

Industry Stakeholder Meeting #4

DC Study, CBC Strategy, and Parkland Conveyance By-law and Parks Plan Update



CITY OF MISSISSAUGA
Monday, December 6th, 2021



DC, CBC and Parkland Discussion Topics

DC & CBC

- Update on Development Charges Background Study
- Update on CBC Strategy
 - Process
 - Development Forecast and Draft Revenue Forecast
 - Service Area Descriptions
 - Draft capital program
 - City-wide Application
 - Implementation
- DC & CBC Key Dates
- Questions / Discussion

Parkland Conveyance By-law

- Capped Alternative Rate Update
 - Methodology and Inputs
 - Net Parkland Requirement
 - Land Value Analysis
 - Estimated Take Outs
 - Forecast for Eligible Units
 - Adjustment Factor
 - Calculated Cap
- Parks Plan & Conveyance By-law Key Dates
- Questions / Discussion

Update on Development Charges Background Study

- Posted (in Draft) on the City's website are the following:
 - Development forecast
 - Historical inventories
 - Capital Program
- DC Indexing:
 - Current DC rates to be indexed in February 1st, 2022
 - Calculated DC rates shared on November 10th are not planned to be indexed in the same manner
- 5 Industry submissions received to date on DC/CBC and Parkland Conveyance By-law



DRAFT Residential DC Rates

Service	Residential Charge By Unit Type (1)				
	Singles & Semis	Rows & Other Multiples	Apartments Units	Small Units	Special Care Unit
By-Law Enforcement	\$150	\$117	\$102	\$56	\$37
Development-Related Studies	\$297	\$231	\$203	\$110	\$74
Library Services	\$1,611	\$1,254	\$1,098	\$598	\$400
Fire Services	\$1,532	\$1,192	\$1,044	\$569	\$381
Recreation & Parks Development	\$17,941	\$13,958	\$12,229	\$6,662	\$4,458
Transit Services	\$4,943	\$3,846	\$3,370	\$1,836	\$1,228
Public Works Services	\$806	\$627	\$550	\$299	\$200
LAC Debt	\$89	\$69	\$61	\$33	\$22
Sub-total General Services	\$27,369	\$21,294	\$18,657	\$10,163	\$6,800
Roads And Related Infrastructure	\$23,353	\$18,168	\$15,917	\$8,671	\$5,802
TOTAL CHARGE PER UNIT	\$50,722	\$39,462	\$34,574	\$18,834	\$12,602
(1) Based on Persons Per Unit Of:	4.02	3.13	2.74	1.49	1.00

Note: Parking services are no longer DC eligible and therefore are excluded.

DRAFT Non-Residential DC Rates

Service	Non-Residential Charge	
	Industrial	Non-Industrial
By-Law Enforcement	\$0.78	\$0.78
Development-Related Studies	\$1.55	\$1.55
Library Services	\$0.00	\$0.00
Fire Services	\$7.99	\$7.99
Recreation & Parks Development	\$0.00	\$0.00
Transit	\$25.88	\$25.88
Public Works	\$4.20	\$4.20
LAC Debt	\$0.00	\$0.00
Sub-total General Services	\$40.40	\$40.40
Roads And Related Infrastructure	\$99.11	\$129.39
TOTAL CHARGE PER SQUARE METRE	\$139.51	\$169.79

Note: Parking services are no longer DC eligible and therefore are excluded.

Comparison of Current Residential Rate and Draft Calculated Rates

Service	Current Apartment Charge (1)	Calculated Apartment Charge	Difference in Charge	
By-Law Enforcement	\$99	\$102	\$3	3%
Development-Related Studies	\$321	\$203	(\$118)	-37%
Library Services	\$1,144	\$1,098	(\$46)	-4%
Fire Services	\$845	\$1,044	\$199	24%
Recreation & Parks Development	\$11,481	\$12,229	\$748	7%
Transit Services	\$807	\$3,370	\$2,563	318%
Public Works Services	\$604	\$550	(\$54)	-9%
Parking Services (1)	\$283	\$0	(\$283)	-100%
LAC Debt	\$88	\$61	(\$27)	-31%
Sub-total General Services	\$15,672	\$18,657	\$2,985	19%
Roads And Related Infrastructure	\$11,058	\$15,917	\$4,859	44%
TOTAL CHARGE PER UNIT	\$26,730	\$34,574	\$7,844	29%

(1) Rates as of August 1, 2021 based on LPAT Settlement of DC By-law 0096-2019

Note: Parking services are no longer DC eligible and therefore are excluded from calculated.

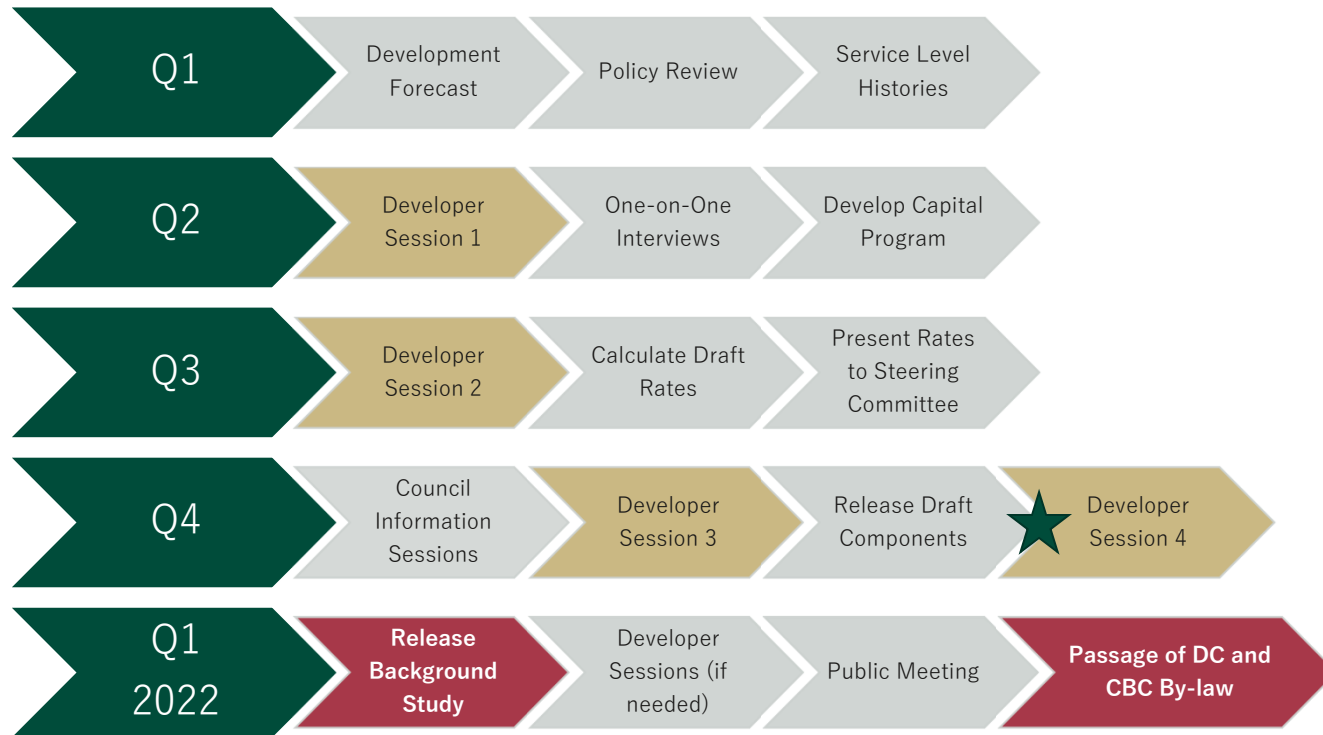
Comparison of Current Non-Residential Rate and Draft Calculated Rates

