

# Special City Council Meeting Agenda

Wednesday, October 20, 2021, 6:00 p.m.

Remote meeting live streamed on [guelph.ca/live](https://guelph.ca/live)

Changes to the original agenda are noted with an asterisk "\*".

To contain the spread of COVID-19, City Council meetings are being held electronically and can be live streamed at [guelph.ca/live](https://guelph.ca/live).

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## Pages

### 1. Notice of Electronic Participation

#### 1.1. City Council

This meeting will be held by Electronic Participation in accordance with City of Guelph Procedural By-law (2021)-20590.

### 2. Call to Order

### 3. Open Meeting – 6:00 p.m.

#### 3.1. O Canada

#### 3.2. Silent Reflection

#### 3.3. First Nations Acknowledgement

#### 3.4. Disclosure of Pecuniary Interest and General Nature Thereof

### 4. Public Meeting Pursuant to Section 12 of the Development Charges Act

#### 4.1. 2021 Development Charges By-law Amendment, 2021-264

##### Presentation:

Greg Clark, Manager, Financial Strategy and Long Term Planning

**Recommendation:**

That the following recommendations be referred to the December 13, 2021 City Council meeting:

1. That the Development Charges Background Study dated September 17, 2021 attached as Attachment-3 of report 2021-264 be approved;
2. That the updated capital projects set out in Chapter 4 of the September 17, 2021 Development Charges Background Study be approved;
3. That Guelph City Council hereby confirms that no further public meeting is required pursuant to Section 12 of the Development Charges Act, 1997;
4. That the Amending Development Charges By-law as set out in Attachment-4 of report 2021-264 be approved.

**5. By-laws**

Resolution to adopt the By-laws (Councillor Billings).

**6. Adjournment**

# Staff Report



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To	<b>City Council</b>
Service Area	Corporate Services
Date	Wednesday, October 20, 2021
Subject	<b>2021 Development Charges By-law Amendment</b>

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## Recommendation

That the following recommendations be referred to the December 13, 2021 City Council meeting:

1. That the Development Charges Background Study dated September 17, 2021 attached as Attachment-3 of report 2021-264 be approved;
  2. That the updated capital projects set out in Chapter 4 of the September 17, 2021 Development Charges Background Study be approved;
  3. That Guelph City Council hereby confirms that no further public meeting is required pursuant to Section 12 of the Development Charges Act, 1997;
  4. That the Amending Development Charges By-law as set out in Attachment-4 of report 2021-264 be approved.
- 

## Executive Summary

### Purpose of Report

The purpose of this report is to provide Council with an update on the progress and future work plans related to all capital-growth revenue by-laws. This includes the update to the 2018 Development Charges Background Study (DC Study), and seeks future Council approval of the amended 2018 DC Study and 2019 Development Charges (DC) By-law.

### Key Findings

There are four key phases for upcoming capital growth revenue bylaws.

These include:

1. DC Study update and by-law amendment (the focus of this report)
2. Community Benefit Charge (CBC) evaluation and implementation (completion September 2022)
3. Parkland Dedication By-law review and amendment (completion September 2022)
4. Comprehensive Development Charge Study update to 2051 (completion Spring 2024)

### 1. DC Study Update and DC By-law amendment

- The 2018 DC Study update and by-law amendment is the focus of this report and Council is being asked to consider this phase first in October 2021.

- Guelph's previous DC Study was last completed in 2018 and is normally updated every five years.
- There have been significant changes to the DC legislation since then that requires an update to the existing DC Study and by-law.
- The DC update process was initiated in early 2021 and included internal stakeholder meetings, the completion of a revised DC Study, and a revised DC By-law.
- The time horizon of this study is 2031 which is the same as the 2018 DC study and does not include Clair-Maltby growth.
- An external stakeholder meeting was held on September 22, 2021 and a legislated public meeting will take place October 20, 2021 to solicit feedback before approval of the revised DC By-law.
- Based on the updated DC Study, the proposed residential rate per unit (for a single detached home) has increased from \$37,163 to \$38,369 which is an increase of 3.3 percent.
- For non-residential, the DC rate has increased from \$140.97 to \$142.24 per square metre which is an increase of 0.9 percent.
- These rates are based on the 2019 by-law and have been indexed to 2021 dollars.
- The current rates include a charge for Parking Services that will be excluded from the DCs as of September 18, 2022.
- With parking excluded, compared to the current rates, the new DC rates would decrease by 0.3 percent for residential and 4.0 percent reduction for non-residential.
- Should the proposed by-laws be approved by Council, the new rates would become effective on December 13, 2021 and will be indexed on March 2 each year.
- A full summary of the revised DC rates can be found in the attachments to this report.

## **2. Parkland Dedication By-law update**

- The Parkland Dedication By-law work will commence in the fall of 2021.
- The updated Parkland Dedication By-law is expected to be presented to Council in the third quarter of 2022.

## **3. Community Benefit Charge update**

- The CBC Study work will commence in the fall of 2021.
- The results of the CBC Study is expected to be presented to Council in the third quarter of 2022.

## **4. Comprehensive DC Study update to 2051**

- As growth continues to the provincial target of 203,000 residents by 2051, a significant amount of new capital requirements will be identified in City masterplans.
- A new DC Study will be required to incorporate the growth and capital needs to the 2051 time horizon.

## Financial Implications

Development-related revenue tools are a key source of funding for growth-related capital projects. As a result of the revised DC Study, the updated DC rates should generate approximately \$1,206 of additional revenue per single detached residential unit and \$1.26 per square metre of non-residential construction. The total impact will depend on the rate and type of growth in the City by 2031. This increased DC revenue reduces the amount required by tax and rate reserves to fund the balance of the capital costs of growth.

**Please note:** that the figures presented in the Watson & Associates' DC study in Attachment-3 are in 2018 dollars as it is an update of the original 2018 DC report. The figures presented in this Council report and the rates in Attachment-1 and Attachment-2 are in 2021 dollars since this represents the actual amounts to be charged today.

As of September 2022, the City can no longer collect for Parking Services DCs. The impact of this loss of revenue is \$1,316 per single detached residential unit and \$6.84 per square metre of non-residential construction. A future CBC background study will be considered as a potential replacement revenue for these lost DCs. This CBC study will kick off in late 2021 with completion expected in summer 2022.

The financial implications of the Parkland Dedication By-law update, the CBC update and the Comprehensive DC Study update to 2051 will not be known until the studies are undertaken. These impacts will be reported to Council once the work has been completed.

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## Report

### Background

There are a number of development-related revenue tools the City can use to help fund the capital requirements of growth. These include DCs, parkland dedication, and a new CBC. The City is working to complete updates to the DC By-law and Parkland Dedication By-law to align to changes to provincial legislation over the past three years. Work is also planned to examine the value and impact of implementing a CBC in 2022.

Specifically for DCs, the charges are imposed on development applications for:

- Construction of a new building or structure for both residential and non-residential use.
- Addition or alteration to an existing building that increases the number of residential units or increases the non-residential total floor area (with some exceptions).
- Redevelopment that results in a change of use of all or part of a building or structure, including tenant fit-outs.

