

<p><b>1. DEVELOPMENT CHARGES BACKGROUND STUDY AND BY-LAWS</b></p> <p><b>RÈGLEMENTS ET ÉTUDE PRÉLIMINAIRE SUR LES REDEVANCES D'AMÉNAGEMENT</b></p>
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**COMMITTEE RECOMMENDATIONS AS AMENDED**

That Council approve:

1. The City of Ottawa Development Charges Background Study dated April 28, 2014 and the City of Ottawa Area-Specific Background Study for Individual Stormwater Management Ponds and Drainage Systems dated April 28, 2014, as amended by Addendum dated May 12, 2014;
2. That the current Development Charges By-law be repealed and that the successor general Development Charge By-law and the area-specific stormwater by-laws, substantially in the form and content included in the City of Ottawa Development Charges Background Study, dated April 28, 2014 and the City of Ottawa Area-specific Development Charges Background Study for Individual Stormwater Management Ponds and Drainage Systems, dated April 28, 2014 be enacted;
3. That the list of non-statutory exemptions, subject to the transition provisions, be as follows:
  - a) Non-profit Day Care and Long-term Care Facilities, except for the Public Transit Charge;
  - b) Place of Worship and Land Used in Connection With, except for the Public Transit Charge;
  - c) Churchyard, Cemetery or Burying Ground;
  - d) Non-residential use for Bona Fide Agricultural Purposes;
  - e) Farm Retirement Lots;
  - f) Non-residential Buildings less than 180 square feet;
  - g) Temporary Buildings;



the balance of trunk sewer over sizing by others and \$4,500,000 for the Ultimate pond construction to a total of \$19,097,694.00;

10. The requirement for Council to reimburse the Development Charges account for the loss of any funds through an exemption granted by Council;
11. That Staff be directed to prepare a supplemental development charge background study for affordable housing to be submitted to Planning Committee at the earliest possible opportunity;
12. That Staff be directed to conduct a review of the municipal financing of child care focusing on how development charges could provide resources for growth-related capital costs with the outcome of the review to be reported to Committee and Council at the earliest possible opportunity;
13. That there shall be ongoing community consultation led by the General Manager, Community and Social Services;
14. That the draft By-law attached as Appendix H to the Background Study be modified by the addition of the following subsection to section 18:
  - (3) The indexing pursuant to this section shall be calculated on the basis that the payments towards the principal component of any growth-related debt for which the City is or will be liable during the enactment of this by-law are not subject to the annual indexation.

And that, pursuant to the *Development Charges Act*, subsection 12(3) it be determined that no further public meeting be required in respect of this modification;
15. That the draft by-law attached as Appendix H to the Background Study be revised in accordance with the following:
  - a) A definition of “non-industrial use” be introduced and the definition of “non-residential” use be revised in accordance with the following:

“non-industrial use” includes all land used for non-residential purposes other than for industrial use.

“non-residential use” includes all land used for purposes other than for residential use;

- b) The definitions of “complete building permit application” and “complete planning application” are deleted;
- c) The numbering of the clauses in subsection 7(1) “Exemptions” be corrected to include (a) through (t) with clause (c) having two sub-clauses numbered (i) and (ii);
- d) The following revisions be made to subsection 7(1) and clause 7(1)(k):
  - 7(1) Subject to subsection (3), the following shall be exempt from development charges:
    - (k) The enlargement of the floor area of an existing industrial use building, to the extent that the existing floor area is enlarged by 50 percent or less;
- e) Subsection (3) be added to section 7
  - (3) The transit component of the development charge imposed by this by-law shall be payable in respect of the developments identified in clauses (o), (p), (r) and (s).
- f) Section 9 be revised to read in accordance with the following:
  - 9. (1) Subject to subsection (9), where residential development occurs on a site which involved within the immediately previous 10 years the demolition of a previously existing building or structure in receipt of the same services, at the time the original building was constructed, available to the building or structure to be constructed or will involve such demolition to permit the issuance of a building permit for the construction of the subject development, a credit will be provided against the development charge so that only

the net increase in residential use dwelling units is charged.

- (2) Subject to subsection (9), where non-residential development occurs on a site which involved within the immediately previous 10 years the demolition of a previously existing building or structure in receipt of the same services, at the time the original building was constructed, available to the building or structure to be constructed or will involve such demolition to permit the issuance of a building permit for the construction of the subject development, a credit will be provided against the development charge to the extent of the existing or demolished gross floor area at the rate in effect for the existing use or the use in place at the demolition of the gross floor area when the building permit is issued for the redevelopment.
- (3) Where a non-residential use building, or portion thereof, is to be converted to a residential use, or a non-residential use building demolished within the immediately previous 10 years and a residential use building erected in its place, a credit, not to exceed the amount of the development charges payable, will be provided in the amount of the development charges that would have been payable for the non-residential gross floor area being converted had a building permit been issued to construct the non-residential use building utilized for the same use in existence immediately prior to the conversion taking place, provided that the issuance of a building permit to permit the construction of the subject development occurs no later than 1 January 2019.
- (4) The credit to be provided pursuant to subsection (3) shall be determined in accordance with Schedule "C" according to the gross floor area of the building that had been used for non-residential uses.

- (5) Where a credit for a non-residential use building, or portion thereof, is provided pursuant to subsections (2) or (3), no credit for that non-residential use building or portion thereof shall be provided pursuant to subsection (1).
- (6) The credits provided under this section relate only to the land, including any parcel subject to the same site plan approval for the proposed development, upon which the building was demolished or converted and are not transferable to another parcel of land.
- (7) Subject to subsection (8), after July 31, 2011, the credits provided under this section do not apply based upon an existing or previously existing development, which is exempt under the provisions of this by-law.
- (8) Credits provided under this section based upon an existing or previously existing development, which is exempt under the provisions of this by-law will continue to be provided after July 31, 2011 where, on or prior to July 31, 2011, the owner of the subject lands and the City have signed a site plan agreement in respect of such redevelopment.
- (9) As of 1 January 2019, the reference to 10 years in subsection (1) is repealed and five years is substituted therefore.
- g) Section 12 be revised to read in accordance with the following:
12. (1) Subject to subsection (2), the applicable development charge under this by-law for the period from the date of the enactment of this by-law to September 30, 2014 shall be in accordance with the transitional rates and the categories for that period set forth in Schedules "B" and "C" to this by-law.
- (2) The development charges in Schedules "J" to "N" shall

apply in addition to the amounts applicable pursuant to subsections (1) and (3).

(3) Subject to subsection (2), in respect of non-residential development, subject to site plan approval pursuant to By-law 2002-4 as amended or residential development for an apartment building of five or more storeys, the applicable development charge rate where:

a) An application for site plan approval is received by August 15, 2014;

b) The site plan application is deemed complete pursuant to City policy by September 2, 2014;

c) A site plan agreement has been executed by the owner and the City by September 1, 2015;

d) A building permit is issued by September 1, 2016 that permits construction above grade shall be the rate in effect on June 12, 2014 but such rate shall be indexed in accordance with section 18.

(4) Residential development on the lands shown on Schedule "E" to By-law 2004- 298, as amended, and residential development fronting on Isabella Street and Chamberlain Avenue between Bronson Avenue and Elgin Street shall continue to be exempt from development charges under this by-law after 31 July 2011 if the owner of the subject lands and the City have signed a site plan agreement in respect of such residential development on or before 31 July 2011.

h) Subsection 18(1) is revised to read in accordance with the following:

18. (1) The development charge rates set out in this by-law shall be adjusted by the Treasurer, without amendment to this by-law, commencing on August 1, 2015 in accordance with

the most recent annual change (1 January to 31 December) in the Statistics Canada Infrastructure Development Charge Price Index, Catalogue Number 62-007. For greater certainty, the Infrastructure Construction Price Index from Catalogue Number 62-007 for Ottawa will be used if such continues to be published.

- i) Schedules "B" and "C" are replaced with the Schedules attached to this motion on Document "A".
- j) Schedule "L" is replaced with the Schedule attached to this motion on Document "B".

16. That the Area Specific Development Charge Background Study For Individual Storm Water Management Ponds and Drainage Systems be modified in accordance with the following:

- (a) Schedule 2 on page 2-6 be replaced with the Schedule on Document "C" to this motion.
- (b) The following language be inserted on page 1-1, paragraph 1.4, at the end of clause a) in the report entitled "City of Ottawa: Development Charges Study – Volume II", dated April 30, 2009, prepared by Stantec Consulting Ltd.
- (c) That the following changes be made to the Area Specific Stormwater Development Charge By-laws attached as Appendix A to the Area Specific Development Charge Background Study For Individual Storm Water Management Ponds and Drainage Systems:
  - i. Schedule C to the by-law for Monahan Drain (Area W-1) be replaced with the Schedule on Document "D" to this motion;
  - ii. Schedule "C" to the by-law for Shirley's Brook (Area W-2) be replaced with the Schedule on Document "E" to this motion;
  - iii. Schedules "B" and "C" to the by-law for Gloucester (Area E-3) be replaced with the Schedules on Document "F" to this



motion;

iv. Schedules "B" and "C" to the by-law for N5 and Channelization (Area E-6) be replaced with the Schedules on Document "G" to this motion;

17. That the front-ending agreements in respect of Strandherd Road permit an interim payment on December 31, 2014 for all work completed with respect to the road and which has received preliminary acceptance in 2014. Final payment for all remaining work on the road would be in 2015, following completion and acceptance of remaining work, in accordance with the terms of the front-ending agreement;

18. That the front-ending policy of the City be revised to permit engineering costs, inclusive of the amounts payable to the City, to constitute up to 15 per cent of the front-ended project, subject to the upset limits approved by Council.

And that, pursuant to the *Development Charges Act, 1997*, Council determines that no further public meeting is necessary;

19. That staff provide a memo prior to Council's consideration of the development outlining options by which the following aspects in respect of the Monahan Drain can be financed other than by the area specific development charge:

a) Stormwater development charges that had been anticipated to be collected in respect of land acquired as the Bridlewood Core Park;

b) Costs of the Hope expropriation; and

c) Costs related to silt removal.