Service	Non-Industrial				Industrial			
	Current Non-Industrial Charge (\$/m2)	Calculated Non-Industrial Charge (\$/m2)	Difference in Charge		Current Industrial Charge (\$/m2)	Calculated Industrial Charge (\$/m2)	Difference in Charge	
By-Law Enforcement	\$0.61	\$0.78	\$0.17	28%	\$0.61	\$0.78	\$0.17	28%
Development-Related Studies	\$2.01	\$1.55	(\$0.46)	-23%	\$2.02	\$1.55	(\$0.47)	-23%
Library Services	\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	\$0.00	0%
Fire Services	\$5.33	\$7.99	\$2.66	50%	\$5.33	\$7.99	\$2.66	50%
Recreation & Parks Development	\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	\$0.00	0%
Transit	\$5.22	\$25.88	\$20.66	396%	\$5.21	\$25.88	\$20.67	397%
Public Works	\$3.82	\$4.20	\$0.38	10%	\$3.82	\$4.20	\$0.38	10%
Parking Services (1)	\$1.79	\$0.00	(\$1.79)	-100%	\$1.80	\$0.00	(\$1.80)	-100%
LAC Debt	\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	\$0.00	0%
Sub-total General Services	\$18.78	\$40.40	\$21.62	115%	\$18.79	\$40.40	\$21.61	115%
Roads And Related Infrastructure	\$88.53	\$129.39	\$40.86	46%	\$67.81	\$99.11	\$31.30	46%
TOTAL CHARGE PER M2	\$107.31	\$169.79	\$62.48	58%	\$86.60	\$139.51	\$52.91	61%

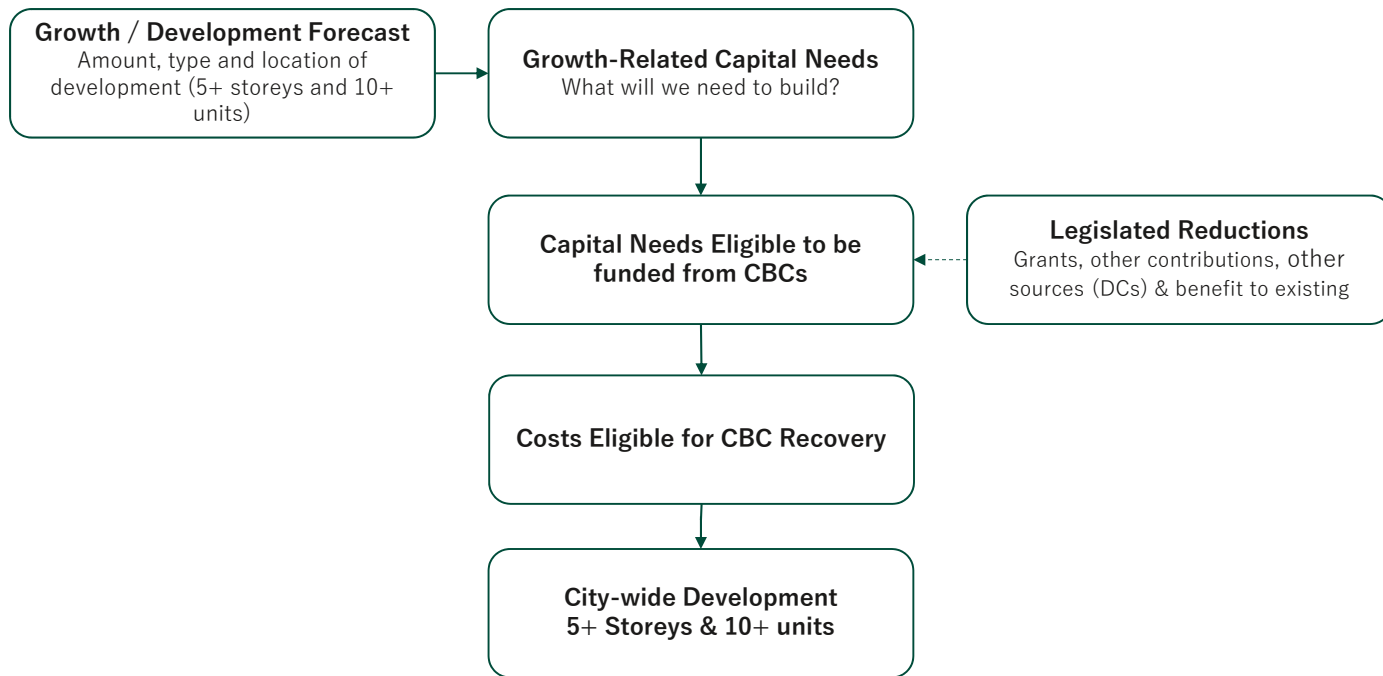
6 (1) Rates as of August 1, 2021 based on LPAT Settlement of DC By-law 0096-2019. Parking as been exclude from the calculated rates.



