

To: **COUNCIL**

Meeting Date: **11/23/21**

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

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

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

Report No.: **21-218(CRS)**

File No.: **C1101**

Recommendation(s)

THAT report 21-218(CRS) re: Development Charges Background Study & By-law Amendment Public Meeting be received;

AND THAT the development charges background study and draft by-law be referred back to staff for subsequent review and recommendation.

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.
- The purpose of this report is to advise members of Council, the general public and the development industry of proposed amendments to the City’s D.C. background study and associated by-law 19-094, as required by the D.C.A.

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.

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 hold all else even and isolate 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 (\$23,665 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 (\$5.52 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 Draft 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.

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 hold all else even and isolate 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 \$22,690 to \$23,666 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. 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.

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

Service/Class of Service	RESIDENTIAL			
	Single and Semi-Detached Dwelling	Other Multiples	Apartments	Special Care/Special Dwelling Units
City Wide Services/Classes of Services				
Services Related to a Highway	7,700	5,414	3,854	2,420
Public Works	1,138	800	570	357
Fire Protection Services	334	235	167	105
Growth Studies - Engineering	43	31	22	14
Parks and Recreation Services	8,082	5,683	4,045	2,540
Library Services	1,236	870	619	389
Growth Studies - Other	161	113	80	51
Municipal Parking Services*	324	228	114	36
Total City Wide Services/Classes of Services	19,018	13,145	9,357	5,875
Urban Services:				
Stormwater	982	690	491	309
Wastewater Services	3,114	2,190	1,559	979
Water Services	552	388	276	173
Total Urban Services	4,648	3,267	2,326	1,460
GRAND TOTAL CITY WIDE SERVICES/CLASSES OF SERVICES	19,018	13,145	9,357	5,875
GRAND TOTAL URBAN AREA SERVICES	23,665	16,413	11,683	7,336

* 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	2.78	29.92
Public Works	0.41	4.44
Fire Protection Services	0.12	1.25
Growth Studies - Engineering	0.01	0.11
Parks and Recreation Services	0.32	3.41
Library Services	0.05	0.57
Growth Studies - Other	0.05	0.57
Municipal Parking Services*	0.12	1.25
Total City Wide Services/Classes of Services	3.86	41.52
Urban Services:		
Stormwater	0.34	3.64
Wastewater Services	1.12	12.06
Water Services	0.20	2.16
Total Urban Services	1.66	17.86
GRAND TOTAL CITY WIDE SERVICES/CLASSES OF SERVICES	3.86	41.52
GRAND TOTAL URBAN AREA SERVICES	5.52	59.38

* 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 on pages C-2 through C-14 at the end of the attached Appendix A.

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 Draft 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 Draft Capital Budget.

Public Input

On November 23, 2021, the City is holding a public meeting to receive comments and feedback regarding the proposed amendments to the D.C. background study and by-law.

Based on the feedback received, staff will finalize the D.C. by-law and study amendments to be brought back to Council for approval. The tentative date for Council approval of the amendments is January 2022.

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 distributed to a list of active homebuilders, developers, development consultants, Chamber of Commerce; Business Improvement Areas (BIAs) and the Economic Development Advisory Committee (EDAC). In addition, all active homebuilders, developers, development consultants, Chamber of Commerce, BIAs and EDAC were circulated the notice for this public meeting.

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. The City is holding a public meeting to receive comments and feedback regarding the proposed amendments. Based on the feedback received, staff will finalize the development charge by-law and study to be brought back to Council for approval. The tentative date for Council approval of the amendments to the background study and D.C. by-law is January 2022.

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



Development Charges Update Study

City of Cambridge

October 29, 2021

Watson & Associates Economists Ltd.
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Table of Contents

	Page
Executive Summary	i
1. Introduction.....	1-1
1.1 Background.....	1-1
1.2 Existing Policies (Rules)	1-6
1.3 Basis for the D.C. By-law Update	1-6
1.4 Summary of the Process.....	1-6
1.5 Policy Recommendations	1-7
2. Changes to the D.C.A. Legislation	2-1
2.1 Bill 108 – More Homes, More Choice Act, 2019	2-1
2.2 Bill 138 – Plan to Build Ontario Together Act, 2019.....	2-2
2.3 Bill 197 – COVID-19 Economic Recovery Act, 2020.....	2-2
2.3.1 D.C. Related Changes	2-3
2.4 Bill 213 – Better for People, Smarter for Business Act, 2020.....	2-4
3. Anticipated Development.....	3-1
3.1 Growth Forecast in the 2019 D.C. Study	3-1
4. Updates to the City’s D.C. Study.....	4-1
4.1 Municipal Parking Services.....	4-1
4.2 Parks and Recreation Services.....	4-4
4.3 Library Services	4-7
4.4 Classes of Services	4-9
4.4.1 Public Works	4-9
4.4.2 Growth Studies	4-13
4.5 D.C. By-law Revised Schedule of Charges.....	4-21
4.5.1 Updated D.C. Calculation (2019\$)	4-21
4.5.2 Revised D.C. Rates (2019\$ and 2021\$)	4-27
5. Updates to the D.C. By-law.....	5-1
6. Recommendations	6-1



Table of Contents (Cont'd)

	Page
Appendix A Existing Policies under By-law 19-094	A-1
Appendix B Service Standards	B-1
Appendix C Draft Amending Development Charge By-law	C-1

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
	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 68%	Non-Residential Share 32%
	2019-2028											
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