These revenues are used to support investment in growth-related capital projects such as roads, water, and wastewater infrastructure as well as new City facilities, amenities and vehicles related to emergency services and transit.

Parkland Dedication revenues can be used for the acquisition of parkland throughout the City that may or may not be associated with growth-related development. This is a decision point for Council through this by-law review.

CBCs are a new revenue tool, which was introduced in the past year through legislative changes, and will require a full assessment to understand the magnitude of funding available and allocate this funding to appropriate projects. CBC revenues can be used more broadly in combination with both the DCs and the parkland dedication revenues to fund capital projects related to intensification.

## **Legislative Changes**

The Province of Ontario undertook legislative changes to the relevant underlying legislation for the above through the following bills:

- Bill 108 – More Homes, More Choice Act
- Bill 138 - Plan to Build Ontario Together Act
- Bill 197 – COVID-19 Economic Recovery Act

During the provincial review of the bills, including feedback from municipalities and other stakeholders, significant changes were made to the proposed legislation.

## **Growth Study Project Phasing**

There are a number of subprojects or phases within the broader umbrella of development-related revenue studies. This project can be subdivided into four distinct phases:

1. Current DC Study update and by-law amendment (focus of this report)
2. CBC evaluation and implementation
3. Parkland Dedication By-law review and amendment
4. Comprehensive DC Study Update to 2051

The timeline below outlines the timing of these phases.

<b>Growth Revenue Study</b>	<b>Start</b>	<b>Completion</b>
Current DC Study update	Second Quarter 2021	Fourth Quarter 2021
Community Benefits Charge review	Third Quarter 2021	Third Quarter 2022
Parkland Dedication review	Third Quarter 2021	Third Quarter 2022
Comprehensive DC Study Update	Second Quarter 2022	First Quarter 2024

## **DC Study Update and By-law amendment**

The first phase of this work is the amendment to the 2018 DC Study to comply with relevant legislation and is the focus for this report and for the upcoming public meeting with Council.

The City's current DC By-law 2019-20372, based on the DC Study dated February 12, 2019 (2018 DC Study), will expire on September 18, 2022 if not updated to reflect these changes. In order to pass a new by-law, complete with these legislative impacts, the City requires an amendment to the 2018 DC Study to bring the calculations and policies in line with the legislation. The City retained Watson & Associates to undertake this work.

## **Process**

The City's current DC By-law update process included the following key milestones:

Date	Milestone
Summer 2021	Retained Watson & Associates, key internal stakeholder meetings, and revised calculations
September 16, 2021	Public notice given for changes to DC rates
September 17, 2021	DC Study completed and released to public on website
September 22, 2021	Stakeholder engagement meeting
October 20, 2021	Public meeting with Council
December 13, 2021	Council approval of proposed DC By-law
January 2, 2022	Newspaper notice given of by-law passage (20 days after passage)
January 22, 2022	Last day for by-law appeal (40 days after passage)
February 11, 2022	City makes pamphlet available (60 days after passage)
March 2, 2022	Indexing of 2021 by-law amounts

Data collection and analysis has been ongoing throughout the summer with key internal stakeholders. The results of the [DC Study Update Report](#) were made public on the City's website on September 17, 2021. Stakeholder engagement followed on September 22 and a public meeting with Council is scheduled on October 20 in accordance with the DC Act requirements.

The draft amended by-law (Attachment-4 of this report) will be presented for approval on December 13, 2021 after which there is a 40-day appeal period, which will end on January 22, 2022.

The proposed rates presented will go into effect immediately once approved. The rates will then be indexed annually on March 2 based on the construction price index as allowed in the DC Act.

### **Changes since the 2018 Background Study**

Based on the changes to legislation the City engaged Watson & Associates to update our 2018 DC Study and amend the DC calculations. The key changes made to the 2018 study include:

- Removal of 10 per cent deduction for soft services and recalculation.
- Updates to inventories and assets for the affected services.
- Updates to capital project costs only to the extent that they are material to the DC calculation (for example, South End Community Centre, Central Library).

- Various changes to definitions and the administration and collection DCs

Based on these changes, the DC calculation was amended for the following services:

- Public Works, Facility and Fleet
- Parking Services
- Parks and Recreation Services
- Library Services
- Growth Studies
- Public Health Services
- Waste Diversion

Attachment-3 includes the report for the DC Study dated September 17, 2021, and provides more detail related to the revisions summarized above.

### **Proposed 2021 DC Rate Calculations**

The proposed DC rates are presented in the following tables with a comparison to the previous rates currently in effect under the existing by-law. While most of the figures presented in the DC Study are in 2018 dollars, this report presents charges in 2021 dollars as this allows for an easier understanding of what will be charged today.

**Table 1 – Residential DC Rate Comparison (per single detached unit)**

<b>Service</b>	<b>Per By-law 2019-20372 (indexed)*</b>	<b>2021 DC Study Revised</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Municipal-wide Services	\$22,727	\$23,933	\$1,206	5.3%
Urban Services	\$14,436	\$14,436	\$0	0.0%
Total Residential DC	\$37,163	\$38,369	\$1,206	3.3%
Total Residential DC (excluding Parking)**	\$37,163	\$37,053	(\$110)	(0.3%)

\*The rates above are indexed to 2021 dollars.

\*\*The rates include the Parking Services DC at \$1,316 per single detached that only remains in effect for a portion of the term of the by-law (September 2022). Once removed, the DC would have a total increase of 1.7 per cent.



**Table 2 – Non-residential DC Rate Comparison (per square metre)**

<b>Service</b>	<b>Per By-law 2019-20372 (indexed)*</b>	<b>2021 DC Study Revised</b>	<b>Change (\$)</b>	<b>Change (%)</b>
Municipal-wide Services	\$70.32	\$70.32	\$1.26	1.8%
Urban Services	\$70.66	\$71.92	\$0	0%
Total Non-residential DC	\$140.97	\$142.24	\$1.26	0.9%
Total Non-residential DC (excluding Parking)**	\$140.97	\$135.40	(\$5.57)	(4.0%)

\*The rates above are indexed to 2021 dollars.

\*\*Figure presented includes Parking DC at \$6.84 per square metre that only remains in effect for a portion of the term of the by-law (September 2022). Once removed, the DC would have a total decrease of 4.0 per cent.

The detailed tables by service can be found in the following attachments:

- Attachment-1 2021 Residential DC Rates by Service
- Attachment-2 2021 Non-residential DC Rates by Service

### **Next Steps for DC By-law Amendment**

Under the DC Act, the City Clerk is required to provide a notice of the passing of a DC By-law, after which there will be a 40-day period within which appeals can be filed. The DC information that is provided on the City's website, including the DC pamphlet required by legislation, will also be updated in alignment with the effective date for the new DC rates.

### **Parkland Dedication By-law review and amendment**

Legislative changes to the Planning Act mean that the existing Parkland Dedication By-law will expire on September 18, 2022. No changes were made that impact the way in which the City currently collects parkland dedication, but the by-law requires preapproval prior to that date.