DC/CBC Project Timeline



CBC Strategy Process



CBC: Development Forecast

- Only buildings with 5 or more storeys and 10 or more residential units are included in the forecast
- Development forecast based on DC apartment forecast 2022-2031
- Total ten year apartment units forecasted = 26,828
 - Low-end CBC eligible development estimate = 22,000 (~82%)
 - High-end CBC eligible development estimate = 24,000 (~89%)
- Forecast is City-wide in-line with the proposed CBC levy

CBC: Revenue Forecast

- Based on recent 6yrs of data (2015-2020) of CBC Eligible developments & 2022 Land Costs (based on DC Study inputs)
- Per unit revenue average in City is estimated at \$2,600

**Forecasted CBC Revenue (2022-2031):
\$50M – \$60M**

CBC Service Areas Descriptions (1/2)

- *Housing*: includes capital costs associated with providing a mix of affordable housing to the growing population in the city.
- *Public Realm and Road Safety*: includes items such as geometric road safety improvements and road speed mitigation measures (e.g. traffic calming, raised pedestrian crossings, etc.), enhanced urban design (landscaping, wayfinding, seating, wider pedestrian walkways etc.), and public art.
- *Community Facilities*: includes items such as theatres, culture hubs, community centres, libraries, and other facilities for the delivery of programming in the City.

CBC Service Areas Descriptions (2/2)

- *Active Transportation:* includes various capital costs related to active transportation infrastructure within roads right-of-way, in greenspaces, and other areas. Infrastructure included in this service relates to multi-use pathways, trails, cycling infrastructure, and others.
- *Urban Parks:* includes costs related to the development of various types of park space across the City, including urban parks, privately-owned public spaces (POPS), and park infrastructure enhancements.
- *Parking:* includes capital costs related to on-street parking and parking structures in the City's urban areas.
- *Civic Administration:* includes the cost of developing and implementing the CBC Strategy.

CBC DRAFT Capital Program (\$000)

Service	Gross Project Cost	Grants / Subsidies /	Net Cost	Replacement & BTE (\$)	Total		Total CBC Related Costs
		Other Recoveries			Development Related Cost	Total CBC Related Costs	
1.0 HOUSING	\$120,000	\$0	\$120,000	\$66,720	\$53,280	\$35,344	
2.0 PUBLIC REALM & ROAD SAFETY	\$17,870	\$0	\$17,870	\$0	\$17,870	\$12,578	
3.0 COMMUNITY FACILITIES	\$24,097	\$11,070	\$13,027	\$5,808	\$7,219	\$6,976	
4.0 ACTIVE TRANSPORTATION	\$23,017	\$0	\$23,017	\$5,294	\$17,723	\$17,334	
5.0 URBAN PARKS	\$207,112	\$0	\$207,112	\$0	\$207,112	\$57,524	
6.0 PARKING	\$87,000	\$0	\$87,000	\$13,050	\$73,950	\$31,666	
7.0 CIVIC ADMINISTRATION	\$500	\$0	\$500	\$0	\$500	\$500	
TOTAL COST	\$479,596	\$11,070	\$468,527	\$90,872	\$377,655	\$161,922	

Note: table updated December 6, 2021 following presentation to address formula error.

CBC: City-wide Application

- Planning Act does not permit multiple CBC By-laws for Area Rating
- Contributions from individual developments would be adjusted automatically based on different land values
- Unit rates or per GFA rates are not proposed through this process
- The need arising for capital expenditures related to CBC development far exceeds the legislated cap



CBC: Implementation

- CBC By-law anticipated to be presented to Council for approval in March 2022
- Statutory exemptions to be included in by-law; other exemptions to be reviewed
- In-Kind Contributions
 - Permitted under the legislation
 - Capital program and CBC By-law will be structured to provide for in-kind contributions
- On November 17th Council requested staff review the by-law to include language to prioritize CBC spending within the Ward it was collected. This is under review and consideration by staff.

DC/CBC Key Dates

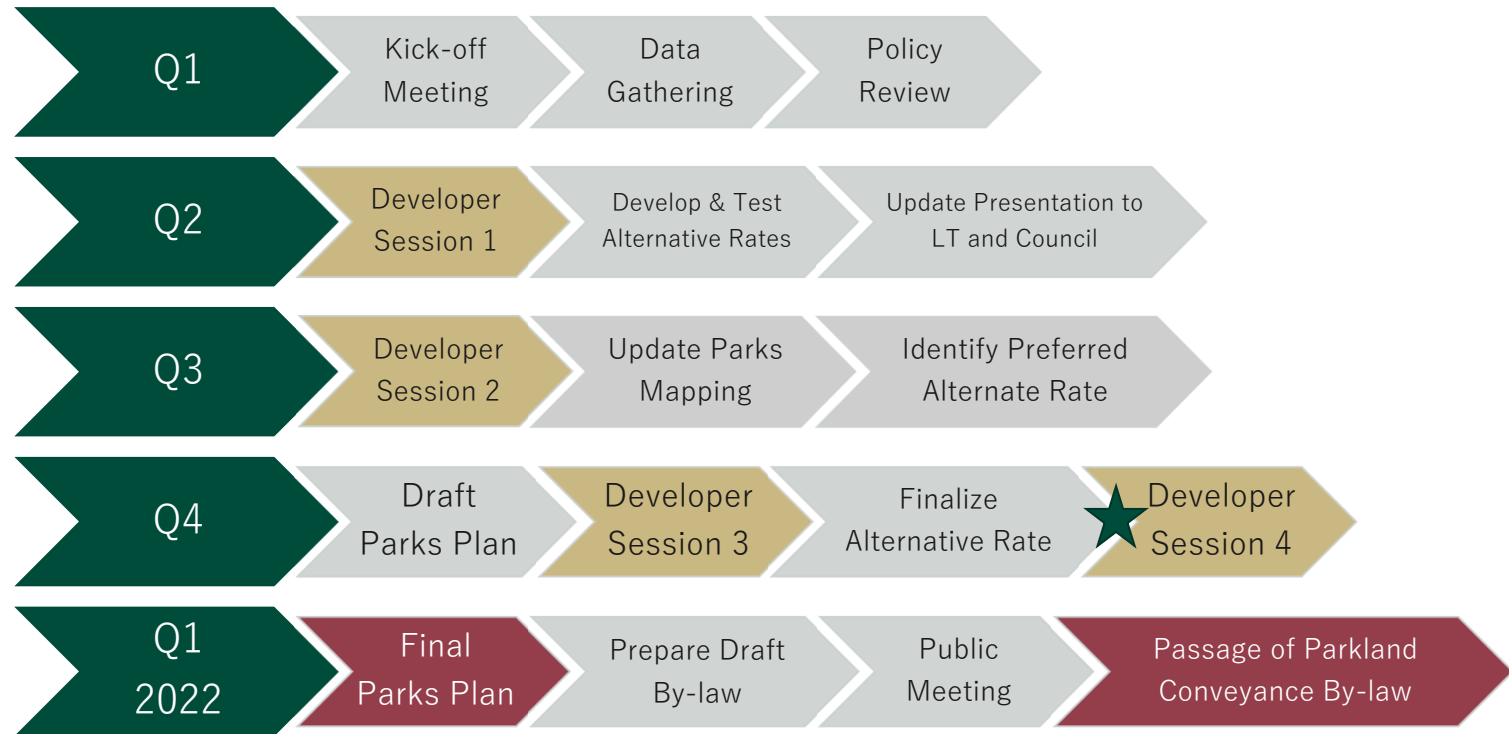
- **December 6, 2021:** Technical Stakeholder Consultation #4
 - Meetings in 2022 TBD
- **January 2022:** Draft DC Study & CBC Strategy will be released to the public
 - Meeting the statutory deadline to release the background study at least 60 days prior to Council-Approval (DC Act)
- **February 2022:** Draft DC/CBC By-laws will be released to the public
 - Meeting the statutory deadline to release the by-law at least 14 days prior to the public meeting (DC Act)
- **February 2022: Statutory Public Meeting:** Tentatively planned for end of February
- **March 2022: Anticipated Council-Approval of draft DC Background Study/By-law & CBC Strategy/By-law**

