rate for a single and semi-detached home is proposed to increase from \$21,472 to \$22,395 in 2019 dollars (\$26,459 in today's dollars), representing a 4.3% increase. This increase is mainly attributed to the removal of the mandatory 10% deduction on certain services (i.e. Parks and Recreation services, Library services).
- The D.C. rate for non-residential is proposed to increase from \$5.18 to \$5.22 per square foot of gross floor area, in 2019 dollars (\$6.16 in today's dollars). This

represents a 0.8% increase, and is less of an impact as compared to residential D.C.s as those services most impacted through the removal of the 10% mandatory deduction (i.e. Parks and Recreation services, Library services) are attributed mainly to residential growth.

- The removal of the 10% mandatory deduction on growth-funded capital projects means less funding is required from the tax-supported capital levy towards these projects. This has resulted in \$207,700 savings for taxpayers from the 2022 capital projects as part of the 2022 Capital Budget.

Background

Development Charges (“D.C.s”) collected for new development and redevelopment in the City of Cambridge represent the fundamental funding source used to pay for and recover growth-related net capital costs associated with development. Since 1991, the regulations that apply to the calculation and collection of development charges has been governed by the Development Charges Act, R.S.O. 1997 (“D.C.A.”), as amended.

The City of Cambridge imposes D.C.s to recover capital costs arising from the increase in needs for service related to growth. The City currently has a municipal-wide D.C. for the following services:

- Services related to a highway;
- Public works facilities and fleet;
- Fire protection services;
- Municipal parking services;
- Indoor recreation services;
- Outdoor recreation services;
- Library services;
- Engineering studies;
- General government – development charge studies;
- General government – studies related to soft services;
- Water services;
- Wastewater services; and
- Stormwater.

The basis for these D.C.s is documented in the “City of Cambridge Development Charges Background Study,” dated March 21, 2019, as amended, which provided the supporting documentation for By-law 19-094. The D.C.s came into effect July 1, 2019.

The City has engaged Watson & Associates Economists Ltd., the same firm who prepared the above noted background study, to prepare an amendment to the City’s

D.C. background study and by-law in order to meet the requirements of the D.C.A., as amended by Bill 108 (More Homes, More Choice Act, 2019), Bill 138 (Plan to Build Ontario Act, 2019), Bill 197 (COVID-19 Economic Recovery Act, 2020), and Bill 213 (Better for People, Smarter for Business Act, 2020). A summary of these legislative changes that are being incorporated into the City's proposed by-law amendment are outlined in this report.

Analysis

Strategic Alignment

PEOPLE To actively engage, inform and create opportunities for people to participate in community building – making Cambridge a better place to live, work, play and learn for all.

Goal #2 - Governance and Leadership

Objective 2.5 Focus on the responsible management of financial resources, ensuring transparency and accountability.

Preparing the development charge background study and utilizing development charges to fund growth related capital costs is prudent financial management. Hosting a public meeting to solicit feedback on the study ensures transparency and public engagement in the process.

Comments

The proposed Development Charges Update Study attached as Appendix A provides for an amendment to the City's current D.C. by-law (By-law 19-094) based on the legislative changes to the D.C.A. These include:

- Updating the D.C. analysis to remove the 10% mandatory deduction;
- Providing for parking services in a separate schedule to the by-law as it will no longer be an eligible service as of September 18, 2022;
- Creating two classes of services for growth studies, and one class of service for public works;
- Removal of any growth studies that do not relate directly to eligible services as per the amended D.C.A., and
- Updating the D.C. policies in the by-law with respect to:
 - D.C. installment payments;
 - D.C. rate freeze;
 - Interest policy;

- Mandatory exemption for new ancillary units and universities; and
- Updated definitions required due to legislative changes.

Timing and Collection of D.C.s

Effective January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments. Interest may be charged on the instalments, and any unpaid amounts may be added to the property and collected as taxes.

Also effective January 1, 2020, the D.C. amount for all developments occurring within two years of a site plan or zoning by-law amendment planning approval (for application submitted after this section is proclaimed), shall be determined based on the D.C. in effect on the day of site plan or zoning by-law amendment application. If the development is not proceeding via these planning approvals, then the amount is determined the earlier of the date of issuance of a building permit or occupancy.

These changes were discussed in report to Council 20-224(CRS) Development Charge & Community Benefit Charge Legislation Update dated September 22, 2020, which included the enactment of the Development Charge Interest Policy A09 FIN 003.

The City's D.C. by-law is proposed to be amended at this time to reflect these changes.

Mandatory Deduction

The legislation has removed the mandatory deduction for all services that remain eligible in the D.C.. For the City, the 10% deduction may be removed for the following services:

- Library services;
- General government – development charge studies;
- General government – studies related to soft services;
- Parks and recreation services (formerly indoor recreation and outdoor recreation);
- Public works (portion related to parks and recreation); and
- Municipal parking.

This mandatory deduction was previously funded through tax funding, and as such incorporating this amendment into the City's D.C. background study will yield savings for taxpayers.

List of D.C. Eligible Services

Previously, the D.C.A. identified services that would be considered ineligible to include in a D.C.. Following these legislative changes, it flips that and identifies those services

that are eligible as opposed to ineligible. The implications of this for the City is that Parking Services will no longer be an eligible service effective September 18, 2022. Further, certain growth-related studies will no longer be eligible for D.C. funding, or the amount that would be eligible will be reduced.

Classes of Services

Previously, the D.C.A. allowed for categories of services to be grouped together into a minimum of two categories, those that are 100% funded from D.C. and those that require a 10% mandatory deduction. The amending legislation repealed and replaced this, allowing for further classes of services. The implications of this for the City is the creation of new classes of services in the City's background study to address the growth-related studies and public works.

10-Year Planning Horizon

The maximum 10-year planning horizon (the period over which growth-related capital needs and the City's growth population forecasts are assessed) has been removed for all services except transit. There are no immediate implications for the City, these changes will be assessed through the City's next full D.C. background study planned for in 2022.

Mandatory Exemptions

Through an amendment to the Ministry of Training, Colleges and Universities Act, a new section was introduced that exempts the payment of D.C.s for developments of land intended for use by a university that receives operating funds from the Government. Additionally, the legislative changes have provided additional mandatory D.C. exemptions for an ancillary dwelling unit in new residential buildings. The City's by-law is proposed to be amended to reflect these mandatory exemptions.

Exemption for "Tiny Homes"

During the public meeting held November 23, 2021, Council inquired about a possible D.C. exemption for "tiny homes" in order to support the City's strategic work surrounding affordable housing. Under the D.C. Act and the City's current by-law, the following are currently exempted:

- Creation of up to two additional dwelling units within an existing residential building. An example of this would be the creation of a basement apartment or granny suite. This exemption is required under the D.C. Act as of 2020 and the majority of the requirements were already incorporated in the City's by-law 19-094 under section 3.4.2; the proposed amending by-law further adds to 3.4.2 to incorporate an exemption for existing rental residential buildings as required by the Act.
- Creation of a second dwelling unit in new residential buildings including structures ancillary to dwellings. An example of this would be the creation of a

basement apartment, granny suite, or an apartment attached to a detached garage. This exemption is a new addition to the D.C. Act in 2020 under section 2 (3.1), and is being incorporated into the City's proposed amending by-law as the addition of subsection 3.4.4.

To further support the development of affordable housing, a further amendment is proposed to the City's D.C. by-law in order to exempt stand-alone additional residential dwelling units on properties that already contain a residential dwelling. This would refer to stand-alone "tiny homes" that are not attached to any other building on the property. The proposed size of these exempted "tiny homes" is limited to 40% of the gross floor area of the primary dwelling unit to a maximum of 80 square meters (861 square feet).

To accommodate this proposed exemption, the proposed amending by-law in Appendix B has been updated from what was published in the original Development Charges Update Study in Appendix A. Specifically, definitions have been added surrounding "Stand-alone Additional Dwelling Unit" and "Primary Dwelling Unit", as well as the addition of subsection 3.4.3 to permit the creation of one stand-alone additional dwelling unit on a lot that contains a primary dwelling unit.

This proposed change is subsequent to the City's Development Charges Update Study published October 29, 2021 and to the public meeting held on November 23, 2021 to hear from any delegates pertaining to the proposed changes. Given the relatively minor nature of this proposed change compared to the entire D.C. update study and by-law, it is recommended that Council determine that an additional public meeting not be required at this time.

It should be noted that any exemptions provided for in the D.C. Act and the City's D.C. by-law such as these for "tiny homes" must be funded by the City. It is difficult to forecast the volume that the City will see on these new "tiny homes". The amount of exemptions realized and funded by the City will be communicated through the annual D.C. reporting to Council.

Revised D.C. Rates

The Development Charges Update Study, attached as Appendix A, calculates the updated proposed D.C. rates based on what they would have been in 2019. This is done since only some changes were incorporated into the 2019 approved background study, and therefore in order to accurately compare the impact of the changes the rates are prepared to match the timing of the original study.

The proposed residential D.C.s for a single and semi-detached home are as follows. Those rates that are recalculated to reflect the above-noted changes are highlighted. This represents a 4.3% increase, mainly attributed to the removal of the mandatory 10% deduction on certain services (i.e. Parks and Recreation services, Library services). Note that the rates are represented in 2019 dollars to align with the date of the original background study. As indexing has occurred annually in accordance with the D.C. By-

Law 19-094, this works out to an increase from the current rate of \$25,367 to \$26,459 in today's dollars.

| Service/Class of Service | As per By-law 19-094 2019\$ | Re-Calculated 2019\$ |
|---|-----------------------------------|-------------------------|
| City-Wide Services/Classes of Services: | | |
| 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 ¹ | 278 | 307 |
| Parks and Recreation Services ² | 6,864 | 7,648 |
| Library Services | 1,016 | 1,170 |
| Growth Studies - Other ³ | 220 | 152 |
| Total City-Wide Services/Classes of Services | 17,074 | 17,997 |
| Urban Services: | | |
| Stormwater | 929 | 929 |
| Wastewater Services | 2,947 | 2,947 |
| Water Services | 522 | 522 |
| Total Urban Services | 4,398 | 4,398 |
| Grand Total - City + Urban Area | 21,472 | 22,395 |

¹ Becomes ineligible as of September 18, 2022.

² Previously presented as two separate charges for Outdoor & Indoor Recreation Services.

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

The proposed non-residential D.C.s are as follows (based on per square foot of gross floor area). Those rates that are recalculated to reflect the above-noted changes are highlighted. Note that the rates are represented in 2019 dollars to align with the date of the original background study. This represents a 0.8% increase. The increase is less of an impact on non-residential D.C.s as compared to residential D.C.s as those services most impacted through the removal of the 10% mandatory deduction (i.e. Parks and Recreation services, Library services) are attributed mainly to residential growth.

| Service/Class of Service | As per By-law 19-094 2019\$ | Re-Calculated 2019\$ |
|---|-----------------------------|----------------------|
| City-Wide Services/Classes of Services: | | |
| 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 ¹ | 0.10 | 0.11 |
| Parks and Recreation Services ² | 0.27 | 0.30 |
| Library Services | 0.04 | 0.05 |
| Growth Studies - Other ³ | 0.08 | 0.05 |
| Total City-Wide Services/Classes of Services | 3.61 | 3.65 |
| Urban Services: | | |
| Stormwater | 0.32 | 0.32 |
| Wastewater Services | 1.06 | 1.06 |
| Water Services | 0.19 | 0.19 |
| Total Urban Services | 1.57 | 1.57 |
| Grand Total - City + Urban Area | 5.18 | 5.22 |

¹ Becomes ineligible as of September 18, 2022.

² Previously presented as two separate charges for Outdoor & Indoor Recreation Services.

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

As the D.C.s are indexed annually on December 1st, the amending rates are subject to the indexing that has taken place since By-law 19-094 was passed. As such the current indexed charges, including the updates identified herein are presented in the following table.

Updated Residential D.C. Schedule (Indexed to today's dollars)

| Service/Class of Service | RESIDENTIAL | | | |
|---|---------------------------------|-----------------|---------------|-------------------------------------|
| | Single & Semi-Detached Dwelling | Other Multiples | Apartments | Special Care/Special Dwelling Units |
| City Wide Services/Classes of Services | | | | |
| Services Related to a Highway | 8,608 | 6,053 | 4,309 | 2,706 |
| Public Works | 1,272 | 894 | 637 | 399 |
| Fire Protection Services | 373 | 262 | 187 | 117 |
| Growth Studies - Engineering | 48 | 34 | 25 | 15 |
| Parks and Recreation Services | 9,036 | 6,354 | 4,523 | 2,840 |
| Library Services | 1,382 | 972 | 692 | 435 |
| Growth Studies - Other | 180 | 126 | 90 | 57 |
| Municipal Parking Services* | 363 | 255 | 128 | 40 |
| Total City Wide Services/Classes of Services | 21,262 | 14,950 | 10,591 | 6,609 |
| Urban Services: | | | | |
| Stormwater | 1,098 | 771 | 549 | 345 |
| Wastewater | 3,482 | 2,448 | 1,743 | 1,094 |
| Water | 617 | 434 | 308 | 194 |
| Total Urban Services | 5,197 | 3,653 | 2,600 | 1,633 |
| Grand Total City Wide Services/Classes of Services | 21,262 | 14,950 | 10,591 | 6,609 |
| Grand Total Urban Area Services | 26,459 | 18,603 | 13,191 | 8,242 |
| *Eligible until September 18, 2022 | | | | |

Updated Non-Residential D.C. Schedule (Indexed to today's dollars)

| Service/Class of Service | NON-RESIDENTIAL | |
|---|---------------------------------|--------------------------------|
| | per sq. ft. of Gross Floor Area | per sq. m. of Gross Floor Area |
| City Wide Services/Classes of Services | | |
| Services Related to a Highway | 3.11 | 33.45 |
| Public Works | 0.46 | 4.96 |
| Fire Protection Services | 0.13 | 1.39 |
| Growth Studies - Engineering | 0.01 | 0.13 |
| Parks and Recreation Services | 0.35 | 3.82 |
| Library Services | 0.06 | 0.64 |
| Growth Studies - Other | 0.06 | 0.64 |
| Municipal Parking Services* | 0.13 | 1.39 |
| Total City Wide Services/Classes of Services | 4.31 | 46.42 |
| Urban Services: | | |
| Stormwater | 0.38 | 4.06 |
| Wastewater | 1.25 | 13.48 |
| Water | 0.22 | 2.42 |
| Total Urban Services | 1.85 | 19.96 |
| Grand Total City Wide Services/Classes of Services | 4.31 | 46.42 |
| Grand Total Urban Area Services | 6.16 | 66.38 |
| *Eligible until September 18, 2022 | | |

Existing Policy/By-Law

The current D.C. by-law is 19-094. The by-law is proposed to be amended as a result of recent legislative changes, as outlined in this report. The draft by-law amendments are included in the attached Appendix B.

Financial Impact

The removal of the 10% mandatory deduction on growth-funded capital projects means less funding is required from the tax-supported capital levy towards these projects. Ultimately this will free up additional funding towards addressing the City's existing infrastructure needs, as opposed to paying for growth from the tax base.

The 2022 Capital Budget has been prepared on the assumption that the removal of the 10% mandatory deduction and the D.C. background study and by-law amendments identified in this report will be approved. This has resulted in \$207,700 savings for taxpayers from the 2022 capital projects as part of the Capital Budget.

Public Input

On November 23, 2021, the City held a public meeting to receive comments and feedback regarding the proposed amendments to the D.C. background study and by-law. No delegates registered to speak at the meeting, and no delegates submitted any correspondence.

Internal/External Consultation

City staff from various divisions participated in the amendments to the D.C. background study including: Finance, Planning, Engineering, Operations, Recreation, and Library.

The proposed amendments to the development charge background study was released publicly on October 29, 2021. The study was posted on the City's website, and together with a notice for the public meeting it was distributed to a list of active homebuilders, developers, development consultants, Chamber of Commerce; Business Improvement Areas (BIAs) and the Economic Development Advisory Committee (EDAC).

Conclusion

The proposed amendments to the City's D.C. background study and by-law have been prepared in accordance with the Development Charges Act, R.S.O. 1997 as amended, following recent changes to the Development Charges Act, R.S.O. 1997 ("D.C.A.") as per provincial bills 108, 138, 197 and 213. In addition, the D.C. by-law is proposed to be amended to allow for a new D.C. exemption for "tiny homes" to support the City's strategic work surrounding affordable housing.

Signature

Division Approval

Reviewed by Legal Services:



Name: Sheryl Ayres

Title: Chief Financial Officer

Departmental Approval



Name: Dave Bush

Title: Deputy City Manager

City Manager Approval



Name: David Calder

Title: City Manager

Attachments

- Appendix A: Development Charges Update Study
- Appendix B: Development Charges Amending By-Law



Development Charges Update Study

City of Cambridge

October 29, 2021

Watson & Associates Economists Ltd.
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Executive Summary



Executive Summary

1. The report provided herein represents an update to the 2019 Development Charges (D.C.) Background Study for the City of Cambridge related to recent changes to Development Charges Act, 1997 (D.C.A.) as per Bills 108, 138, 197 and 213. This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:
 - Chapter 1 – Introduction
 - Chapter 2 – Changes to the D.C.A. Legislation;
 - Chapter 3 – Anticipated Development;
 - Chapter 4 – Updates to the City's D.C. Study;
 - Chapter 5 – Updates to the D.C. By-law; and
 - Chapter 6 – Recommendations.
2. Development charges (D.C.s) provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to recover these charges. Recent changes to the legislation have removed the previous statutory 10% deduction for soft services (e.g., parks and recreation, library, etc.) from the methodology required to calculate D.C.s.
3. The recent changes to the D.C.A. legislative have also refined the following:
 - the time at which D.C.s are calculated for certain types of developments:
 - i. for developments occurring within two years of a site plan or zoning by-law amendment planning approval (for applications made after January 1, 2020), D.C.s shall be determined based on the D.C. rates in effect on the day of site plan or zoning by-law amendment application being submitted; and
 - ii. interest may be charge on the rate in effect at the time of site plan or zoning by-law amendment application being submitted;
 - the time at which D.C.s are payable for certain types of developments:
 - i. for rental housing and institutional developments, D.C.s will be payable in six equal annual payments commencing at the first occupancy;
 - ii. for non-profit housing developments, D.C.s will be payable in 21 equal annual payments commencing at the first occupancy; and



- ii. Interest may be charged on the installments and any unpaid amounts, inclusive of interest payable, shall be added to the property tax roll and collected in the same manner as taxes;
- the introduction of additional mandatory exemptions for residential ancillary units for new residential developments;
- the introduction of a mandatory exemption for universities; and
- the introduction of a specific list of D.C.-eligible services which has resulted in the removal of municipal parking as an eligible service as of September 18, 2022. This has also resulted in the need to provide for public works (facilities and fleet) and growth studies as classes of services.

Due to the above noted changes, there is also a need to refine and/or add definitions to the D.C. by-law to implement the above.

4. As this update report is based on the 2019 D.C. study, the growth forecast used in the 2019 study continues to be used for purposes of this update.
5. The 2019 D.C. by-law 19-094 came into effect on July 1, 2019. The by-law imposes D.C.s on residential and non-residential uses. As per the by-law, the charge for single detached dwelling units on full services was \$21,472 and the non-residential charge was \$5.18 per sq.ft. of gross floor area (in 2019\$). This D.C. update report has undertaken a recalculation of the charges to embrace the legislative changes. The corresponding updated single detached unit charge is \$22,395 and the non-residential charge is \$5.22 per square foot (\$59.19 per square metre) of building area. These rates are submitted to Council for its consideration. The updated rates are provided in Tables ES-1 and ES-2.
6. It is noted that the D.C. by-law provides for annual indexing to the charges. As such the updated rates are subject to the indexing that has taken place since by-law passage (see Table 4-12 in the report for the updated D.C.s in current indexed dollars).

Table ES-1
Schedule of Updated Development Charges
2019\$

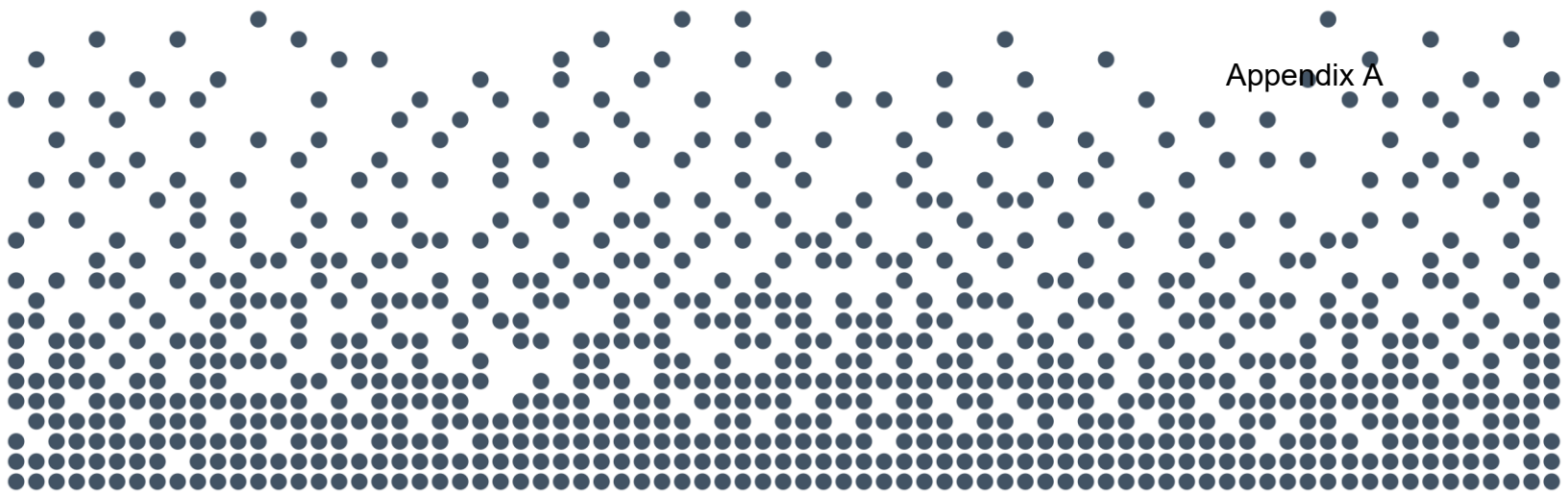
| Service/Class of Service | RESIDENTIAL | | | | NON-RESIDENTIAL | |
|---|-----------------------------------|-----------------|---------------|-------------------------------------|----------------------------------|---------------------------------|
| | Single and Semi-Detached Dwelling | Other Multiples | Apartments | Special Care/Special Dwelling Units | (per sq.ft. of Gross Floor Area) | (per sq.m. of Gross Floor Area) |
| City Wide Services/Classes of Services | | | | | | |
| 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 |
| Total City Wide Services/Classes of Services | 17,690 | 12,439 | 8,855 | 5,560 | 3.54 | 38.10 |
| Urban Services: | | | | | | |
| 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 |
| Total Urban Services | 4,398 | 3,092 | 2,201 | 1,382 | 1.57 | 16.90 |
| GRAND TOTAL CITY WIDE SERVICES/CLASSES OF SERVICES | 17,690 | 12,439 | 8,855 | 5,560 | 3.54 | 38.10 |
| GRAND TOTAL URBAN AREA SERVICES | 22,088 | 15,531 | 11,056 | 6,942 | 5.11 | 55.00 |

* Previously presented as two separate charges for Outdoor & Indoor Recreation Services.