Revisions to the current Parkland Dedication By-law are being contemplated based on concerns raised by Council and staff regarding the ability to effectively apply the current by-law. Staff have developed a project charter that allows for review of current language and application by staff, the public and Council. Staff are working to clearly articulate the issues facing the by-law and are planning engagement with both the public and Council in the first quarter (Q1) of 2022. This timing will allow for a comprehensive review of the issues, as well as focused community engagement. The expectation is to have recommended amendments in front of Council by the third quarter (Q3) 2022.

In respect of the fact that the current by-law has proven difficult administratively to enact, Parks staff are updating their internal operational guidelines to be followed until the amendments can be presented and considered by Council.

## **CBC evaluation and implementation**

As part of the changes to the legislation, a CBC was allowed to cover costs of growth that are not recovered under the City's DC By-law, such as parking, culture and tourism. This revenue tool is aimed to support capital costs related to intensification as the legislation limits the CBC only on development of certain density criteria.

To impose such a charge, the City is required to complete a background study similar to the DC Study to support the charge. The City will be commencing work on the CBC study shortly after the conclusion of the DC update process. This study is reliant on the City's Municipal Comprehensive review as the assessment of revenue magnitude is based on projected density and intensification across the City to 2051. It is expected that work related to the CBC study will be presented to Council in Q3 of 2022.

## **Comprehensive DC Study to 2051**

Upon completion of work related to the Clair-Maltby Secondary Plan as well as the City's various service masterplans in 2022, a significant amount of new capital requirements for growth will be identified as the City grows to the provincial target of 203,000 residents by 2051. Preliminary work on the cost of this capital will be included in each of the masterplans, and a Comprehensive DC Study will be based on this data with a time horizon to 2051. This will help to determine the total cost of growth and understand the burden of costs to be incurred by new developments and existing tax and rate payers.

## **Financial Implications**

DCs, parkland dedication and CBCs are critical components of the funding strategy for growth-related capital costs. The updated DC rates will provide increased development revenue over the 2031 planning horizon. The exact impact will depend on the timing and pace of growth applications.

Increased DCs reduce the need for other funding sources of growth-related infrastructure such as property taxes, rates, and grants where possible.

It should be noted that after September 2022 it is no longer possible to collect DCs for parking services. This will reduce the amount of development charge revenue collected. This shortfall will have to be funded by other means such as the CBC. The CBC study will commence in Q3 of 2021 shortly after the completion of the DC Study update work.

The specific financial implications of the Parkland Dedication By-law update, the CBC update and the Comprehensive DC Study update to 2051 will not be known until the studies are undertaken. These impacts will be reported to Council once the work has been completed.

## **Consultations**

Internal City stakeholders included representatives from finance, planning, recreation, public works, waste diversion and transit.

External stakeholders including members of the development community.

Public participation is encouraged through the public Council meeting on October 20, 2021.

Following the passage of the DC By-law, there is a 40-day period to file an appeal to the proposed by-law.

### **Strategic Plan Alignment**

DCs are a key component of funding growth-related infrastructure in the City. Maximizing the use of DCs reduces the need for tax or ratepayer support for growth-related projects. This is consistent with the strategic goal of developing a long-term financial strategy that is achievable and affordable under the Working Together for our Future pillar.

### **Attachments**

Attachment-1 2021 Residential DC Rates by Service  
Attachment-2 2021 Non-residential DC Rates by Service  
Attachment-3 2021 DC Background Study Update  
Attachment-4 2019-20372 Draft DC By-law Amendment  
Attachment-5 Staff Presentation for Report 2021-264

### **Departmental Approval**

Greg Clark, CPA, CMA - Manager Financial Strategy

### **Report Author**

Colm Lynn, MBA, CPA, CGA - Senior Corporate Analyst Financial Strategy

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## Attachment-1: 2021 Development Charge Bylaw Update

### Updated Residential Development Charge Rates (\$2021)

Service	Single detached or semi-detached dwelling	Apartments and stacked townhouses with 2+ bedrooms	Apartments, stacked townhouse, garden suite, bachelor and 1 bedroom	Multiple unit dwellings	Special care/special dwellings
<b>Municipal Wide Services</b>					
Services Related to a Highway	\$6,034	\$3,349	\$2,394	\$4,446	\$1,992
Fire protection services	\$335	\$185	\$132	\$247	\$110
Police services	\$701	\$389	\$278	\$517	\$232
Transit	\$2,912	\$1,616	\$1,155	\$2,145	\$961
Parking Services	\$1,316	\$731	\$522	\$970	\$434
Parks and Recreation	\$9,331	\$5,179	\$3,703	\$6,876	\$3,081
Public Works	\$566	\$314	\$224	\$418	\$187
Library services	\$886	\$491	\$352	\$653	\$292
Growth Studies	\$825	\$457	\$327	\$608	\$272
Public Health services	\$319	\$177	\$126	\$235	\$105
Provincial Offences Act	\$7	\$4	\$3	\$5	\$2
Ambulance services	\$118	\$66	\$47	\$87	\$39
Waste diversion	\$582	\$323	\$231	\$429	\$193
<b>Total Municipal Wide Services</b>	<b>\$23,933</b>	<b>\$13,281</b>	<b>\$9,494</b>	<b>\$17,636</b>	<b>\$7,901</b>
<b>Urban Services</b>					
Wastewater services	\$6,899	\$3,829	\$2,737	\$5,083	\$2,278
Water services	\$7,298	\$4,050	\$2,896	\$5,378	\$2,410
Stormwater services	\$238	\$132	\$94	\$176	\$78
<b>Total: Urban Services</b>	<b>\$14,436</b>	<b>\$8,011</b>	<b>\$5,727</b>	<b>\$10,637</b>	<b>\$4,766</b>
<b>Total: All Residential Development Charges</b>	<b>\$38,369</b>	<b>\$21,292</b>	<b>\$15,222</b>	<b>\$28,273</b>	<b>\$12,667</b>

**Attachment-2: 2021 Development Charge Bylaw Update**  
**Updated Non-Residential Development Charge Rates (\$2021)**

<b>Service</b>	<b>Per square metre of gross floor area</b>	<b>Per square foot of gross floor area</b>
<b>Municipal Wide Services</b>		
Services Related to a Highway	\$29.52	\$2.74
Fire protection services	\$1.71	\$0.16
Police services	\$3.42	\$0.32
Transit	\$15.04	\$1.40
Parking Services	\$6.84	\$0.64
Parks and Recreation Services	\$5.36	\$0.50
Public Works (Facilities, Vehicles & Equipment)	\$2.74	\$0.25
Library services	\$0.57	\$0.05
Growth Studies	\$4.33	\$0.40
Public Health	\$0.34	\$0.03
Provincial Offences Act	\$0.00	\$0.00
Ambulance	\$0.57	\$0.05
Waste Diversion	\$1.48	\$0.14
<b>Total Municipal Wide Services</b>	<b>\$71.92</b>	<b>\$6.68</b>
<b>Urban Services</b>		
Stormwater services	\$1.14	\$0.11
Wastewater services	\$33.62	\$3.12
Water services	\$35.56	\$3.30
<b>Total Urban Services</b>	<b>\$70.32</b>	<b>\$6.53</b>
<b>Grand Total</b>	<b>\$142.24</b>	<b>\$13.21</b>