DC & CBC Questions / Discussion

Parkland Conveyance By-law and Parks Plan Update



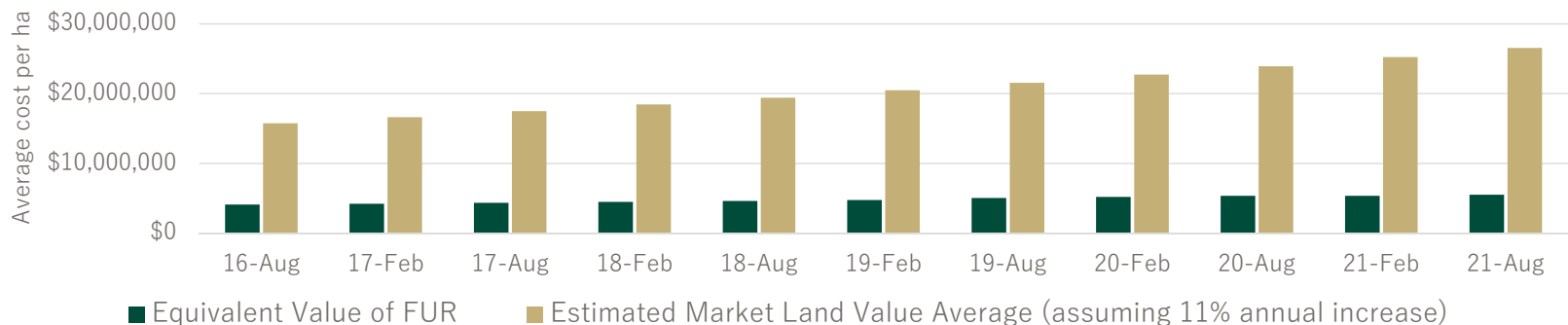
Parkland Conveyance By-law and Parks Plan Timeline



Council Updates will be held throughout process.
Timeline is subject to change.

Current Policy Not Keeping Pace With Land Values

- Current Fixed Unit Rate (\$11,040/unit) is a result of calculating 1 ha per 500 dwelling units against citywide average for medium land in 2012, indexed by 3% twice per year
- Review of medium and high density residential land sales indicates annual appreciation of 10 to 12% per year over the past 5 years
- Result is current rate provides far less CIL value relative to land acquisition costs
- If recalculated today using current average values for medium and high density land, FUR would be **approximately \$53,100 per unit**



Proposed New Rate Methodology

- Recent increases in land value would result in significant increases to calculated rate under previous approach
- New approach to be based around revised parkland provision targets identified in Parks Plan to 2041
- New methodology uses Maximum Capped Rate rather than Fixed Unit Rate to recognize that **not all projects will pay full rate**

New Capped Unit Approach:

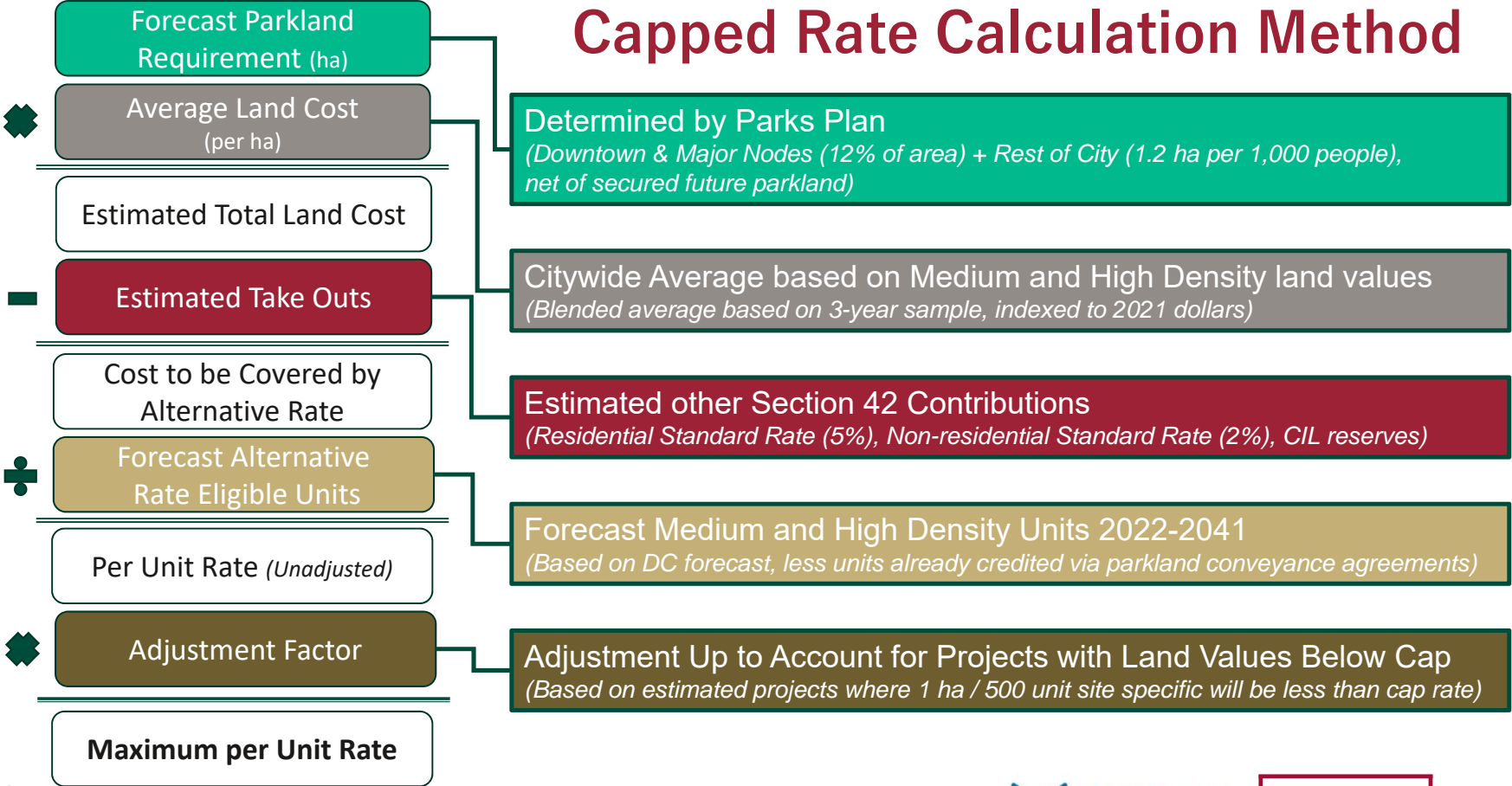
Each project will provide the lesser of:

Value of 1 ha of land per 500 units
(based on subject site land value)

<OR>

Number of Units x Calculated Maximum Cap
(based on City-wide parkland requirements)

Capped Rate Calculation Method



Updated Parkland Requirement by 2041

Downtown and Major Nodes	Location Area	Parkland Area 2021	Confirmed Future Parkland Conveyances	Net Parkland Req. by 2041 (12% of Land Area)
Downtown (Cooksville, Core, Fairview & Hospital)	558.5 ha	48.60 ha	0.79 ha	17.66 ha
Uptown Major Node	98.0 ha	8.14 ha	0.46 ha	3.62 ha
Central Erin Mills Major Node	122.6 ha	7.05 ha	-	7.20 ha
Lakeview Waterfront Major Node	104.6 ha	7.00 ha	14.97 ha	-
			Total Requirement:	28.48 ha

Other Character Areas	Estimated Population Growth 2022-2041	Parkland Req. by 2041 (1.2 ha per 1,000 people)	Confirmed Future Parkland Conveyances	Net Parkland Req. by 2041 (1.2 ha per 1,000 people)
Major Nodes <i>(No longer applicable)</i>	73,100	87.75 ha	16.22 ha	71.53 ha
Other Character Areas	41,200	49.41 ha	5.62 ha	43.79 ha
			Total Requirement:	43.79 ha

Note: Requirement figures have been updated to reflect revised population estimates and net parkland conveyances

Total Citywide Requirement:	72.27 ha
------------------------------------	-----------------

Average Land Costs

- Calculated on a city-wide basis for medium and high density land to reflect average value of alternative rate development sites
- Three years of sales data, indexed to 2021 values based on 11% annual increase
- Tested a range of methods for grouping sales data, including by density type and location

City of Mississauga, Land Transactions, 2019-2021

Land Use Type	Sales Records	Average Value per ha
High Density Land (Apartments)	35	\$37,600,000
Medium Density Land (Townhomes)	25	\$11,100,000
Medium + High Density Land (Blended)	60	\$26,500,000

Downtown and Major Nodes (Blended)	21	\$54,400,000
Other Character Areas (Blended)	39	\$12,300,000

Source: Realnet

Note: Figures have been rounded

Total Land Value Estimate	Req. (ha)	Total Value
Using Citywide Average	72.3	\$1,919,000,000
Using Local Values	28.5 // 43.8	\$2,006,000,000

Estimated Take Outs for Rate Calculation

- Dedications and CIL collections from Standard Rate residential (5%) and non-residential (2%) development have historically been equivalent to 25% of current Alternative Rate
- Most recently published uncommitted Cash-In-Lieu reserve fund balance from year end 2020
- **Note:** Parkland development costs beyond DC and CBC have been excluded from calculation

Estimated Cost of Achieving Parkland Provision Target	
Downtown and Major Node Req.	28.48 ha
Other Character Area Req.	43.79 ha
Total Parkland Requirement	72.27 ha
Average land cost per ha (Medium and High Density)	\$26,500,000
Estimated Total Land Cost	\$1,919,000,000
Less Est. Low Density Res + Non Res Parks via Standard Rate	\$187,000,000
Less CIL Reserve Balance	\$95,200,000
Land Cost Covered by Alt. Rate	\$1,637,000,000

Note: Figures have been rounded

Forecast for Alternative Rate Eligible Units

- Eligible unit forecast based on the DC forecast – which itself is based on the 2051 targets identified in Schedule 3 of the Growth Plan
- 2041 horizon for alternative rate calculation – growth in new units serves as denominator
- 67,710 of forecast 70,660 net new units are Alt. Rate eligible
- Calculation nets out future units that have already negotiated parkland dedication credits (Port Credit/Brightwater, Lakeview, others)