THE FOLLOWING TWO MOTIONS WERE REFERRED TO CITY COUNCIL:

1. **“WHEREAS the economy continues to be less than robust and highly competitive between municipalities for attracting employment, the financial incentives for the office sector play a significant role; and**

**With government downsizing and Ottawa’s desire to broaden its private sector employment base, these incentives will assist in the realization of that goal as these incentives benefit the building occupants in lowering their rental costs**

**THEREFORE BE IT RESOLVED THAT the office asset class be reduced to 81 per cent of the non-residential rate.”**

2. **“BE IT RESOLVED THAT the exemption in Recommendation 3 (k) be deleted.”**

### **RECOMMANDATIONS MODIFIÉES DU COMITÉ**

**Que le Conseil approuve :**

1. **L'étude préliminaire sur les redevances d'aménagement de la Ville d'Ottawa datée du 28 avril 2014 et l'étude préliminaire sur les redevances d'aménagement spécifiques à un secteur et régissant les étangs de retenue de l'eau pluviale et les systèmes de drainage datée du 28 avril 2014, dans leur version modifiée par l'addenda du 12 mai 2014;**
2. **Que le règlement actuel sur les redevances d'aménagement soit annulé et que le règlement général subséquent sur les redevances d'aménagement et les règlements sur les eaux pluviales spécifiques à un secteur et régissant les étangs de retenue de l'eau pluviale, tant en substance qu'en contenu, inclus dans l'étude préliminaire sur les redevances d'aménagement de la Ville d'Ottawa datée du 28 avril 2014, et dans l'étude préliminaire sur les redevances d'aménagement spécifiques à un secteur régissant les étangs de retenue de l'eau pluviale et les systèmes de drainage datée du 28 avril 2014, soient promulgués;**

3. Que la liste des exemptions non requises par la loi, sujettes aux dispositions de transition, soit comme suit :
  - a) Garderie à but non lucratif et centre de soins de santé de longue durée, à l'exception des frais de transport en commun;
  - b) Lieux de culte et terrain utilisé en lien avec des lieux de culte, à l'exception des frais de transport en commun;
  - c) Enclos paroissial, cimetière ou lieux d'inhumation;
  - d) Usage non résidentiel à des fins agricoles véritables;
  - e) Lots agricoles aux fins de retraite;
  - f) Immeubles non résidentiels d'une superficie de moins de 180 pieds carrés;
  - g) Immeubles temporaires;
  - h) Habitation à but non lucratif, à l'exception des frais de transport en commun;
  - i) Centre de soins de santé à but non lucratif, à l'exception des frais de transport en commun;
  - j) Friches industrielles;
  - k) Aménagements à proximité des stations situées le long de la Ligne de la Confédération, 50 pour cent des redevances pour les routes et services connexes;
4. Que les taux soient indexés sur une base annuelle à compter du 1<sup>er</sup> août 2015, conformément à un indice contenu dans le catalogue 62-007 de Statistique Canada – Statistiques des prix des immobilisations;
5. Que, en ce qui a trait aux recommandations 3 a), 3 h), 3 i) et 7, conformément au paragraphe 12 (3) de la *Loi sur les redevances d'aménagement*, le Conseil détermine que la tenue d'une autre publique est inutile;

6. Que l'octroi des crédits de réaménagement appliqués à la démolition d'édifices soit limité aux aménagements réalisés à l'intérieur d'une période de 10 ans suivant la démolition de l'édifice existant, et que, à compter du 1<sup>er</sup> janvier 2019, cet octroi soit limité aux aménagements qui sont entrepris à l'intérieur d'une période de 5 ans;
7. Que l'augmentation proposée des taux de redevances d'aménagement soit appliquée progressivement, selon le calendrier suivant :
  - À partir de la date d'entrée en vigueur du règlement jusqu'au 30 septembre 2014, les taux stipulés dans le règlement actuel seront en vigueur, excepté les redevances d'aménagement spécifiques à un secteur.
  - Le 1<sup>er</sup> octobre 2014, les taux calculés s'appliqueront en totalité;
8. Que les enveloppes budgétaires pour les ententes de financement de la gestion des eaux pluviales spécifique au secteur du ruisseau Shirley (secteur W-2) soient augmentées de 127 000 \$, soit à 3 250 000 \$, conformément à l'entente avec Klondike Development Inc. et de 333 000 \$, soit à 1 283 600 \$ conformément à l'entente avec Riotrin Properties (March Road) Inc.;
9. Que l'enveloppe budgétaire pour l'entente de financement de l'installation de gestion des eaux pluviales spécifique à un secteur du quartier 5 (secteur E-6) soit augmentée de 475 996 \$ pour le reste du surdimensionnement de l'égout principal par d'autres et de 4 500 000 \$ pour la construction de l'étang final, pour un total de 19 097 694 \$;
10. L'exigence pour le Conseil de rembourser les redevances d'aménagement pour compenser la perte de tout fonds perceptible en vertu d'une exemption accordée par le Conseil;
11. Qu'on demande au personnel de préparer le plus tôt possible une nouvelle étude préliminaire sur les redevances d'aménagement pour le logement à prix abordable à soumettre au Comité de l'urbanisme;

12. Qu'on demande au personnel de procéder à un examen du financement municipal des services de garde d'enfants, plus particulièrement la façon dont les redevances d'aménagement pourraient servir à couvrir les coûts d'immobilisation liés à la croissance, et de présenter les résultats de cet examen au Comité et au Conseil le plus rapidement possible;
13. Qu'à l'égard des recommandations 11 et 12, des consultations communautaires en continu soient menées par le directeur général, Services sociaux et communautaires;
14. Que la version provisoire du règlement municipal joint à l'étude préliminaire comme annexe H soit modifiée par l'ajout du paragraphe suivant à l'article 18 :
- (3) En vertu du présent article, l'indexation sera calculée sans que les paiements du montant en principal de toute dette liée à la croissance pour laquelle la Ville est ou sera redevable à partir de l'adoption du présent règlement municipal soient sujets à une indexation annuelle.
- Qu'en vertu du paragraphe 12 (3) de la *Loi sur les redevances d'aménagement*, il soit déterminé qu'aucune assemblée publique supplémentaire n'est nécessaire en ce qui concerne cette modification;
15. Que la version provisoire du règlement municipal jointe à l'étude préliminaire en tant qu'annexe H soit révisée afin de refléter les modifications suivantes :
- a) La définition d'« utilisation non industrielle » est ajoutée et révisée comme suit :
- « Utilisation non industrielle » désigne tous les terrains utilisés à des fins non résidentielles autres que les utilisations industrielles.
- « Utilisation non résidentielle » désigne tous les terrains utilisés à des fins autres que résidentielles.

b) Les définitions de « demande de permis de construire complète » et de « demande d'aménagement complète » sont supprimées;

c) La numérotation des alinéas du paragraphe 7 (1), « Exemptions », est corrigée de façon à inclure les alinéas a) à t), et à ce que l'alinéa c) comporte deux sous-alinéas numérotés (i) et (ii);

d) Les révisions suivantes sont apportées au paragraphe 7 (1) et à l'alinéa 7 (1) k) :

7 (1) Sous réserve des dispositions du paragraphe (3), les éléments suivants sont exempts des redevances d'aménagement :

k) l'agrandissement de la surface de plancher d'un bâtiment existant à utilisation industrielle, pourvu que cet agrandissement ne dépasse pas 50 % de la surface initiale;

e) Le paragraphe 7 (3) est ajouté à l'article 7 :

(3) Les redevances d'aménagement pour le transport en commun imposées en vertu du présent règlement doivent être versées pour les aménagements indiqués aux alinéas o), p), r) et s).

f) L'article 9 est révisé en ces termes :

9. (1) Sous réserve du paragraphe (9), lorsqu'un aménagement résidentiel a lieu à un emplacement sur lequel un bâtiment ou une construction qui recevait, au moment de sa construction, les mêmes services que le bâtiment ou la construction actuel a été démoli dans les 10 années précédentes ou sera démoli en vue de permettre la délivrance du permis de construction, un crédit est accordé contre la redevance d'aménagement de sorte que seule l'augmentation nette du nombre de logements est imputée.

(2) Sous réserve du paragraphe (9), lorsqu'un aménagement

non résidentiel a lieu à un emplacement sur lequel un bâtiment ou une construction qui recevait, au moment de sa construction, les mêmes services que le bâtiment ou la construction actuel a été démoli dans les 10 années précédentes ou sera démoli en vue de permettre la délivrance du permis de construction, un crédit est accordé contre la redevance d'aménagement pour la surface de plancher hors œuvre brute allouée à l'utilisation existante ou en place au moment de la démolition de la surface de plancher hors œuvre brute au taux en vigueur au moment de la délivrance du permis de construction du nouvel aménagement.

- (3) Lorsqu'il s'agit de la conversion, en entier ou en partie, d'un bâtiment à utilisation non résidentielle en une utilisation résidentielle, ou de la construction d'un bâtiment à utilisation résidentielle après la démolition dans les 10 années précédentes d'un bâtiment à utilisation non résidentielle sur le même emplacement, un crédit, qui ne peut dépasser le montant de la redevance d'aménagement payable, sera imputé au montant de la redevance d'aménagement qui aurait été exigible pour la surface de plancher hors œuvre brute convertie si un permis de construction a été utilisé pour construire le bâtiment non résidentiel employé aux mêmes fins qu'avant la conversion, pourvu que le permis de construire pour l'aménagement en question soit délivré au plus tard le 1<sup>er</sup> janvier 2019.
- (4) Le crédit du paragraphe 9 (3) est calculé conformément à l'annexe C, en fonction de la surface de plancher hors œuvre brute du bâtiment qui a servi d'utilisation non résidentielle.
- (5) Lorsqu'un crédit pour un bâtiment à utilisation non résidentielle, en entier ou en partie, est alloué en vertu des paragraphes 9 (2) et 9 (3), aucun crédit pour le bâtiment à

utilisation non résidentielle, en entier ou en partie, ne doit être accordé en vertu du paragraphe 9 (1).