** Previously presented as two separate charges for General Government (Studies related to Soft Services) & General Government (Development Charge Studies)

Table ES-2
Summary of Updated Development Charges – Municipal Parking Services
2019\$
Effective Until September 18, 2022

| 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) |
| City Wide Services - Municipal Parking Services | | | | | | |
| Parking Spaces | 301 | 212 | 106 | 33 | 0.11 | 1.18 |
| Parking Study | 6 | 4 | 2 | 1 | - | - |
| GRAND TOTAL CITY WIDE SERVICES - MUNICIPAL PARKING SERVICES | 307 | 216 | 108 | 34 | 0.11 | 1.18 |



Report



Chapter 1

Introduction



1. Introduction

1.1 Background

The City of Cambridge imposes development charges (D.C.) to recover capital costs arising from the increase in needs for service related to growth. The City currently has a municipal-wide D.C. for the following services:

- Services related to a highway;
- Public works facilities and fleet;
- Fire protection services;
- Municipal parking services;
- Indoor recreation services;
- Outdoor recreation services;
- Library services;
- Engineering studies;
- General government – development charge studies;
- General government – studies related to soft services;
- Water services;
- Wastewater services; and
- Stormwater.

The basis for these D.C.s is documented in the “City of Cambridge Development Charges Background Study,” dated March 21, 2019 (the “2019 D.C. Study”) as amended, which provided the supporting documentation for By-law 19-094. The D.C.s came into effect July 1, 2019.

The City’s D.C.s have been indexed (in accordance with section 5 of the by-law) annually on December 1, beginning in 2019, and are approximately 6% higher than the 2019 rates implemented under By-law 19-094. The 2019 D.C.s (unindexed) are shown in Figures 1-1 and 1-2.

The purpose of this report is to update the current D.C. by-law in order to meet the requirements of the Development Charges Act, 1997 (D.C.A.), as amended by Bill 108 (More Homes, More Choice Act, 2019), Bill 138 (Plan to Build Ontario Act, 2019), Bill



197 (COVID-19 Economic Recovery Act, 2020), and Bill 213 (Better for People, Smarter for Business Act, 2020). A full discussion on the amending legislation is provided in Chapter 2.

A summary of the changes contained in this D.C. update are provided below:

- The legislation has removed the mandatory deduction for all services that remain eligible in the D.C. For the City, the 10% deduction may be removed for the following services:
 - i. Library services;
 - ii. General government – development charge studies;
 - iii. General government – studies related to soft services;
 - iv. Parks and recreation services (formerly indoor recreation and outdoor recreation);
 - v. Public works (portion related to parks and recreation); and
 - vi. Municipal parking.
- The listing of eligible services has been changed by the amending legislation. For the City, municipal parking will no longer be an eligible service as of September 18, 2022 (the end of the transition period provided by the amending legislation). The amendments to the D.C. by-law will reflect this change.
- An additional change brought forth through Bill 197 related to establishing classes of services. A class of service may be composed of any number or combination of services and may include parts or portions of each D.C.-eligible service. As a result of these changes to the D.C.A., this addendum report provides for the following classes of service:
 - i. Growth studies – engineering (formerly engineering studies)
 - ii. Growth studies – other (formerly general government – development charge studies and general government – studies related to soft services); and
 - iii. Public works (including facilities and fleet).

Further discussion on classes of services is provided in Chapter 2.

- The regulations have provided additional mandatory D.C. exemptions for an ancillary dwelling unit in new residential buildings as well as for universities receiving government funding. These exemptions are to be reflected in the proposed amending D.C. by-law.



- Changes to the D.C.A., related to the timing of calculation and payment of D.C. have been made including:
 - i. Timing of payment in instalments for rental housing, institutional and non-profit development were proclaimed through Bill 108.
 - ii. Timing of calculating the D.C. amount for all developments occurring within two years of a site plan or zoning by-law amendment planning approval, shall be determined based on the D.C. in effect on the day of site plan or zoning by-law amendment application. If the development is not proceeding via these planning approvals, then the amount is determined at the earlier of the date of issuance of a building permit or occupancy.

These changes will be addressed in the amending by-law, discussed in Chapter 5, and provided in Appendix C.

Figure 1-1
City of Cambridge
July 1, 2019 Development Charges (2019 \$) as per By-law 19-094

| 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) |
| City Wide Services (Hard Services): | | | | | | |
| Services Related to a Highway | 7,286 | 5,123 | 3,647 | 2,290 | 2.63 | 28.31 |
| Public Works Facilities and Fleet | 1,053 | 740 | 527 | 331 | 0.37 | 3.98 |
| Fire Protection Services | 316 | 222 | 158 | 99 | 0.11 | 1.18 |
| Engineering Studies | 41 | 29 | 21 | 13 | 0.01 | 0.11 |
| General Government - Development Charge Studies | 25 | 18 | 13 | 8 | 0.01 | 0.11 |
| Total City Wide Services | 8,721 | 6,132 | 4,366 | 2,741 | 3.13 | 33.69 |
| Urban Services: | | | | | | |
| 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 |
| Total Urban Services | 4,398 | 3,092 | 2,201 | 1,382 | 1.57 | 16.90 |
| GRAND TOTAL CITY WIDE SERVICES - HARD SERVICES | 8,721 | 6,132 | 4,366 | 2,741 | 3.13 | 33.69 |
| GRAND TOTAL URBAN AREA - HARD SERVICES | 13,119 | 9,224 | 6,567 | 4,123 | 4.70 | 50.59 |

Figure 1-2
City of Cambridge
July 1, 2019 Development Charges (2019 \$) as per By-law 19-094

| 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) |
| City Wide Services (Soft Services): | | | | | | |
| Municipal Parking Services | 278 | 195 | 139 | 87 | 0.10 | 1.08 |
| Outdoor Recreation Services | 2,053 | 1,444 | 1,028 | 645 | 0.08 | 0.86 |
| Indoor Recreation Services | 4,811 | 3,383 | 2,408 | 1,512 | 0.19 | 2.05 |
| Library Services | 1,016 | 714 | 509 | 319 | 0.04 | 0.43 |
| General Government - Studies related to Soft Services | 195 | 137 | 98 | 61 | 0.07 | 0.75 |
| GRAND TOTAL CITY WIDE SERVICES - SOFT SERVICES | 8,353 | 5,873 | 4,182 | 2,624 | 0.48 | 5.17 |



1.2 Existing Policies (Rules)

The existing policies (rules) governing the calculation, payment, and collection of D.C.s, as provided in By-law 19-094, are set out in Appendix A of this report.

1.3 Basis for the D.C. By-law Update

This D.C. update study provides for an amendment to the City's current D.C. by-law (By-law 19-094) based on the legislative changes to the D.C.A. These include:

- Updating the D.C. analysis to remove the 10% mandatory deduction;
- Providing for parking services in a separate schedule to the by-law as it will no longer be an eligible service as of September 18, 2022. Schedules A-1 and A-2 to the City's D.C. by-law will be amended to reflect this change;
- Creating two classes of services for growth studies, and one class of service for public works;
- Removal of any growth studies that do not relate directly to eligible services as per the amended D.C.A., and
- Updating the D.C. policies in the by-law with respect to:
 - i. D.C. installment payments;
 - ii. D.C. rate freeze;
 - iii. Interest policy;
 - iv. Mandatory exemption for new ancillary units and universities; and
 - v. Updated definitions required due to legislative changes.

Details on the changes to the calculation and by-law are presented in Chapter 4 and Chapter 5 of this report, respectively. The draft amending by-law is presented in Appendix C to this report.

1.4 Summary of the Process

The public meeting required under section 12 of the D.C.A. has been scheduled for November 23, 2021. Its purpose is to present the update study to the public and to solicit public input. The meeting is also being held to answer any questions regarding



the study's purpose, methodology and the proposed modifications to the City's D.C. by-law.

The process to be followed in finalizing the report and recommendations includes:

- consideration of responses received prior to, at or immediately following the Public Meeting; and
- Council consideration of the amending by-law in early January, 2022.

Figure 1-2 outlines the proposed schedule to be followed with respect to the D.C. by-law adoption process.

Figure 1-2
Schedule of Key D.C. Process Dates for the City of Cambridge

| | | |
|----|---|--------------------------------------|
| 1. | Data collection, staff review, D.C. calculations and policy work | June to August, 2021 |
| 2. | Background study and proposed amending by-law available to public | October 29, 2021 |
| 3. | Public meeting advertisement placed in newspaper(s) | No later than October 31, 2021 |
| 4. | Public meeting of Council | November 23, 2021 |
| 5. | Council considers adoption of the background study and passage of the amending by-law | Early January, 2022 |
| 6. | Effective date of the amending by-law | Upon approval of the amending by-law |
| 7. | Newspaper notice given of by-law passage | No later than 20 days after passage |
| 8. | Last day for by-law appeal | No later than 40 days after passage |
| 9. | City makes pamphlet available (where amending by-law not appealed) | By 60 days after by-law is in force |

1.5 Policy Recommendations

It is recommended that the City's current D.C. policies, as identified in Appendix A of this report, be continued.



Additionally, the new policies as stated in Bill 108, Bill 138, Bill 197, Bill 213 and O. Reg. 80/98 as amended by O. Reg. 454-19 are recommended to be included. This is discussed in more detail in Chapter 2 of this report.



Chapter 2

Changes to the D.C.A. Legislation



2. Changes to the D.C.A. Legislation

2.1 Bill 108 – More Homes, More Choice Act, 2019

On May 2, 2019, the Province introduced Bill 108, which proposed changes to the D.C.A. The Bill has been introduced as part of the Province's "More Homes, More Choice: Ontario's Housing Supply Action Plan." The Bill received Royal Assent on June 6, 2019.

While having received Royal Assent, many of the amendments to the D.C.A. would not come into effect until they are proclaimed by the Lieutenant Governor (many of these changes were revised through Bill 197). At the time of writing, the following provisions have been proclaimed:

- Effective January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments. Interest may be charged on the instalments, and any unpaid amounts may be added to the property and collected as taxes.
- Effective January 1, 2020 the D.C. amount for all developments occurring within two years of a site plan or zoning by-law amendment planning approval (for application submitted after this section is proclaimed), shall be determined based on the D.C. in effect on the day of site plan or zoning by-law amendment application. If the development is not proceeding via these planning approvals, then the amount is determined the earlier of the date of issuance of a building permit or occupancy.

On February 28, 2020, the Province released updated draft regulations related to the D.C.A. and the Planning Act. A summary of these changes is provided below:

Changes to Eligible Services – Prior to Bill 108, the D.C.A. provided a list of ineligible services whereby municipalities could include growth related costs for any service that was not listed. With Bill 108, the changes to the D.C.A. would now specifically list the services that are eligible for inclusion in the by-law. Further, the initial list of eligible services under Bill 108 was limited to "hard services," with the "soft services" being removed from the D.C.A. These services would be considered as part of a new



community benefits charge (discussed below) imposed under the Planning Act. As noted in the next section this list of services has been amended through Bill 197.

Mandatory 10% Deduction – The amending legislation would remove the mandatory 10% deduction for all services that remain eligible under the D.C.A.

Remaining Services to be Included in a New Community Benefits Charge (C.B.C.) Under the Planning Act – It is proposed that a municipality may, by by-law, impose a C.B.C. against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies. The C.B.C. is proposed to include formerly eligible D.C. services (as noted below), in addition to parkland dedication and other types of cost formerly recovered under section 37 of the Planning Act.

2.2 Bill 138 – Plan to Build Ontario Together Act, 2019

On November 6, 2019, the Province released Bill 138 which provided further amendments to the D.C.A. and the Planning Act. This Bill received Royal Assent on December 10, 2019, and was proclaimed, which resulted in sections related to the D.C.A. (Schedule 10) becoming effective on January 1, 2020. The amendments to the D.C.A. included removal of instalment payments for commercial and industrial developments that were originally included in Bill 108.

2.3 Bill 197 – COVID-19 Economic Recovery Act, 2020

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197 which provided amendments to a number of Acts, including the D.C.A. and Planning Act. This Bill also revised some of the proposed changes identified in Bill 108. Bill 197 was tabled on July 8, 2020, received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the changes.



2.3.1 D.C. Related Changes

List of D.C. Eligible Services

- As noted above, under Bill 108 some services were to be included under the D.C.A. and some would be included under the C.B.C. authority. Bill 197, however, revised this proposed change and has included all services (with some exceptions) under the D.C.A. These services are as follows:
 - i. Water supply services, including distribution and treatment services.
 - ii. Wastewater services, including sewers and treatment services.
 - iii. Storm water drainage and control services.
 - iv. Services related to a highway.
 - v. Electrical power services.
 - vi. Toronto-York subway extension.
 - vii. Transit services.
 - viii. Waste diversion services.
 - ix. Policing services.
 - x. Fire protection services.
 - xi. Ambulance services.
 - xii. Library services
 - xiii. Long-term Care services
 - xiv. Parks and Recreation services, but not the acquisition of land for parks.
 - xv. Public Health services
 - xvi. Childcare and early years services.
 - xvii. Housing services.
 - xviii. Provincial Offences Act services.
 - xix. Services related to emergency preparedness.
 - xx. Services related to airports, but only in the Regional Municipality of Waterloo.
 - xxi. Additional services as prescribed.

Classes of Services – D.C.

Pre-Bill 108/197 legislation (i.e., D.C.A., 1997) allows for categories of services to be grouped together into a minimum of two categories (90% and 100% services).



The amending legislation repealed and replaced the above with the four following subsections:

- A D.C. by-law may provide for any eligible service or capital cost related to any eligible service to be included in a class, set out in the by-law.
- A class may be composed of any number or combination of services and may include parts or portions of the eligible services or parts or portions of the capital costs in respect of those services.
- A D.C. by-law may provide for a class consisting of studies in respect of any eligible service whose capital costs are described in paragraphs 5 and 6 of s. 5 of the D.C.A.
- A class of service set out in the D.C. by-law is deemed to be a single service with respect to reserve funds, use of monies, and credits.

As well, the removal of 10% deduction for soft services under Bill 108 has been maintained.

10-Year Planning Horizon

- The “maximum” 10-year planning horizon has been removed for all services except transit.

2.4 Bill 213 – Better for People, Smarter for Business Act, 2020

On December 8, 2020, Bill 213 received Royal Assent. One of the changes of the Bill that took effect upon Royal Assent included amending the Ministry of Training, Colleges and Universities Act by introducing a new section that would exempt the payment of D.C.s for developments of land intended for use by a university that receives operating funds from the Government.

Due to this, an addition to the exemptions section has been made in the proposed amending D.C. by-law.



Chapter 3

Anticipated Development



3. Anticipated Development

3.1 Growth Forecast in the 2019 D.C. Study

The 2019 D.C. study provided for the anticipated residential and non-residential growth within the City of Cambridge. The growth forecast associated with services included in the background study is provided in Figure 3-1 below:

Figure 3-1
City of Cambridge
2019 D.C. Background Study – Growth Forecast Summary

| Measure | 10 Year 2019-2028 | 13 Year 2019-2031 |
|--|----------------------|----------------------|
| (Net) Population Increase | 18,337 | 22,020 |
| Residential Unit Increase | 7,473 | 9,079 |
| Non-Residential Gross Floor Area Increase (ft ²) | 7,424,700 | 8,926,000 |

Source: Watson & Associates Economists Ltd. Forecast 2019

For the purposes of this D.C. update, the 2019 D.C. Background Study growth forecast remains unchanged as the incremental growth is anticipated to remain the same.



Chapter 4

Updates to the City's D.C. Study



4. Updates to the City's D.C. Study

As noted earlier, the City's D.C. By-law 19-094 came into effect on July 1, 2019, being a by-law for the purposes of establishing and collecting a D.C. in accordance with the provisions of the D.C.A. The 2019 D.C. Background Study and by-law identified anticipated capital needs for recovery through D.C.s for City-wide services.

This chapter of the report discusses the removal of the 10% mandatory deduction for parks and recreation services (formerly referred to as "indoor recreation services and outdoor recreation services"), library services, growth studies (formerly General Government – Development Charge Studies and General Government – Studies related to Soft Services) and parking. As these costs are being added as part of the 2019 D.C. Study, the capital costs are being presented in 2019 dollars. A discussion is also provided on the classification of Growth Studies, and Public Works as classes of services as well as the transition period for parking services.

As part of a D.C. amendment, consideration must be given to the historical service level calculation to ensure that the service level ceiling has not been exceeded in the updated calculations. These calculations have been undertaken and are included in Appendix B to this report. The only service standard ceiling, based on the revised calculations, that has been exceeded relate to library therefore, additional deductions has been included in the revised D.C. calculation.

4.1 Municipal Parking Services

Given the change to the D.C.A. through Bill 197, parking will become an ineligible service under the D.C.A as of September 18, 2022; however, the City is eligible to collect D.C.s for this service until that date. As such, the D.C.s related to this service will be provided in a schedule to the by-law which will be effective until September 18, 2022, after which they will no longer be imposed on development or redevelopment within the City.

The D.C.s related to parking services will be contained in a separate schedule to the by-law which will be in effect until September 18, 2022, after which this component of the charges will no longer be imposed. With moving of the parking study to the growth study category, and the removal of the 10% deduction, the D.C.-eligible amount of



\$2,430,000 has been included in the revised D.C. calculations. Figure 4-1 provides the updated capital project listing.

The capital costs associated with the growth-related parking study that was previously included in the General Government – Studies Related to Soft Services component of the D.C.s, has now been included in the municipal parking section to ensure this component of the D.C. is not imposed post September 18, 2022.

The updated service standard calculations (see Appendix B), provides for a maximum D.C. allowed to be recovered for Parking Services of \$2,430,019. A deduction of \$120,000 has been made to recognize the amount that exceeds the service standard ceiling.

Based on the City's 2019 D.C. study, the costs allocated between residential and non-residential development based on the ratio of future anticipated population and employment are 68% residential and 32% non-residential over the 10-year forecast period.

Figure 4-1
City of Cambridge
Parking Capital – Updated
2019\$

| Prj.No | Increased Service Needs Attributable to Anticipated Development | Timing (year) | Gross Capital Cost Estimate (2019\$) | Post Period Benefit | Other Deductions | Net Capital Cost | Less: | | Potential D.C. Recoverable Cost | | |
|--------|---|------------------|--|---------------------------|---------------------|---------------------|---------------------------------------|---|---------------------------------|----------------------|------------------------------|
| | | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | Total | Residential Share | Non- Residential Share |
| | 2019-2028 | | | | | | | | | 68% | 32% |
| 1 | Provision for Additional Parking spaces/structure | 2024-2028 | 2,550,000 | - | 120,000 | 2,430,000 | - | | 2,430,000 | 1,652,400 | 777,600 |
| 2 | Hespeler Village Core Area Parking Study | 2019 | 50,000 | - | | 50,000 | - | | 50,000 | 34,000 | 16,000 |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
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| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | Total | | 2,600,000 | - | 120,000 | 2,480,000 | - | - | 2,480,000 | 1,686,400 | 793,600 |



4.2 Parks and Recreation Services

As discussed earlier, the capital costs included for parks and recreation have been modified to remove the mandatory 10% deduction. Figure 4-2 provides the updated capital project listings with the removal of the 10% deduction.

The revised gross capital cost for parks and recreation is \$112.18 million. Deductions of \$21.93 million related to post period benefit and \$43.92 million related to existing benefit have been made. The combined reserve fund balance in the amount of \$1,185,457 has also been deducted resulting in growth-related costs of \$45,156,843 being included in the D.C. calculations.

Through the updated service standards provided in Appendix B, the maximum D.C. allowed to be recovered for parks and recreation is approximately \$48.27 million. This ceiling is in excess of the growth-related capital needs of \$45.17 million.

Based on the City's 2019 D.C. study, as the predominant users of parks and recreation tend to be residents of the City, the forecast growth-related costs have been allocated 95% to residential and 5% to non-residential.