# Development Charges Update Study

City of Guelph

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September 17, 2021

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# Executive Summary



# Executive Summary

1. The report provided herein represents an update to the 2018 Development Charges (D.C.) Background Study for the City of Guelph related to recent changes to Development Charges Act, 1997 (D.C.A.) as per Bills 108, 138, 197 & 213. This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:
  - Chapter 1 – Introduction
  - Chapter 2 – Changes to the D.C.A. Legislation;
  - Chapter 3 – Anticipated Development;
  - Chapter 4 – Updates to the City's D.C. Study;
  - Chapter 5 – Updates to the D.C. By-law; and
  - Chapter 6 – Recommendations.
2. Development Charges (D.C.) provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to recover these charges. Recent changes to the legislation has removed the previous statutory 10% deduction for soft services (e.g. parks & recreation, library, ambulance, etc.) from the methodology required to calculate D.C.s.
3. The recent changes to the D.C.A. legislative have also refined the following:
  - the time at which D.C.s are calculated for certain types of developments:
    - i. for developments occurring within two years of a site plan or zoning by-law amendment planning approval (for applications made after January 1, 2020), D.C.s shall be determined based on the D.C. rates in effect on the day of site plan or zoning by-law amendment application being submitted; and
    - ii. interest may be charge on the rate in effect at the time of site plan or zoning by-law amendment application being submitted;



- the time at which D.C.s are payable for certain types of developments:
  - i. for rental housing and institutional developments, D.C.s will be payable in six (6) equal annual payments commencing at the first occupancy;
  - ii. for non-profit housing developments, D.C.s will be payable in 21 equal annual payments commencing at the first occupancy; and
  - iii. Interest may be charged on the above installment payments and any unpaid amounts, inclusive of interest payable, shall be added to the property tax roll and collected in the same manner as taxes;
- the introduction of additional mandatory exemptions for residential ancillary units for new residential developments;
- the introduction of a mandatory exemption for universities; and
- the introduction of a specific list of D.C. eligible services which has resulted in the removal of municipal parking as an eligible service as of September 18, 2022. This has also resulted in the need to provide for public works (facilities, vehicles & equipment) and growth studies as classes of services.

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

4. As this update report is based on the 2018 D.C. study, the growth forecast used in the 2018 study continues to be used for purposes of this update. It is noted that the City is currently undertaking an update to the official plan which will provide for an updated growth forecast including the development of additional lands and additional intensification. As the new official plan forecast and supporting servicing studies are not yet complete, the growth forecast used in the 2018 study has been continued.
5. The 2018 D.C. by-law (2019)-20372 came into effect on March 2, 2019. The by-law imposes D.C.s on residential and non-residential uses. As per the by-law, the charge for single detached dwelling units on full services was \$35,098 and the non-residential charge was \$12.37 per sq.ft. of gross floor area (in 2018\$). This D.C. update report has undertaken a recalculation of the charges to embrace the



legislative changes. The corresponding updated single detached unit charge is \$36,228 and the non-residential charge is \$12.48 per square foot of building area. These rates are submitted to Council for its consideration.

6. It is noted that the D.C. by-law provides for annual indexing to the charges. As such the updated rates are subject to the indexing that has taken place since by-law passage.



Table ES-1  
Summary of Updated Development Charges  
2018\$

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2+ Bedrooms/Stacked Townhouse	Apartments - Bachelor and 1 Bedroom/Stacked Townhouse	Multiple Attached Dwelling	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services/Classes:</b>						
Services Related to a Highway	5,699	3,163	2,261	4,199	1,881	2.59
Fire Protection Services	316	175	125	233	104	0.15
Policing Services	662	367	263	488	219	0.30
Transit Services	2,750	1,526	1,091	2,026	908	1.32
Parking Services <sup>1</sup>	1,243	690	493	916	410	0.60
Public Works, Facilities and Fleet <sup>2</sup>	535	297	212	395	177	0.24
Parks and Recreation Services <sup>3</sup>	8,813	4,891	3,497	6,494	2,910	0.47
Library Services	837	464	332	617	276	0.05
Growth Studies <sup>4</sup>	779	432	309	574	257	0.38
Public Health	301	167	119	222	99	0.03
Provincial Offences Act	7	4	3	6	2	0.00
Ambulance	111	62	44	82	37	0.05
Waste Diversion	550	305	218	405	182	0.13
<b>Total Municipal Wide Services/Classes</b>	<b>22,604</b>	<b>12,543</b>	<b>8,967</b>	<b>16,657</b>	<b>7,462</b>	<b>6.31</b>
<b>Urban Services</b>						
Stormwater Drainage and Control Services	225	125	89	166	74	0.10
Wastewater Services	6,516	3,616	2,585	4,801	2,151	2.95
Water Services	6,893	3,825	2,735	5,079	2,276	3.12
<b>Total Urban Services</b>	<b>13,634</b>	<b>7,566</b>	<b>5,409</b>	<b>10,046</b>	<b>4,501</b>	<b>6.17</b>
<b>GRAND TOTAL MUNICIPAL WIDE</b>	<b>22,604</b>	<b>12,543</b>	<b>8,967</b>	<b>16,657</b>	<b>7,462</b>	<b>6.31</b>
<b>GRAND TOTAL URBAN SERVICED AREA</b>	<b>36,238</b>	<b>20,109</b>	<b>14,376</b>	<b>26,703</b>	<b>11,963</b>	<b>12.48</b>

<sup>1</sup> Eligible until September 18, 2022

<sup>2</sup> Previously included under Services Related to a Highway

<sup>3</sup> Previously presented as two separate charges for Outdoor & Indoor Recreation Services.

<sup>4</sup> Previously presented as Administration



# Report



# Chapter 1

## Introduction



# 1. Introduction

## 1.1 Background

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

- Services Related to a Highway;
- Fire Protection;
- Police;
- Transit;
- Parking;
- Indoor Recreation;
- Outdoor Recreation;
- Library;
- Administration;
- Health;
- Provincial Offences Act;
- Ambulance;
- Waste Diversion;
- Water;
- Wastewater; and
- Stormwater Drainage and Control.

The basis for these D.C.s is documented in the “City of Guelph Development Charges Background Study – Consolidated Report,” dated February 12, 2019 (the “2018 D.C. Study”) as amended, which provided the supporting documentation for By-law (2019)-20372. The D.C.s came into effect March 2, 2019.

The City’s D.C.s have been indexed (in accordance with section 5 of the by-law) annually on the anniversary date of the by-law, beginning in 2020, and approximately 6% higher than the 2018 rates implemented under By-law (2019)-20372. The 2018 D.C.s (unindexed) are shown in Figure 1-1.





The purpose of this report is to update the current D.C. by-law in order to meet the requirements of the Development Charges Act (D.C.A.), as amended by Bill 108 (More Homes, More Choice Act, 2019), Bill 138 (Plan to Build Ontario Act, 2019), Bill 197 (COVID-19 Economic Recovery Act, 2020), and Bill 213 (Better for People, Smarter for Business Act, 2020). A full discussion on the amending legislation is provided in Chapter 2.