- (6) Les crédits accordés en vertu du présent article ne concernent que le terrain, y compris une parcelle assujettie aux mêmes exigences d'approbation du plan d'implantation que l'aménagement proposé, sur lequel le bâtiment a été démolé ou converti et ne sont pas transférables à une autre parcelle de terrain.
- (7) Sous réserve des dispositions du paragraphe (8), après le 31 juillet 2011, un crédit accordé en vertu du présent article ne s'applique pas en fonction de l'aménagement existant ou antérieur, qui est exempté en vertu des dispositions du présent règlement.
- (8) Un crédit accordé en vertu du présent article en fonction d'un aménagement existant ou antérieur, qui est exempté en vertu des dispositions du présent règlement, continuera d'être accordé après le 31 juillet 2011 si, au plus tard le 31 juillet 2011, le propriétaire du bien-fonds en question et la Ville ont signé une convention de plan d'aménagement à l'égard du réaménagement visé.
- (9) À compter du 1<sup>er</sup> janvier 2019, la mention « 10 années » au paragraphe 9 (1) est remplacée par la mention « cinq années ».

g) L'article 12 est révisé en ces termes :

12. (1) Sous réserve du paragraphe 12 (2), les redevances d'aménagement applicables en vertu du présent règlement, entre son adoption et le 30 septembre 2014, doivent être conformes aux taux de transition et aux catégories pour cette période indiqués aux annexes B et C.
- (2) Les redevances d'aménagement indiquées aux annexes J à N sont imposées en plus des montants applicables en



vertu des paragraphes 12 (1) et 12 (3).

**(3) Sous réserve du paragraphe 12 (2), pour ce qui est des aménagements non résidentiels sujets à l'approbation du plan d'implantation en vertu du Règlement municipal n° 2002-4, dans sa version modifiée, et des aménagements résidentiels pour les immeubles d'habitation de cinq étages ou plus, les taux des redevances d'aménagement applicables dans les cas suivants seront conformes aux taux en vigueur le 12 juin 2014, indexés conformément à l'article 18 :**

**a) une demande d'approbation du plan d'implantation est reçue au plus tard le 15 août 2014;**

**b) la demande est jugée complète aux termes de la politique municipale avant le 2 septembre 2014;**

**c) un accord de plan d'implantation est conclu entre le propriétaire et la Ville au plus tard le 1<sup>er</sup> septembre 2015;**

**d) un permis de construire est délivré au plus tard le 1<sup>er</sup> septembre 2016 et autorise la construction au-dessus du niveau du sol.**

**(4) Un aménagement résidentiel sur les biens-fonds illustrés à l'annexe E du Règlement n° 2004-298, dans sa version modifiée, et un aménagement résidentiel donnant sur la rue Isabella et l'avenue Chamberlain entre l'avenue Bronson et la rue Elgin continueront d'être exempts des redevances d'aménagement exigibles en vertu du présent règlement après le 31 juillet 2011 si le propriétaire foncier et la Ville ont conclu un accord de plan d'implantation à l'égard de l'aménagement résidentiel au plus tard le 31 juillet 2011.**

**h) Le paragraphe 18 (1) est révisé en ces termes :**

18. (1) Les taux des redevances d'aménagement établis dans le présent règlement sont ajustés par le trésorier, sans qu'il soit nécessaire de modifier ce règlement, à compter du 1<sup>er</sup> août 2015, conformément à la modification annuelle la plus récente (du 1<sup>er</sup> janvier au 31 décembre) de l'Indice des prix de la construction des infrastructures de Statistique Canada (n° au catalogue : 62-007). Il est également entendu que l'indice de cette publication pour Ottawa sera utilisé s'il est encore publié.

- i) Les annexes B et C sont remplacées par les annexes figurant au document A joint à la présente motion;
- j) L'annexe L est remplacée par l'annexe figurant au document B joint à la présente motion;

16. L'étude préliminaire sur les redevances d'aménagement d'application particulière de la Ville d'Ottawa relativement aux systèmes individuels de gestion des eaux pluviales et de drainage est modifiée ainsi

- a) L'annexe 2, à la page 2-6, est remplacée par l'annexe figurant au document C joint à la présente motion.
- b) La mention suivante est insérée dans le paragraphe 1.4 à la page 1-1, à la fin de la disposition a) du rapport intitulé « City of Ottawa: Development Charges Study – Volume II » du 30 avril 2009, préparé par Stantec Consulting Ltd.
- c) Les modifications suivantes sont apportées aux règlements sur les eaux pluviales propres à certains emplacements joints comme annexe A à l'étude préliminaire sur les redevances d'aménagement d'application particulière de la Ville d'Ottawa relativement aux systèmes individuels de gestion des eaux pluviales et de drainage :
  - i. L'annexe C du règlement municipal portant sur le drain Monahan (secteur W-1) est remplacé par l'annexe figurant au

document D joint à la présente motion;

ii. L'annexe C du règlement municipal sur le ruisseau Shirley (secteur W-2) est remplacé par l'annexe figurant au document E joint à la présente motion;

iii. Les annexes B et C du règlement municipal sur Gloucester (secteur E-3) par les annexes figurant au document F joint à la présente motion;

iv. Les annexes B et C du règlement municipal sur les canalisations et le quartier 5 (secteur E-6) sont remplacés par les annexes figurant au document G joint à la présente motion;

17. Les ententes initiales concernant le chemin Strandherd autorisent le paiement provisoire, le 31 décembre 2014, de tous les travaux effectués sur le chemin qui ont reçu une autorisation préliminaire en 2014; le paiement final de tous les travaux restants sur le chemin sera effectué en 2015, une fois les travaux terminés et approuvés, conformément aux conditions de l'entente initiale;

18. La politique de financement initial de la Ville est révisée afin de permettre que les coûts des travaux d'ingénierie, y compris les montants dus à la Ville, représentent au plus 15 % des coûts du projet initial, jusqu'à concurrence des limites approuvées par le Conseil;

qu'en vertu de la Loi de 1997 sur les redevances d'aménagement, le Conseil détermine qu'aucune assemblée publique supplémentaire n'est nécessaire;

19. Le personnel envoie une note de service au Conseil avant que celui-ci procède à l'examen de l'aménagement afin de lui faire part de moyens de financer, autrement que par les redevances d'aménagement propres à certains emplacements, les aspects suivants relatifs au drain Monahan :

- a) redevances d'aménagement relatives à la gestion de l'eau pluviale devant être perçues pour le terrain acquis en tant que parc Bridlewood Core;
- b) coûts de l'expropriation de Hope;
- c) coûts en lien avec l'enlèvement du limon.

LES DEUX MOTIONS SUIVANTES ONT ÉTÉ SOUMISES AU CONSEIL MUNICIPAL :

1. « **ATTENDU QUE** dans un contexte où l'économie continue d'être chancelante et où la concurrence entre les municipalités pour attirer de nouveaux emplois s'intensifie, les incitatifs financiers dans le domaine du travail de bureau jouent un rôle d'importance;

**ATTENDU QUE**, comme le gouvernement réduit son effectif et la Ville d'Ottawa désire augmenter sa base d'emploi dans le secteur privé, ces incitatifs favoriseront la réalisation de cet objectif en profitant aux occupants d'immeubles, par la diminution de leurs frais de location;

**PAR CONSÉQUENT, IL EST RÉSOLU QUE** le taux pour les utilisations de bureau soit réduit à 81 % du taux non résidentiel. »

2. « **IL EST RÉSOLU QUE** l'exemption contenue dans la recommandation 3 k) soit supprimée. »

#### DOCUMENTATION / DOCUMENTATION

1. Deputy City Manager's report, Planning and Infrastructure, dated 6 May 2014 (ACS2014-PAI-PGM-0111).

Rapport de la directrice municipale adjointe, Urbanisme et Infrastructure, daté le 6 mai 2014 (ACS2014-PAI-PGM-0111).

2. Development Charges Background Study and Area-Specific Background Study for Individual Stormwater Management Ponds and Drainage Systems, Addendum dated May 12, 2014.

Étude préliminaire sur les redevances d'aménagement et Étude préliminaire sur les redevances d'aménagement spécifiques à un secteur et régissant les étangs de retenue de l'eau pluviale et les systèmes de drainage, addenda du 12 mai 2014.

3. Extract of Planning Committee Minute, 13 May 2014.

Extrait du procès-verbal du Comité de l'urbanisme, le 13 mai 2014.

4. Documents A, B, C, D, E, F and G, referenced in Motion N<sup>o</sup> PLC 74/6 in Extract of Planning Committee Minute above.

Les documents A, B, C, D, E, F et G, qui sont notés dans la Motion n<sup>o</sup> 74/6 à l'extrait du procès-verbal du Comité de l'urbanisme ci-dessus.

**Report to  
Rapport au:**

**Planning Committee  
Comité de l'urbanisme**

**and Council  
et au Conseil**

**May 6, 2014  
6 mai 2014**

**Submitted by  
Soumis par:**

**Nancy Schepers, Deputy City Manager / Directrice municipale adjointe, Planning  
and Infrastructure / Urbanisme et Infrastructure**

**Contact Person  
Personne ressource:**

**John L. Moser, General Manager, Planning and Growth Management Department /  
Directeur Générale, Service de l'urbanisme et Gestion de la croissance  
(613) 580-2424, 28869, John.Moser@ottawa.ca**

**Ward: CITY WIDE / À L'ÉCHELLE DE LA VILLE      File Number: ACS2014-PAI-PGM-0111**

**SUBJECT: Development Charges Background Study and By-laws**

**OBJET: Règlements et Étude Préliminaire sur les redevances  
d'aménagement**

## **REPORT RECOMMENDATIONS**

**That the Planning Committee recommend that Council approve:**

- 1. The City of Ottawa Development Charges Background Study dated April 28, 2014 and the City of Ottawa Area-Specific Background Study for Individual Stormwater Management Ponds and Drainage Systems dated April 28, 2014.**