Figure 4-2
City of Cambridge
Parks and Recreation Capital – Updated
2019\$

| Prj.No. | Increased Service Needs Attributable to Anticipated Development | Timing (year) | Gross Capital Cost Estimate (2019\$) | Post Period Benefit | Other Deductions | Net Capital Cost | Less: | | Potential D.C. Recoverable Cost | | |
|---------|--|---------------|--------------------------------------|---------------------|------------------|------------------|---------------------------------|---|---------------------------------|-------------------|-----------------------|
| | | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | Total | Residential Share | Non-Residential Share |
| | 2019-2028 | | | | | | | | | 95% | 5% |
| | Parkland: | | | | | | | | | | |
| 1 | Fountain St Soccer Facility Design A/00471-30 | 2020 | 151,500 | - | | 151,500 | - | | 151,500 | 143,925 | 7,575 |
| 2 | Neighbourhood Park Development (20K001) A/00464-40 | 2020 | 287,000 | - | | 287,000 | - | | 287,000 | 272,650 | 14,350 |
| 3 | Chaplin Park Sportsfield Redevelopment (20K013)A/00472-40 | 2020 | 1,094,000 | - | | 1,094,000 | 328,200 | | 765,800 | 727,510 | 38,290 |
| 4 | Lions Can-Amersa Splashpad (20K010) A/00469-40 | 2021 | 287,000 | - | | 287,000 | - | | 287,000 | 272,650 | 14,350 |
| 5 | Fountain St Soccer Facility Construction A/00471-40 (10 Soccer Fields, 2 Artificial Lit Soccer Fields, Parking Lots, Washroom/Changeroom, Playground & Trails) | 2021 | 9,000,000 | - | | 9,000,000 | - | | 9,000,000 | 8,550,000 | 450,000 |
| 6 | Neighbourhood Park Dev (22K001) A/00527-40 | 2022 | 287,000 | - | | 287,000 | - | | 287,000 | 272,650 | 14,350 |
| 7 | Sports Facility Infra Dev (23K001) A/00557-40 | 2023 | 300,000 | - | | 300,000 | - | | 300,000 | 285,000 | 15,000 |
| 8 | Neighbourhood Park Dev (24K001) A/00582-40 | 2024 | 287,000 | - | | 287,000 | - | | 287,000 | 272,650 | 14,350 |
| 9 | Neighbourhood Park Dev (26K008) A/00643-40 | 2026 | 573,000 | - | | 573,000 | - | | 573,000 | 544,350 | 28,650 |
| | Trails: | | | - | | | - | | | | |
| 10 | Multi-use Trail Development A/00558-4 | 2023 | 200,000 | - | | 200,000 | - | | 200,000 | 190,000 | 10,000 |
| 11 | Multi-Use Trail Development (22K002) A/00528-40 | 2022 | 200,000 | - | | 200,000 | - | | 200,000 | 190,000 | 10,000 |
| 12 | Multi-Use Trail Development (20K002) A/00465-40 | 2020 | 200,000 | - | | 200,000 | - | | 200,000 | 190,000 | 10,000 |
| 13 | Multi-Use Trail Development (24K002) A/00583-40 | 2024 | 200,000 | - | | 200,000 | - | | 200,000 | 190,000 | 10,000 |
| 14 | Multi-Use Trail Development (26K009) A/00644-40 | 2026 | 200,000 | - | | 200,000 | - | | 200,000 | 190,000 | 10,000 |
| 15 | Churchill Park Picnic Pavillion/Pond Repairs A/00771-40 | 2021 | 285,000 | - | | 285,000 | 57,000 | | 228,000 | 216,600 | 11,400 |
| 16 | Provision for Transitional Trail Credits | 2020-2028 | 1,000,000 | - | | 1,000,000 | - | | 1,000,000 | 950,000 | 50,000 |
| 17 | Project Management | 2019-2028 | 100,000 | - | | 100,000 | - | | 100,000 | 95,000 | 5,000 |
| | Vehicles | | | - | | | - | | | | |
| 18 | Ventrac with attachments (leaf blower, rough and fine cut mower). | 2020 | 65,000 | - | | 65,000 | - | | 65,000 | 61,750 | 3,250 |
| 19 | Trailer | 2020 | 7,000 | - | | 7,000 | - | | 7,000 | 6,650 | 350 |
| 20 | Pickup Truck | 2021 | 50,000 | - | | 50,000 | - | | 50,000 | 47,500 | 2,500 |

Figure 4-2 Continued
City of Cambridge
Parks and Recreation Capital – Updated
2019\$

| Prj.No. | Increased Service Needs Attributable to Anticipated Development | Timing (year) | Gross Capital Cost Estimate (2019\$) | Post Period Benefit | Other Deductions | Net Capital Cost | Less: | | Potential D.C. Recoverable Cost | | |
|---------|---|---------------|--------------------------------------|---------------------|------------------|-------------------|---------------------------------|---|---------------------------------|-------------------|-----------------------|
| | | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | Total | Residential Share | Non-Residential Share |
| | 2019-2028 | | | | | | | | | 95% | 5% |
| 21 | Trailer | 2021 | 7,000 | - | | 7,000 | - | | 7,000 | 6,650 | 350 |
| 22 | Wide Area Mower | 2021 | 60,000 | - | | 60,000 | - | | 60,000 | 57,000 | 3,000 |
| 23 | Zero Turn Mower | 2021 | 20,000 | - | | 20,000 | - | | 20,000 | 19,000 | 1,000 |
| 24 | Mid size Tractor with grooming attachments | 2021 | 60,000 | - | | 60,000 | - | | 60,000 | 57,000 | 3,000 |
| 25 | Transporter | 2021 | 20,000 | - | | 20,000 | - | | 20,000 | 19,000 | 1,000 |
| 26 | Pick-up | 2022 | 50,000 | - | | 50,000 | - | | 50,000 | 47,500 | 2,500 |
| 27 | Ventrac with attachments (leaf blower, rough and fine cut mower). | 2022 | 65,000 | - | | 65,000 | - | | 65,000 | 61,750 | 3,250 |
| 28 | Zero Turn Mower | 2022 | 20,000 | - | | 20,000 | - | | 20,000 | 19,000 | 1,000 |
| 29 | Trailer | 2022 | 7,000 | - | | 7,000 | - | | 7,000 | 6,650 | 350 |
| 30 | Ice Resurfacer - electric (1) | 2019 | 156,000 | - | | 156,000 | - | | 156,000 | 148,200 | 7,800 |
| 31 | Ice Resurfacer - electric (2) | 2023 | 312,000 | - | | 312,000 | - | | 312,000 | 296,400 | 15,600 |
| 32 | Pickup Truck/Van | 2023 | 50,000 | - | | 50,000 | - | | 50,000 | 47,500 | 2,500 |
| 33 | Transporter (2) | 2023 | 40,000 | - | | 40,000 | - | | 40,000 | 38,000 | 2,000 |
| 34 | Provision for Additional Growth Vehicles | 2024-2028 | 250,000 | - | | 250,000 | - | | 250,000 | 237,500 | 12,500 |
| | Recreation | | | - | | | - | | | | |
| 35 | Recreation Complex | 2020-2028 | 94,600,000 | 21,925,000 | | 72,675,000 | 43,532,000 | | 29,143,000 | 27,685,850 | 1,457,150 |
| 36 | Future Facility Expansion Design | 2024 | 124,000 | - | | 124,000 | - | | 124,000 | 117,800 | 6,200 |
| 37 | Provision for Future Facility Expansion and Construction | 2026 | 750,000 | - | | 750,000 | - | | 750,000 | 712,500 | 37,500 |
| 38 | Project Management | 2019-2028 | 320,000 | - | | 320,000 | - | | 320,000 | 304,000 | 16,000 |
| 39 | Provision for Community Centre Space in North Cambridge | 2025-2028 | 500,000 | - | | 500,000 | - | | 500,000 | 475,000 | 25,000 |
| 40 | Reserve Adjustment Outdoor Recreation | | - | - | | - | 1,835,946 | | (1,835,946) | (1,744,148) | (91,797) |
| 41 | Reserve Fund Adjustment Indoor Recreation | | 650,489 | - | | 650,489 | - | | 650,489 | 617,964 | 32,524 |
| | Total | | 112,834,989 | 21,925,000 | - | 90,909,989 | 45,753,146 | - | 45,156,843 | 42,899,001 | 2,257,842 |



4.3 Library Services

With respect to library services, adjustments have been made to reflect the removal of the mandatory 10% deduction. Figure 4-3 provides the updated capital project listing with the removal of the mandatory 10% deduction.

The revised gross capital cost for the library services is \$9.50 million. Deductions of \$390,743 related to post period benefit have been made. In addition, the reserve fund balance in the amount of \$2,202,651 has also been deducted resulting in growth-related costs of \$6,909,107 being included in the D.C. calculations.

Details regarding the updated service standard calculations are provided in Appendix B. The maximum D.C. allowed to be recovered for library services is approximately \$7.1 million. This ceiling is in excess of the growth-related capital needs of \$6.91 million

Based on the City's 2019 D.C. study, the growth-related capital costs have been allocated 95% residential and 5% non-residential. This is to acknowledge that although library usage is predominantly residential based, there is some use of the facilities by non-residential users.

Figure 4-3
City of Cambridge
Library Facilities and Materials Services Capital – Updated
2019\$

| Prj.No | Increased Service Needs Attributable to Anticipated Development | Timing (year) | Gross Capital Cost Estimate (2019\$) | Post Period Benefit | Other Deductions | Net Capital Cost | Less: | | Potential D.C. Recoverable Cost | | |
|--------|---|------------------|--|---------------------------|---------------------|---------------------|---------------------------------------|---|---------------------------------|---------------------------------|--|
| | | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | Total | Residential Share 95% | Non- Residential Share 5% |
| | 2019-2028 | | | | | | | | | | |
| 1 | Southeast Galt Library - Design | 2022 | 385,000 | - | | 385,000 | - | | 385,000 | 365,750 | 19,250 |
| 2 | Southeast Galt Library | 2023-2024 | 6,738,000 | 361,831 | | 6,376,169 | - | | 6,376,169 | 6,057,361 | 318,808 |
| 3 | Southeast Galt Library - Land (1 ha.) | 2022 | 1,345,000 | - | | 1,345,000 | - | | 1,345,000 | 1,277,750 | 67,250 |
| 4 | Collection Materials | 2019 | 103,000 | - | | 103,000 | - | | 103,000 | 97,850 | 5,150 |
| 5 | Collection Materials | 2020 | 103,000 | - | | 103,000 | - | | 103,000 | 97,850 | 5,150 |
| 6 | Collection Materials | 2021 | 103,000 | - | | 103,000 | - | | 103,000 | 97,850 | 5,150 |
| 7 | Collection Materials | 2022 | 103,000 | - | | 103,000 | - | | 103,000 | 97,850 | 5,150 |
| 8 | Collection Materials | 2023 | 103,000 | - | | 103,000 | - | | 103,000 | 97,850 | 5,150 |
| 9 | Collection Materials | 2024 | 103,500 | - | | 103,500 | - | | 103,500 | 98,325 | 5,175 |
| 10 | Collection Materials | 2025 | 104,000 | - | | 104,000 | - | | 104,000 | 98,800 | 5,200 |
| 11 | Collection Materials | 2026 | 104,000 | - | | 104,000 | - | | 104,000 | 98,800 | 5,200 |
| 12 | Collection Materials | 2027 | 104,000 | - | | 104,000 | - | | 104,000 | 98,800 | 5,200 |
| 13 | Collection Materials | 2028 | 104,000 | 28,912 | | 75,088 | - | | 75,088 | 71,334 | 3,754 |
| 14 | Reserve Adjustment | | | | | | 2,202,651 | | (2,202,651) | (2,092,518) | (110,133) |
| | Total | | 9,502,500 | 390,743 | - | 9,111,757 | 2,202,651 | - | 6,909,107 | 6,563,652 | 345,455 |



4.4 Classes of Services

A change brought forth through the Bill-197 amended legislation concerned classes of services. A class of service may be composed of any number or combination of services and may include parts or portions of each D.C.-eligible service. Section 7 of the D.C.A. states that a D.C. by-law may provide for any D.C.-eligible service or the capital costs with respect to those services. These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds.

In addition, subsection 7 (3) of the D.C.A. states that:

“For greater certainty, a development charge by-law may provide for a class consisting of studies in respect of any service listed in subsection 2 (4) whose capital costs are described in paragraphs 5 and 6 of subsection 5 (3).”

As such, two classes of services are being created, public works and growth studies.

4.4.1 Public Works

As a result of the changes to the D.C.A., this update study provides for public works as a class of service. Public works includes capital costs for facilities and fleet related to water services, wastewater services, stormwater services, services related to a highway, and parks and recreation services, all of which are D.C.-eligible services under the amended D.C.A.

As discussed earlier, the capital costs included in public works relating to parks and recreation services included the 10% mandatory deduction in the 2019 D.C. study. This deduction has been removed resulting in a slight increase to the charges. The revised net capital cost is therefore, \$10,736,224.

The maximum D.C. allowed to be recovered for the public works class of service is approximately \$18.2 million. This ceiling is in excess of the growth-related capital needs of \$10.74 million. Details regarding the updated service standard calculations are provided in Appendix B.



Figure 4-4 depicts how the costs of capital projects are allocated across the D.C. eligible services to which they relate. For the expansion of public works facilities, an allocation of the total net growth-related capital costs is as follows:

- Water services – 10%
- Wastewater services – 10%
- Stormwater services – 10%
- Services related to a highway – 50%
- Parks and Recreation Services – 20%

Figure 4-5 provides the costs related to capital fleet infrastructure in the public works class of service. For the Provision for additional growth-related vehicles, an allocation has been made based on the following:

- Water services – 10%
- Wastewater services – 10%
- Stormwater services – 10%
- Services related to a highway – 70%

Other capital infrastructure works for facilities and fleet are specific to only one particular service, therefore, no allocation is required to be made (as identified in Figures 4-4 & 4-5).

Based on the City's 2019 D.C. study, the forecast growth-related costs have been based on a 68%/32% split based on the incremental growth in population to employment for the 13-year period.

Figure 4-4
City of Cambridge
Public Works - Facilities
2019\$

| Prj .No | Increased Service Needs Attributable to Anticipated Development | Services to Which the Project Relates | Timing (year) | Gross Capital Cost Estimate (2019\$) | Post Period Benefit | Other Deductions | Net Capital Cost | Less: | | Potential D.C. Recoverable Cost | | |
|---------|---|--|---------------|--------------------------------------|---------------------|------------------|------------------|---------------------------------|---|---------------------------------|-----------------------|---------------------------|
| | | | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | Total | Residential Share 68% | Non-Residential Share 32% |
| | 2019-2031 | | | | | | | | | | | |
| 1 | Expansion to Bishop Street Works Building Design | | | | | | | | | | | |
| 1a | Expansion to Bishop Street Works Building Design | Services Related to a Highway | 2028 | 172,000 | - | | 172,000 | - | | 172,000 | 116,960 | 55,040 |
| 1b | Expansion to Bishop Street Works Building Design | Water Services | 2028 | 34,400 | - | | 34,400 | - | | 34,400 | 23,392 | 11,008 |
| 1c | Expansion to Bishop Street Works Building Design | Wastewater Services | 2028 | 34,400 | - | | 34,400 | - | | 34,400 | 23,392 | 11,008 |
| 1d | Expansion to Bishop Street Works Building Design | Stormwater Drainage and Control Services | 2028 | 34,400 | - | | 34,400 | - | | 34,400 | 23,392 | 11,008 |
| 1e | Expansion to Bishop Street Works Building Design | Parks and Recreation Services | 2028 | 68,800 | - | | 68,800 | - | | 68,800 | 46,784 | 22,016 |
| | Sub-Total | | | 344,000 | - | - | 344,000 | - | - | 344,000 | 233,920 | 110,080 |
| 2 | Expansion to Bishop Street Works Building Construction | | | | | | | | | | | |
| 2a | Expansion to Bishop Street Works Building Construction | Services Related to a Highway | 2029 | 1,720,000 | - | | 1,720,000 | - | | 1,720,000 | 1,169,600 | 550,400 |
| 2b | Expansion to Bishop Street Works Building Construction | Water Services | 2029 | 344,000 | - | | 344,000 | - | | 344,000 | 233,920 | 110,080 |
| 2c | Expansion to Bishop Street Works Building Construction | Wastewater Services | 2029 | 344,000 | - | | 344,000 | - | | 344,000 | 233,920 | 110,080 |
| 2d | Expansion to Bishop Street Works Building Construction | Stormwater Drainage and Control Services | 2029 | 344,000 | - | | 344,000 | - | | 344,000 | 233,920 | 110,080 |
| 2e | Expansion to Bishop Street Works Building Construction | Parks and Recreation Services | 2029 | 688,000 | - | | 688,000 | - | | 688,000 | 467,840 | 220,160 |
| | Sub-Total | | | 3,440,000 | - | - | 3,440,000 | - | - | 3,440,000 | 2,339,200 | 1,100,800 |
| 3 | Expansion to Bishop Street Works Building Land | | | | | | | | | | | |
| 3a | Expansion to Bishop Street Works Building Land | Services Related to a Highway | 2029 | 573,500 | - | | 573,500 | - | | 573,500 | 389,980 | 183,520 |
| 3b | Expansion to Bishop Street Works Building Land | Water Services | 2029 | 114,700 | - | | 114,700 | - | | 114,700 | 77,996 | 36,704 |
| 3c | Expansion to Bishop Street Works Building Land | Wastewater Services | 2029 | 114,700 | - | | 114,700 | - | | 114,700 | 77,996 | 36,704 |
| 3d | Expansion to Bishop Street Works Building Land | Stormwater Drainage and Control Services | 2029 | 114,700 | - | | 114,700 | - | | 114,700 | 77,996 | 36,704 |
| 3e | Expansion to Bishop Street Works Building Land | Parks and Recreation Services | 2029 | 229,400 | - | | 229,400 | - | | 229,400 | 155,992 | 73,408 |
| | Sub-Total | | | 1,147,000 | - | - | 1,147,000 | - | - | 1,147,000 | 779,960 | 367,040 |
| 4 | Sheffield Street Expansion | Parks and Recreation Services | 2021 | 61,000 | - | | 61,000 | - | | 61,000 | 41,480 | 19,520 |
| 5 | Southeast Park Workshop Design | Parks and Recreation Services | 2022 | 229,000 | - | | 229,000 | - | | 229,000 | 155,720 | 73,280 |
| 6 | Southeast Park Workshop Construction | Parks and Recreation Services | 2022-2023 | 1,830,000 | - | | 1,830,000 | - | | 1,830,000 | 1,244,400 | 585,600 |
| 7 | Reserve Adjustment | n/a | | 205,224 | - | | 205,224 | - | | 205,224 | 139,552 | 65,672 |
| | Total | | | 7,256,224 | - | - | 7,256,224 | - | - | 7,256,224 | 4,934,232 | 2,321,992 |

Figure 4-5
City of Cambridge
Public Works - Fleet
2019\$

| Prj. No | Increased Service Needs Attributable to Anticipated Development 2019-2031 | Services to Which the Project Relates | Timing (year) | Gross Capital Cost Estimate (2019\$) | Post Period Benefit | Other Deductions | Net Capital Cost | Less: | | Potential D.C. Recoverable Cost | | |
|---------|--|---------------------------------------|---------------|--------------------------------------|---------------------|------------------|------------------|---------------------------------|---|---------------------------------|-----------------------|---------------------------|
| | | | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | Total | Residential Share 68% | Non-Residential Share 32% |
| 1 | Video Messaging/Traffic Counter Sign - Trailer Mounted (2) | Services Related to a Highway | 2019 | 40,000 | - | | 40,000 | - | | 40,000 | 27,200 | 12,800 |
| 2 | Loader Mounted Snow Blower/Loader. | Services Related to a Highway | 2019 | 140,000 | - | | 140,000 | - | | 140,000 | 95,200 | 44,800 |
| 3 | Roll off Dump Body (3) | Services Related to a Highway | 2019 | 90,000 | - | | 90,000 | - | | 90,000 | 61,200 | 28,800 |
| 4 | Roll off Attachment Deicing Unit (DLA) | Services Related to a Highway | 2019 | 50,000 | - | | 50,000 | - | | 50,000 | 34,000 | 16,000 |
| 5 | Tandem Roll-off Plow, Spreader, Dump body and DLA | Services Related to a Highway | 2020 | 350,000 | - | | 350,000 | - | | 350,000 | 238,000 | 112,000 |
| 6 | Mid-size Tractor with attachments. | Services Related to a Highway | 2020 | 60,000 | - | | 60,000 | - | | 60,000 | 40,800 | 19,200 |
| 7 | Loader Mounted Snow Blower/Loader | Services Related to a Highway | 2020 | 140,000 | - | | 140,000 | - | | 140,000 | 95,200 | 44,800 |
| 8 | Asphalt Hotbox | Services Related to a Highway | 2021 | 35,000 | - | | 35,000 | - | | 35,000 | 23,800 | 11,200 |
| 9 | Backhoe | Services Related to a Highway | 2021 | 190,000 | - | | 190,000 | - | | 190,000 | 129,200 | 60,800 |
| 10 | Road Sweeper | Services Related to a Highway | 2022 | 325,000 | - | | 325,000 | - | | 325,000 | 221,000 | 104,000 |
| 11 | Van | Water Services | 2022 | 50,000 | - | | 50,000 | - | | 50,000 | 34,000 | 16,000 |
| 12 | Pick-up Truck | Services Related to a Highway | 2022 | 50,000 | - | | 50,000 | - | | 50,000 | 34,000 | 16,000 |
| 13 | Mid Size Sidewalk Sweeper | Services Related to a Highway | 2019 | 210,000 | - | | 210,000 | - | | 210,000 | 142,800 | 67,200 |
| 14 | Provision for Additional Growth Related Vehicles | | | | | | | | | | | |
| 14a | Provision for Additional Growth Related Vehicles | Services Related to a Highway | 2023-2031 | 1,225,000 | - | | 1,225,000 | - | | 1,225,000 | 833,000 | 392,000 |
| 14b | Provision for Additional Growth Related Vehicles | Water Services | 2023-2031 | 175,000 | - | | 175,000 | - | | 175,000 | 119,000 | 56,000 |
| 14c | Provision for Additional Growth Related Vehicles | Wastewater Services | 2023-2031 | 175,000 | - | | 175,000 | - | | 175,000 | 119,000 | 56,000 |
| 14d | Provision for Additional Growth Related Vehicles | Stormwater Services | 2023-2031 | 175,000 | - | | 175,000 | - | | 175,000 | 119,000 | 56,000 |
| | Sub-Total | | | 1,750,000 | - | - | 1,750,000 | - | - | 1,750,000 | 1,190,000 | 560,000 |
| | Total | | | 3,480,000 | - | - | 3,480,000 | - | - | 3,480,000 | 2,366,400 | 1,113,600 |



4.4.2 Growth Studies

The changes to the D.C.A. also requires that classes of service be provided for studies that have a growth component. This update study provides two classes of service related to growth studies as follows:

- 1) For the former engineering studies, the class of service is now entitled Growth Studies – Engineering Services. This class of service provides for studies related to the following services:
 - Services Related to a Highway;
 - Wastewater Services;
 - Water Services;
 - Stormwater Drainage and Control;
 - Emergency Preparedness; and
 - Fire Protection Services.