City of Mississauga, DC Unit Forecast

Forecast Occupied Housing Units	Singles and Semis	Rows	Apartments
Growth 2022-2041 (Total: 70,660)	2,950	8,720	58,990



Unit Type	Unit Count
Alternative Rate Eligible Units	67,710
Unit Credits Already Issued through Parkland Agreements	6,860
Net Eligible Alternative Rate Units	60,850

Note: Figures have been rounded

Adjustment Factor

- Recognizing that not all units will pay the capped unit rate, capped rate needs to be adjusted up to achieve total costs to be covered by alternative rate
- Adjustment factor calculated as a weighted average of the deviation between the unadjusted per unit rate and all medium and high density projects over the past three years

The higher the capped rate, the fewer projects will pay the capped rate

Impact of Rates Paying Less than Capped Rate	
Land Covered by Alt. Rate	\$1,636,000,000
Forecast Alt. Rate Eligible Units	60,850
Max Per Unit Rate (Unadjusted)	\$26,895
↓	
Estimated Impact of Projects Paying Less than Cap (based on 1 ha per 500 site specific max)	- 9.5%
Estimated Unadjusted CIL Revenue	\$1,481,000,000
↓	
Adjustment Factor Required to Achieve Land Costs by Alt. Rate	+ 13.4%

Note: Figures have been rounded

Draft Maximum Capped Rate

- Current draft calculations result in maximum capped rate of:

\$30,500 per unit

- Estimated impact of projects paying less than maximum cap
(using site specific 1 ha / 500 unit valuation):

11.8%

- Significant reduction compared to previous approach which would result in \$53,100 charge per unit

Key Inputs	
Downtown and Major Nodes Req.	28.48 ha
Other Character Areas Req.	43.79 ha
Total Parkland Requirement	72.27 ha
Average Medium + High Density Land Cost per ha	\$26,500,000
Estimated Total Land Cost	\$1,919,000,000
Less Est. Low Density Res + Non Res Parks via Standard Rate	\$187,000,000
Less CIL Reserve Balance	\$95,200,000
Land Cost Covered by Alt. Rate	\$1,637,000,000
Forecast Alt. Rate Eligible Units	60,850
Max Per Unit Rate (Unadjusted)	\$26,895
Adjustment Up Factor <i>(accounting for projects not providing max rate)</i>	13.4%
Maximum Per Unit Rate	\$30,500

Note: Figures have been rounded



Examples of Recent Development Under New Methodology

1 Recent Townhome - Streetsville

Units:	26 Townhomes
Site Area:	8,110 m ²
Density:	32 UPH
Appr. Value:	\$10.4 million

2 Recent High Density - Uptown

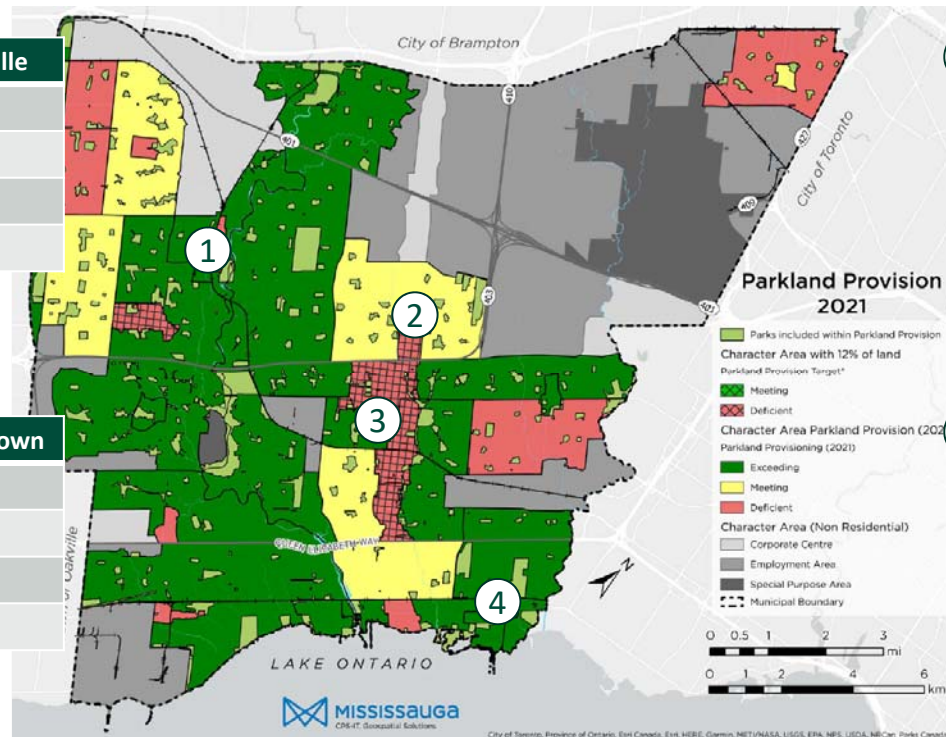
Units:	497 Apartments
Site Area:	7,120 m ²
Density:	698 UPH
Appr. Value:	\$20.7 million

3 Recent High Density - Downtown

Units:	352 Apartments
Site Area:	1,490 m ²
Density:	1,490 UPH
Appr. Value:	\$16.6 million

4 Recent High Density - Lakeview

Units:	393 Apartments
Site Area:	12,670 m ²
Density:	310 UPH
Appr. Value:	\$16.4 million



Examples of Recent Development Under New Methodology

1 Recent Townhome - Streetsville

Units:	26 Townhomes
Site Area:	8,110 m ²
Density:	32 UPH
Appr. Value:	\$10.4 million

Policy	Total CIL
Current FUR:	\$287,000
1ha / 500:	\$667,000
Capped Rate:	\$793,000
= New CIL:	\$667,000

2 Recent High Density - Uptown

Units:	497 Apartments
Site Area:	7,120 m ²
Density:	698 UPH
Appr. Value:	\$20.7 million

Policy	Total CIL
Current FUR:	\$5,487,000
1ha / 500:	\$28,872,000
Capped Rate:	\$15,159,000
= New CIL:	\$15,159,000

3 Recent High Density - Downtown

Units:	352 Apartments
Site Area:	1,490 m ²
Density:	1,490 UPH
Appr. Value:	\$16.6 million