- 2. That the current Development Charges By-law be repealed and that the successor general Development Charge By-law and the area-specific stormwater by-laws, substantially in the form and content included in the City of Ottawa Development Charges Background Study, dated April 28, 2014 and the City of Ottawa Area-specific Development Charges Background Study for Individual Stormwater Management Ponds and Drainage Systems, dated April 28, 2014 be enacted.**
- 3. That the list of non-statutory exemptions, subject to the transition provisions, be as follows:**
  - a) Non-profit Day Care and Long-term Care Facilities, except for the Public Transit Charge;**
  - b) Place of Worship and Land Used in Connection With, except for the Public Transit Charge;**
  - c) Churchyard, Cemetery or Burying Ground;**
  - d) Non-residential use for Bona Fide Agricultural Purposes;**
  - e) Farm Retirement Lots;**
  - f) Non-residential Buildings less than 180 square feet;**
  - g) Temporary Buildings;**
  - h) Non-profit Housing, except for the Public Transit Charge;**
  - i) Non-profit Health Care Facility, except for the Public Transit Charge;**
  - j) Brownfields; and**
  - k) Development in the vicinity of stations along the Confederation Line, 50 per cent of the Roads and Related Services Charge.**
- 4. That rates be indexed on an annual basis, commencing on August 1, 2015 in accordance with an index contained within the Statistics Canada - Capital Expenditure Price Statistics.**

5. That, with respect to recommendations 3a), 3h), 3i), and 7 that pursuant to the Development *Charges Act*, subsection 12(3), Council determines that no further public meeting is necessary.
6. That the allowance of redevelopment credits applied to the demolition of buildings be limited to development that occurs within a 10 year period of the demolition of the existing building and that commencing January 1, 2019, this allowance be limited to development that occurs within a five year period.
7. That the proposed increase in development charge rates be phased in, according to the following schedule:
  - From the time of By-law enforce date to September 30, 2014, the rates in the current by-law will be in effect, other than the area specific development charges;
  - On October 1, 2014, the full calculated rates will apply.
8. That the funding envelopes for the Shirley's Brook (Area W-2) Area Specific Stormwater Front-Ending agreements be increased by \$127,000 to \$3,250,000 in respect of the agreement with Klondike Development Inc. and \$333,000 to \$1,283,600 in respect of the agreement with Riotrin Properties (March Road) Inc.
9. That the funding envelope for the Neighbourhood 5 (Area E-6) Area Specific Stormwater Facilities (Area E-6) be increased by \$475,996 for the balance of trunk sewer over sizing by others and \$4,500,000 for the Ultimate pond construction to a total of \$19,097,694.
10. The requirement for Council to reimburse the Development Charges account for the loss of any funds through an exemption granted by Council.

#### RECOMMANDATIONS DU RAPPORT

Que le Comité d'urbanisme recommande que le Conseil approuve :

1. L'étude préliminaire sur les redevances d'aménagement de la Ville d'Ottawa datée du 28 avril 2014 et l'étude préliminaire sur les redevances d'aménagement spécifiques à un secteur et régissant les étangs de retenue de l'eau pluviale et les systèmes de drainage datée du 28 avril 2014.



- 2. Que le règlement actuel sur les redevances d'aménagement soit annulé et que le règlement général subséquent sur les redevances d'aménagement et les règlements sur les redevances d'aménagement spécifiques à un secteur et régissant les étangs de retenue de l'eau pluviale, tant en substance qu'en contenu, inclus dans l'étude préliminaire sur les redevances d'aménagement de la Ville d'Ottawa datée du 28 avril 2014, et dans l'étude préliminaire sur les redevances d'aménagement spécifiques à un secteur et régissant les étangs de retenue de l'eau pluviale et les systèmes de drainage datée du 28 avril 2014, soient promulgués.**
  
- 3. Que la liste d'exemptions non requises par la loi, sujettes aux dispositions de transition, soit comme suit :**
  - a) Garderie à but non lucratif et centre de soins de santé de longue durée, à l'exception des frais de transport en commun;**
  - b) Lieux de culte et terrain utilisé en lien avec des lieux de culte, à l'exception des frais de transport en commun;**
  - c) Enclos paroissial, cimetière ou lieux d'inhumation;**
  - d) Usage non résidentiel à des fins agricoles véritables;**
  - e) Lots agricoles aux fins de retraite;**
  - f) Immeubles non résidentiels d'une superficie inférieure à 180 pieds carrés;**
  - g) Immeubles temporaires;**
  - h) Habitation à but non lucratif, à l'exception des frais de transport en commun;**
  - i) Centre de soins de santé à but non lucratif, à l'exception des frais de transport en commun;**
  - j) Friches industrielles; et**
  - k) Aménagement à proximité des stations situées le long de la Ligne de la Confédération, 50 pour cent des redevances pour les routes et services connexes;**

4. Que les taux soient indexés chaque année, à compter du 1<sup>er</sup> août 2015, conformément à un indice qui se trouve dans le document Statistiques des prix des immobilisations de Statistique Canada.
5. Que, en ce qui a trait aux recommandations 3a), 3h), 3i), et 7, et conformément au paragraphe 12(3) de la *Loi de 1997 sur les redevances d'aménagement*, le Conseil détermine que la tenue d'une autre réunion publique est inutile.
6. Que l'octroi des crédits en matière de réaménagement appliqués à la démolition d'édifices soit limité aux aménagements réalisés à l'intérieur d'une période de 10 ans suivant la démolition de l'édifice existant et que, à compter du 1<sup>er</sup> janvier 2019, cet octroi soit limité aux aménagements qui sont réalisés à l'intérieur d'une période de 5 ans.
7. Que l'augmentation proposée des taux de redevances d'aménagement soit appliquée progressivement, selon le calendrier suivant :
  - À partir de la date d'entrée en vigueur du règlement jusqu'au 30 septembre 2014, les taux stipulés dans le règlement actuel seront en vigueur, sauf les redevances d'aménagement propres à un secteur;
  - Le 1<sup>er</sup> octobre 2014, les taux calculés s'appliqueront en totalité.
8. Que les enveloppes budgétaires pour les ententes de financement de la gestion des eaux pluviales spécifique au secteur du ruisseau Shirley (secteur W-2) soient augmentées d'un montant de 127 000 \$ à 3 250 000 \$, conformément à l'entente avec Klondike Development Inc. et d'un montant de 333 000 \$ à 1 283 600 \$, conformément à l'entente avec Riotrin Properties (March Road) Inc.
9. Que l'enveloppe budgétaire pour l'entente de financement de l'installation de gestion des eaux pluviales spécifique à un secteur du quartier 5 (secteur e-6) soit augmentée de 475 996 \$ pour le reste du surdimensionnement de l'égout principal par d'autres et de 4 500 000 \$ pour la construction de l'étang final, pour un total de 19 097 694 \$.
10. L'exigence pour le Conseil de rembourser les redevances d'aménagement pour compenser la perte de tout fonds perceptible en vertu d'une exemption accordée par le Conseil.

## **EXECUTIVE SUMMARY**

### Assumption and Analysis

The *Development Charges Act, 1997* requires Ontario municipalities to update their Development Charges By-law every five years. The City of Ottawa's current Development Charges By-law was passed on June 24, 2009, and will expire on June 24, 2014. There is no opportunity to extend the expiration date. Therefore, if a replacement by-law is not passed, no Development Charges will be able to be collected.

Through this report, development charges recommendations are being made to Planning Committee and Council for approval of the 2014 Development Charges By-law and the Background Study.

### Financial Implications

Council has established Financial Responsibility as a Strategic Priority specifically that the City: "Be financially responsible to the residents of Ottawa by practicing prudent fiscal management of existing resources, and by making sound long-term choices that allow core City programs and services to be sustainable now and into the future."

The Development Background Study and the Area-Specific Background Study for Individual Stormwater Management Ponds and Drainage Systems establishes a City share for growth related capital establishes a City share for growth related capital of approximately \$1.3B for the 10 year period to 2024 for City services and an additional \$0.4B for Roads, Sanitary Sewer, Water, and Stormwater Drainage for the extended period to 2031. Note that Police Services is excluded from these figures given a separate capital plan is normally prepared for assets under its mandate.

A review of City funding sources has determined that they are sufficient to fund the City share of the growth related infrastructure identified in the Development Charge Background Study provided that capital funding is indexed in keeping with the Statistics Canada - Capital Expenditure Price Statistics.

It should be noted that the report includes a recommendation requiring Council to reimburse Development Charges accounts for the loss of any funds collectable under an exemption granted by Council in any year. Based on a review of past decisions that could be potentially granted under the new By-law, this could amount to as much as \$6 million per annum. If approved future annual budgets would include a contingency to provide for such exemptions.

#### Public Consultation/Input

The Development Charges Sponsors Group and Industry Working Group have met numerous times to make recommendations and to advance additional options. An information session was held with the Community Panel of the Building a Liveable Ottawa initiative and other interested community representatives.

Before passing a Development Charges By-law, Council is required to hold at least one public meeting to review the Development Charges Background Study, Council report and proposed Development Charges By-law. A notice to inform the public of this process was placed in newspapers on May 2, 2014, and the Background Studies were made available on April 28, 2014.

The public meeting will be held at the May 13, 2014 meeting of Planning Committee.

#### **SOMMAIRE**

##### Hypothèse et analyse

La *Loi de 1997 sur les redevances d'aménagement* exige que les municipalités de l'Ontario mettent à jour leur règlement sur les redevances d'aménagement tous les cinq ans. L'actuel règlement de la Ville d'Ottawa sur les redevances d'aménagement a été adopté le 24 juin 2009 et arrivera à échéance le 24 juin 2014. Il est impossible de reporter la date d'échéance. Par conséquent, si aucun règlement de remplacement n'est adopté, il sera impossible de percevoir des redevances d'aménagement.

Par l'intermédiaire du présent rapport, des recommandations sur les redevances d'aménagement sont formulées auprès du Comité d'urbanisme et du Conseil relativement à l'approbation du règlement sur les redevances d'aménagement de 2014 et de l'étude préliminaire.

##### Implications financières

Le Conseil a établi la responsabilité financière comme une priorité stratégique, notamment que la Ville : « [est] financièrement responsable devant les résidents d'Ottawa en exerçant une gestion budgétaire prudente des ressources existantes et en faisant des choix éclairés de longue durée qui permettent aux programmes et services municipaux de base d'être durables dès maintenant et pour l'avenir. »

L'étude préliminaire sur l'aménagement et l'étude préliminaire sur les redevances d'aménagement spécifiques à un secteur et régissant les étangs de retenue de l'eau pluviale et les systèmes de drainage ont établi la participation de la Ville en matière d'immobilisations liées à la croissance à environ 1,3 milliard de dollars pour la période de 10 ans se terminant en 2024 en ce qui concerne les services municipaux et à 400 millions de dollars additionnels pour les routes, les égouts sanitaires et le drainage des eaux pluviales sur une période prolongée se terminant en 2031. Il convient de souligner que ces chiffres ne tiennent pas compte du service de police, car un plan d'immobilisations distinct est normalement préparé pour ces actifs dans le cadre de son mandat.