- 2) For the former “General Government – Development Charge Studies” and “General Government – Studies Related to Soft Services,” a combined class of service entitled “Growth Studies – Other” has been provided. This class of service provide for studies related to the following services:
 - Parks and recreation services;
 - Library services;
 - Services related to a highway;
 - Wastewater services;
 - Water services;
 - Stormwater drainage and control; and
 - Fire protection services.

1. Growth Studies – Engineering Studies:

Figure 4-6 depicts how the costs of capital projects are allocated across the D.C. eligible services. Facility Master Plans have been allocated to the class of service based on an allocation of the total net growth-related capital costs for each service included in the D.C. calculations, in the following manner:

- Water services – 10%



- Wastewater services – 10%
- Stormwater services – 10%
- Services related to a highway – 70%

The Station Location Study has been allocated as follows:

- Fire protection services – 50%
- Emergency preparedness – 50%

In addition to the classification as a class of service, and allocation of studies between eligible services, the station location study for fire has been expanded to include a review of the emergency preparedness plan. Therefore, the gross cost of this study has been increased from \$50,000 to \$98,400. The updated gross cost of engineering studies is \$2,167,400. Deductions for benefit to existing of \$571,000 has been made as well as a deduction for the reserve fund balance in the amount of \$1,167,445. The resulting net growth-related costs of \$428,955 has been included in the updated D.C. calculations.

The capital costs have been allocated 68% residential and 32% non-residential based on the incremental growth in population to employment for the 13-year forecast period, consistent with the 2019 D.C. Background Study.

Figure 4-6
City of Cambridge
Growth Studies – Engineering Capital – Updated
2019\$

| Prj.No | Increased Service Needs Attributable to Anticipated Development | Timing (year) | Services to which the Project Relates | Gross Capital Cost Estimate (2019\$) | Post Period Benefit | Other Deductions | Net Capital Cost | Less: | | Potential D.C. Recoverable Cost | | |
|--------|---|------------------|--|---|---------------------------|---------------------|---------------------|---------------------------------------|---|---------------------------------|----------------------|------------------------------|
| | | | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | Total | Residential Share | Non- Residential Share |
| | | | | | | | | | | | | |
| | 2019-2031 | | | | | | | | | 68% | 32% | |
| 1 | Transportation Master Plan Update | 2023 | Services Related to a Highway | 150,000 | - | | 150,000 | 50,000 | | 100,000 | 68,000 | 32,000 |
| 2 | Transportation Master Plan Update | 2028 | Services Related to a Highway | 150,000 | - | | 150,000 | 50,000 | | 100,000 | 68,000 | 32,000 |
| 3 | Stormwater Management Master Plan Update | 2021 | Stormwater Drainage and Control Services | 250,000 | - | | 250,000 | 83,333 | | 166,667 | 113,333 | 53,333 |
| 4 | Water Master Plan Update | 2025 | Water Services | 250,000 | - | | 250,000 | 83,333 | | 166,667 | 113,333 | 53,333 |
| 5 | Wastewater Master Plan Update | 2024 | Wastewater Services | 250,000 | - | | 250,000 | 83,333 | | 166,667 | 113,333 | 53,333 |
| 6 | Sanitary Sewer Model Calibration | 2019 | Wastewater Services | 114,000 | - | | 114,000 | - | | 114,000 | 77,520 | 36,480 |
| 7 | Sanitary Sewer Model Calibration | 2024 | Wastewater Services | 115,000 | - | | 115,000 | - | | 115,000 | 78,200 | 36,800 |
| 8 | Sanitary Sewer Model Calibration | 2029 | Wastewater Services | 115,000 | - | | 115,000 | - | | 115,000 | 78,200 | 36,800 |
| 9 | Active Transportation/Cycling Master Plan Update | 2023 | Services Related to a Highway | 100,000 | - | | 100,000 | 10,000 | | 90,000 | 61,200 | 28,800 |
| 10 | Active Transportation/Cycling Master Plan Update | 2028 | Services Related to a Highway | 100,000 | - | | 100,000 | 10,000 | | 90,000 | 61,200 | 28,800 |
| 11 | Operations Bishop Street Facility Master Plan | | | | | | | | | | | |
| | Operations Bishop Street Facility Master Plan | 2020 | Services Related to a Highway | 70,000 | - | | 70,000 | 7,000 | | 63,000 | 42,840 | 20,160 |
| | Operations Bishop Street Facility Master Plan | 2020 | Water Services | 10,000 | - | | 10,000 | 1,000 | | 9,000 | 6,120 | 2,880 |
| | Operations Bishop Street Facility Master Plan | 2020 | Wastewater Services | 10,000 | - | | 10,000 | 1,000 | | 9,000 | 6,120 | 2,880 |
| | Operations Bishop Street Facility Master Plan | 2020 | Stormwater Drainage and Control Services | 10,000 | - | | 10,000 | 1,000 | | 9,000 | 6,120 | 2,880 |
| | Sub-Total | | | 100,000 | - | - | 100,000 | 10,000 | - | 90,000 | 61,200 | 28,800 |
| 12 | City-Wide Facilities Master Plan (Hard Services Component) | | | | | | | | | | | |
| | City-Wide Facilities Master Plan (Hard Services Component) | 2023 | Services Related to a Highway | 131,250 | - | | 131,250 | 43,750 | | 87,500 | 59,500 | 28,000 |
| | City-Wide Facilities Master Plan (Hard Services Component) | 2023 | Water Services | 18,750 | - | | 18,750 | 6,250 | | 12,500 | 8,500 | 4,000 |
| | City-Wide Facilities Master Plan (Hard Services Component) | 2023 | Wastewater Services | 18,750 | - | | 18,750 | 6,250 | | 12,500 | 8,500 | 4,000 |
| | City-Wide Facilities Master Plan (Hard Services Component) | 2023 | Stormwater Drainage and Control Services | 18,750 | - | | 18,750 | 6,250 | | 12,500 | 8,500 | 4,000 |
| | Sub-Total | | | 187,500 | - | - | 187,500 | 62,500 | - | 125,000 | 85,000 | 40,000 |

Figure 4-6 Continued
City of Cambridge
Growth Studies – Engineering Capital – Updated
2019\$

| Prj.No | Increased Service Needs Attributable to Anticipated Development | Timing (year) | Services to which the Project Relates | Gross Capital Cost Estimate (2019\$) | Post Period Benefit | Other Deductions | Net Capital Cost | Less: | | Potential D.C. Recoverable Cost | | |
|--------|--|------------------|---|---|---------------------------|---------------------|---------------------|---------------------------------------|---|---------------------------------|---------------------------------|---|
| | | | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | Total | Residential Share 68% | Non- Residential Share 32% |
| | 2019-2031 | | | | | | | | | | | |
| 13 | City-Wide Facilities Master Plan (Hard Services Component) | | | | | | | | | | | |
| | City-Wide Facilities Master Plan (Hard Services Component) | 2023 | Services Related to a Highway | 131,250 | - | | 131,250 | 43,750 | | 87,500 | 59,500 | 28,000 |
| | City-Wide Facilities Master Plan (Hard Services Component) | 2023 | Water Services | 18,750 | - | | 18,750 | 6,250 | | 12,500 | 8,500 | 4,000 |
| | City-Wide Facilities Master Plan (Hard Services Component) | 2023 | Wastewater Services | 18,750 | - | | 18,750 | 6,250 | | 12,500 | 8,500 | 4,000 |
| | City-Wide Facilities Master Plan (Hard Services Component) | 2023 | Stormwater Drainage and Control Services | 18,750 | - | | 18,750 | 6,250 | | 12,500 | 8,500 | 4,000 |
| | Sub-Total | | | 187,500 | - | - | 187,500 | 62,500 | - | 125,000 | 85,000 | 40,000 |
| 14 | Station Location Study - Review of Fire Master Plan & Emergency Preparedness Plan | | | 98,400 | | | | | | | | |
| 14a | Station Location Study - Review of Fire Master Plan & Emergency Preparedness Plan | 2020 | Fire Protection Services | 49,200 | - | | 49,200 | 33,000 | | 16,200 | 11,016 | 5,184 |
| 14b | Station Location Study - Review of Fire Master Plan & Emergency Preparedness Plan | 2020 | Emergency Preparedness | 49,200 | - | | 49,200 | 33,000 | | 16,200 | 11,016 | 5,184 |
| | Sub-Total | | | 98,400 | - | - | 98,400 | 66,000 | - | 32,400 | 22,032 | 10,368 |
| 15 | Reserve Fund Adjstment | | n/a | | | | | 1,167,445 | | (1,167,445) | (793,862) | (373,582) |
| | Total | | | 2,167,400 | - | - | 2,167,400 | 1,738,445 | - | 428,955 | 291,690 | 137,266 |



2. Growth Studies – Other:

Figure 4-7 depicts how the costs of capital projects are allocated across the services. For planning related studies, a deduction of 10% has been applied to recognize the extent to which some studies relate to non-D.C.-eligible services. Development charge studies have been allocated to the class of service based on the proportion of the total net growth-related capital costs for each service included in the D.C. calculations, in the following manner:

- Water services – 5%
- Wastewater services – 20%
- Stormwater services – 7%
- Services related to a highway – 51%
- Fire services – 2%
- Parks and recreation services – 11%
- Library services – 5%

Planning studies have been allocated as follows:

- Water services – 10%
- Wastewater services – 10%
- Stormwater services – 10%
- Services related to a highway – 50%
- Parks and recreation services – 20%

As previously mentioned in subsection 4.1, in updating the list of studies to be included for this D.C. update, the parking-related study has been moved to the municipal parking service D.C. The gross cost of the study is \$50,000. This adjustment allows staff to continue to collect for all parking related costs during the transition period.

In addition, there were a few studies included in the 2019 D.C. study that have been removed as they do not specifically relate to a service on the revised eligible list of services, such as the zoning by-law review, urban design guidelines, and sign by-law review.

In addition to the classification as a class of service, and allocation of studies between eligible services, the mandatory 10% deduction has been removed from studies



previously related to discounted services. Further, the reserve fund balance in the amount of \$185,285 has also been deducted from the updated gross cost of \$1,615,400. The resulting growth-related costs of \$1,249,915 have been included in the updated D.C. calculations however, this minor change to the costs has not resulted in a change to the D.C. calculation.

The capital costs have been allocated 68% residential and 32% non-residential based on the incremental growth in population to employment for the 10-year forecast period, consistent with the 2019 D.C. Background Study.

Figure 4-7
City of Cambridge
Growth Studies – Other Capital – Updated
2019\$

| Prj.No | Increased Service Needs Attributable to Anticipated Development | Timing (year) | Services to which the Project Relates | Gross Capital Cost Estimate (2019\$) | Post Period Benefit | Other Deductions | Net Capital Cost | Less: | | Potential D.C. Recoverable Cost | | |
|--------|---|---------------|--|--------------------------------------|---------------------|------------------|------------------|---------------------------------|---|---------------------------------|-------------------|-----------------------|
| | | | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | Total | Residential Share | Non-Residential Share |
| | | | | | | | | | | | | |
| | 2019-2028 | | | | | | | | | | 68% | 32% |
| 1 | Parkland Strategy | 2019 | Parks and Recreation Services | 227,300 | - | | 227,300 | 22,700 | | 204,600 | 139,128 | 65,472 |
| 2 | Parkland Strategy | 2024 | Parks and Recreation Services | 227,300 | - | | 227,300 | 22,700 | | 204,600 | 139,128 | 65,472 |
| 3 | Recreation Facilities Master Plan | 2022 | Parks and Recreation Services | 277,800 | - | | 277,800 | - | | 277,800 | 188,904 | 88,896 |
| 4 | Older Adult Strategy | 2020 | Parks and Recreation Services | 101,000 | - | | 101,000 | 50,500 | | 50,500 | 34,340 | 16,160 |
| 5 | Library Strategic Plan | 2023 | Library Services | 25,000 | - | | 25,000 | 8,300 | | 16,700 | 11,356 | 5,344 |
| 6 | Official Plan Update (A/00451-20) | | | | | | | | | | | |
| 6a | Official Plan Update (A/00451-20) | 2020-2021 | Services Related to a Highway | 100,000 | - | 10,000 | 90,000 | 9,000 | | 81,000 | 55,080 | 25,920 |
| 6b | Official Plan Update (A/00451-20) | 2020-2021 | Wastewater Services | 20,000 | - | 2,000 | 18,000 | 1,800 | | 16,200 | 11,016 | 5,184 |
| 6c | Official Plan Update (A/00451-20) | 2020-2021 | Water Services | 20,000 | - | 2,000 | 18,000 | 1,800 | | 16,200 | 11,016 | 5,184 |
| 6d | Official Plan Update (A/00451-20) | 2020-2021 | Stormwater Drainage and Control Services | 20,000 | - | 2,000 | 18,000 | 1,800 | | 16,200 | 11,016 | 5,184 |
| 6e | Official Plan Update (A/00451-20) | 2020-2021 | Parks and Recreation Services | 40,000 | - | 4,000 | 36,000 | 3,600 | | 32,400 | 22,032 | 10,368 |
| | Sub-Total Official Update (A/00451-20) | | | 200,000 | - | 20,000 | 180,000 | 18,000 | - | 162,000 | 110,160 | 51,840 |
| 7 | Official Plan Review (A/00602-20) | | | | | | | | | | | |
| 7a | Official Plan Update (A/00602-20) | 2025-2026 | Services Related to a Highway | 100,000 | - | 10,000 | 90,000 | 9,000 | | 81,000 | 55,080 | 25,920 |
| 7b | Official Plan Update (A/00602-20) | 2025-2026 | Wastewater Services | 20,000 | - | 2,000 | 18,000 | 1,800 | | 16,200 | 11,016 | 5,184 |
| 7c | Official Plan Update (A/00602-20) | 2025-2026 | Water Services | 20,000 | - | 2,000 | 18,000 | 1,800 | | 16,200 | 11,016 | 5,184 |
| 7d | Official Plan Update (A/00602-20) | 2025-2026 | Stormwater Drainage and Control Services | 20,000 | - | 2,000 | 18,000 | 1,800 | | 16,200 | 11,016 | 5,184 |
| 7e | Official Plan Update (A/00602-20) | 2025-2026 | Parks and Recreation Services | 40,000 | - | 4,000 | 36,000 | 3,600 | | 32,400 | 22,032 | 10,368 |
| | Sub-Total Official Update (A/00602-20) | | | 200,000 | - | 20,000 | 180,000 | 18,000 | - | 162,000 | 110,160 | 51,840 |
| 8 | City-Wide Parks, Recreation & Operations Facilities Master Plan (Soft Services Component) | 2019 | Parks and Recreation Services | 62,500 | - | | 62,500 | - | | 62,500 | 42,500 | 20,000 |
| 9 | City-Wide Parks, Recreation & Operations Facilities Master Plan (Soft Services Component) | 2028 | Parks and Recreation Services | 62,500 | - | | 62,500 | - | | 62,500 | 42,500 | 20,000 |

Figure 4-7 Continued
City of Cambridge
Growth Studies - Other Capital – Updated
2019\$

| Prj.No | Increased Service Needs Attributable to Anticipated Development | Timing (year) | Services to which the Project Relates | Gross Capital Cost Estimate (2019\$) | Post Period Benefit | Other Deductions | Net Capital Cost | Less: | | Potential D.C. Recoverable Cost | | |
|--------|---|---------------|--|--------------------------------------|---------------------|------------------|------------------|---------------------------------|---|---------------------------------|-----------------------|---------------------------|
| | | | | | | | | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | Total | Residential Share 68% | Non-Residential Share 32% |
| | 2019-2028 | | | | | | | | | | | |
| 10 | Development Charges Study | | | | | | - | - | | - | - | - |
| 10a | Development Charges Study | 2023-2024 | Water Services | 5,998 | - | | 5,998 | - | | 5,998 | 4,079 | 1,920 |
| 10b | Development Charges Study | 2023-2024 | Wastewater Services | 22,834 | - | | 22,834 | - | | 22,834 | 15,527 | 7,307 |
| 10c | Development Charges Study | 2023-2024 | Stormwater Drainage and Control Services | 7,544 | - | | 7,544 | - | | 7,544 | 5,130 | 2,414 |
| 10d | Development Charges Study | 2023-2024 | Services Related to a Highway | 59,264 | - | | 59,264 | - | | 59,264 | 40,299 | 18,964 |
| 10e | Development Charges Study | 2023-2024 | Fire Protection Services | 2,391 | - | | 2,391 | - | | 2,391 | 1,626 | 765 |
| 10f | Development Charges Study | 2023-2024 | Parks and Recreation Services | 12,727 | - | | 12,727 | - | | 12,727 | 8,654 | 4,073 |
| 10g | Development Charges Study | 2023-2024 | Library Services | 5,242 | - | | 5,242 | - | | 5,242 | 3,564 | 1,677 |
| | Sub-Total Development Charges Study | | | 116,000 | | | | | - | 116,000 | 78,880 | 37,120 |
| 11 | Development Charges Study | | | | | | - | - | | - | - | - |
| 11a | Development Charges Study | 2028-2029 | Water Services | 5,998 | - | | 5,998 | - | | 5,998 | 4,079 | 1,920 |
| 11b | Development Charges Study | 2028-2029 | Wastewater Services | 22,834 | - | | 22,834 | - | | 22,834 | 15,527 | 7,307 |
| 11c | Development Charges Study | 2028-2029 | Stormwater Drainage and Control Services | 7,544 | - | | 7,544 | - | | 7,544 | 5,130 | 2,414 |
| 11d | Development Charges Study | 2028-2029 | Services Related to a Highway | 59,264 | - | | 59,264 | - | | 59,264 | 40,299 | 18,964 |
| 11e | Development Charges Study | 2028-2029 | Fire Protection Services | 2,391 | - | | 2,391 | - | | 2,391 | 1,626 | 765 |
| 11f | Development Charges Study | 2028-2029 | Parks and Recreation Services | 12,727 | - | | 12,727 | - | | 12,727 | 8,654 | 4,073 |
| 11g | Development Charges Study | 2028-2029 | Library Services | 5,242 | - | | 5,242 | - | | 5,242 | 3,564 | 1,677 |
| | Sub-Total Development Charges Study | | | 116,000 | - | | 116,000 | - | - | 116,000 | 78,880 | 37,120 |
| 12 | Reserve Fund Adjustment | | n/a | | | | | 185,285 | | (185,285) | (125,994) | (59,291) |
| | Total | | | 1,615,400 | - | 40,000 | 1,575,400 | 325,485 | - | 1,249,915 | 849,942 | 399,973 |



4.5 D.C. By-law Revised Schedule of Charges

4.5.1 *Updated D.C. Calculation (2019\$)*

Figure 4-8 provides the calculations to the updated proposed D.C. to be imposed on anticipated development in the City for municipal-wide services over the 13-year forecast period for public works and growth studies – engineering. Figure 4-9 provides for the updated D.C. calculations over the 10-year forecast basis for municipal-wide parks and recreation services, library services and growth studies – other. Figure 4-10 provides the revised D.C. calculations for parking services (that becomes ineligible as of September 18, 2022).

The calculations provided herein are based on the same methodology as was provided for in the 2019 D.C. study. For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible D.C. cost calculations set out in Figures 4-8 to 4-10 are based on the net anticipated population increase. The cost per capita is then multiplied by the average occupancy of the new units to calculate the charge. With respect to non-residential development, the total costs allocated to non-residential development (based on need for service) have been divided by the anticipated development over the planning periods to calculate the blended costs per sq.ft. of gross floor area for each service/class of service.