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

- The legislation has removed the mandatory deduction for all services that remain eligible in the D.C. For the City, the 10% deduction may be removed for the following services:
  - Library Services;
  - Administration – Studies;
  - Indoor Recreation;
  - Outdoor Recreation;
  - Health;
  - Waste Diversion; and
  - Parking.
- The listing of eligible services has been changed by the amending legislation. For the City, Parking will no longer be an eligible service as of September 18, 2022 (the end of the transition period provided by the amending legislation). The amendments to the D.C. by-law will reflect this change.
- An additional change brought forth through Bill-197 related to establishing classes of services. A class of service may be composed of any number or combination of services and may include parts or portions of each D.C.-eligible service. As a result of these changes to the D.C.A., this addendum report provides for the following Classes of Service:
  - Growth Studies (formerly Administration Studies); and
  - Public Works (including facilities, vehicles and equipment).Further discussion on classes of services is provided in chapter 2.
- The regulations have provided additional mandatory D.C. exemptions for an ancillary dwelling unit in new residential buildings as well as for universities receiving government funding. These exemptions are to be reflected in the amending D.C. by-law.



- Changes to the D.C.A., related to the timing of calculation and payment of D.C. have been made including:
  - Timing of payment in instalments for rental housing, institutional and non-profit development were proclaimed through Bill 108.
  - Timing of calculating the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval, shall be determined based on the D.C. in effect on the day of Site Plan or Zoning By-law Amendment application. If the development is not proceeding via these planning approvals, then the amount is determined at the earlier of the date of issuance of a building permit or occupancy.

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



Figure 1-1  
City of Guelph  
March 2, 2019 Development Charges (2018 \$)

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2+ Bedrooms/Stacked Townhouse	Apartments - Bachelor and 1 Bedroom/Stacked Townhouse	Multiple Attached Dwelling	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services:</b>						
Services Related to a Highway	6,249	3,468	2,479	4,604	2,063	2.84
Fire Protection Services	316	175	125	233	104	0.15
Police Services	662	367	263	488	219	0.30
Transit Services	2,750	1,526	1,091	2,026	908	1.32
Parking Services	1,160	644	460	855	383	0.56
Outdoor Recreation Services	3,357	1,863	1,332	2,473	1,108	0.18
Indoor Recreation Services	4,393	2,438	1,743	3,237	1,450	0.24
Library Services	967	537	384	712	319	0.05
Administration	762	423	302	561	252	0.37
Health	235	130	93	173	78	0.03
Provincial Offences Act	7	4	3	5	2	0.00
Ambulance	111	62	44	82	37	0.05
Waste Diversion	495	275	196	365	163	0.11
<b>Total Municipal Wide Services</b>	<b>21,464</b>	<b>11,912</b>	<b>8,515</b>	<b>15,814</b>	<b>7,086</b>	<b>6.20</b>
<b>Urban Services</b>						
Stormwater Drainage and Control Services	225	125	89	166	74	0.10
Wastewater Services	6,516	3,616	2,585	4,801	2,151	2.95
Water Services	6,893	3,825	2,735	5,079	2,276	3.12
<b>Total Urban Services</b>	<b>13,634</b>	<b>7,566</b>	<b>5,409</b>	<b>10,046</b>	<b>4,501</b>	<b>6.17</b>
<b>GRAND TOTAL MUNICIPAL WIDE</b>	<b>21,464</b>	<b>11,912</b>	<b>8,515</b>	<b>15,814</b>	<b>7,086</b>	<b>6.20</b>
<b>GRAND TOTAL URBAN SERVICED AREA</b>	<b>35,098</b>	<b>19,478</b>	<b>13,924</b>	<b>25,860</b>	<b>11,587</b>	<b>12.37</b>



## 1.2 Existing Policies (Rules)

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The existing policies (rules) governing the calculation, payment, and collection of D.C.s, as provided in By-law (2019)-20372, are set out in Appendix A of this report.

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

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This D.C. update study provides for an amendment to the City's current D.C. by-law (By-law (2019)-20372) based on the legislative changes to the D.C.A. These include:

- Updating the D.C. analysis to remove the 10% mandatory deduction;
- Providing for Parking Services in a separate schedule to the by-law as it will no longer be an eligible service as of September 18, 2022. Schedules B-1 and B-2 to the City's D.C. By-law will also be amended to reflect this change;
- Creating two classes of services for Growth Studies, and Public Works;
- Removal of any growth studies that do not relate directly to eligible services as per the amended D.C.A., and
- Updating the D.C. policies in the by-law with respect to:
  - D.C. installment payments;
  - D.C. rate freeze;
  - Mandatory exemption for new ancillary units and universities; and
  - Updated definitions (which have been established as part of Bills 108, 138, 197 and 213).

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

## 1.4 Summary of the Process

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The public meeting required under section 12 of the D.C.A. has been scheduled for October 20, 2021. Its purpose is to present the update study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed modifications to the City's D.C. by-law.



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

- consideration of responses received prior to, at or immediately following the Public Meeting; and
- Council consideration of the amending by-law on December 13, 2021.

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

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

1.	Data collection, staff review, D.C. calculations and policy work	July to August, 2021
2.	Developers Meeting	September 22, 2021
3.	Background study and proposed amending by-law available to public	September 17, 2021
4.	Public meeting advertisement placed in newspaper(s)	No later than September 29, 2021
5.	Public meeting of Council	October 20, 2012
6.	Council considers adoption of the background study and passage of the amending by-law	December 13, 2021
7.	Effective date of the amending by-law	December 13, 2021 (Upon approval of amending by-law)
8.	Newspaper notice given of by-law passage	By January 2, 2022 (No later than 20 days after passage)
9.	Last day for by-law appeal	By January 24, 2022 (No later than 40 days after passage)
10.	City makes pamphlet available (where amending by-law not appealed)	By February 11, 2022 (By 60 days after by-law is in force)



## 1.5 Policy Recommendations

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

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



# Chapter 2

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



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

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

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

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

- Effective January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments. Interest may be charged on the instalments, and any unpaid amounts may be added to the property and collected as taxes.
- Effective January 1, 2020 the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval (for application submitted after this section is proclaimed), shall be determined based on the D.C. in effect on the day of Site Plan or Zoning By-law Amendment application. If the development is not proceeding via these planning approvals, then the amount is determined the earlier of the date of issuance of a building permit or occupancy.

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

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





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

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

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

## **2.2 Bill 138 - *Plan to Build Ontario Together Act, 2019***

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

## **2.3 Bill 197 - *COVID-19 Economic Recovery Act, 2020***

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



### **2.3.1 D.C. Related Changes**

#### List of D.C. Eligible Services

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

#### Classes of Services – D.C.

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



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

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

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

#### 10-Year Planning Horizon

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

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

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

Due to this, a revision to the exemptions section will be made in the proposed amending D.C. by-law.