Une analyse des sources de financement de la Ville a permis de déterminer que celles-ci sont suffisantes pour financer la participation de la Ville à la croissance liée à l'infrastructure citée dans l'étude préliminaire sur les redevances d'aménagement, à condition que le fonds pour les dépenses d'immobilisations soit indexé suivant l'indice contenu dans le catalogue 62-007 de Statistique Canada – Statistique des prix des immobilisations.

Il faut souligner que le rapport contient une recommandation exigeant que le Conseil rembourse les redevances d'aménagement pour compenser la perte de tout fonds perceptible en vertu d'une exemption accordée par le conseil au cours de n'importe quelle année. Selon une analyse des décisions passées pouvant être accordées en vertu du nouveau règlement, ce montant pourrait s'élever à 6 millions de dollars par année. En cas d'approbation, les futurs budgets annuels devraient comprendre une réserve de prévoyance pour de telles exemptions.

#### Consultations/avis du public

Le groupe des commanditaires sur les redevances d'aménagement et le groupe de travail sur l'industrie se sont réunis nombre de fois pour formuler des recommandations et pour présenter d'autres possibilités. Une séance d'information a été tenue avec le groupe d'experts de la collectivité faisant partie de l'initiative Une collectivité viable à Ottawa et d'autres représentants communautaires intéressés.

Avant d'adopter un règlement sur les redevances d'aménagement, le Conseil doit tenir au moins une réunion publique pour analyser l'étude préliminaire sur les redevances d'aménagement, le rapport du Conseil et le règlement proposé sur les redevances d'aménagement. Un avis visant à en informer le public a été publié dans les journaux le

2 mai 2014 et il est possible de consulter les études préliminaires depuis le 28 avril 2014.

La réunion publique se tiendra à la réunion du 13 mai 2014 du Comité d'urbanisme.

## **BACKGROUND**

The *Development Charges Act, 1997* (DCA) requires municipalities to pass a new Development Charges (DC) By-law every five years. In order to pass a new DC By-law, a Background Study must be prepared pursuant to Section 10 of the DCA. The Background study, together with the proposed by-law, must be made available to the public, as required by Section 12 of the *Act*, more than two weeks prior to the public meeting of Council. The DC By-law and DCBS will be before Council on June 11, 2014.

The charges calculated in the DCBS represent those which can be recovered under the DCA based on the City's capital spending plans and other assumptions which are responsive to the requirements of the DCA. A decision is required by Council, after receiving input at the public meeting, as to the magnitude of the charge it wishes to establish, for residential and non-residential development. Property tax, user rates or other funding sources will be required to finance any potentially development charges-recoverable capital costs which are not included in the charge that is adopted.

Other decisions involve finalizing development charge policy and the by-law, including exemptions, transition, indexing, applicability to the redevelopment of land, and the schedule of charges by type of land use. The purpose of the public meeting is to obtain additional input concerning these matters.

A Development Charges By-law Sponsors Group was established by Planning Committee on February 12, 2013 (ACS2013-PAI-PGM-0050). The mandate of the Sponsors Group is to guide the update of the by-law by advising and assisting staff and by reviewing options to amend the development charges rates. The Sponsors Group is composed of the following members: Councillor Clark, Councillor El-Chantiry, Councillor Hobbs, Councillor Hubley, Councillor Hume, and Councillor Qadri.

An Industry Working Group was also established, consisting of representatives from the Greater Ottawa Home Builders Association (GOHBA) and the Building Owners and Managers Association (BOMA).

Several meetings took place between staff, the Sponsors Group and the Industry Working Group to review the proposed growth-related program. The sessions resulted

in some recalculations of the various components of the residential and non-residential charges. The acceptance of the recommendations in this report represents the accumulation of discussions that would ensure that both adequate infrastructure is available to meet the needs of planned growth, while at the same time, provide stable funding for growth-driven infrastructure.

An extensive public consultation strategy for the Building a Liveable Ottawa project led to the unanimous approval, in December 2013, of the City's Official Plan, Transportation Master Plan, Ottawa Cycling Plan, Ottawa Pedestrian Plan and Infrastructure Master Plan. The Transportation Master Plan, along with the companion Cycling and Pedestrian Plans, and the Infrastructure Master Plan determine the capital projects that are included in the Development Charges Background Study. The Community Working Group that advised the Building a Liveable Ottawa project was provided with a briefing on the development charges review.

## **DISCUSSION**

Through this report, development charges recommendations are being made to Planning Committee and Council for approval of the 2014 Development Charges By-law and the Background Study.

The 2014 DC By-law will be used to recover the costs of anticipated new development. The goal, in determining the charge, is to ensure that the appropriate level of costs are recovered, but that the costs are not over-estimated so as to be a deterrent to development.

The following are the services covered under the current DC By-law (By-law No. 2009-216):

- Roads and Related Services;
- Sanitary Sewer (Waste Water);
- Water;
- Stormwater Drainage;
- Police;
- Emergency Services (Fire);
- Public Transit;
- Parks Development;
- Recreation Facilities;

- Libraries;
- Affordable Housing;
- Child Care Facilities;
- Works and Yards;
- Paramedic Service;
- Corporate Studies (Growth-related).

The proposed By-law recommends including the services covered under the previous by-law with a number of exceptions. First, “Police” and “Emergency Services (Fire)” have been combined into one service called “Protection”, and secondly, “Works and Yards” have been incorporated into “Roads and Related Services”.

With respect to Affordable Housing and Child Care Facilities services, it is recommended that these be put on hiatus for this Development Charges By-law. As a result of the changing nature of the service delivery, development charges collected in these categories have not been used since the adoption of the 2009 By-law. After the release of the DC Background Study, concerns were raised over the proposed hiatus of these charges. Further research is underway and further information will be provided, and recommendation made, at Planning Committee.

#### Development Charge Background Studies

The DCA sets out the essential steps necessary to create successor Development Charges By-laws. Most importantly, the DCA requires that a Development Charges Background Study (DCBS) be completed. Staff have retained Watson & Associates, Economists Ltd., to undertake the DCBS and the resulting reports are important companion documents to this report. The City of Ottawa Development Charges Background Study (dated April 28, 2014) and the City of Ottawa Area – specific Development Charges Background Study for Individual Stormwater Management Ponds and Drainage Systems (dated April 28, 2014) were made available prior to the May 13, 2014 public meeting on the City’s website and by request to the Planning and Growth Management Department.

The Background Study estimates the amount, type and location of development; includes a calculation for each municipal service included in the development charge (e.g. growth/non-growth split, residential/non-residential split, capacity in existing systems), and an examination, for each service, of the long-term capital and operating



costs for the capital infrastructure required and other information that is deemed relevant.

The Development Charges Background Study for Individual Stormwater Management Ponds and Drainage Systems are addressed separately from the overall Background Study and address a wide range of development and area specific stormwater requirements and solutions with widely varying costs.

#### Establishing the Charge

THE DCA outlines the method that must be used to determine development charges. The “anticipated amount, type and location of development for which development charges can be imposed” must be estimated, along with the “increase in need for service attributable to the anticipated development...”.

The DCBS includes a growth forecast that provides the anticipated development for which the City will be required to provide services over a 10-year time horizon (2014-2024) and the longer planning horizon (2031) applicable to certain hard services as detailed in the *Act*. The forecast was completed by staff, and predicts an increase in population of 60,019 between 2014 and 2024 and of 96,711 between 2014 and 2031.

In order for the increase in need for service to be included in the development charges calculation, City Council must indicate that it “intends to ensure that such an increase in need will be met”. This can be done if the increase in service forms part of a Council-approved Official Plan, capital forecast or similar expression of the intention of Council. Council has approved of the capital forecasts contained in the DCBS in many cases, and this approval will be reaffirmed where necessary.

#### Calculating the Charge

In calculating the charge, it is necessary to:

- establish a new development forecast for population and housing, and for employees and floor area;
- determine and cost the additional services such new development will require;
- and ensure that the program has Council approval;
- make the cost deductions required by the *Act* with respect to service level;
- benefit to existing development, excess capacity, grants and contributions, the statutory 10 per cent, etc.; and

- calculate development charges by type of use and document this in a Background Study and by-law.

The DCA sets out the method that must be used to determine development charges. This method calls for five different types of deductions to be made from municipal servicing costs, where applicable, which relate to the need for service attributable to new development anticipated over the planning period. These are:

- Level of service cap;
- Uncommitted excess capacity;
- Benefit to existing development (BTE);
- Grants, subsidies and other contributions; and
- A 10 per cent statutory deduction for soft services.

Post-period capacity (PPC), uncommitted DC reserve fund balances and the allocation of the total costs between residential and non-residential benefit are also addressed in the DCBS.

While these deductions are explained fully in the DCBS, a brief explanation is provided in Document 1.

#### Development Charge Rates

In summary, the gross capital cost of the entire program is \$6.45 billion. Of this amount, \$2.4 billion has been deemed to be development charge-recoverable (\$1.73 billion from residential development and \$748M from non-residential development). The difference between the gross and development charge-recoverable amounts is comprised of the following deductions, pursuant to the *Development Charges Act*:

- \$395 million Beyond 10-year Service Level Cap
- \$1,303 million Benefit to Existing Development
- \$630 million Post Period Capacity
- \$1,673 million Subsidies, Other Contributions, and 10 per cent Statutory Deduction
- \$(36) million Reserves and Reserve Fund Adjustments
- Total - \$3,965 million

(These numbers are updated from those that appear on pp. ix -x of the Executive Summary of the Development Charges Background Study, dated April 28, 2014.)

The sole purpose of development charges is to fund the servicing costs of growth, thereby enabling growth to pay for growth and to proceed in a timely and efficient manner. It reflects the City's desire to establish a development charge schedule, which reasonably reflects servicing benefits received in the broad areas of the city.