Policy	Total CIL
Current FUR:	\$3,886,000
1ha / 500:	\$49,551,000
Capped Rate:	\$10,736,000
= New CIL:	\$10,736,000

4 Recent High Density - Lakeview

Units:	393 Apartments
Site Area:	12,670 m ²
Density:	310 UPH
Appr. Value:	\$16.4 million

Policy	Total CIL
Current FUR:	\$4,339,000
1ha / 500:	\$10,170,000
Capped Rate:	\$11,987,000
= New CIL:	\$10,170,000

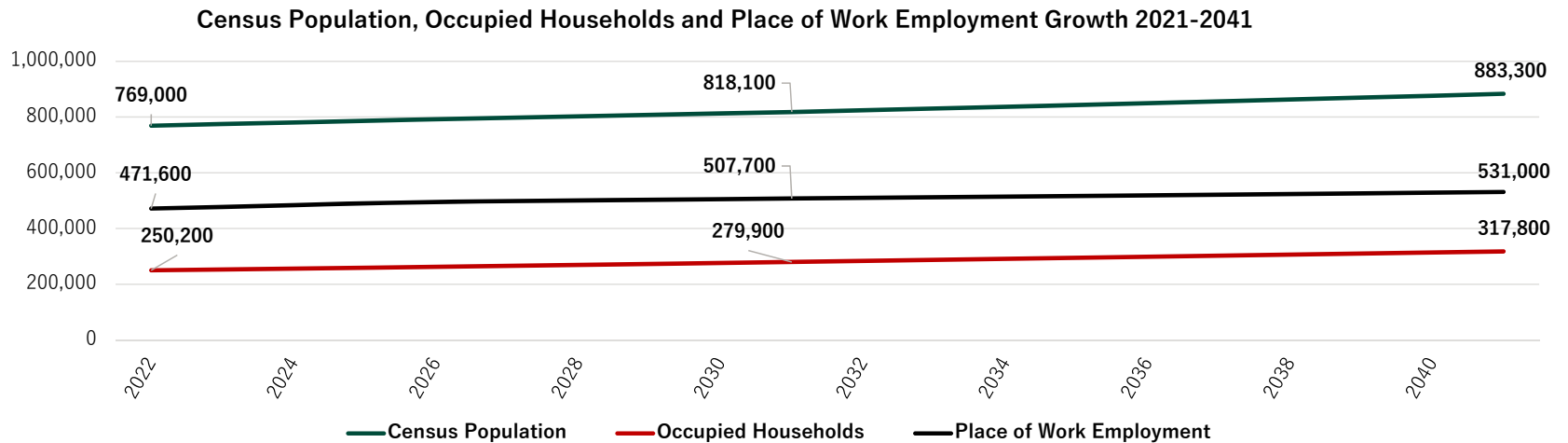
Parkland Conveyance By-Law and Parks Plan – Key Dates

- **January 2022:** Drafting of by-law and implementation considerations
- **February 2022:** Parks Plan approval
- **March 2022:** Draft Parkland Conveyance By-Law and OPA
- **Late March 2022:** Public Meeting
 - Tentatively planned for end of March
- **Late Spring 2022:** Anticipated Council Approval of Parkland Conveyance By-law

Parkland Conveyance By-law and Parks Plan: Questions and Discussion

DC Appendix Slides

DC Development Forecast



- Forecasts are based on the 2051 targets identified in Schedule 3 of the Growth Plan.
- Development forecast planning horizon to align with capital budget
 - 2041 for Transportation services
 - 2031 for all other services (10 year)

DRAFT DC Historical Inventories

Service	2012-2021 Average Service Level	Pop or Pop & Emp Growth	Measure	DRAFT Maximum Allowable Funding Envelope
By-Law Enforcement	\$71.57	96,890	Population & Empl	\$6.93 million
Library Services	\$550.73	54,800	Population	\$30.18 million
Fire Services	\$437.58	96,890	Population & Empl	\$42.40 million
Recreation & Parks Development	\$6,115.46	54,800	Population	\$335.13 million
Public Works Services	\$226.10	96,890	Population & Empl	\$21.91 million
Roads and Related	\$8,223.71	185,370	Population & Empl	\$1,524.43 million

Notes:

- Transit, Dev. Related Studies and LAC debt do not require an Level of Service analysis.

DRAFT DC Capital Program Summary (1/3)

Service	Gross Cost (\$Millions)	In-Period Recoverable (\$Millions)	Max Funding Envelope (\$Millions)	Major Capital Projects
By-law Enforcement	\$3.59	\$3.59	\$6.93	<ul style="list-style-type: none"> Recovery of Negative Reserve Balance - \$3.59M
Development-Related Studies	\$12.15	\$8.22	N/A	<ul style="list-style-type: none"> Special Planning Studies – 2022-2031 - \$4.75M Municipal Growth Management – 2022-2031 - \$3.0M Strategic Waterfront Implementation – 2022-2031 - \$2.9M
Library Services	\$79.83	\$30.18	\$30.18	<ul style="list-style-type: none"> Central Library Redevelopment – 2022 - \$26.5M Construction of Sheridan Library – 2026 - \$15M Design and Construction of Cooksville Library – 2029 - \$14.4M
Fire Services	\$98.23	\$41.73	\$42.28	<ul style="list-style-type: none"> Fire Station 126 – 2026 - \$15M Fire Station 127 – 2026-2030 - \$15M New Fire Truck and Equipment for Station 126 & 127 – 2026 & 2030 - \$2.2M each

DRAFT DC Capital Program Summary (2/3)

Service	Gross Cost (\$Millions)	In-Period Recoverable (\$Millions)	Max Funding Envelope (\$Millions)	Major Capital Projects
Recreation & Parks Development	\$425.12	\$335.13	\$335.13	<ul style="list-style-type: none"> • Park Development - Lakeview Village – 2024 - \$106.0M • South Common CC Renovation – 2022-2026 - \$55.5M • Cooksville Community Centre Design and Construction – 2028-2031 - \$40.0M • Carmen Corbasson CC Expansion – 2022-2025 - \$39.3M • Burnhamthorpe CC Expansion – 2022-2024 - \$25.2M • Northwest Sports Park Phase 2B Park Development – 2022 - \$13.1M
LAC Debt	\$0.68	\$0.68	N/A	<ul style="list-style-type: none"> • Recovery of outstanding debt