Figure 4-8
City of Cambridge
Municipal-wide D.C. Calculations
2019 to 2031
2019\$

| SERVICE/CLASS OF SERVICE | 2019\$ D.C.-Eligible Cost | | 2019\$ D.C.-Eligible Cost | |
|---|---------------------------|--------------------|---------------------------|---------------|
| | Residential | Non-Residential | S.D.U. | per sq.ft. |
| | \$ | \$ | \$ | \$ |
| 1. <u>Public Works</u> | | | | |
| 1.1 Facilities: | | | | |
| 1.1.1 Services Related to a Highway | 1,725,337 | 811,923 | \$254 | 0.09 |
| 1.1.2 Water Services | 345,067 | 162,385 | \$51 | 0.02 |
| 1.1.3 Wastewater Services | 345,067 | 162,385 | \$51 | 0.02 |
| 1.1.4 Stormwater Drainage and Control Services | 345,067 | 162,385 | \$51 | 0.02 |
| 1.1.5 Parks and Recreation Services | 2,173,693 | 1,022,914 | \$320 | 0.11 |
| 1.2 Fleet: | | | | |
| 1.2.1 Services Related to a Highway | 1,975,400 | 929,600 | \$291 | 0.10 |
| 1.2.2 Water Services | 153,000 | 72,000 | \$23 | 0.01 |
| 1.2.3 Wastewater Services | 119,000 | 56,000 | \$18 | 0.01 |
| 1.2.4 Stormwater Services | 119,000 | 56,000 | \$18 | 0.01 |
| | 7,300,632 | 3,435,592 | 1,077 | 0.39 |
| 2. <u>Growth Studies - Engineering</u> | | | | |
| 2.1 Services Related to a Highway | 112,919 | 53,138 | 17 | 0.01 |
| 2.2 Stormwater Drainage and Control Services | 36,665 | 17,254 | 5 | - |
| 2.3 Water Services | 36,665 | 17,254 | 5 | - |
| 2.4 Wastewater Services | 99,520 | 46,833 | 14 | - |
| 2.5 Fire Protection Services | 2,960 | 1,393 | - | - |
| 2.6 Emergency Preparedness | 2,960 | 1,393 | - | - |
| | 291,690 | 137,266 | 41 | 0.01 |
| TOTAL | \$7,592,322 | \$3,572,857 | \$1,118 | \$0.40 |
| D.C.-Eligible Capital Cost | \$7,592,322 | \$3,572,857 | | |
| 13-Year Gross Population/GFA Growth (sq.ft.) | 23,767 | 8,926,000 | | |
| Cost Per Capita/Non-Residential GFA (sq.ft.) | \$319.45 | \$0.40 | | |
| By Residential Unit Type | P.P.U. | | | |
| Single and Semi-Detached Dwelling | 3.500 | \$1,118 | | |
| Other Multiples | 2.461 | \$786 | | |
| Apartments | 1.752 | \$560 | | |
| Special Care/Special Dwelling Units | 1.100 | \$351 | | |



Figure 4-9
City of Cambridge
Municipal-wide D.C. Calculations
2019 to 2028
2019\$

| SERVICE/CLASS OF SERVICE | 2019\$ D.C.-Eligible Cost | | 2019\$ D.C.-Eligible Cost | |
|---|---------------------------|--------------------|---------------------------|---------------|
| | Residential | Non-Residential | S.D.U. | per sq.ft. |
| | \$ | \$ | \$ | \$ |
| 3. <u>Parks and Recreation Services</u> | | | | |
| 3.1 Parkland development, amenities & trails | 11,808,837 | 621,518 | 2,105 | 0.08 |
| 3.2 Recreation vehicles and equipment | 1,177,050 | 61,950 | 210 | 0.01 |
| 3.3 Recreation facilities | 29,913,114 | 1,574,374 | 5,333 | 0.21 |
| | 42,899,001 | 2,257,842 | 7,648 | 0.30 |
| 4. <u>Library Services</u> | | | | |
| 4.1 Library facilities | 5,608,182 | 295,167 | 1,000 | 0.04 |
| 4.2 Library materials | 955,320 | 50,280 | 170 | 0.01 |
| | 6,563,502 | 345,447 | 1,170 | 0.05 |
| 5. <u>Growth Studies - Other</u> | | | | |
| 5.1 Parks and Recreation Services | 564,232 | 265,521 | 101 | 0.04 |
| 5.2 Library Services | 16,098 | 7,576 | 3 | - |
| 5.3 Services Related to a Highway | 166,132 | 78,180 | 29 | 0.01 |
| 5.4 Wastewater Services | 46,233 | 21,757 | 8 | - |
| 5.5 Water Services | 26,292 | 12,373 | 5 | - |
| 5.6 Stormwater Drainage and Control Services | 28,123 | 13,234 | 5 | - |
| 5.7 Fire Protection Services | 2,832 | 1,333 | 1 | - |
| | 849,942 | 399,973 | 152 | 0.05 |
| TOTAL | 50,312,446 | \$3,003,263 | \$8,970 | \$0.40 |
| D.C.-Eligible Capital Cost | \$50,312,446 | \$3,003,263 | | |
| 10-Year Gross Population/GFA Growth (sq.ft.) | 19,631 | 7,424,700 | | |
| Cost Per Capita/Non-Residential GFA (sq.ft.) | \$2,562.91 | \$0.40 | | |
| By Residential Unit Type | P.P.U. | | | |
| Single and Semi-Detached Dwelling | 3.500 | \$8,970 | | |
| Other Multiples | 2.461 | \$6,307 | | |
| Apartments | 1.752 | \$4,490 | | |
| Special Care/Special Dwelling Units | 1.100 | \$2,819 | | |



Figure 4-10
City of Cambridge
Municipal-wide D.C. Calculations – Parking
2019 to 2028
2019\$

| SERVICE/CLASS OF SERVICE | 2019\$ D.C.-Eligible Cost | | 2019\$ D.C.-Eligible Cost | |
|---|---------------------------|------------------|---------------------------|---------------|
| | Residential | Non-Residential | S.D.U. | per sq.ft. |
| 6. <u>Municipal Parking Services</u> | \$ | \$ | \$ | \$ |
| 6.1 Parking Spaces | 1,686,400 | 793,600 | 301 | 0.11 |
| 6.2 Parking Study | 34,000 | 16,000 | 6 | - |
| TOTAL | 1,720,400 | \$809,600 | \$307 | \$0.11 |
| D.C.-Eligible Capital Cost | \$1,720,400 | \$809,600 | | |
| 10-Year Gross Population/GFA Growth (sq.ft.) | 19,631 | 7,424,700 | | |
| Cost Per Capita/Non-Residential GFA (sq.ft.) | \$87.64 | \$0.11 | | |
| By Residential Unit Type | P.P.U. | | | |
| Single and Semi-Detached Dwelling | 3.500 | \$307 | | |
| Other Multiples | 2.461 | \$216 | | |
| Apartments | 1.752 | \$154 | | |
| Special Care/Special Dwelling Units | 1.100 | \$96 | | |



Figure 4-11 compares the amended and existing single detached dwelling unit charges and Figure 4-12 compares the amended and existing non-residential charges per square foot. These charges are represented in 2019 dollars.

Figure 4-11
City of Cambridge
Comparison of Residential Single Detached Unit D.C. as per the
2019 D.C. By-law and Re-Calculated Charges
2019\$

| Service/Class of Service | As per By-law 19-094 2019\$ | Re-Calculated 2019\$ |
|---|-----------------------------------|-------------------------|
| City-Wide Services/Classes of Services: | | |
| 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 ¹ | 278 | 307 |
| Parks and Recreation Services ² | 6,864 | 7,648 |
| Library Services | 1,016 | 1,170 |
| Growth Studies - Other ³ | 220 | 152 |
| Total City-Wide Services/Classes of Services | 17,074 | 17,997 |
| Urban Services: | | |
| Stormwater | 929 | 929 |
| Wastewater Services | 2,947 | 2,947 |
| Water Services | 522 | 522 |
| Total Urban Services | 4,398 | 4,398 |
| Grand Total - City + Urban Area | 21,472 | 22,395 |

¹ Becomes ineligible as of September 18, 2022.

² Previously presented as two separate charges for Outdoor & Indoor Recreation Services.

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



Figure 4-12
City of Cambridge
Comparison of Existing and Amending Non-Residential D.C.(per sq. ft.)
2019\$

| Service/Class of Service | As per By-law 19-094 2019\$ | Re-Calculated 2019\$ |
|---|--------------------------------|-------------------------|
| City-Wide Services/Classes of Services: | | |
| 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 ¹ | 0.10 | 0.11 |
| Parks and Recreation Services ² | 0.27 | 0.30 |
| Library Services | 0.04 | 0.05 |
| Growth Studies - Other ³ | 0.08 | 0.05 |
| Total City-Wide Services/Classes of Services | 3.61 | 3.65 |
| Urban Services: | | |
| Stormwater | 0.32 | 0.32 |
| Wastewater Services | 1.06 | 1.06 |
| Water Services | 0.19 | 0.19 |
| Total Urban Services | 1.57 | 1.57 |
| Grand Total - City + Urban Area | 5.18 | 5.22 |

¹ Becomes ineligible as of September 18, 2022.

² Previously presented as two separate charges for Outdoor & Indoor Recreation Services.

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



4.5.2 Revised D.C. Rates (2019\$ and 2021\$)

Based on the calculations above, the municipal-wide D.C. (in 2019\$) is calculated to increase from \$17,074 to \$17,997 per single detached unit and from \$3.61 to \$3.65 per square foot for non-residential development.

There is no change to the urban services (water, wastewater and stormwater). Figure 4-13 provides for the updated municipal-wide D.C.s in 2019 values, as the study was originally completed in 2019. This figure would be included as the amending schedule to the D.C. by-law. As the D.C.s are indexed annually on December 1st, the amending rates, for the services updated as per this report, are subject to the indexing that has taken place since By-law 19-094 was passed. As such the current indexed charges, including the updates identified herein are presented in Figure 4-14. Note that the development charges will be indexed further on December 1, 2021 and the updated charges will be subject to the same index prior to being implemented in January, 2022.

Figure 4-13
City of Cambridge
Updated Development Charge Schedule (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) |
| City Wide Services/Classes of Services | | | | | | |
| 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 |
| Total City Wide Services/Classes of Services | 17,997 | 12,655 | 8,963 | 5,594 | 3.65 | 39.29 |
| Urban Services: | | | | | | |
| 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 |
| Total Urban Services | 4,398 | 3,092 | 2,201 | 1,382 | 1.57 | 16.90 |
| GRAND TOTAL CITY WIDE SERVICES/CLASSES OF SERVICES | 17,997 | 12,655 | 8,963 | 5,594 | 3.65 | 39.29 |
| GRAND TOTAL URBAN AREA SERVICES | 22,395 | 15,747 | 11,164 | 6,976 | 5.22 | 56.19 |

* Eligible until September 18, 2022

Figure 4-14
City of Cambridge
Updated Development Charge Schedule (Indexed to December 1, 2020\$)

| 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) |
| City Wide Services/Classes of Services | | | | | | |
| Services Related to a Highway | 7,700 | 5,414 | 3,854 | 2,420 | 2.78 | 29.92 |
| Public Works | 1,138 | 800 | 570 | 357 | 0.41 | 4.44 |
| Fire Protection Services | 334 | 235 | 167 | 105 | 0.12 | 1.25 |
| Growth Studies - Engineering | 43 | 31 | 22 | 14 | 0.01 | 0.11 |
| Parks and Recreation Services | 8,082 | 5,683 | 4,045 | 2,540 | 0.32 | 3.41 |
| Library Services | 1,236 | 870 | 619 | 389 | 0.05 | 0.57 |
| Growth Studies - Other | 161 | 113 | 80 | 51 | 0.05 | 0.57 |
| Municipal Parking Services* | 324 | 228 | 114 | 36 | 0.12 | 1.25 |
| Total City Wide Services/Classes of Services | 19,018 | 13,373 | 9,471 | 5,911 | 3.86 | 41.52 |
| Urban Services: | | | | | | |
| Stormwater | 982 | 690 | 491 | 309 | 0.34 | 3.64 |
| Wastewater Services | 3,114 | 2,190 | 1,559 | 979 | 1.12 | 12.06 |
| Water Services | 552 | 388 | 276 | 173 | 0.20 | 2.16 |
| Total Urban Services | 4,648 | 3,267 | 2,326 | 1,460 | 1.66 | 17.86 |
| GRAND TOTAL CITY WIDE SERVICES/CLASSES OF SERVICES | 19,018 | 13,373 | 9,471 | 5,911 | 3.86 | 41.52 |
| GRAND TOTAL URBAN AREA SERVICES | 23,665 | 16,641 | 11,797 | 7,372 | 5.52 | 59.38 |

* Eligible until September 18, 2022



Chapter 5

Updates to the D.C. By-law



5. Updates to the D.C. By-law

As summarized in Chapter 2, the D.C. by-law will require several updates to conform with the D.C.A., as amended.

With respect to the “Time of Calculation and Payment” section of the by-law, the following refinements are to be included:

- Six equal annual D.C. payments commencing at occupancy for rental housing and institutional developments;
- Non-profit housing developments will be allowed to pay their D.C.s in 21 equal annual payments; and
- The D.C. amount for all developments occurring within two years of a site plan or zoning by-law amendment planning approval (for applications submitted after January 1, 2020) shall be determined based on the D.C. in effect on the day of the site plan or zoning by-law amendment application.

Instalment payments and payments determined at the time of site plan or zoning by-law amendment application may be subject to annual interest charges. The interest rate has been adopted by City Council which is based on the City’s D.C. Interest Policy #A09 FIN 003. This policy may be amended from time to time.

For the purposes of administering the by-law, the following definitions are provided as per O. Reg. 454-19:

“Rental housing” means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises.

“Institutional development” means development of a building or structure intended for use,

- a) as a long-term care home within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;
- b) as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
- c) by any of the following post-secondary institutions for the objects of the institution:



- i. a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,
- ii. a college or university federated or affiliated with a university described in subclause (i), or
- iii. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;
- d) as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- e) as a hospice to provide end-of-life care.

“Non-profit housing development” means development of a building or structure intended for use as residential premises by,

- a) a corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing;
- b) a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing; or
- c) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act.

In addition to the changes provided above, the following definition for “Class” will be provided:

“Class” means a grouping of services combined to create a single service for the purposes of this by-law and as provided in section 7 of the Development Charges Act, 1997.

With respect to exemptions, the following will be included as per O. Reg. 454-19:

No development charge shall be payable where the development:

- is limited to the creation of an additional dwelling unit as prescribed, in prescribed classes of new residential buildings as set out in the Regulations to the Development Charges Act, 1997; and



- is limited to the creation of an additional dwelling unit ancillary to a new dwelling unit for prescribed classes of new residential buildings as set out in the Regulations to the Development Charges Act, 1997.

With respect to exemptions, the following will be included as per Bill 213:

Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the Development Charges Act, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

Other new definitions have been included in the draft by-law to incorporate language being used in the amended legislation, they include definitions such as Accessory Use; Ancillary Dwelling, Hospice, Rental Housing; etc.

As presented earlier, the D.C. for parking services will cease to be recoverable as of September 18, 2022. As such, changes to Schedules A-1 and A-2 have been made to identify the charges to be imposed pre- and post-September 18, 2022.



Chapter 6

Recommendations



6. Recommendations

It is recommended that Council:

“Approve the Development Charges Update Study dated October 29, 2021, as amended (if applicable);”

“Approve the updated capital projects set out in Chapter 4 of the Development Charges Update Study dated October 29, 2021;”

“Determine that no further public meeting is required;” and

“Approve the Amending Development Charge By-law as set out in Appendix C.”



Appendix A

Existing Policies under By-law 19-094



A-1: Existing Policies under By-law 19-094

The following sections provide rules governing the calculation, payment, and collection of D.C.s as provided in By-law 19-094, in accordance with the D.C.A.

2.1. Application of Development Charges

Development charges shall apply and shall be calculated and collected in accordance with this by-law against land to pay for increased capital costs required because of increased needs for services arising from development that requires:

- 2.1.1 the passing of a zoning by-law or an amendment to a zoning by-law under section 34 of the Planning Act;
- 2.1.2 the approval of a minor variance under section 45 of the Planning Act;
- 2.1.3 a conveyance of land to which a by-law passed under subsection 50 (7) of the Planning Act applies;
- 2.1.4 the approval of a plan of subdivision under section 51 of the Planning Act;
- 2.1.5 a consent under section 53 of the Planning Act;
- 2.1.6 the approval of a description under section 50 of the Condominium Act; or
- 2.1.7 the issuing of a permit under the Building Code Act, 1992, in relation to a building or structure.

9. Amount of Development Charges

Subject to section 10 of this by-law development charges shall be calculated and collected at the rates set out in Schedules “A-1” and “A-2” hereto.

12. Time of Payment of Development Charges

- 12.1 Building Permits (s. 26 (1) and s. 28 of the Act)

Subject to subsections 12.2 and 12.3, all development charges for a development are payable upon a building permit being issued in relation to



a building or structure on land to which a development charge applies and until the development charge has been paid in full, no building permit shall be issued.

12.2 Subdivision Agreement (s. 26 (2) of the Act)

Notwithstanding s. 12.1, the amount of the development charge with respect to infrastructure services shall be payable for development that requires approval of a plan of subdivision under section 51 of the Planning Act or a consent under s. 53 of the Planning Act and for which a Subdivision Agreement or Consent Agreement is entered into immediately upon the parties entering into the Subdivision Agreement or Consent Agreement for all lots and blocks on which single detached dwellings and semi-detached dwellings are permitted in the plan of subdivision or pursuant to the consent.

12.3 Agreement for Earlier or Later Payment (s. 27 of the Act)

Notwithstanding subsection 12.1 hereof, the City may enter into an agreement with a person/owner of land who is required to pay a development charge for:

12.3.1 All or any part of a development charge to be paid before or after it would otherwise be payable;

12.3.2 The total amount of the development charge payable under an agreement under this section is the amount of the development charge that would be determined under this by-law on the day specified in the agreement or, if no such day is specified, at the earlier of,

12.3.2.1 the time the development charge or any part of it is payable under the agreement;

12.3.2.2 the time the development charge would have been payable in the absence of the agreement.



- 12.3.3 In an agreement under this section, the City may charge interest, at a rate stipulated in the agreement, on that part of the development charge payable after it would otherwise be payable.

10. Indexing

The amount of the development charges herein shall be adjusted annually on December 1st in each year, commencing on December 1, 2019, in accordance with the Statistics Canada Quarterly Construction Price Statistics, catalogue number 62-007.

3. Imposition of Development Charges

3.2 Non-Imposition – Municipality and Boards (s. 2 (7) of the Act)

This by-law does not apply to land owned and used for the purposes of:

- a) The City of Cambridge or any local board thereof;
- b) The Region of Waterloo or any local board thereof;
- c) Any municipality within the Region of Waterloo or any local board thereof;
- d) A board of education as defined in the Education Act, S.O. 1990, c. 13, as amended, or any successor legislation;
- e) The Grand River Conservation Authority to the extent that the lands are being used for conservation purposes; or
- f) The Crown in right of Ontario or the Crown in right of Canada.

3.3 Municipal Exemption – Hospitals

This by-law shall not apply to land upon which there is to be developed a Public Hospital within the meaning of the Public Hospital Act, R.S.O. 1990, c.P.40, as amended.

20. Duration - Expiry

The by-law shall continue in force for a term of five (5) years from the date it comes into force unless it is repealed at an earlier date by subsequent by-law.



Appendix B

Service Standards

Table B-1
Summary of Service Standards as per the Development Charges Act, 1997, as amended
for Services Revised in this 2021 Update Study

| SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED | | | | | | | |
|---|---|----------------------------------|-----------------------|---|----------------------|---------------------|---------------------|
| Service/Class of Service Category | Sub-Component | 10 Year Average Service Standard | | | | | Maximum Ceiling LOS |
| | | Cost (per capita) | Quantity (per capita) | | Quality (per capita) | | |
| Public Works | Public Works Facilities | \$662.32 | 0.8243 | sq.m. of building area | 803 | per sq.m. | 14,584,286 |
| | Public Works Fleet | \$164.81 | 0.0016 | No. of vehicles and equipment | 103,006 | per vehicle | 3,629,116 |
| Municipal Parking Services | Parking Spaces | \$132.45 | 0.0115 | No. of spaces | 11,517 | per space | 2,428,736 |
| | Parking Meters | \$0.07 | 0.0001 | Number of Meters | 700 | per metre | 1,284 |
| Parks and Recreation Services | Parkland Development | \$127.65 | 0.0042 | Hectares of Parkland | 30,393 | per hectare | 2,340,718 |
| | Parkland Amenities | \$517.13 | 0.0105 | Number of parkland amenities | 49,250 | per amenity | 9,482,613 |
| | Parkland Trails | \$145.51 | 0.4364 | Linear Metres of Paths and Trails | 333 | per lin m. | 2,668,217 |
| | Parkland Amenities - Parking Areas & Other Features | \$46.68 | 0.7117 | sq.m. of Parking Areas and Other Features | 66 | per sq.m. | 855,971 |
| | Parks & Recreation Vehicles and Equipment | \$101.57 | 0.0018 | No. of vehicles and equipment | 56,428 | per vehicle | 1,862,489 |
| | Indoor Recreation Facilities | \$1,693.62 | 0.3786 | sq.m. of building area | 4,473 | per sq.m. | 31,055,910 |
| Library Services | Library Facilities | \$341.86 | 0.0558 | sq.m. of building area | 6,127 | per sq.m. | 6,268,687 |
| | Library Collection Materials | \$45.45 | 1.9489 | No. of library collection items | 23 | per collection item | 833,417 |
| Total | | | | | | | 228,701,867 |

City of Cambridge
Service Standard Calculation Sheet

Class of Service: Public Works Facilities
Unit Measure: sq.m. of building area

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2019 Bld'g Value (\$/sq.m.) | Value/sq.m. with land, site works, etc. |
|--|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------------------|---|
| Operations Facilities: | | | | | | | | | | | | |
| 1310 Bishop Street Yard | 7,193 | 7,193 | 7,193 | 7,193 | 7,193 | 7,193 | 7,193 | 7,193 | 7,193 | 7,193 | \$3,955 | \$5,859 |
| Churchill | 149 | 149 | 149 | 149 | 149 | 149 | 149 | 149 | 149 | 149 | \$3,955 | \$5,379 |
| Soper | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | 85 | \$3,955 | \$5,558 |
| Chaplin | 28 | 28 | 28 | 28 | 28 | 28 | 28 | 28 | 28 | 28 | \$3,955 | \$7,239 |
| Willard | 288 | 288 | 288 | 288 | 288 | 288 | 288 | 288 | 288 | 288 | \$3,955 | \$4,858 |
| Riverside | 1,233 | 1,233 | 1,233 | 1,233 | 1,233 | 1,233 | 1,233 | 1,233 | 1,233 | 1,233 | \$3,955 | \$5,267 |
| Milling Road | 302 | 302 | 302 | 302 | 302 | 302 | 302 | 302 | 302 | 302 | \$3,955 | \$4,780 |
| 1000 Bishop Street | 591 | - | - | - | - | - | - | - | - | - | \$3,955 | \$6,027 |
| Paving, Outside Storage, Fuel System and Fencing | 90,000 | 90,000 | 90,000 | 90,000 | 90,000 | 90,000 | 90,000 | 90,000 | 90,000 | 90,000 | \$36 | \$100 |
| Sand/Salt Dome (located on Bishop Street Yard) | 1,356 | 1,356 | 1,356 | 1,356 | 1,356 | 1,356 | 1,356 | 1,356 | 1,356 | 1,356 | \$2,633 | \$2,896 |
| Truck Canopy (located on Bishop Street Yard) | 1,438 | 1,438 | 1,438 | 1,438 | 1,438 | 1,438 | 1,438 | 1,438 | 1,438 | 1,438 | \$1,782 | \$2,049 |
| 220 Water St. South Yard | 275 | 275 | 275 | 275 | 275 | 275 | 275 | 275 | 275 | 275 | \$3,955 | \$9,048 |
| 50 Dickson Street | 1,127 | 1,127 | 1,127 | 1,127 | 1,127 | 1,127 | 1,127 | 1,127 | 1,127 | 1,127 | \$2,787 | \$4,028 |
| 1300 Bishop Street (Land Only) | - | - | - | - | - | - | 5,955 | 5,955 | 5,955 | 5,955 | \$245 | \$245 |
| Parks Operations Facilities: | | | | | | | | | | | | |
| Elgin Street | 420 | 420 | 720 | 720 | 720 | 720 | 720 | 720 | 720 | 720 | \$3,955 | \$5,913 |
| 1414 Hamilton Street | 639 | 639 | 639 | 639 | 639 | 639 | 639 | 639 | 639 | 639 | \$3,955 | \$4,819 |
| 102 Sheffield St NE Workshop | 434 | 434 | 434 | 434 | 434 | 434 | 434 | 434 | 434 | 434 | \$3,955 | \$6,186 |
| Total | 105,558 | 104,967 | 105,267 | 105,267 | 105,267 | 105,267 | 111,222 | 111,222 | 111,222 | 111,222 | | |

| | | | | | | | | | | |
|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Population | 126,748 | 127,869 | 128,230 | 128,829 | 129,437 | 129,920 | 131,487 | 132,837 | 134,325 | 136,218 |
| Per Capita Standard | 0.8328 | 0.8209 | 0.8209 | 0.8171 | 0.8133 | 0.8102 | 0.8459 | 0.8373 | 0.8280 | 0.8165 |

| 10 Year Average | 2011-2020 |
|-------------------|-----------|
| Quantity Standard | 0.8243 |
| Quality Standard | \$803 |
| Service Standard | \$662 |

| D.C. Amount (before deductions) | 13 year |
|---------------------------------|--------------|
| Forecast Population | 22,020 |
| \$ per Capita | \$662 |
| Eligible Amount | \$14,584,286 |