The DCA establishes that (i) the total of all DCs that would be imposed on an anticipated development must not exceed the capital costs determined for all services involved; (ii) if a specific type of development is identified, it must pay the DCs that exceed the capital costs that arise from the increase in the need for service for that type of development; and (iii) if the rules provide for a type of development to have a lower development charge than is allowed, any resulting shortfall may not be made up via other development.

In order to address the requirements of (ii), the City has adopted the following conventions:

1. Costs to residential uses have been assigned to different types of residential units based on the average occupancy for each housing type constructed during the initial years of occupancy; and
2. Costs are allocated to residential uses (as opposed to non-residential uses) based upon a number of factors, as may be suited to each service-related circumstance and as outlined in Appendix B of the DCBS.

An objective of the Development Charges review was to determine whether there were services that the development industry would be able to deliver themselves, removing the need for a development charge. Through the review, it has been determined that local parks should be delivered by developers. It was agreed that this would allow local parks (Community and Neighbourhood Parks) to be delivered on a timelier basis, and at a lower cost, while still adhering to City standards. District Parks and local parks Inside the Greenbelt will still be constructed by the City, and development charges would be paid by developers for this service.

### Residential Charge

The residential charge is broken down into three area charges based on recognized geographic areas of the city: Inside the Greenbelt, Outside the Greenbelt, and Rural, as

shown on Document 2. The Rural category is further divided into serviced and un-serviced development.

The proposed charge for a single detached unit is greater than the current development charge in all three cases, but the increase varies. The increases are generally attributable to:

- (i) the increase in Public Transit DC recoverable costs, including interest costs on committed capital, accounting for 33-50 per cent of the increase in the charge Outside the Greenbelt and Inside the Greenbelt respectively. In the Rural are, the increase in the Public Transit component represents 76 per cent of the increase in the charge, due in part to the discontinuance of the 2/3 Public Transit charge reduction for the rural area in the City's current DC By-law. This By-law proposes a 2/3 reduction for developments in the Rural Transit Tax Zone B; and
- (ii) the increase in Sanitary Sewer DC recoverable costs accounting for 35 and 38 per cent of the increase in the charge Outside the Greenbelt and Inside the Greenbelt respectively.

The increase is highest for Rural development, largely because the rural cost allocation has increased significantly to reflect the City-wide attribution of arterial road costs which are designed to move commuters, shoppers and other traffic throughout the city.

The DCA requires that the capital costs must be reduced or adjusted for capital grants, subsidies and other contributions made to a municipality. All of the Public Transit projects that are identified in the Development Charges Background recognize the funding that has been contributed from other levels of government.

Residential Development Charges, as per Document 3.

**Table 1 - Residential Development Charges**

Inside the Greenbelt – Single Dwelling Unit

August 1, 2013: \$16,891    2014: \$21,959    Difference: \$5,068    % Difference: 30%

Outside the Greenbelt – Single Dwelling Unit

August 1, 2013: \$25,315    2014: \$30,832    Difference: \$7,560    % Difference: 22%

Rural (Serviced) – Single Dwelling Unit

Inside the Greenbelt – Single Dwelling Unit

August 1, 2013: \$16,082    2014: \$19,685    Difference: \$3,603    % Difference: 22%

(These numbers are updated from those that appear in the Development Charges Background Study released on April 28, 2014.)

In the 2009 DC Study the non-residential charge was calculated on a uniform basis for all non-residential development. The City's current DC By-law differentiates charges by non-residential types through DC reductions. General Use Non-Residential (i.e. retail, hotel/motel and temporary accommodations) is charged the full calculated non-residential charge; Industrial Limited Use (i.e. industrial excluding high technology) is charged 46 per cent of the full charge; and all other Commercial, Industrial and Institutional uses are charged 81 per cent of the full charge. These non-residential charge reductions accounted for \$21 million in foregone DC revenue over the current term of the DC By-law.

To mitigate the loss in foregone revenue, a differentiated charge is proposed for Industrial and Non-Industrial Uses. The calculated rate for Industrial Use represents an increase of 5 per cent over the current Industrial Limited Use charge. The calculated rate for Non-Industrial represents an increase of 11 per cent over the current General Use Non-Residential charge and a more significant increase of 37 per cent over the current charges for the remaining Commercial, Industrial and Institutional uses.

Non-residential Charges, as per Document 4

**Table 2 - Non-residential charges**

Non-residential – General – Gross Floor Area

August 1, 2013: \$17.88    2014: \$19.64    Difference: \$1.76    % Difference: 10%

Non-residential – Limited Industrial – Gross Floor Area

August 1, 2013: \$8.22    2014: \$8.47    Difference: \$0.25    % Difference: 3%

(These numbers are updated from those that appear in the Development Charges Background Study released on April 28, 2014.)

Exemption Policy

The Sponsors Group and staff have spent considerable time considering the exemption policies in the existing Development Charges By-law. As of September 10, 2013, \$32M of development charges had been exempted or reduced over the term of the by-law. These monies will never be recovered.

In the 2009 DC By-law, exemptions were provided for the following types of development:

- a) Non-profit Day Care and Long-term Care Facilities;
- b) Downtown Residential Development;
- c) Place of Worship and Land Used in Connection With;
- d) Churchyard, Cemetery or Burying Ground;
- e) Non-residential use for Bona Fide Agricultural Purposes;
- f) Farm Retirement Lots;
- g) Non-residential Use < 180 SF
- h) Temporary Buildings
- i) Municipal Capital Facility Designation
- j) Non-profit Housing
- k) Non-profit Health Care Facility
- l) Brownfields

It is recommended that the non-statutory exemptions be maintained, although the Public Transit charge will be collected on the following types of development: Non-profit Daycare and Long-term Care Facilities; Place of Worship and Land Used in Connection With; Non-profit Housing; and Non-Profit Health Care Facility. An area exemption is not proposed in this by-law.

Given that there has been take-up of the reduction for residential apartment dwelling units in the vicinity of transitway and light-rail stations due to the qualifying requirement for parking space limits, it is proposed that the reduction be continued in the new by-law. Development within 600 metres of a Confederation Line Station is eligible for a

50 per cent reduction in the Roads and Related Services component of the charge. Location in proximity to the stations is an attractive feature for providing more intensive residential redevelopment. Parking spaces allocated for visitors are not considered in the parking space calculations. This exemption will discontinue on January 1, 2019.

It is acknowledged that non-statutory exemptions do provide public benefit. Nonetheless, they represent development charges that will not be collected. To address this, it is recommended that as Council makes exemption decisions, the foregone revenues be acknowledged and an account be set up to reimburse the development charge accounts for the foregone amounts.

As outlined in the discussion above, it is recommended that the transit component of the development charge be due in respect of the three following cases:

- a) Non-profit Day Care and Long-term Care Facilities, except for the Public Transit charge;
- b) Place of Worship and Land Used in Connection With, except for the Public Transit Charge;
- c) Non-profit Health Care Facility, except for the Public Transit Charge.

Finally in Recommendation 7, the draft by-law released with the report adjusted the residential development charges for other than singles in accordance with the new persons per unit forecasts. Staff are now recommending that all residential charges, other than the area specific amounts, be held constant until September 30, 2014.

These matters were not identified in the by-law released with the Background Study and therefore the *Development Charges Act* requires that a determination be made as to whether a further public meeting is necessary. Given that the imposition of the transit charge is consistent with the established emphasis by Council on transit, and holding constant the residential charges until September 30, 2014 will provide a transition for the implementation of the charge, staff are recommending that Committee and Council determine that no further public meeting is necessary.

#### Redevelopment Credits

The 2004 By-law allowed redevelopment credits for the redevelopment of a building to be used for the same purpose as the building when it was originally constructed, regardless of when the building was demolished. In the 2009 by-law, it was identified

that this provision would be limited by 2019. It is recommended that with the enactment of the new by-law this allowance be limited to development that occurs within a 10 year period of the demolition of the existing building and that commencing January 1, 2019, this allowance be limited to development that occurs within a five year period.

### Indexing of the Charges

It is important that the quantum of the development charges collected increases over time in accordance with the change in construction prices so that its purchasing power is preserved. It is, therefore, recommended that the indexing of the charge continue on an annual basis on August 1 of each year, in accordance with an index contained within the Statistics Canada - Capital Expenditure Price Statistics.

### Transition Measures

The 2009 By-law included a six month transition period and a 36 month phase-in. This transition and phase-in resulted in a loss of \$38M in eligible development charge collections.

While no phase-in is recommended, staff recommend a transition period, for the main by-law, for implementing the new rates. Development for which a building permit is obtained before October 1, 2014 shall be subject to the total rate in effect as of June 10, 2014. In specific cases, if a Site Plan Control application is submitted and deemed complete on or before September 30, 2014, the rates as of June 10, 2014 will continue to apply, with certain conditions and timeframes to be met.

On October 1 the new rates will be applicable, including the discontinuance of the non-district park charge for the Outside the Greenbelt and Rural areas.

### Area-specific Stormwater Charges

Stormwater Management (SWM) is being addressed separately from the City's overall Background Study, given its unique features, i.e. a wide range of development and area specific SWM requirements and solutions with widely varying costs. Also, some developments outside of these areas provide fully for their own SWM needs, pursuant to individual development agreements or use existing previously funded capacity and are therefore exempt from these area-specific by-laws. In addition to these two sets of circumstances, there are a number of stormwater drainage works, which are city-wide or large-area in nature (i.e. storm sewer rehab program and trunk storm sewer



oversizing), which provide broad benefits to development in the City and are included separately in the City-wide Development Charge Background Study and by-law.

A separate stormwater charge has been calculated for each project area, based on the recoverable costs. Approximately \$203 million in costs are involved, split approximately 63 per cent/37 per cent between residential and non-residential benefit, overall (see Document 4).

Shirley's Brook (Area W-2) and Neighbourhood 5 (Area E-6)

Recommendations 8 and 9 would authorize additional funding for Shirley's Brook and Neighbourhood 5 (Orleans) in respect of the Front-Ending agreements for the area specific stormwater facilities in those areas.