# Chapter 3

## Anticipated Development



### 3. Anticipated Development

#### 3.1 Growth Forecast in the 2018 D.C. Study

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The 2018 D.C. study provided for the anticipated residential and non-residential growth within the City of Guelph. The growth forecast associated with services included in the background study is provided in Figure 3-1 below:

Figure 3-1  
City of Guelph  
2018 D.C. Background Study – Growth Forecast Summary

Measure	10 Year 2018-2027	Buildout 2018 - 2031
(Net) Population Increase	22,565	34,519
Residential Unit Increase	11,010	18,349
Non-Residential Gross Floor Area Increase (sq.ft.)	7,442,800	17,600,900

Source: Watson & Associates Economists Ltd. Forecast 2018

For the purposes of this D.C. update, the 2018 D.C. Background Study growth forecast remains unchanged as the incremental growth is anticipated to remain the same. At the time the 2018 D.C. study was undertaken, the buildout forecast was based on the City's Official Plan forecast to 2031. It is noted that the City is currently undertaking an official plan update which would provide for an updated growth forecast. This forecast would provide for the development of additional undeveloped lands and for added intensification within areas of the City. At this time these forecasts, along with the supporting servicing studies, are yet to be completed and hence, are not provided for in this update.



# Chapter 4

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



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

As noted earlier, the City's D.C. By-law (2019)-20372 came into effect on March 2, 2019, being a by-law for the purposes of establishing and collecting a D.C. in accordance with the provisions of the D.C.A. The 2018 D.C. Background Study and by-law identified anticipated capital needs for recovery through D.C.s for City-wide services.

This chapter of the report discusses the removal of the 10% mandatory deduction for parks and recreation services (formerly referred to as "indoor recreation services and outdoor recreation services"), library services, growth studies (formerly administration studies), public health, parking, and waste diversion. As these costs are being added as part of the 2018 D.C. Study, the capital costs are being presented in 2018 dollars. A discussion is also provided on the classification of Growth Studies, and Public Works as classes of services as well as the transition period for parking services.

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

### 4.1 Parking Services

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

The capital costs associated with the growth-related parking study that was previously included in the Administration Services component of the D.C.s, has now been included with the Parking Services capital project listing. The gross cost of the study is \$225,000 and the growth-related share is \$112,500. This adjustment allows staff to continue to collect for all parking related costs during the transition period.

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The D.C.s related to Parking Services will be contained in a separate schedule to the by-law which will be in effect until September 18, 2022 after which, this component of the charges will no longer be imposed. With the moving of the parking study to the parking service category, and the removal of the 10% deduction, the D.C.-eligible amount of \$13,885,751 has been included in the revised D.C. calculations. Figure 4-1 provides the updated capital project listing.

The updated service standard calculations (see Appendix B), provides for a maximum D.C. allowed to be recovered for Parking Services of \$10.79 million. This ceiling is in excess of the growth-related capital needs of \$10.48 million. Note that financing costs of \$3.3 million and the cost of the study are eligible costs in addition to the service standard ceiling.

Based on the City's 2018 D.C. study, the costs allocated between residential and non-residential development based on the ratio of future anticipated population and employment are 68% residential and 32% non-residential over the 10-year forecast period.





Figure 4-1  
City of Guelph  
Parking Capital – Updated  
2018\$

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Net Capital Cost	Less:		Potential DC Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non- Residential Share
	2018-2027								68%	32%
1	Parkade - Wilson (496 spaces) - Growth-Related Debt - Principal	2019-2038	5,500,000	-	5,500,000	-		5,500,000	3,740,000	1,760,000
2	Parkade - Wilson (496 spaces) - Growth-Related Debt - Interest (Discounted)	2019-2038	1,332,411	-	1,332,411	-		1,332,411	906,039	426,371
3	Future Parkade - (500 spaces)	2022	26,788,000	1,250,000	25,538,000	18,965,900		6,572,100	4,469,028	2,103,072
4	Growth-Related Debt - Interest (Discounted)	2022-2042	2,995,065	1,038,277	1,956,787			1,956,787	1,330,615	626,172
5	Reserve Fund Adjustment		-	-	-	1,588,047		(1,588,047)	(1,079,872)	(508,175)
6	Parking Master Plan	2025	225,000	-	225,000	112,500		112,500	76,500	36,000
	<b>Total</b>		<b>36,840,475</b>	<b>2,288,277</b>	<b>34,552,198</b>	<b>20,666,447</b>	<b>-</b>	<b>13,885,751</b>	<b>9,442,310</b>	<b>4,443,440</b>



## 4.2 Parks and Recreation Services

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As discussed earlier, the capital costs included for Parks and Recreation have been modified to remove the mandatory 10% deduction. Figure 4-2 provides the updated capital project listings with the removal of the 10% deduction. The costs related to construction and debt for the South End Community Centre have been updated to provide for the latest estimates including financing needs. The total D.C. eligible amount being included in the calculations is \$70.46 million.

Through the updated service standards provided in Appendix B, the maximum D.C. allowed to be recovered for Parks and Recreation is \$100.85 million. This ceiling is in excess of the growth-related capital needs of \$70.46 million.

Based on the City's 2018 D.C. study, as the predominant users of parks and recreation tend to be residents of the City, the forecasted growth-related costs have been allocated 95% to residential and 5% to non-residential.



Figure 4-2  
City of Guelph  
Parks and Recreation Capital – Updated  
2018\$

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deduction	Net Capital Cost	Less:		Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2018-2027									95%	5%
1	South End Community Centre	2018-2020	75,270,000	22,581,000		52,689,000	3,750,900		48,938,100	46,491,195	2,446,905
2	South End Community Centre - Growth Related Debt Interest (Discounted)	2020-2039	3,254,791	976,437		2,278,353	-		2,278,353	2,164,436	113,918
3	Olympia Zamboni for SECC	2020	102,300	-		102,300	-		102,300	97,185	5,115
4	Olympia Zamboni for SECC	2020	102,300	-		102,300	-		102,300	97,185	5,115
5	3/4 Ton 4X4 Pickup with liftgate	2020	50,300	-		50,300	-		50,300	47,785	2,515
6	Scissor Lift Platform	2020	22,300	-		22,300	-		22,300	21,185	1,115
7	Small Gator/Plow/Sander	2020	31,300	-		31,300	-		31,300	29,735	1,565
8	Gene Boom	2020	44,700	-		44,700	-		44,700	42,465	2,235
9	Iman Lift	2020	22,300	-		22,300	-		22,300	21,185	1,115
	<b>South End Aquatic Equipment</b>			-		-	-		-	-	-
10	Lane flags and fittings	2020	2,000	-		2,000	-		2,000	1,900	100
11	Lane ropes and reel	2020	9,200	-		9,200	-		9,200	8,740	460
12	Guard chairs	2020	16,000	-		16,000	-		16,000	15,200	800
13	Starting blocks	2020	35,000	-		35,000	-		35,000	33,250	1,750
14	Rescue equipment	2020	5,000	-		5,000	-		5,000	4,750	250
15	Auto vac	2020	5,000	-		5,000	-		5,000	4,750	250
16	Tot dock	2020	7,500	-		7,500	-		7,500	7,125	375
17	Time board	2020	25,000	-		25,000	-		25,000	23,750	1,250
18	Polo nets	2020	8,000	-		8,000	-		8,000	7,600	400
19	wheelchair	2020	3,500	-		3,500	-		3,500	3,325	175
20	Chair Lift (Pool Pod)	2020	60,000	-		60,000	-		60,000	57,000	3,000
21	TRX Wall Mounted Bay Unit (8 stations) Package with all required equipment	2020	10,240	-		10,240	-		10,240	9,728	512
22	Water Rower Club Rowing Machines (9 units) \$1300 per unit	2020	11,700	-		11,700	-		11,700	11,115	585
23	Spin Cycle Movable/Storable (9 units) \$1100 per unit	2020	9,900	-		9,900	-		9,900	9,405	495
24	Aerial Yoga/Pilates (12 units) \$300 per unit	2020	3,600	-		3,600	-		3,600	3,420	180