City of Cambridge
Service Standard Calculation Sheet

Class of Service: Public Works Fleet
Unit Measure: No. of vehicles and equipment

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2019 Value (\$/Vehicle) |
|--------------------------|------|------|------|------|------|------|------|------|------|------|-------------------------|
| Truck, Single Axle | 25 | 25 | 25 | 24 | 26 | 26 | 26 | 26 | 26 | 26 | \$219,000 |
| Truck, Tandem Axle | 11 | 11 | 11 | 11 | 12 | 12 | 12 | 9 | 9 | 9 | \$233,000 |
| Truck, Roll Off | - | - | - | - | - | - | - | 3 | 3 | 3 | \$355,000 |
| Truck, Special Purpose | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | \$670,000 |
| Truck, Utility | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | \$124,000 |
| Truck, Pickup | 29 | 30 | 31 | 31 | 34 | 34 | 34 | 32 | 32 | 32 | \$43,000 |
| Automobile | - | 1 | 3 | 3 | 3 | 3 | 3 | 3 | 2 | 2 | \$33,200 |
| Sweeper | 2 | 2 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 4 | \$363,000 |
| Loader | 4 | 4 | 4 | 4 | 5 | 5 | 5 | 5 | 5 | 5 | \$277,000 |
| Aggregate Conveyor | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$146,000 |
| Backhoe | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | \$221,000 |
| Skid Steer | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$117,000 |
| Asphalt | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | \$38,200 |
| Small Misc. Equipment | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | \$7,000 |
| Attachment | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | \$30,200 |
| Trailer | 15 | 15 | 17 | 17 | 17 | 17 | 17 | 17 | 20 | 20 | \$7,500 |
| Trailer, Special Purpose | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | \$16,800 |
| Tractor, Agricultural | 4 | 6 | 7 | 7 | 7 | 7 | 7 | 7 | 3 | 3 | \$57,400 |
| Tractor, Large | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 1 | 1 | \$207,000 |
| Tractor, Articulating | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 7 | 7 | \$244,000 |
| Tractor, Mower | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$58,500 |

City of Cambridge
Service Standard Calculation Sheet

Class of Service: Public Works Fleet
Unit Measure: No. of vehicles and equipment

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2019 Value (\$/Vehicle) |
|------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------------------|
| Generator, Large | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$59,500 |
| Excavator | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$488,000 |
| Mini Excavator | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$164,000 |
| Vans | 13 | 13 | 14 | 14 | 14 | 14 | 14 | 12 | 10 | 10 | \$50,300 |
| Total | 195 | 199 | 207 | 207 | 214 | 214 | 214 | 210 | 210 | 211 | |

| | | | | | | | | | | |
|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Population | 126,748 | 127,869 | 128,230 | 128,829 | 129,437 | 129,920 | 131,487 | 132,837 | 134,325 | 136,218 |
| Per Capita Standard | 0.0015 | 0.0016 | 0.0016 | 0.0016 | 0.0017 | 0.0016 | 0.0016 | 0.0016 | 0.0016 | 0.0015 |

| 10 Year Average | 2011-2020 |
|-------------------|-----------|
| Quantity Standard | 0.0016 |
| Quality Standard | \$103,006 |
| Service Standard | \$165 |

| D.C. Amount (before deductions) | 13 year |
|---------------------------------|-------------|
| Forecast Population | 22,020 |
| \$ per Capita | \$165 |
| Eligible Amount | \$3,629,116 |

City of Cambridge
Service Standard Calculation Sheet

Service: Parkland Development
Unit Measure: Hectares of Parkland

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2019 Value (\$/Ha.) |
|--------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|---------------------|
| Parkland - Developed | 407 | 407 | 412 | 412 | 412 | 415 | 415 | 416 | 416 | 416 | \$33,600 |
| Parkland - Natural/Undeveloped | 130 | 130 | 130 | 130 | 130 | 130 | 130 | 130 | 130 | 130 | \$21,400 |
| Off Leash Area | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$14,600 |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| Total | 537 | 537 | 542 | 543 | 543 | 546 | 546 | 547 | 547 | 547 | |

| | | | | | | | | | | |
|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Population | 126,748 | 127,869 | 128,230 | 128,829 | 129,437 | 129,920 | 131,487 | 132,837 | 134,325 | 136,218 |
| Per Capita Standard | 0.0042 | 0.0042 | 0.0042 | 0.0042 | 0.0042 | 0.0042 | 0.0042 | 0.0041 | 0.0041 | 0.0040 |

| 10 Year Average | 2011-2020 |
|-------------------|-----------|
| Quantity Standard | 0.0042 |
| Quality Standard | \$30,393 |
| Service Standard | \$128 |

| D.C. Amount (before deductions) | 10 Year |
|---------------------------------|-------------|
| Forecast Population | 18,337 |
| \$ per Capita | \$128 |
| Eligible Amount | \$2,340,718 |

City of Cambridge
Service Standard Calculation Sheet

Service: Indoor Recreation Facilities
Unit Measure: sq.m. of building area

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2019 Bld'g Value (\$/sq.m.) |
|---|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------------------------------------|
| Community Centres and Halls: | | | | | | | | | | | |
| Allan Reuter Centre | 1,663 | 1,663 | 1,663 | 1,663 | 1,663 | 1,663 | 1,663 | 1,663 | 1,663 | 1,663 | \$3,818 |
| Cambridge Gymnastic Centre | 925 | 925 | 925 | 925 | 925 | 925 | 925 | 925 | 925 | 925 | \$3,818 |
| CKW YMCA Youth Centre | 30 | 30 | 30 | 30 | 30 | 30 | 30 | - | - | - | \$3,818 |
| YMCA Youth Centre | | | | | | | | 412 | 412 | 412 | \$3,818 |
| David Durward Centre (Seniors/Recreation Centre) | 3,287 | 3,287 | 3,287 | 3,287 | 3,287 | 3,287 | 3,287 | 3,287 | 3,287 | 3,287 | \$3,818 |
| Dickson Park Centre | 520 | 520 | 520 | 520 | 520 | 520 | 520 | 520 | 520 | 520 | \$3,818 |
| Duncan McIntosh Centre | 1,015 | 1,015 | 1,015 | 1,015 | 1,015 | 1,015 | 1,015 | 1,207 | 1,207 | 1,207 | \$3,818 |
| City of Cambridge | 337 | 337 | 337 | 337 | 337 | 337 | 337 | 337 | 337 | 337 | \$3,818 |
| Hespeler Memorial Arena | 1,080 | 1,080 | 1,080 | 1,080 | 1,080 | 1,080 | 1,080 | 1,080 | 1,080 | 1,080 | \$3,818 |
| Hespeler Scout House | 223 | 223 | 223 | 223 | 223 | 223 | 223 | 223 | 223 | 223 | \$3,818 |
| Hespeler Town Centre | 312 | 312 | 312 | 312 | 312 | 312 | 312 | - | - | - | \$3,818 |
| Horticulture Cottage | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 71 | 71 | \$3,818 |
| Preston Memorial Auditorium | 283 | 283 | 283 | 283 | 283 | 283 | 283 | 283 | 283 | 283 | \$3,818 |
| Rowing Club Facility | 944 | 944 | 944 | 944 | 944 | 944 | 944 | 944 | 944 | 944 | \$3,818 |
| Southwood Fitness Centre | 380 | 380 | 380 | 380 | 380 | 380 | 380 | 380 | 380 | 380 | \$3,818 |
| W. G. Johnson Centre & Pool | 1,353 | 1,353 | 1,353 | 1,353 | 1,353 | 1,353 | 1,353 | 1,353 | 1,353 | 1,353 | \$3,818 |
| W.E. Paulter Centre | - | 929 | 929 | 929 | 929 | 929 | 929 | 929 | 929 | 929 | \$4,037 |
| John Dolson Gymnasium and Classrooms | - | - | - | - | - | - | 164 | 327 | 476 | 623 | \$3,818 |
| Indoor Pools: | | | | | | | | | | | |
| John Dolson | 1,370 | 1,370 | 1,370 | 1,370 | 1,370 | 1,370 | 1,370 | 1,370 | 1,370 | 1,370 | \$3,886 |
| W. G. Johnson Centre | 1,657 | 1,657 | 1,657 | 1,657 | 1,657 | 1,657 | 1,657 | 1,657 | 1,657 | 1,657 | \$3,886 |
| YMCA | 441 | 441 | 441 | 441 | 441 | 441 | 441 | 441 | 441 | 441 | \$3,886 |

City of Cambridge
Service Standard Calculation Sheet

Service: Indoor Recreation Facilities
Unit Measure: sq.m. of building area

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2019 Bld'g Value (\$/sq.m.) |
|------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|-----------------------------|
| Arenas: | | | | | | | | | | | |
| Cambridge Ice Park* | 1,095 | 1,095 | 1,095 | 1,095 | 1,095 | 1,095 | 1,095 | 1,095 | 1,095 | 1,095 | \$3,208 |
| Dickson Park Centre | 2,518 | 2,518 | 2,518 | 2,518 | 2,518 | 2,518 | 2,518 | 2,518 | 2,518 | 2,518 | \$3,208 |
| Duncan McIntosh Centre | 3,392 | 3,392 | 3,392 | 3,392 | 3,392 | 3,392 | 3,392 | 3,392 | 3,392 | 3,392 | \$3,208 |
| Galt Arena | 4,731 | 4,731 | 4,731 | 4,731 | 4,731 | 4,731 | 4,731 | 4,731 | 4,731 | 4,731 | \$3,208 |
| Hespeler Memorial Arena | 10,161 | 10,161 | 10,161 | 10,161 | 10,161 | 10,161 | 10,161 | 10,161 | 10,161 | 10,161 | \$3,208 |
| Karl Homuth Arena | 2,328 | 2,328 | 2,328 | 2,328 | 2,328 | 2,328 | 2,328 | 2,328 | 2,328 | 2,328 | \$3,208 |
| Preston Memorial Auditorium | 3,904 | 3,904 | 3,904 | 3,904 | 3,904 | 3,904 | 3,904 | 3,904 | 3,904 | 3,904 | \$3,208 |
| Indoor Sports Fields: | | | | | | | | | | | |
| Com Dev Indoor Soccer Park | 3,716 | 3,716 | 3,942 | 3,942 | 3,942 | 3,942 | 3,942 | 3,942 | 3,942 | 3,942 | \$2,388 |
| 50 Dickson Street | 434 | 434 | 434 | 434 | 434 | 434 | 434 | 434 | 434 | 434 | \$2,787 |
| Total | 48,170 | 49,099 | 49,325 | 49,325 | 49,325 | 49,325 | 49,488 | 49,914 | 50,063 | 50,210 | |

| | | | | | | | | | | |
|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Population | 126,748 | 127,869 | 128,230 | 128,829 | 129,437 | 129,920 | 131,487 | 132,837 | 134,325 | 136,218 |
| Per Capita Standard | 0.3800 | 0.3840 | 0.3847 | 0.3829 | 0.3811 | 0.3797 | 0.3764 | 0.3758 | 0.3727 | 0.3686 |

| 10 Year Average | 2011-2020 |
|-------------------|-----------|
| Quantity Standard | 0.3786 |
| Quality Standard | \$4,473 |
| Service Standard | \$1,694 |

*Based on the City's use agreement, annual hours at Cambridge Ice Park is equivalent to 35% of an arena

| D.C. Amount (before deductions) | 10 Year |
|---------------------------------|--------------|
| Forecast Population | 18,337 |
| \$ per Capita | \$1,694 |
| Eligible Amount | \$31,055,910 |

City of Cambridge
Service Standard Calculation Sheet

Service: Parkland Amenities
Unit Measure: Number of parkland amenities

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2019 Value (\$/item) |
|--|------|------|------|------|------|------|------|------|------|------|----------------------|
| Intermediate/Senior Playground apparatus | 41 | 41 | 43 | 43 | 43 | 43 | 43 | 42 | 44 | 45 | \$90,000 |
| Junior Playground apparatus | 31 | 31 | 32 | 55 | 55 | 54 | 54 | 53 | 55 | 56 | \$37,000 |
| Community Accessible Play Structure with rubberized base | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | \$325,000 |
| Accessible Play Structure with rubberized base | - | - | - | - | - | 1 | 1 | 2 | 2 | 2 | \$230,000 |
| Swingset - Single Bay | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | \$9,000 |
| Swingset- Double Bay | 50 | 50 | 52 | 52 | 52 | 51 | 51 | 51 | 53 | 54 | \$11,000 |
| Premium Soccer/Football Field | 5 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | \$349,000 |
| Artificial Turf Soccer/Football Field | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$1,147,000 |
| Recreational Soccer Pitch | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | \$229,000 |
| Recreational Soccer Pitch-Shared with Church/Club (50%) | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$229,000 |
| Recreational Soccer Pitch-Shared with Schools (50%) | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | 5.0 | \$229,000 |
| Mini Soccer Pitch | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 17 | 17 | \$86,000 |
| Premium Baseball Diamond | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | \$366,000 |
| Recreational Baseball Diamond | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 12 | 8 | 8 | \$115,000 |
| Recreational Baseball Diamond - Shared with Schools (50%?) | 5.5 | 5.5 | 5.5 | 5.0 | 4.5 | 3.0 | 3.5 | 3.0 | 2.0 | 0.5 | \$115,000 |
| Premium Softball Diamond | 6 | 6 | 6 | 7 | 7 | 7 | 7 | 7 | 5 | 5 | \$344,000 |
| Recreational Softball Diamond | 13 | 13 | 14 | 14 | 14 | 14 | 14 | 14 | 18 | 18 | \$150,000 |
| Recreational Softball Diamond - Shared with Schools (50%) | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | 11 | \$150,000 |
| Beach Volleyball Courts | - | - | - | - | - | - | - | - | 4 | 4 | \$55,000 |
| Cricket Pitches | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | \$23,000 |
| Outdoor Scoreboards | 6 | 6 | 6 | 6 | 6 | 7 | 7 | 8 | 8 | 8 | \$46,000 |

City of Cambridge
Service Standard Calculation Sheet

Service: Parkland Amenities
Unit Measure: Number of parkland amenities

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2019 Value (\$/item) |
|--|------|------|------|------|------|------|------|------|------|------|----------------------|
| Basketball - Half Court | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 4 | 4 | 5 | \$29,000 |
| Basketball -Full Court | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | \$40,000 |
| Tennis Court - Single | - | - | - | - | - | - | - | - | - | 1 | \$57,000 |
| Tennis Court - Double | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | \$97,000 |
| Tennis Court - Triple | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | \$143,000 |
| Park Benches | 346 | 346 | 359 | 359 | 359 | 359 | 359 | 359 | 369 | 384 | \$2,300 |
| Fitness Stations | - | - | 5 | 5 | 8 | 8 | 8 | 8 | 8 | 8 | \$14,000 |
| Premium Spray Pad | 4 | 4 | 4 | 4 | 4 | 4 | 5 | 5 | 5 | 5 | \$287,000 |
| Basic Spray pad | 9 | 9 | 9 | 9 | 9 | 9 | 8 | 8 | 8 | 8 | \$97,000 |
| Washroom Building | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | \$373,000 |
| Change Room/washroom Building | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | 13 | \$573,000 |
| Lighted Sports Fields | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | \$229,000 |
| Sports Field Irrigation | 10 | 10 | 10 | 11 | 11 | 12 | 12 | 13 | 13 | 13 | \$139,000 |
| Flower Bed Irrigation | 6 | 6 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | 10 | \$4,000 |
| Grandstands | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | \$1,720,000 |
| Concession Building | 6 | 6 | 6 | 6 | 6 | 6 | 5 | 5 | 5 | 5 | \$516,000 |
| Field House | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | \$373,000 |
| Camp Sites | 14 | 14 | 14 | 14 | - | - | - | - | - | - | \$29,000 |
| Agricultural Shelters | 6 | 6 | 6 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | \$69,000 |
| Bicycle Racks | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 11 | \$1,400 |
| Service gate - ave 8 to 10 feet | 56 | 56 | 59 | 119 | 119 | 119 | 121 | 121 | 121 | 121 | \$2,000 |
| Water Chamber and yard Hydrant | 16 | 16 | 17 | 68 | 68 | 68 | 68 | 68 | 68 | 68 | \$11,000 |
| Pedestrian Lighting (Number of lights) | 451 | 451 | 451 | 451 | 451 | 451 | 451 | 451 | 460 | 460 | \$7,500 |
| Picnic Pavilions (Large) | 3 | 3 | 3 | 3 | 3 | 4 | 4 | 4 | 4 | 4 | \$175,000 |
| Picnic Pavilions (Small) | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 4 | \$95,000 |
| George Hancock Pool | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$793,000 |

City of Cambridge
Service Standard Calculation Sheet

Service: Parkland Amenities
Unit Measure: Number of parkland amenities

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2019 Value (\$/item) |
|------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|----------------------|
| Kinsmen Soper Pool | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$512,000 |
| Ed Newlands Pool | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$551,000 |
| Outdoor Pool Buildings | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | \$1,188,000 |
| Total | 1,250 | 1,250 | 1,282 | 1,416 | 1,405 | 1,405 | 1,407 | 1,408 | 1,437 | 1,461 | |

| | | | | | | | | | | |
|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Population | 126,748 | 127,869 | 128,230 | 128,829 | 129,437 | 129,920 | 131,487 | 132,837 | 134,325 | 136,218 |
| Per Capita Standard | 0.0099 | 0.0098 | 0.0100 | 0.0110 | 0.0109 | 0.0108 | 0.0107 | 0.0106 | 0.0107 | 0.0107 |

| 10 Year Average | 2011-2020 |
|-------------------|-----------|
| Quantity Standard | 0.0105 |
| Quality Standard | \$49,250 |
| Service Standard | \$517 |

| D.C. Amount (before deductions) | 10 Year |
|---------------------------------|-------------|
| Forecast Population | 18,337 |
| \$ per Capita | \$517 |
| Eligible Amount | \$9,482,613 |

City of Cambridge
Service Standard Calculation Sheet

Service: Parkland Amenities - Parking Areas & Other Features
Unit Measure: sq.m. of Parking Areas and Other Features

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2019 Bld'g Value (\$/sq.m.) |
|-------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|-----------------------------|
| Paved Parking area | 57,486 | 57,486 | 57,486 | 57,486 | 57,486 | 57,486 | 57,486 | 57,486 | 57,486 | 57,486 | \$57 |
| Gravel Parking area | 28,991 | 28,991 | 28,991 | 28,991 | 28,991 | 28,991 | 28,991 | 28,991 | 29,256 | 29,256 | \$29 |
| BMX Features | - | 4,200 | 4,700 | 4,700 | 4,700 | 4,700 | 4,700 | 4,700 | 4,700 | 5,070 | \$115 |
| Canoe Launch (3) and Dock (1) | 375 | 375 | 375 | 375 | 375 | 375 | 375 | 375 | 375 | 375 | \$2,293 |
| Skateboard Park (1) | 1,147 | 1,147 | 1,147 | 1,147 | 1,147 | 1,147 | 1,147 | 1,147 | 1,147 | 1,147 | \$420 |
| Skateboard Spot (1) | - | - | - | - | - | 721 | 721 | 721 | 721 | 721 | \$366 |
| Skateboard Dot (1) | - | - | - | - | 488 | 488 | 488 | 488 | 488 | 488 | \$68 |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| Total | 87,999 | 92,199 | 92,699 | 92,699 | 93,187 | 93,908 | 93,908 | 93,908 | 94,173 | 94,543 | |

| | | | | | | | | | | |
|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Population | 126,748 | 127,869 | 128,230 | 128,829 | 129,437 | 129,920 | 131,487 | 132,837 | 134,325 | 136,218 |
| Per Capita Standard | 0.6943 | 0.7210 | 0.7229 | 0.7196 | 0.7199 | 0.7228 | 0.7142 | 0.7069 | 0.7011 | 0.6941 |

| 10 Year Average | 2011-2020 |
|-------------------|-----------|
| Quantity Standard | 0.7117 |
| Quality Standard | \$66 |
| Service Standard | \$47 |

| D.C. Amount (before deductions) | 10 Year |
|---------------------------------|-----------|
| Forecast Population | 18,337 |
| \$ per Capita | \$47 |
| Eligible Amount | \$855,971 |