With respect to Shirley's Brook, in the instance of the Klondike agreement, the original budget was established in 2006 and the work has been undertaken over an extended period of time. Therefore, the total cost has been adjusted by \$127,000 to reflect the increase in price. With respect to the Riotrin agreement, water infiltration was encountered during construction which led to additional engineering and construction costs in the amount of \$333,000.

With respect to the Neighbourhood 5 Pond, the ultimate detailed pond design is complete and different from the original plan, which leads to an increase in cost in the amount of \$4,500,000 from the original concept design. In the instance of Trunk Storm Sewers, revised City guidelines lead to increases in pipe sizes resulting in an \$475,996 increase in the over sizing cost.

These amounts have been included in the total costs of these stormwater projects within the Background Study. As such, the additional costs will be recovered from growth within the Shirley's Brook and Neighbourhood 5 areas.

#### Financial Analysis

A financial analysis was conducted applying the affordability lens to the growth related infrastructure included in the Development Charge Background Study and the Area-Specific Background Study for Individual Stormwater Management Ponds and Drainage Systems thereby ensuring that the City is able to fund its share of such projects. This is the extent of funding that must be collected from taxpayers and ratepayers to cover the portion of growth related capital works that is allocated to the existing population but additionally the 10 per cent statutory deduction for soft services

and transit services that is excluded from new developments' share, and the amount of transit service growth capital costs that is above the level of service cap. Transit growth related capital costs are net of external grants where the City expects senior government contributions towards the next phase of Light Rail. The City share of growth related infrastructure per the Background Study amounts to approximately \$1.7B in today's dollars. That is \$1.3B for the initial 10 year requirements to 2024 (mostly regarding Roads, Transit, Water, Sanitary Sewer, Stormwater Drainage) and a further \$0.4B for Roads, Water, Sanitary Sewer and Stormwater Drainage requirements for the subsequent period 2025 to 2031. Requirements for Soft Services (i.e. Fire, Parks, Recreation, Libraries, and Paramedics) are also included in these amounts but account for less than 5 per cent of the total funds required. Note that Police Services is excluded from these figures given a separate capital plan is normally prepared for assets under its mandate.

These net City share requirements were compared to previous financial analyses related to affordability that were reported to Council: the Transit Affordability Model updated in October, 2013 (ACS2013-CMR-FIN-0038); the Transportation Master Plan affordability limits established for roads, cycling and pedestrian projects reported in October, 2013 (ACS2013-CMR-FIN-0038); and the 2013/2014 Rate Supported Programs 10 year capital forecast (ACS2013-COS-ESD-0004). The consistent principles guiding the financing strategies were that only existing funding sources were considered and that the City's debt policy limit that caps the amount of taxation and rate revenues that can be used to service debt at 7.5 per cent and 15 per cent respectively was satisfied. These envelopes which were established as being affordable are further supplemented by: the \$3 million increased contribution to capital for growth related projects Council approved in the 2014 Tax Supported Budget; the remaining balance of "Soft Service" DC Reserve Funds totalling approximately \$30 million which may be used to pay for future recreation facilities and library expansions; and annual collections of Cash-in-Lieu of Parkland to fund new City parks which amount to approximately \$5-8 million per annum.

Assuming Council's commitment to capital funding is indexed in keeping with the Statistics Canada - Capital Expenditure Price Statistics, the funding sources considered above are sufficient to fund the City share of the growth related infrastructure identified in the DC Background Study. The DC By-Law similarly requires annual indexation of the DC rates collected from developers.

Last, it should be noted that the Report includes a recommendation requiring Council to reimburse Development Charges accounts for the loss of any funds collectable under an exemption granted by Council in any year. Based on a review of past decisions that could be potentially granted under the new By-law this could amount to as much as \$6 million per annum. If approved, this amount will need to be incorporated into future annual budgets with a contingency to provide for such exemptions.

### Conclusion

The charges calculated represent those which can be recovered under the DCA, based on the City's capital spending plans and other assumptions which are responsive to the requirements of the DCA. It is hoped that after weighing the various options and receiving input at the public meeting, that the charges outlined in this report will be adopted.

Staff believe that the various provisions in the study represent a fair methodology in implementing the overall policy of having growth pay its fair share of infrastructure, while at the same time, distributing eligible capital costs fairly between residential areas and non-residential development.

### **RURAL IMPLICATIONS**

The increase in Rural residential area charges may impact the cost of housing in the rural area, but have been calculated based on the true cost of rural growth.

### **CONSULTATION**

The Sponsors Group and Industry Working Group have met numerous times to review methodology, the capital project costs, the proposed charges and implementation. A briefing was provided to the Community Panel of the Building a Liveable Ottawa initiative.

Before passing a Development Charges By-law, Council is required to hold at least one public meeting to review the Development Charges Background Study, Council report and proposed Development Charges By-law. A notice to inform the public of this process was placed in newspapers on May 2, 2014, and the Background Studies were made available on April 28, 2014.

The public meeting will be held at the May 13, 2014 meeting of Planning Committee.

## **COMMENTS BY THE WARD COUNCILLORS**

This is a report with City-wide implications. The Sponsors Group has participated in the formation of the recommendations and a technical briefing for all of Council was held on April 30, 2014. The technical briefing included a question period.

## **LEGAL IMPLICATIONS**

The appeal provisions are as set forth in the disposition. The current development charge by-laws expire on June 24, 2014. Therefore the new background study must be adopted and the by-laws must be enacted before that date.

## **RISK MANAGEMENT IMPLICATIONS**

There is a 40 day appeal period during which the Development Charges By-law is appealable to the Ontario Municipal Board. By working with the Industry Working Group, staff have taken all reasonable steps to avoid an appeal.

## **FINANCIAL IMPLICATIONS**

Financial implications are identified within the report.

## **ACCESSIBILITY IMPACTS**

All of the services funded through the Development Charges By-law will be built to incorporate the Provincially-approved Accessibility Standards.

## **TECHNOLOGY IMPLICATIONS**

There are no technology implications associated with this report.

## **TERM OF COUNCIL PRIORITIES**

This report supports the following Term of Council priorities:

- Economic Prosperity: EP3 - Support the growth of the local economy.
- Service Excellence: SE2 - Improve operational performance.
- Governance, Planning and Decision-Making: GP1 - Improve the public's confidence in and satisfaction with the way Council works.
- Financial Responsibility: FS2 - Maintain and enhance the City's financial position.

- Transportation and Mobility: TM1 - Ensure sustainable transit services.

## **SUPPORTING DOCUMENTATION**

Document 1 Deductions from Municipal Servicing Costs

Document 2 Map of Residential Charge Areas

Document 3 Comparison of Current and Proposed Residential and Non-Residential Development Charges

Document 4 Comparison of Current and Proposed Non-Residential Development Charges (per sq. ft.)

Document 5 Summary of Stormwater Management Rates by Area

## **DISPOSITION**

Planning and Growth Management Department will make any changes to the City of Ottawa Development Charges Background Report and the Area-Specific Development Charges Background Report as a result of the direction of Planning Committee and Council.

Legal Services will prepare the required by-laws and submit them to Council.

Within 20 clear days of the passage of the by-law, Planning and Growth Management Department to ensure that there is a notice of the passage of the By-laws and appeal deadline placed in the EMC and Le Droit.

Within 20 days, the City Clerk's Office to notify everyone, who has provided a written request for notice and a return address and the secretary of every school board within the City of Ottawa, of the passage of the by-laws and appeal deadline.

The public has 40 days after the adoption of the by-law to file an appeal with the City Clerk. If appeals are made, the City Clerk's Office to compile a formal record of appeals including: a certified copy of the by-law; a copy of the two development charge background studies; certification that the notice of passage and last day of appeal was given in accordance with the *Act*; and an original or true copy of all written submissions and materials received in respect of the by-law before it was passed. The City Clerk's Office to forward a notice of appeal and record to the Ontario Municipal Board secretary

within 30 days of the last day of the appeal period and provide such information and material as the Board may require.

Planning and Growth Management to prepare a pamphlet for each development charge by-law that has been adopted and is in force within 60 days after the by-law comes into force if the by-laws are not appealed to the Ontario Municipal Board. If the by-laws are appealed, the pamphlets are to be prepared within 60 days of the Board's decision or amendment order. The pamphlets are to be made available to the public upon request.

## Document 1 – Deductions from Municipal Servicing Costs

Level of service cap: the DCA states that the estimate of the increase in the need for service attributable to the anticipated development must not include an increase that would result in the level of service exceeding the average level provided in the City over the 10-year period preceding the preparation of the background study, unless the level of service provided is below the level of service required under another Act.

Uncommitted excess capacity: the DCA requires a reduction from the increase in the need for service attributable to the anticipated development that can be met using the City's "excess capacity", other than excess capacity which is "committed" through a previous act of Council.