Figure 4-2 Continued  
City of Guelph  
Parks and Recreation Capital – Updated  
2018\$

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deduction	Net Capital Cost	Less:		Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2018-2027									95%	5%
25	Guelph Trails	2018-2037	14,123,000	7,762,914		6,360,086	-		6,360,086	6,042,082	318,004
26	Active Transportation (Recreation Component)	2018-2027	1,250,000	-		1,250,000	625,000		625,000	593,750	31,250
27	Speedvale Ave Underpass	2021-2022	3,350,000	-		3,350,000	1,675,000		1,675,000	1,591,250	83,750
28	Riverwalk	2020	700,000	-		700,000	-		700,000	665,000	35,000
29	Eastview Community Park	2024-2025	1,200,000	-		1,200,000	-		1,200,000	1,140,000	60,000
30	Dallan Property	2019-2020	625,000	-		625,000	-		625,000	593,750	31,250
31	51 Skinner Drive	2027	650,000	227,500		422,500	-		422,500	401,375	21,125
32	Howitt Park	2021-2022	1,535,000	-		1,535,000	767,500		767,500	729,125	38,375
33	West Hills Park	2028-2031	1,000,000	1,000,000		-	-	-	-	-	-
34	Grangehill	2028-2031	1,418,200	1,418,200		-	-	-	-	-	-
35	300-312 Grange Road Park	2023-2027	700,000	-		700,000	-		700,000	665,000	35,000
36	Kortright E Neighbourhood Park Ph. 3	2020-2021	650,000	-		650,000	-		650,000	617,500	32,500
37	Cityview Drive Park	2025-2026	680,000	-		680,000	-		680,000	646,000	34,000
38	Kortright Waterfowl Sports Complex	2023-2031	5,500,000	1,925,000		3,575,000	-		3,575,000	3,396,250	178,750
39	Imico Property Park	2023-2027	650,000	650,000		-	-	-	-	-	-
40	Peter Misersky Master Plan	2020-2021	810,000	-		810,000	405,000		405,000	384,750	20,250
41	GID Neighbourhood Park	2027-2031	700,000	245,000		455,000	-		455,000	432,250	22,750
42	Victoria Park Village	2021-2022	650,000	-		650,000	-		650,000	617,500	32,500
43	GID-GJR Pedestrian Bridge & Trail	2027-2031	2,200,000	770,000		1,430,000	-		1,430,000	1,358,500	71,500
44	Brant Ave	2019-2020	610,000	-		610,000	-		610,000	579,500	30,500
45	GID Community Park	2027-2031	2,000,000	700,000		1,300,000	-		1,300,000	1,235,000	65,000
46	Victoria Road N Community Park	2027-2031	3,900,000	1,950,000		1,950,000	-		1,950,000	1,852,500	97,500
47	Orin Reid Park Phases 2 - 4	2022-2024	1,320,000	-		1,320,000	660,000		660,000	627,000	33,000
48	Woods Sub Ph 2 Park	2023-2031	664,000	232,400		431,600	-		431,600	410,020	21,580
49	East Node Neighbourhood Parkette	2023-2031	700,000	245,000		455,000	-		455,000	432,250	22,750
50	Hart Farm Parkette	2021-2022	525,000	-		525,000	-		525,000	498,750	26,250
51	Nima Park	2021-2022	650,000	-		650,000	-		650,000	617,500	32,500
52	Wilson Farm Park	2021	150,000	-		150,000	-		150,000	142,500	7,500
53	Lee Street Park	2019	100,000	-		100,000	-		100,000	95,000	5,000
54	Starwood Park	2019	500,000	-		500,000	-		500,000	475,000	25,000
55	Pedestrian Railway Bridge	2019-2020	1,600,000	-		1,600,000	800,000		800,000	760,000	40,000
56	Windsor Park	2026	125,000	-		125,000	62,500		62,500	59,375	3,125



Figure 4-2 Continued  
City of Guelph  
Parks and Recreation Capital – Updated  
2018\$

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deduction	Net Capital Cost	Less:		Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2018-2027									95%	5%
57	<b>Forestry - Shared with Services Related to a Highway (Parks Portion):</b>	0	-	-		-	-		-	-	-
58	Water Trailer	2018	3,320	-		3,320	-		3,320	3,154	166
59	Small / midsize truck	2018	10,890	-		10,890	-		10,890	10,346	545
60	3/4 Ton Drop Tail Gate Truck	2022	35,950	-		35,950	-		35,950	34,153	1,798
61	Generator	2018	1,450	-		1,450	-		1,450	1,378	73
62	Skid Steer Mulcher	2020	5,525	-		5,525	-		5,525	5,249	276
63	Mini Skid Steer	2020	8,850	-		8,850	-		8,850	8,408	443
64	Narrow track utility loader	2020	8,850	-		8,850	-		8,850	8,408	443
65	Rear Tine Roto Tiller	2020	975	-		975	-		975	926	49
66	Additional Bucket Truck	2027	345,000	-		345,000	-		345,000	327,750	17,250
67	Forestry Aerial Truck	2020	14,400	-		14,400	-		14,400	13,680	720
68	Reserve Fund Adjustment		254,662	-		254,662	11,150,209		(10,895,546)	(10,350,769)	(544,777)
	<b>Total</b>		<b>131,037,003</b>	<b>40,683,451</b>	<b>-</b>	<b>90,353,552</b>	<b>19,896,109</b>	<b>-</b>	<b>70,457,443</b>	<b>66,934,571</b>	<b>3,522,872</b>



## 4.3 Library Services

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With respect to library services, adjustments have been made to reflect the removal of the mandatory 10% deduction, update the estimated costs of the main library project and related financing fees anticipated to cash flow the growth-related component of the project.