City of Cambridge
Service Standard Calculation Sheet

Service: Parkland Trails
Unit Measure: Linear Metres of Paths and Trails

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2019 Value (\$/ Linear Metre) |
|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|-------------------------------|
| Stonedust Trails 3m | 14,932 | 14,932 | 15,342 | 15,342 | 15,342 | 15,342 | 15,342 | 15,342 | 15,382 | 15,921 | \$231 |
| Asphalt Trails 3m | 21,974 | 21,974 | 22,339 | 25,939 | 31,139 | 36,739 | 41,339 | 43,339 | 43,863 | 44,092 | \$304 |
| Park Pedestrian Bridges - ave. 2.4 m wide | 389 | 389 | 389 | 389 | 389 | 389 | 493 | 493 | 523 | 544 | \$4,600 |
| Walkways | 2,535 | 2,535 | 2,535 | 2,535 | 2,535 | 2,535 | 2,535 | 2,535 | 2,586 | 2,586 | \$550 |
| Boardwalk - ave. 2.4m wide | 117 | 117 | 117 | 117 | 117 | 117 | 117 | 117 | 117 | 117 | \$2,900 |
| Riverside Park Asphalt Access Road Network | 2,650 | 2,650 | 2,650 | 2,650 | 2,650 | 2,650 | 2,650 | 2,650 | 2,650 | 2,650 | \$325 |
| Churchill Park Asphalt Access Roads | 1,112 | 1,112 | 1,112 | 1,112 | 1,112 | 1,112 | 1,112 | 1,112 | 1,112 | 1,112 | \$310 |
| Soper Park Asphalt Access Roads | 520 | 520 | 520 | 520 | 520 | 520 | 520 | 520 | 520 | 520 | \$295 |
| Ferguson Park Asphalt Access Road | 104 | 104 | 104 | 104 | 104 | 104 | 104 | 104 | 104 | 104 | \$275 |
| Riverbluffs Gravel Access Road | 685 | 685 | 685 | 685 | 685 | 685 | 685 | 685 | 685 | 685 | \$232 |
| Moyer's Landing Gravel Access Road | 380 | 380 | 380 | 380 | 380 | 380 | 380 | 380 | 380 | 380 | \$232 |
| | | | | | | | | | | | |
| Total | 45,398 | 45,398 | 46,173 | 49,773 | 54,973 | 60,573 | 65,277 | 67,277 | 67,922 | 68,711 | |

| | | | | | | | | | | |
|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Population | 126,748 | 127,869 | 128,230 | 128,829 | 129,437 | 129,920 | 131,487 | 132,837 | 134,325 | 136,218 |
| Per Capita Standard | 0.3582 | 0.3550 | 0.3601 | 0.3863 | 0.4247 | 0.4662 | 0.4965 | 0.5065 | 0.5057 | 0.5044 |

| 10 Year Average | 2011-2020 |
|-------------------|-----------|
| Quantity Standard | 0.4364 |
| Quality Standard | \$333 |
| Service Standard | \$146 |

| D.C. Amount (before deductions) | 10 Year |
|---------------------------------|-------------|
| Forecast Population | 18,337 |
| \$ per Capita | \$146 |
| Eligible Amount | \$2,668,217 |

City of Cambridge
Service Standard Calculation Sheet

Service: Parks & Recreation Vehicles and Equipment
Unit Measure: No. of vehicles and equipment

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2019 Value (\$/Vehicle) |
|---------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------------------|
| Truck, Tandem Axle | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$284,900 |
| Truck, Utility | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | \$203,500 |
| Truck, Pickup | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 34 | 34 | 34 | \$53,900 |
| Van | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 4 | 4 | 4 | \$53,000 |
| Automobile | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 | 8 | \$40,300 |
| Backhoe | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | \$173,000 |
| Small Misc. Equipment | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | \$1,100 |
| Attachment | 44 | 44 | 44 | 44 | 44 | 44 | 44 | 44 | 48 | 48 | \$40,000 |
| Trailer | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | 15 | \$8,600 |
| Trailer, Special Purpose | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | \$35,600 |
| Chipper/Stumper | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | \$142,500 |
| Tractor, Agricultural | 40 | 40 | 40 | 42 | 42 | 42 | 42 | 42 | 42 | 42 | \$81,400 |
| Tractor, Articulating | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 4 | \$279,800 |
| Tractor, Mower | 2 | 2 | 2 | 3 | 4 | 4 | 4 | 4 | 4 | 4 | \$61,100 |
| Ice Conditioning - Electric | - | - | - | 1 | 1 | 1 | 1 | 1 | 1 | 1 | \$156,000 |
| Ice Conditioning - Conventional | 6 | 6 | 6 | 5 | 5 | 5 | 5 | 5 | 5 | 5 | \$120,000 |
| Ancillary | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | 25 | \$15,300 |
| Total | 225 | 225 | 225 | 228 | 229 | 229 | 229 | 233 | 244 | 244 | |

| | | | | | | | | | | |
|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Population | 126,748 | 127,869 | 128,230 | 128,829 | 129,437 | 129,920 | 131,487 | 132,837 | 134,325 | 136,218 |
| Per Capita Standard | 0.0018 | 0.0018 | 0.0018 | 0.0018 | 0.0018 | 0.0018 | 0.0017 | 0.0018 | 0.0018 | 0.0018 |

| 10 Year Average | 2011-2020 |
|-------------------|-----------|
| Quantity Standard | 0.0018 |
| Quality Standard | \$56,428 |
| Service Standard | \$102 |

| D.C. Amount (before deductions) | 10 Year |
|---------------------------------|-------------|
| Forecast Population | 18,337 |
| \$ per Capita | \$102 |
| Eligible Amount | \$1,862,489 |

City of Cambridge
Service Standard Calculation Sheet

Service: Parking Spaces
Unit Measure: No. of spaces

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2019 Value (\$/space) |
|------------------------|------|------|------|------|------|------|------|------|------|------|-----------------------|
| Ainslie Street Lot | 41 | 41 | 41 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | \$11,500 |
| Argyle Street Lot | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | 17 | \$11,500 |
| Barradell's Loft Lot | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | \$11,500 |
| Beverly Street Lot | 268 | 268 | 268 | 268 | 268 | 268 | 268 | 268 | 268 | 268 | \$11,500 |
| Civic Square Lot | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | \$11,500 |
| Dickson Street Lot | 66 | 66 | 66 | 66 | 66 | 66 | 66 | 63 | 63 | 63 | \$11,500 |
| Dover Street Lot | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | \$11,500 |
| Duke Street Lot | 31 | 31 | 31 | 31 | 31 | 31 | 31 | 31 | 31 | 31 | \$11,500 |
| Grand Avenue Lot | 222 | 222 | - | - | - | - | - | - | - | - | \$11,500 |
| Hespeler Library Lot | 46 | 46 | 46 | 46 | 46 | 46 | 46 | 46 | 46 | 46 | \$11,500 |
| King Street Lot | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 32 | 32 | \$11,500 |
| Main Street Lot | 31 | 31 | 31 | 31 | 31 | 31 | 31 | 31 | 31 | 31 | \$11,500 |
| Market Sq Lot | 31 | 31 | 31 | 31 | 31 | 31 | 31 | 31 | 31 | 31 | \$11,500 |
| Mill Street Lot | 192 | 192 | 192 | 192 | 192 | 192 | 192 | 92 | 92 | 93 | \$11,500 |
| Park Hill Road Lot | 56 | 56 | 56 | 56 | 56 | 56 | 56 | 56 | 56 | 56 | \$11,500 |
| Preston Heights Lot 1 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | 9 | \$11,500 |
| Preston Heights Lot 2 | 12 | 12 | 12 | 8 | 8 | 8 | 8 | 8 | 8 | 8 | \$11,500 |
| Preston Heights Lot 3 | 14 | 14 | 14 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | \$11,500 |
| Preston Heights Lot 4 | 11 | 11 | 11 | 7 | 7 | 7 | 7 | 7 | 7 | 7 | \$11,500 |
| Preston Heights Lot 5 | 10 | 10 | 10 | 6 | 6 | 6 | 6 | 6 | 6 | 6 | \$11,500 |
| Queen Street Lot | 21 | 21 | 21 | 21 | 21 | 21 | 21 | 21 | 21 | 21 | \$11,500 |
| Queens Sq Library Lot | 82 | 82 | 82 | 82 | 82 | 82 | 82 | 82 | 82 | 82 | \$11,500 |
| St James Church Lot | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | 30 | \$11,500 |
| Water Street North Lot | 90 | 90 | 90 | 90 | 90 | 90 | 90 | 90 | 90 | 89 | \$11,500 |
| Water Street South Lot | 124 | 124 | 124 | 124 | 115 | 115 | 115 | 115 | 115 | 115 | \$11,500 |

City of Cambridge
Service Standard Calculation Sheet

Service: Parking Spaces
Unit Measure: No. of spaces

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2019 Value (\$/space) |
|----------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-----------------------|
| Wellington South Lot | - | - | - | - | - | - | - | 103 | 103 | 103 | \$11,500 |
| Westminster Road Lot | 68 | 68 | 68 | 68 | 68 | 68 | 68 | 68 | 68 | 68 | \$11,500 |
| Total | 1,692 | 1,692 | 1,470 | 1,460 | 1,451 | 1,451 | 1,451 | 1,451 | 1,451 | 1,451 | |

| | | | | | | | | | | |
|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Population | 126,748 | 127,869 | 128,230 | 128,829 | 129,437 | 129,920 | 131,487 | 132,837 | 134,325 | 136,218 |
| Per Capita Standard | 0.0133 | 0.0132 | 0.0115 | 0.0113 | 0.0112 | 0.0112 | 0.0110 | 0.0109 | 0.0108 | 0.0107 |

| 10 Year Average | 2011-2020 |
|-------------------|-----------|
| Quantity Standard | 0.0115 |
| Quality Standard | \$11,517 |
| Service Standard | \$132 |

| D.C. Amount (before deductions) | 10 Year |
|---------------------------------|-------------|
| Forecast Population | 18,337 |
| \$ per Capita | \$132 |
| Eligible Amount | \$2,428,736 |

City of Cambridge
Service Standard Calculation Sheet

Service: Parking Meters
Unit Measure: Number of Meters

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2019 Value (\$/space) |
|---------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------------------|
| Single Space Meters | 18 | 18 | 18 | 10 | 10 | 10 | 10 | 12 | 6 | 6 | \$670 |
| Off Street Walk Up Meters | 6 | 6 | 6 | 6 | 6 | 6 | 6 | 5 | 5 | 5 | \$204 |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| Total | 24 | 24 | 24 | 16 | 16 | 16 | 16 | 17 | 11 | 11 | |

| | | | | | | | | | | |
|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Population | 126,748 | 127,869 | 128,230 | 128,829 | 129,437 | 129,920 | 131,487 | 132,837 | 134,325 | 136,218 |
| Per Capita Standard | 0.0002 | 0.0002 | 0.0002 | 0.0001 | 0.0001 | 0.0001 | 0.0001 | 0.0001 | 0.0001 | 0.0001 |

| 10 Year Average | 2011-2020 |
|-------------------|-----------|
| Quantity Standard | 0.0001 |
| Quality Standard | \$700 |
| Service Standard | \$0.07 |

| D.C. Amount (before deductions) | 10 Year |
|---------------------------------|---------|
| Forecast Population | 18,337 |
| \$ per Capita | \$0.07 |
| Eligible Amount | \$1,284 |

City of Cambridge
Service Standard Calculation Sheet

Service: Library Facilities
Unit Measure: sq.m. of building area

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2019 Bld'g Value (\$/sq.m.) | Value/sq.m. with land, site works, etc. |
|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-----------------------------|---|
| Hespeler Branch | 1,301 | 1,301 | 1,301 | 1,301 | 1,301 | 1,301 | 1,301 | 1,301 | 1,301 | 1,301 | \$4,701 | \$5,791 |
| Preston Branch | 967 | 967 | 967 | 967 | 967 | 967 | 967 | 967 | 967 | 967 | \$4,701 | \$5,934 |
| Clemens Mill Branch (43% of total space) | 1,254 | 1,254 | 1,254 | 1,254 | 1,254 | 1,254 | 1,254 | 1,254 | 1,254 | 1,254 | \$4,701 | \$5,726 |
| Main Library | 3,238 | 3,238 | 3,238 | 3,238 | 3,238 | 3,238 | 3,238 | 3,238 | 3,238 | 3,238 | \$4,701 | \$5,938 |
| Old Post Office-Idea Exchange | - | - | - | - | - | - | - | 1,814 | 1,814 | 1,814 | \$8,248 | \$9,355 |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| Total | 6,760 | 6,760 | 6,760 | 6,760 | 6,760 | 6,760 | 6,760 | 8,574 | 8,574 | 8,574 | | |

| | | | | | | | | | | |
|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Population | 126,748 | 127,869 | 128,230 | 128,829 | 129,437 | 129,920 | 131,487 | 132,837 | 134,325 | 136,218 |
| Per Capita Standard | 0.0533 | 0.0529 | 0.0527 | 0.0525 | 0.0522 | 0.0520 | 0.0514 | 0.0645 | 0.0638 | 0.0629 |

| 10 Year Average | 2011-2020 |
|-------------------|-----------|
| Quantity Standard | 0.0558 |
| Quality Standard | \$6,127 |
| Service Standard | \$342 |

| D.C. Amount (before deductions) | 10 Year |
|---------------------------------|-------------|
| Forecast Population | 18,337 |
| \$ per Capita | \$342 |
| Eligible Amount | \$6,268,687 |

City of Cambridge
Service Standard Calculation Sheet

Service: Library Collection Materials
Unit Measure: No. of library collection items

| Description | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2019 Value (\$/item) |
|--------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------------|
| Print Volumes | 272,217 | 258,736 | 247,695 | 245,561 | 250,126 | 222,434 | 188,203 | 167,762 | 162,983 | 146,710 | \$21 |
| CDs, DVDs, Audio Books | 27,000 | 27,325 | 28,341 | 29,525 | 26,868 | 28,758 | 27,869 | 26,871 | 23,925 | 22,097 | \$30 |
| Cassettes | 325 | 229 | 133 | - | - | - | - | - | - | - | \$28 |
| Print Periodical Subscriptions | 645 | 595 | 545 | 526 | 507 | 488 | 469 | 449 | 416 | 407 | \$64 |
| Video Games | - | - | - | - | - | 150 | 200 | 255 | 394 | 508 | \$67 |
| Databases - purchased | 11 | 9 | 10 | 12 | 10 | 17 | 16 | 18 | - | - | \$4,200 |
| Databases - New in 2018 | - | - | - | - | - | - | - | 1 | - | - | \$18,300 |
| E Music Streaming | - | - | 1 | 1 | 1 | 1 | 1 | 1 | - | - | \$20,800 |
| E Books | 1,118 | 1,812 | 2,940 | 4,839 | 6,312 | 7,462 | 8,628 | 9,798 | 11,538 | 13,927 | \$41 |
| E Magazine Subscriptions | - | - | 50 | 50 | 50 | 50 | 50 | 50 | 45 | 50 | \$441 |
| Databases - Research | | | | | | | | | 19 | 19 | \$3,375 |
| Databases - Courses | | | | | | | | | 2 | 2 | \$15,856 |
| Download Resource | | | | | | | | 1,080 | 8,125 | 15,822 | \$2 |
| Other circulating items | 4 | 13 | 14 | 38 | 64 | 91 | 199 | 232 | 363 | 564 | \$191 |
| Board Games and Puzzles | | | | | 32 | 47 | 138 | 295 | 401 | 436 | \$20 |
| Makerspace Resources | | | | | 10 | 10 | 10 | 43 | 50 | 53 | \$1,265 |
| Electronic Resources | | | | 5 | 6 | 6 | 8 | 34 | 41 | 47 | \$3,725 |
| Public Access Computers | 58 | 57 | 59 | 59 | 57 | 59 | 59 | 62 | 55 | 60 | \$1,249 |
| Other speciality items | | | | | | | | 6 | 7 | 9 | \$1,558 |
| Total | 301,378 | 288,776 | 279,788 | 280,616 | 284,043 | 259,573 | 225,850 | 206,957 | 208,364 | 200,711 | |

| | | | | | | | | | | |
|---------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Population | 126,748 | 127,869 | 128,230 | 128,829 | 129,437 | 129,920 | 131,487 | 132,837 | 134,325 | 136,218 |
| Per Capita Standard | 2.38 | 2.26 | 2.18 | 2.18 | 2.19 | 2.00 | 1.72 | 1.56 | 1.55 | 1.47 |

| 10 Year Average | 2011-2020 |
|-------------------|-----------|
| Quantity Standard | 1.9489 |
| Quality Standard | \$23 |
| Service Standard | \$45 |

| D.C. Amount (before deductions) | 10 Year |
|---------------------------------|-----------|
| Forecast Population | 18,337 |
| \$ per Capita | \$45 |
| Eligible Amount | \$833,417 |



Appendix C

Draft Amending Development Charge By-law

**BY-LAW NUMBER 21-XXX****Of the****CORPORATION OF THE CITY OF CAMBRIDGE**

Being a By-Law of The Corporation of the City of Cambridge To Amend By-Law 19-094, Respecting Development Charges pursuant to the *Development Charges Act*, S.O., 1997, c.27, as amended.

WHEREAS the City of Cambridge (the “City”) enacted By-law 19-094 pursuant to the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended (the “Act”), which Act authorizes Council to pass by-laws for the imposition of development charges against land;

AND WHEREAS the City has undertaken a study pursuant to the Act which has provided updated Schedules to By-law 19-094;

AND WHEREAS the Council of the City of Cambridge (“Council”) has before it a report entitled “City of Cambridge 2021 Development Charge Update Study” prepared by Watson & Associates Economists Ltd., dated October 29, 2021 (the “update study”);

AND WHEREAS the update study and proposed amending by-law were made available to the public on October 29, 2021, and Council gave notice to the public pursuant to section 12 of the Act;

AND WHEREAS Council, on November 23, 2021, held a meeting open to the public, pursuant to section 12 of the Act, at which Council considered the study, and written and oral submissions from the public;

NOW THEREFORE BE IT RESOLVED THAT the Corporation of the City of Cambridge enacts as follows:

1. By-law 19-094 is hereby amended as follows:

A. Replace definition of Accessory Use with the following:

“Accessory Use” means where used to describe a use, building, or structure that the use, building, or structure is naturally and normally incidental, subordinate in purpose or floor area or both, and exclusively



devoted to a principal use, building, or structure, but is not an ancillary dwelling.

B. Addition of definitions in section 1 related to ancillary dwelling as follows:

“Ancillary dwelling,” means a residential building that would be ancillary to a detached dwelling, semi-detached dwelling, or row dwelling and includes an accessory dwelling.

C. Addition of cannabis to the definitions in section 1 as follows:

“Cannabis” means:

- (a) a cannabis plant;
- (b) any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant regardless of whether that part has been processed or not;
- (c) any substance or mixture of substances that contains or has on it any part of such a plant; and
- (d) any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained.

D. Addition of cannabis plant to the definitions in section 1 as follows:

“Cannabis plant” means a plant that belongs to the genus cannabis.

E. Replace marijuana production facilities in subsection 1.34 with cannabis production facilities as follows:

“Cannabis production facilities” means a building, or part thereof, designed, used, or intended to be used for one or more of the following: growing, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of cannabis where a licensed, permit or authorization has been issued under applicable federal law and does not include, but is not limited to such buildings as a greenhouse and agricultural building associated with the



use. It does not include a building or part thereof solely designed, used, or intended to be used for retail sales of cannabis.

F. Addition of Class to the definitions in section 1 as follows:

“Class” means a grouping of services combined to create a single service for the purposes of this By-law and as provided in section 7 of the *Development Charges Act, 1997*.

G. Addition of Detached Dwelling Unit to the definitions in section 1 as follows:

“Detached dwelling unit” has the same meaning as a “single detached dwelling unit” for the purposes of this by-law.

H. Addition of Industrial Building to the definitions in section 1 as follows:

“Industrial Building” means lands, buildings or structures, or portions thereof, used, designed or intended for use for production, compounding, processing, packaging, crating, bottling, or assembly ("manufacturing") of raw goods or semi-processed goods or materials, research and development relating thereto, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public (if the retail sales are at the site where the manufacturing takes place) where such uses are accessory to an industrial use, and includes cannabis production facilities, but does not include the sale of commodities to the general public through a warehouse club or retail warehouse and does not include self-storage or mini-storage facilities.

I. Addition of Institutional Use in the definitions in section 1 as follows:

“Institutional development” means development of a building or structure intended for use:

- (i) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
- (ii) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;



(iii) by any of the following post-secondary institutions for the objects of the institution:

- a. a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,
- b. a college or university federated or affiliated with a university described in subclause (1), or
- c. an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*;

(iv) as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or

(v) as a hospice to provide end of life care.

J. Addition of interest rate to the definitions in section 1 as follows:

“Interest rate” means the annual rate of interest calculated as per the City’s D.C. Interest Policy #A09 FIN 003 and approved by Council, as may be revised from time to time.

K. Addition of Lot to the definitions in section 1 as follows:

“Lot” means a parcel of land capable of being conveyed lawfully without any approval under the *Planning Act* or successor thereto which meets the minimum lot area requirements under the City’s zoning by-law.

L. Addition of non-profit housing development to the definitions of in section 1, as follows:

“Non-profit housing development” means development of a building or structure intended for use as residential premises by,

- (i) a corporation without share capital to which the *Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing;



(ii) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing; or

(iii) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*, or any successor legislation.

M. Addition of rental housing to the definitions in section 1 as follows:

“Rental housing” means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises.

N. Replace subsection 3.4.2 with the following (note there is no change to the table):

3.4.2 permit the creation of up to two additional dwelling units in existing dwellings as the following table sets out:

O. Addition of subsection 3.4.3, as follows:

3.4.3 permit the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:



| Item | Name of Class of Proposed New Residential Buildings | Description of Class of Proposed New Residential Buildings | Restrictions |
|------|---|---|---|
| 1 | Proposed new detached dwellings | Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the small of the dwelling units. | <p>The proposed new detached dwelling must only contain two dwelling units.</p> <p>The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling, or row dwelling would be located.</p> |
| 2 | Proposed new semi-detached dwellings or row dwellings | Proposed new residential buildings that have one or two vertical walks, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the small of the dwelling units. | <p>The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units.</p> <p>The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling, or row dwelling would be located.</p> |
| 3 | Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling, or row dwelling | Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling, or row dwelling and that are permitted to contain a single dwelling unit. | <p>The proposed new detached dwelling, semi-detached dwelling, or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.</p> <p>The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling, or row dwelling to which the proposed new residential building is ancillary.</p> |

P. Amend section 3.14.1 to refer to Galt City Centre vs. Galt Core Area.



- Q. Replace section titled “Services for Which Development Charge is Imposed,” in section 4, with the following:

SERVICES/CLASS OF SERVICES FOR WHICH DEVELOPMENT CHARGE IS IMPOSED

- R. Replace section 4 to read as follows:

The services/classes of services for which the development charge is imposed are as follows:

- i. Water services;
- ii. Wastewater services;
- iii. Stormwater services;
- iv. Services related to a highway;
- v. Fire protection services;
- vi. Public works facilities and fleet;
- vii. Growth studies – engineering;
- viii. Parks and recreation services;
- ix. Library services;
- x. Growth studies – other; and
- xi. Municipal parking.