DRAFT DC Capital Program Summary (3/3)

Service	Gross Cost (\$Millions)	In-Period Recoverable (\$Millions)	Max Funding Envelope (\$Millions)	Major Capital Projects
Transit	\$455.17	\$138.58	N/A	<ul style="list-style-type: none"> Buses & Non-Bus Vehicles or Equipment - \$57.23M Meadowvale Satellite & LRT Hub – 2023-2028 - \$244.00M Bus shelters and pads – \$153.41M Others
Public Works	\$271.99	\$21.91	\$21.91	<ul style="list-style-type: none"> Loreland Works Yard – 2025 – \$77.0M Mavis Yard Expansion – 2031 - \$190.0M New Vehicles & Equipment + Winter Maint. Vehicles - Various – \$4.99M
Roads	\$1,873.30	\$1,252.23	\$1,524.43	<ul style="list-style-type: none"> Arterial Roads System Major Collector Road System Rail Grade Separations Bicycle Facilities Other Roads and Related Infrastructure

DRAFT Residential DC Rates

Service	Residential Charge By Unit Type (1)				
	Singles & Semis	Rows & Other Multiples	Apartments Units	Small Units	Special Care Unit
By-Law Enforcement	\$150	\$117	\$102	\$56	\$37
Development-Related Studies	\$297	\$231	\$203	\$110	\$74
Library Services	\$1,611	\$1,254	\$1,098	\$598	\$400
Fire Services	\$1,532	\$1,192	\$1,044	\$569	\$381
Recreation & Parks Development	\$17,941	\$13,958	\$12,229	\$6,662	\$4,458
Transit Services	\$4,943	\$3,846	\$3,370	\$1,836	\$1,228
Public Works Services	\$806	\$627	\$550	\$299	\$200
LAC Debt	\$89	\$69	\$61	\$33	\$22
Sub-total General Services	\$27,369	\$21,294	\$18,657	\$10,163	\$6,800
Roads And Related Infrastructure	\$23,353	\$18,168	\$15,917	\$8,671	\$5,802
TOTAL CHARGE PER UNIT	\$50,722	\$39,462	\$34,574	\$18,834	\$12,602
(1) Based on Persons Per Unit Of:	4.02	3.13	2.74	1.49	1.00

Note: Parking services are no longer DC eligible and therefore are excluded.

DRAFT Non-Residential DC Rates

Service	Non-Residential Charge	
	Industrial	Non-Industrial
By-Law Enforcement	\$0.78	\$0.78
Development-Related Studies	\$1.55	\$1.55
Library Services	\$0.00	\$0.00
Fire Services	\$7.99	\$7.99
Recreation & Parks Development	\$0.00	\$0.00
Transit	\$25.88	\$25.88
Public Works	\$4.20	\$4.20
LAC Debt	\$0.00	\$0.00
Sub-total General Services	\$40.40	\$40.40
Roads And Related Infrastructure	\$99.11	\$129.39
TOTAL CHARGE PER SQUARE METRE	\$139.51	\$169.79

Comparison of Current Residential Rate and Draft Calculated Rates

Service	Current Apartment Charge (1)	Calculated Apartment Charge	Difference in Charge	
By-Law Enforcement	\$99	\$102	\$3	3%
Development-Related Studies	\$321	\$203	(\$118)	-37%
Library Services	\$1,144	\$1,098	(\$46)	-4%
Fire Services	\$845	\$1,044	\$199	24%
Recreation & Parks Development	\$11,481	\$12,229	\$748	7%
Transit Services	\$807	\$3,370	\$2,563	318%
Public Works Services	\$604	\$550	(\$54)	-9%
Parking Services (1)	\$283	\$0	(\$283)	-100%
LAC Debt	\$88	\$61	(\$27)	-31%
Sub-total General Services	\$15,672	\$18,657	\$2,985	19%
Roads And Related Infrastructure	\$11,058	\$15,917	\$4,859	44%
TOTAL CHARGE PER UNIT	\$26,730	\$34,574	\$7,844	29%

(1) Rates as of August 1, 2021 based on LPAT Settlement of DC By-law 0096-2019

Note: Parking services are no longer DC eligible and therefore are excluded from calculated.

Comparison of Current Non-Residential Rate and Draft Calculated Rates

Service	Non-Industrial				Industrial			
	Current Non-Industrial Charge (\$/m2)	Calculated Non-Industrial Charge (\$/m2)	Difference in Charge		Current Industrial Charge (\$/m2)	Calculated Industrial Charge (\$/m2)	Difference in Charge	
By-Law Enforcement	\$0.61	\$0.78	\$0.17	28%	\$0.61	\$0.78	\$0.17	28%
Development-Related Studies	\$2.01	\$1.55	(\$0.46)	-23%	\$2.02	\$1.55	(\$0.47)	-23%
Library Services	\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	\$0.00	0%
Fire Services	\$5.33	\$7.99	\$2.66	50%	\$5.33	\$7.99	\$2.66	50%
Recreation & Parks Development	\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	\$0.00	0%
Transit	\$5.22	\$25.88	\$20.66	396%	\$5.21	\$25.88	\$20.67	397%
Public Works	\$3.82	\$4.20	\$0.38	10%	\$3.82	\$4.20	\$0.38	10%
Parking Services (1)	\$1.79	\$0.00	(\$1.79)	-100%	\$1.80	\$0.00	(\$1.80)	-100%
LAC Debt	\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	\$0.00	0%
Sub-total General Services	\$18.78	\$40.40	\$21.62	115%	\$18.79	\$40.40	\$21.61	115%
Roads And Related Infrastructure	\$88.53	\$129.39	\$40.86	46%	\$67.81	\$99.11	\$31.30	46%
TOTAL CHARGE PER M2	\$107.31	\$169.79	\$62.48	58%	\$86.60	\$139.51	\$52.91	61%

42 (1) Rates as of August 1, 2021 based on LPAT Settlement of DC By-law 0096-2019. Parking as been exclude from the calculated rates.



Stormwater DC Rate Update

- Stormwater DCs are levied on a land area basis
- Draft calculation shows a decrease from the current rate of \$15,623 to \$6,252 per ha
 - Decrease in capital costs (about \$10M)
 - Slight increase in DC reserves (\$2M)
 - Increase in future development area as a result of remediation works