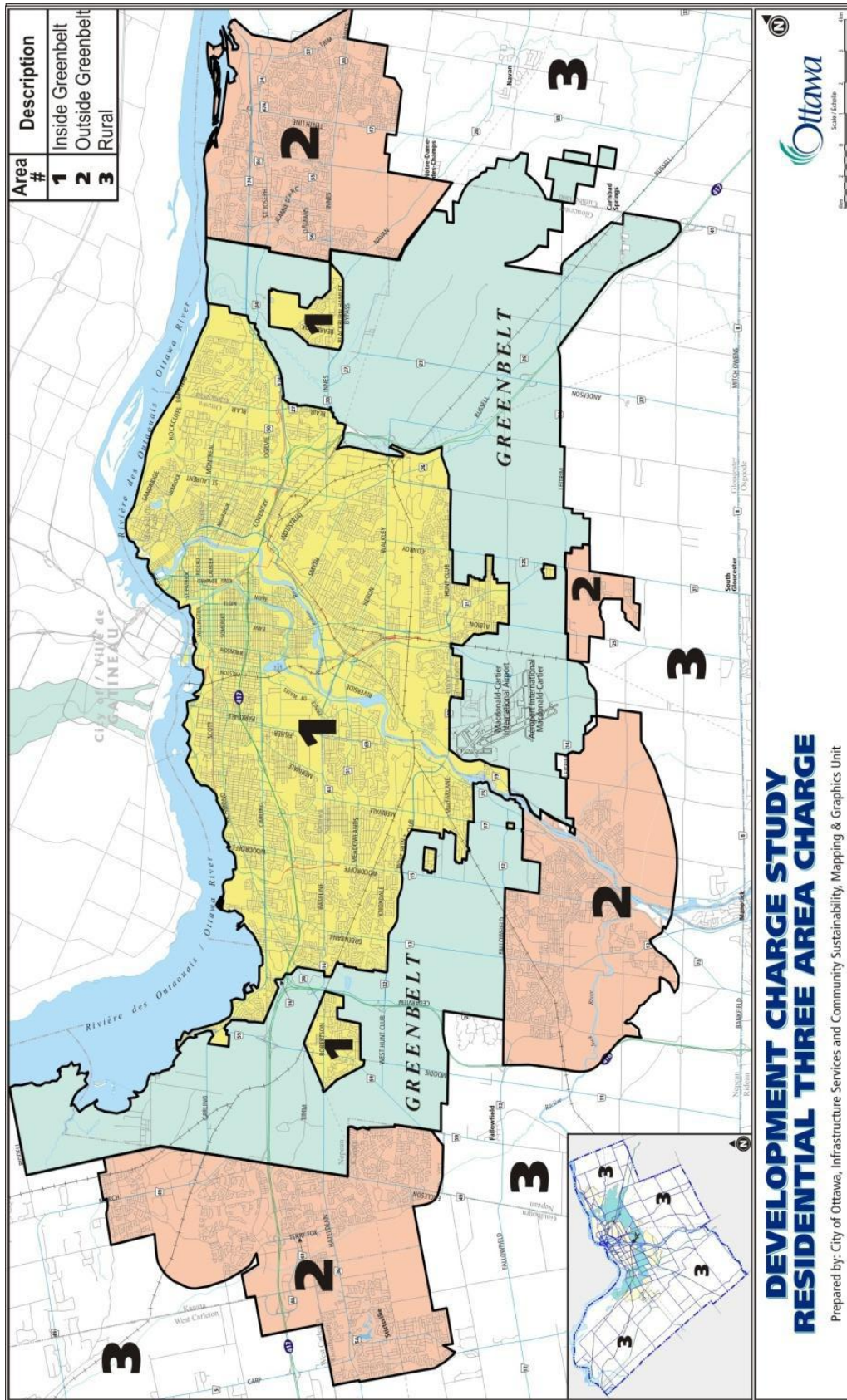
Benefit to existing development: BTE refers to a portion of the cost of growth projects that can be attributed to benefit the existing population, and therefore deducted from the basis of the charge. BTE is calculated on a service-specific and project-specific basis in the DCBS.

Grants, subsidies and other contributions: All grants, subsidies or other contribution (including developer contributions) must be used to reduce the capital costs at the same rate that the increase in need was reduced, unless at the time it was made the person expressed a clear intention that all or part of it be used to benefit either existing or new development.

Post-period capacity: PPC is not specifically referenced in the DCA, but refers to the cost of oversized development-related servicing capacity which is not required by development anticipated over the planning period, which will clearly benefit development in a subsequent planning period and should therefore be funded by such subsequent development.

DC Reserve Fund Balances: While there is no explicit requirement in the DCA to account for the outstanding reserve fund balance as part of making the DC calculation, for services which are subject to a per capita-based service level "cap", the reserve fund balance is applied against the development-related costs for which the charge was imposed, once the project is constructed. This component is distinct from the development-related costs for the next 10-year period, which underlie the development charges calculation in the DCBS.

Document 2 – Map of Residential Charge Areas





**Document 3 – Comparison of Current and Proposed Residential Development Charges (Per Unit)**

Area/Type of Use	Current	Effective June 12, 2014	Effective October 1, 2014
<b>Inside the Greenbelt</b>			
Single and Semi-detached	\$ 16,891	\$ 16,891	\$ 21,959
Apartment Dwelling and Back to Back and Stacked Townhouse (2+ bedrooms)	\$ 8,557	\$ 8,557	\$ 12,934
Apartment (less than 2 bedrooms)	\$ 6,948	\$ 6,948	\$ 9,524
Multiple, row and mobile dwelling	\$ 12,291	\$ 12,291	\$ 17,198
<b>Outside the Greenbelt (Outside Millennium Park Area)</b>			
Single and Semi-detached	\$ 25,315	\$ 25,315	\$ 30,832
Apartment Dwelling and Back to Back and Stacked Townhouse (2+ bedrooms)	\$ 14,742	\$ 14,742	\$ 16,359
Apartment (less than 2 bedrooms)	\$ 10,235	\$ 10,235	\$ 12,046
Multiple, row and mobile dwelling	\$ 19,706	\$ 19,706	\$ 23,192
<b>Outside the Greenbelt (Inside Millennium Park Area)</b>			
Single and Semi-detached	\$ 25,315	\$ 25,709	\$ 31,160
Apartment Dwelling and Back to Back and Stacked Townhouse (2+ bedrooms)	\$ 14,742	\$ 14,940	\$ 16,533
Apartment (less than 2 bedrooms)	\$ 10,235	\$ 10,386	\$ 12,174
Multiple, row and mobile dwelling	\$ 19,706	\$ 19,996	\$ 23,438
<b>Rural (serviced)</b>			
Single and Semi-detached	\$ 16,082	\$ 16,082	\$ 19,685
Apartment Dwelling and Back to Back and Stacked Townhouse (2+ bedrooms)	\$ 8,605	\$ 8,605	\$ 11,301
Apartment (less than 2 bedrooms)	\$ 7,030	\$ 7,030	\$ 8,321
Multiple, row and mobile dwelling	\$ 12,958	\$ 12,791	\$ 12,791
<b>Rural (unserviced)</b>			
Single and Semi-detached	\$ 13,880	\$ 13,880	\$ 17,254
Apartment Dwelling and Back to Back and Stacked Townhouse (2+ bedrooms)	\$ 7,969	\$ 7,969	\$ 9,906
Apartment (less than 2 bedrooms)	\$ 5,867	\$ 5,867	\$ 7,293
Multiple, row and mobile dwelling	\$ 9,019	\$ 9,019	\$ 11,212
<b>Richmond (Rural Serviced + Area-Specific)</b>			
Single and Semi-detached	\$ 16,082	\$ 30,739	\$ 34,342
Apartment Dwelling and Back to Back and Stacked Townhouse (2+ bedrooms)	\$ 8,605	\$ 17,020	\$ 19,716
Apartment (less than 2 bedrooms)	\$ 7,030	\$ 13,226	\$ 14,517
Multiple, row and mobile dwelling	\$ 12,958	\$ 22,315	\$ 22,315
<b>Manotick (Rural Serviced + Area-Specific)</b>			
Single and Semi-detached	\$ 16,082	\$ 26,277	\$ 29,880
Apartment Dwelling and Back to Back and Stacked Townhouse (2+ bedrooms)	\$ 8,605	\$ 14,458	\$ 17,154
Apartment (less than 2 bedrooms)	\$ 7,030	\$ 11,339	\$ 12,630
Multiple, row and mobile dwelling	\$ 12,958	\$ 19,416	\$ 19,416
<b>Flag Station Road (Rural unserviced + Area-Specific)</b>			
Single and Semi-detached	\$ 18,880	\$ 18,728	\$ 22,102
<b>Provence Avenue (Outside the Greenbelt (Inside Millennium Park Area) + Area Specific)</b>			
Single and Semi-detached	\$ 29,421	\$ 28,265	\$ 33,716
Apartment Dwelling and Back to Back and Stacked Townhouse (2+ bedrooms)	\$ 17,087	\$ 16,333	\$ 17,926
Apartment (less than 2 bedrooms)	\$ 11,863	\$ 11,411	\$ 13,199
Multiple, row and mobile dwelling	\$ 23,010	\$ 21,924	\$ 25,366

**Document 4 – Comparison of Current and Proposed Non-Residential  
 Development Charges (per sq. ft.)**

Type of Use	Current	Effective June 12, 2014	Effective October 1, 2014
Non-Residential General Use	\$ 17.88	\$ 17.88	
Commercial Use, Institutional Use, Industrial Use	\$ 14.48	\$ 14.48	
Industrial (Limited) Use	\$ 8.22	\$ 8.22	
<b>City-Wide</b>			
Non-Industrial Use			\$ 19.64
Industrial Use			\$ 8.47
<b>Richmond (City-Wide + Area-Specific)</b>			
Non-Industrial Use		CW* + \$20.12	\$ 39.76
Industrial Use		CW* + \$0	\$ 8.47
<b>Manotick (City-Wide + Area-Specific)</b>			
Non-Industrial Use		CW* + \$14.01	\$ 33.65
Industrial Use		CW* + \$5.52	\$ 13.99

\*City-Wide

Document 5 – Summary of Site-Specific Stormwater Management Rates by Area

**TABLE 2**  
**SUMMARY**  
**CITY OF OTTAWA**  
**DEVELOPMENT CHARGE CALCULATION FOR**  
**STORMWATER MANAGEMENT POND/DRAINAGE SYSTEMS**

	Area											
	S-1	S-2	S-3	S-4	C-1	W-1A	W-1B	W-2	E-2	E-3	E-6	
Residential												
Single/Semi Detached - current	4,704	6,085	4,297	1,014	208	2,089	2,489-3,119	3,470	6,998	3,611	4,555	
- proposed	5,066	5,798	4,471	744	1,077	1,429	3246-4260	4,052	1,718	4,116	6,811	
Row/Townhouse - current	3,357	4,321	3,052	717	166	1,521	2,489	2,479	5,580	2,570	3,336	
- proposed	3,603	4,001	2,859	565	709	1,574	2,699	3,689	1,081	2,858	4,447	
Stacked Row/ Apartment - current	2,030	1,687	1,218	289	74	1,035	1,106	2,479	4,007	1,030	1,830	
- proposed	749	1,607	1,155	226	287	1,574	1,815	2,069	448	1,142	1,780	
Non-Residential - current	6.80	7.95	4.40	1.44	0.32	0.35	0.35	4.96	4.18	3.98	6.14	
- proposed (\$/Sq.Ft.)	3.52	4.95	7.29	0.63	1.24	5.68	5.68	3.47	3.60	6.93	7.52	