- S. Subsection 12.1 is replaced as follows:

12.1 Building Permit (s. 26(1) of the Act)

Subject to subsections 12.2 through 12.X, all development charges for a development are payable upon the first building permit issued in relation to a building or structure on land to which a development



charge applies and until the development charge has been paid in full, no building permit shall be issued.

T. Subsection 12.2 is replaced as follows:

12.2 Subdivision Agreement (s. 26 (2) of the Act)

Notwithstanding subsections 12.1, 12.3 or 12.4, the amount of the development charge with respect to water services, wastewater services, stormwater services and services related to a highway, shall be payable for development that requires approval of a plan of subdivision under section 51 of the *Planning Act* or a consent under section 53 of the *Planning Act* and for which a Subdivision Agreement or Consent Agreement is entered into immediately upon the parties entering in the Subdivision Agreement or Consent Agreement for all lots and blocks on which single detached dwellings and semi-detached dwellings are permitted in the plan of subdivision or pursuant to the consent.

U. Addition of the following subsections to section 12:

12.3 Rental Housing and Institutional Development (s. 26.1 of the Act)

Notwithstanding subsection 12.1, development charges for rental housing and institutional developments are due and payable in six equal annual payments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the City's approved development charge interest policy #A09 FIN 003 as may be revised from time to time.

12.4 Non-Profit Housing Developments (s. 26.1 of the Act)

Notwithstanding subsection 12.1, development charges for non-profit housing developments are due and payable in 21 equal annual payments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including



interest as provided in the City's approved development charge interest policy #A09 FIN 003 as may be revised from time to time.

12.5 Site Plan and Zoning Amendment Application (s. 26.2 of the Act)

Where the development of land results from the approval of a site plan or zoning by-law amendment application received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under subsections 5.1 and 5.2 shall be calculated on the rates set out in Schedules "A-1" and "A-2" on the date of the planning application, including interest. Where both planning applications apply, development charges under subsections 5.1 and 5.2 shall be calculated on the rates in effect on the day of the later planning application, including interest as provided in the City's approved development charge interest policy #A09 FIN 003 as may be revised from time to time.

V. Subsection 12.3 is replaced and renumbered as follows:

12.6 Agreement for Earlier or Later Payment (s. 27 of the Act)

Notwithstanding subsections 12.1 through 12.5 hereof, the City may enter into an agreement with a person/owner of land who is required to pay a development charge for:

12.6.1 All or any part of a development charge to be paid before or after it would otherwise be payable,

12.6.2 The total amount of the development charge payable under an agreement under this section is the amount of the development charge that would be determined under this by-law on the day specified in the agreement or, if not such day is specified, at the earlier of

12.6.2.1 the time the development charge or any part of it is payable under the agreement;



12.6.2.2 the time the development charge would have been payable in the absence of the agreement.

12.6.3 In an agreement under this section, the City may charge interest, as provided in the City's approved development charge interest policy #A09 FIN 003, as may be revised from time to time, on that part of the development charge payable after it would otherwise be payable.

W. Amend Section 22 to refer to the 2019 by-law vs. the 2014 by-law, as follows:

This by-law may be referred to as the Development Charges By-law, 2019.

X. Schedule "A-1" is deleted and replaced with the attached Schedule "A-1."

Y. Schedule "A-2" is deleted and replaced with the attached Schedule "A-2."

Z. Schedule "B" is updated to refer to the title of the map as "Galt City Centre" vs. "Galt Core Area".

2. This By-law shall come into force and effect at 12:01 AM on January XX, 2022.

3. Except as amended by this By-law, all provisions of By-law 19-094, as amended, are and shall remain in full force and effect.

By-law read a first and second time this XXth day of January, 2022.

By-law read a third time and finally passed this XXth day of January, 2022.

Kathryn McGarry - Mayor

Michael Di Lullo - Clerk

Schedule A-1 to By-law 19-094 Development Charges

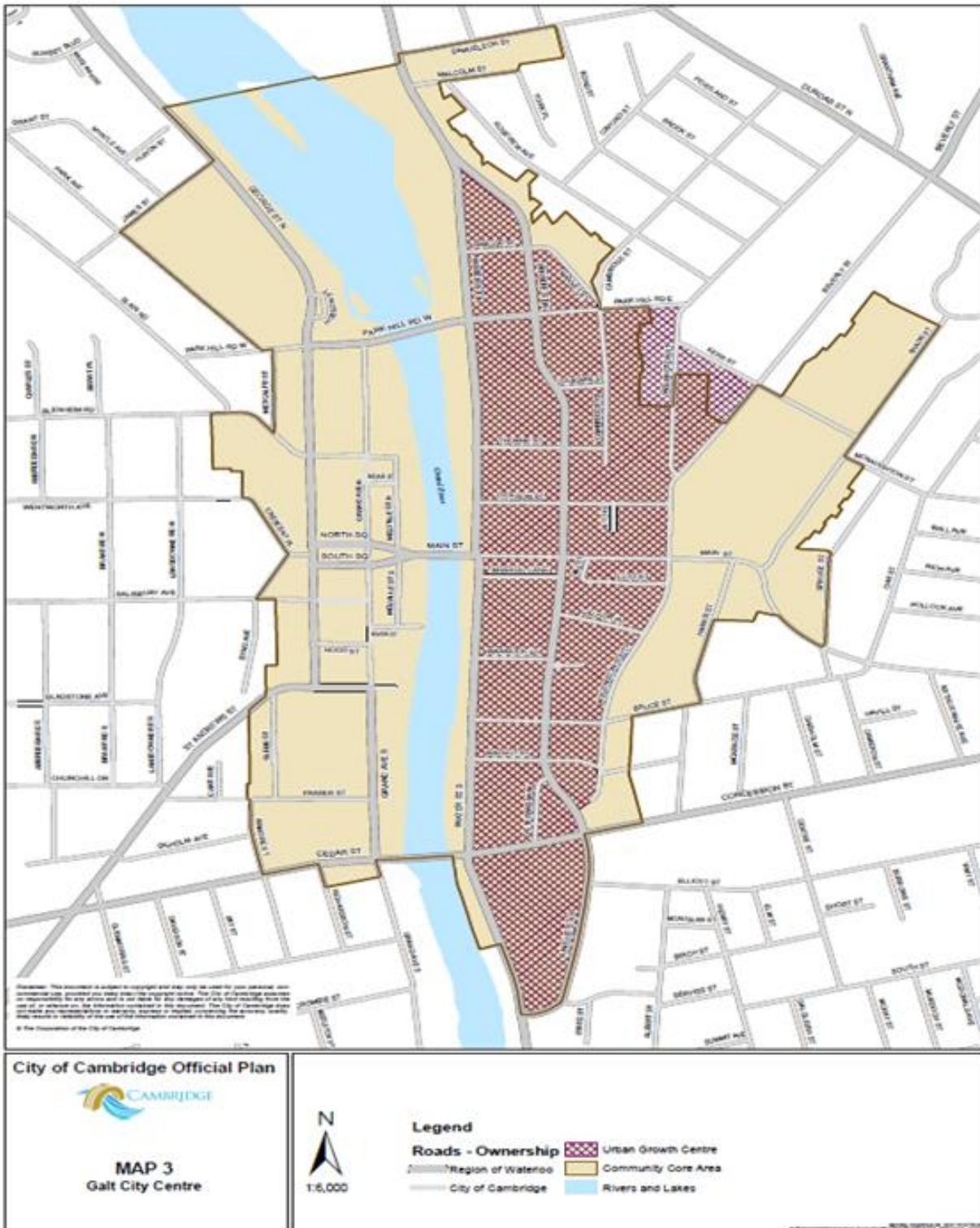
| Service/Class of Service | RESIDENTIAL | | | | NON-RESIDENTIAL | |
|---|-----------------------------------|-----------------|---------------|-------------------------------------|----------------------------------|---------------------------------|
| | Single and Semi-Detached Dwelling | Other Multiples | Apartments | Special Care/Special Dwelling Units | (per sq.ft. of Gross Floor Area) | (per sq.m. of Gross Floor Area) |
| City Wide Services/Classes of Services | | | | | | |
| 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 |
| Total City Wide Services/Classes of Services | 17,690 | 12,439 | 8,855 | 5,560 | 3.54 | 38.10 |
| Urban Services: | | | | | | |
| 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 |
| Total Urban Services | 4,398 | 3,092 | 2,201 | 1,382 | 1.57 | 16.90 |
| GRAND TOTAL CITY WIDE SERVICES/CLASSES OF SERVICES | 17,690 | 12,439 | 8,855 | 5,560 | 3.54 | 38.10 |
| GRAND TOTAL URBAN AREA SERVICES | 22,088 | 15,531 | 11,056 | 6,942 | 5.11 | 55.00 |

Schedule A-2 to By-law 19-094
Development Charges – Municipal Parking Services
Effective Until September 18, 2022

| 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) |
| City Wide Services - Municipal Parking Services | | | | | | |
| Parking Spaces | 301 | 212 | 106 | 33 | 0.11 | 1.18 |
| Parking Study | 6 | 4 | 2 | 1 | - | - |
| GRAND TOTAL CITY WIDE SERVICES - MUNICIPAL PARKING SERVICES | 307 | 216 | 108 | 34 | 0.11 | 1.18 |



Schedule B to By-law 19-094 Galt City Centre



THE CORPORATION OF THE CITY OF CAMBRIDGE

By-law 21-XXX

Being a by-law to amend By-Law 19-094, respecting Development Charges pursuant to the *Development Charges Act*, S.O., 1997, c.27, as amended.

WHEREAS the City of Cambridge (the “City”) enacted By-law 19-094 pursuant to the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended (the “Act”), which Act authorizes Council to pass by-laws for the imposition of development charges against land;

AND WHEREAS the City has undertaken a study pursuant to the Act which has provided updated Schedules to By-law 19-094;

AND WHEREAS the Council of the City of Cambridge (“Council”) has before it a report entitled “City of Cambridge 2021 Development Charge Update Study” prepared by Watson & Associates Economists Ltd., dated October 29, 2021 (the “update study”);

AND WHEREAS the update study and proposed amending by-law were made available to the public on October 29, 2021, and Council gave notice to the public pursuant to section 12 of the Act;

AND WHEREAS Council, on November 23, 2021, held a meeting open to the public, pursuant to section 12 of the Act, at which Council considered the study, and written and oral submissions from the public;

NOW THEREFORE BE IT RESOLVED THAT the Corporation of the City of Cambridge enacts as follows:

1. By-law 19-094 is hereby amended as follows:

A. Delete and replace section 1 definition of Accessory Use with the following:

“Accessory Use” means where used to describe a use, building, or structure that the use, building, or structure is naturally and normally incidental, subordinate in purpose or floor area or both, and exclusively devoted to a principal use, building, or structure, but is not an ancillary dwelling.

- B. Add definition in section 1 Ancillary dwelling as follows:

“Ancillary dwelling,” means a residential building that would be ancillary to a detached dwelling, semi-detached dwelling, or row dwelling and includes an accessory dwelling.

- C. Delete and replace section 1 definition of Apartment with the following:

“apartment” means a dwelling unit in a building containing a non-residential use or two or more dwelling units in a residential building, including a stacked townhouse and a stand-alone additional residential unit, but does not include a lodging house, row dwelling, back to back townhouse, special care/special need dwelling, semi-detached dwelling or single detached dwelling.

- D. Add definition in section 1 for Cannabis as follows:

“Cannabis” means:

- (a) a cannabis plant;
- (b) any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant regardless of whether that part has been processed or not;
- (c) any substance or mixture of substances that contains or has on it any part of such a plant; and
- (d) any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained.

- E. Add definition in section 1 for Cannabis plant as follows:

“Cannabis plant” means a plant that belongs to the genus cannabis.

- F. Delete and replace section 1 definition of Marijuana production facilities as follows:

“Cannabis production facilities” means a building, or part thereof, designed, used, or intended to be used for one or more of the following:

growing, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of cannabis where a licensed, permit or authorization has been issued under applicable federal law and does not include, but is not limited to such buildings as a greenhouse and agricultural building associated with the use. It does not include a building or part thereof solely designed, used, or intended to be used for retail sales of cannabis.

- G. Add definition in section 1 for Class as follows:

“Class” means a grouping of services combined to create a single service for the purposes of this By-law and as provided in section 7 of the *Development Charges Act, 1997*.

- H. Add definition in section 1 for Detached Dwelling Unit to the as follows:

“Detached dwelling unit” has the same meaning as a “single detached dwelling unit” for the purposes of this by-law.

- I. Add definition in section 1 for Industrial Building as follows:

“Industrial Building” means lands, buildings or structures, or portions thereof, used, designed or intended for use for production, compounding, processing, packaging, crating, bottling, or assembly ("manufacturing") of raw goods or semi-processed goods or materials, research and development relating thereto, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public (if the retail sales are at the site where the manufacturing takes place) where such uses are accessory to an industrial use, and includes cannabis production facilities, but does not include the sale of commodities to the general public through a warehouse club or retail warehouse and does not include self-storage or mini-storage facilities.

- J. Add definition in section 1 for Institutional Use as follows:

“Institutional development” means development of a building or structure intended for use:

- (i) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;

(ii) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;

(iii) by any of the following post-secondary institutions for the objects of the institution:

- a. a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,
- b. a college or university federated or affiliated with a university described in subclause (1), or
- c. an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*;

(iv) as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or

(v) as a hospice to provide end of life care.

K. Add definition in section 1 for Interest rate as follows:

“Interest rate” means the annual rate of interest calculated as per the City’s D.C. Interest Policy #A09 FIN 003 and approved by Council, as may be revised from time to time.

L. Add definition in section 1 for Lot as follows:

“Lot” means a parcel of land capable of being conveyed lawfully without any approval under the *Planning Act* or successor thereto which meets the minimum lot area requirements under the City’s zoning by-law.

M. Add definition in section 1 for Non-profit housing development to as follows:

“Non-profit housing development” means development of a building or structure intended for use as residential premises by,

- (i) a corporation without share capital to which the *Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing;

(ii) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing; or

(iii) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*, or any successor legislation.

N. Add definition in section 1 for Primary dwelling unit as follows:

“Primary dwelling unit” means the largest dwelling unit in which the residential use of the lot is conducted.

O. Add definition in section 1 for Rental housing as follows:

“Rental housing” means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises.

P. Add definition in section 1 for Stand-alone additional residential dwelling unit as follows:

“Stand-alone Additional Residential Dwelling Unit” means one single stand-alone dwelling unit that is subordinate to the primary dwelling unit on a lot and does not exceed 40% of the gross floor area of the primary dwelling unit but in no case may be larger than 80 square metres.

Q. Delete and replace subsection 3.4.2 with the following:

3.4.2 permit the creation of up to two additional dwelling units in existing dwellings as the following table sets out:

| Item | Name of Class of Existing Residential Building | Description of Class of Existing Residential Buildings | Maximum number of Additional Dwelling Units | Restrictions |
|------|---|--|---|--|
| 1 | Existing single detached dwellings | Existing residential buildings, each of which contains a single dwelling unit, that are not attached to other buildings. | Two | The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the building. |
| 2 | Existing semi-detached dwellings or row dwellings | Existing residential buildings, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings. | One | The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the dwelling unit already in the building. |
| 3 | Existing rental residential buildings | Existing residential rental buildings, each of which contains four or more dwelling units. | Greater of one and 1% of the existing units in the building | None. |
| 4 | Other existing residential buildings | An existing residential building not in another class of residential building described in this table. | One | The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the building |

R. Add subsection 3.4.3., as follows:

3.4.3 permit the creation of one stand-alone additional residential unit on a lot that contains a primary dwelling unit.

S. Add subsection 3.4.4, as follows:

3.4.4 permit the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

| Item | Name of Class of Proposed New Residential Buildings | Description of Class of Proposed New Residential Buildings | Restrictions |
|------|---|---|---|
| 1 | Proposed new detached dwellings | Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the small of the dwelling units. | <p>The proposed new detached dwelling must only contain two dwelling units.</p> <p>The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling, or row dwelling would be located.</p> |
| 2 | Proposed new semi-detached dwellings or row dwellings | Proposed new residential buildings that have one or two vertical walks, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the small of the dwelling units. | <p>The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units.</p> <p>The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling, or row dwelling would be located.</p> |
| 3 | Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling, or row dwelling | Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling, or row dwelling and that are permitted to contain a single dwelling unit. | <p>The proposed new detached dwelling, semi-detached dwelling, or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.</p> <p>The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling, or row dwelling to which the proposed new residential building is ancillary.</p> |

- T. Delete and replace reference to Galt City Centre in section 3.14.1 with Galt Core Area.

- U. Delete and replace section 4 Services for Which Development Charge is Imposed, with the following:

SERVICES/CLASS OF SERVICES FOR WHICH DEVELOPMENT CHARGE IS IMPOSED

The services/classes of services for which the development charge is imposed are as follows:

- i. Water services;
- ii. Wastewater services;
- iii. Stormwater services;
- iv. Services related to a highway;
- v. Fire protection services;
- vi. Public works facilities and fleet;
- vii. Growth studies – engineering;
- viii. Parks and recreation services;
- ix. Library services;
- x. Growth studies – other; and
- xi. Municipal parking.

- V. Delete and replace subsection 12.1 as follows:

12.1 Building Permit (s. 26(1) of the Act)

Subject to subsections 12.2 through 12.6, all development charges for a development are payable upon the first building permit issued in relation to a building or structure on land to which a development charge applies and until the development charge has been paid in full, no building permit shall be issued.

- W. Delete and replace subsection 12.2 as follows:

12.2 Subdivision Agreement (s. 26 (2) of the Act)

Notwithstanding subsections 12.1, 12.3 or 12.4, the amount of the development charge with respect to water services, wastewater services, stormwater services and services related to a highway, shall be payable for development that requires approval of a plan of subdivision under section 51 of the *Planning Act* or a consent under section 53 of the *Planning Act* and for which a Subdivision Agreement or Consent Agreement is entered into immediately upon the parties entering in the Subdivision Agreement or Consent Agreement for all lots and blocks on which single detached dwellings and semi-detached dwellings are permitted in the plan of subdivision or pursuant to the consent.

X. Add the following subsections to section 12:

12.3 Rental Housing and Institutional Development (s. 26.1 of the Act)

Notwithstanding subsection 12.1, development charges for rental housing and institutional developments are due and payable in six equal annual payments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the City's approved development charge interest policy #A09 FIN 003 as may be revised from time to time.

12.4 Non-Profit Housing Developments (s. 26.1 of the Act)

Notwithstanding subsection 12.1, development charges for non-profit housing developments are due and payable in 21 equal annual payments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the City's approved development charge interest policy #A09 FIN 003 as may be revised from time to time.

12.5 Site Plan and Zoning Amendment Application (s. 26.2 of the Act)

Where the development of land results from the approval of a site plan or zoning by-law amendment application received on or after January 1, 2020, and the approval of the application occurred

within two years of building permit issuance, the development charges under subsections 5.1 and 5.2 shall be calculated on the rates set out in Schedules “A-1” and “A-2” on the date of the planning application, including interest. Where both planning applications apply, development charges under subsections 5.1 and 5.2 shall be calculated on the rates in effect on the day of the later planning application, including interest as provided in the City's approved development charge interest policy #A09 FIN 003 as may be revised from time to time.

Y. Delete and replace subsection 12.3 as follows:

12.6 Agreement for Earlier or Later Payment (s. 27 of the Act)

Notwithstanding subsections 12.1 through 12.5 hereof, the City may enter into an agreement with a person/owner of land who is required to pay a development charge for:

12.6.1 All or any part of a development charge to be paid before or after it would otherwise be payable,

12.6.2 The total amount of the development charge payable under an agreement under this section is the amount of the development charge that would be determined under this by-law on the day specified in the agreement or, if not such day is specified, at the earlier of

12.6.2.1 the time the development charge or any part of it is payable under the agreement;

12.6.2.2 the time the development charge would have been payable in the absence of the agreement.

12.6.3 In an agreement under this section, the City may charge interest, as provided in the City's approved development charge interest policy #A09 FIN 003, as may be revised from time to time, on that part of the development charge payable after it would otherwise be payable.

Z. Delete and replace Section 22, as follows:

This by-law may be referred to as the Development Charges By-law, 2019.

- AA. Schedule "A-1" is deleted and replaced with the attached Schedule "A-1."
 - BB. Schedule "A-2" is deleted and replaced with the attached Schedule "A-2."
 - CC. Schedule "B" is amended by deleting reference to the title of the map as "Galt City Centre" and replacing with "Galt Core Area".
- 2. This By-law shall come into force and effect at 12:01 AM on January 19, 2022.
 - 3. Except as amended by this By-law, all provisions of By-law 19-094, as amended, are and shall remain in full force and effect.

By-law read a first and second time this 18th day of January, 2022.

By-law read a third time and finally passed this 18th day of January, 2022.

MAYOR

CLERK

Schedule A-1 to By-law 19-094
Development Charges

| 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) |
| City Wide Services/Classes of Services | | | | | | |
| 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 |
| Total City Wide Services/Classes of Services | 17,690 | 12,439 | 8,855 | 5,560 | 3.54 | 38.10 |
| Urban Services: | | | | | | |
| 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 |
| Total Urban Services | 4,398 | 3,092 | 2,201 | 1,382 | 1.57 | 16.90 |
| GRAND TOTAL CITY WIDE SERVICES/CLASSES OF SERVICES | 17,690 | 12,439 | 8,855 | 5,560 | 3.54 | 38.10 |
| GRAND TOTAL URBAN AREA SERVICES | 22,088 | 15,531 | 11,056 | 6,942 | 5.11 | 55.00 |

Schedule A-2 to By-law 19-094
Development Charges – Municipal Parking Services
Effective Until September 18, 2022

| 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) |
| City Wide Services - Municipal Parking Services | | | | | | |
| Parking Spaces | 301 | 212 | 106 | 33 | 0.11 | 1.18 |
| Parking Study | 6 | 4 | 2 | 1 | - | - |
| GRAND TOTAL CITY WIDE SERVICES - MUNICIPAL PARKING SERVICES | 307 | 216 | 108 | 34 | 0.11 | 1.18 |

Schedule B to By-law 19-094
Galt City Centre