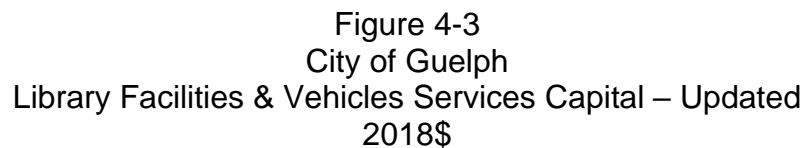
The revised service standard calculation for Library Facilities and Vehicles provides a D.C. ceiling of \$3,548,798

The costs related to construction and financing for the main library have been updated to provide for more accurate values (in 2018\$). Figure 4-3 provides the capital project listing with the removal of the mandatory 10% deduction. The revised gross capital cost for the library facility is \$57.46 million, while the debt financing required is approximately \$1 million. In the 2018 D.C. study these values were estimated at \$50.16 million and \$6.36 million respectively. Deductions of 10.634 million related to post period benefit and \$17.779 million related to existing benefit have been made. In addition a deduction of \$24.52 million has been made to recognize the amount that exceeds the service standard ceiling based on the 2031 forecast period. The reserve fund balance in the amount of \$3,192,520 has also been deducted resulting in growth-related costs of \$3,781,630 being included in the D.C. calculations. This amount includes the financing costs which are eligible to be included in addition to the service standard ceiling therefore, the costs included do not exceed the revised service standard calculation.

The updated service standard calculations for Library Materials provide a D.C. ceiling of \$2,913,593. Given that the capital program is \$2,920,000, a deduction of \$6,410 has been made to recognize the amount that is in excess of the service standard ceiling. Therefore, \$2,913,590 has been included in the revised D.C. calculation.

Details regarding the updated service standard calculations are provided in Appendix B.

Based on the City's 2018 D.C. study, the growth-related capital costs have been allocated 95% residential and 5% non-residential. This is to acknowledge that although library usage is predominantly residential based, there is some use of the facilities by non-residential users.



Growth-Related Debt - Interest is based on estimate - 20 year debt at 4%



Figure 4-3 Continued  
City of Guelph  
Library Collection Materials Capital – Updated  
2018\$

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non- Residential Share
	2018-2027									95%	5%
1	Collection Materials Expansion for New Main Library	2023	2,920,000	-	6,410	2,913,590	-		2,913,590	2,767,911	145,680
	<b>Total</b>		<b>2,920,000</b>	<b>-</b>	<b>6,410</b>	<b>2,913,590</b>	<b>-</b>	<b>-</b>	<b>2,913,590</b>	<b>2,767,911</b>	<b>145,680</b>





## 4.4 Ambulance Services

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With respect to ambulance services, although the 10% mandatory deduction is no longer required to be made, there has been no change to the charge as the City is only recovering the reserve fund deficit related to growth-related capital that was put in place to service past and future growth needs. Figure 4-4 provides the capital project listing.

The details regarding the updated service standards are provided in Appendix B. The resulting service standards for Ambulance Services provide a D.C. ceiling of approximately \$1.72 million. Given that the capital program is \$1.24 million, the D.C.-eligible capital amounts are excess of the growth-related capital needs.

Based on the City's 2018 D.C. study, the growth-related capital costs have been allocated 68% residential and 32% non-residential based on the incremental growth in population to employment, for the 10-year forecast period.



Figure 4-4  
City of Guelph  
Ambulance Services Capital – Updated  
2018\$

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non- Residential Share
	2018-2027									68%	32%
1	Ambulance Training Facility	2023	1,033,000	1,033,000		-	-	-	-	-	-
2	Equipment on an Ambulance	2018	84,000	54,000		30,000	-	30,000	-	-	-
3	Equipment on an Ambulance	2023	84,000	54,000		30,000	-	30,000	-	-	-
4	Reserve Fund Adjustment		1,379,359	142,800		1,236,559	-		1,236,559	840,860	395,699
	<b>Total</b>		<b>2,580,359</b>	<b>1,283,800</b>	<b>-</b>	<b>1,296,559</b>	<b>-</b>	<b>60,000</b>	<b>1,236,559</b>	<b>840,860</b>	<b>395,699</b>



## 4.5 Waste Diversion

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With respect to waste diversion services, adjustments have been made to reflect the removal of the mandatory 10% deduction as provided in the capital project listing identified in Figure 4-5.

The details regarding the updated service standards are provided in Appendix B. The resulting service standards for waste diversion provides a D.C. ceiling of approximately \$45.63 million. Given that the growth-related capital program is \$5.10 million, the level of service ceiling is well in excess of the D.C.-eligible capital amounts.

Based on the City's 2018 D.C. study, the growth-related capital costs have been allocated 82% residential and 18% non-residential based on the allocation of waste diversion tonnage.



Figure 4-5  
City of Guelph  
Waste Diversion Services Capital – Updated  
2018\$

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions (Ineligible - Landfill Related)	Net Capital Cost	Less:		Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 82%	Non-Residential Share 18%
	2018-2027										
1	Admin Building Retrofit	2021-2022	1,200,000	-	-	1,200,000	-		1,200,000	984,000	216,000
2	MRF Building Upgrade	2028	3,315,000	3,315,000		-	-		-	-	-
3	Reuse Centre	2019	612,000	-		612,000	-		612,000	501,840	110,160
4	pdo scales and software upgrade- small amount growth	2018-2027	1,683,000	-	1,262,250	420,750	-		420,750	345,015	75,735
5	Waste Packer Storage Facility	2019	5,000,000	-	1,250,000	3,750,000	2,325,000		1,425,000	1,168,500	256,500
6	Carts (3600*.66)	2018	262,100	-		262,100	-		262,100	214,922	47,178
7	Packers - Recycle and Organics (3) one every three years	2018-2027	1,173,100	-	293,275	879,825	-		879,825	721,457	158,369
8	apartment bins - 80 (1 per building)	2018-2020	60,000	-	19,800	40,200	-		40,200	32,964	7,236
9	Multi-Res Collection Vehicle	2018	381,000	-	125,700	255,300	-		255,300	209,346	45,954
	<b>Total</b>		<b>13,686,200</b>	<b>3,315,000</b>	<b>2,951,025</b>	<b>7,420,175</b>	<b>2,325,000</b>	<b>-</b>	<b>5,095,175</b>	<b>4,178,044</b>	<b>917,132</b>



## 4.6 Public Health Services

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With respect to public health services, adjustments have been made to reflect the removal of the mandatory 10% deduction as provided in Figure 4-6.

The details regarding the updated service standards are provided in Appendix B. The resulting service standards for Health Services provide a D.C. ceiling of \$2,539,465. Given that the capital program is \$2,539,459, the D.C.-eligible capital amounts are within the level of service ceiling.

Based on the City's 2018 D.C. study, as the predominant users of the health services are residents of the City, the growth-related capital costs have been allocated 90% residential and 10% non-residential.



Figure 4-6  
City of Guelph  
Public Health Services Capital – Updated  
2018\$

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non- Residential Share
	2018-2027									90%	10%
1	Growth-Related Debt - Principal	2018-2024	7,201,300	2,923,600	2,140,800	2,136,900	-		2,136,900	1,923,210	213,690
2	Growth-Related Debt - (Interest - Discounted)	2018-2024	677,659	275,100		402,559	-		402,559	362,303	40,256
	<b>Total</b>		<b>7,878,959</b>	<b>3,198,700</b>	<b>2,140,800</b>	<b>2,539,459</b>	<b>-</b>	<b>-</b>	<b>2,539,459</b>	<b>2,285,513</b>	<b>253,946</b>



## 4.7 Provincial Offences Act

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With respect to P.O.A. services, there has been no change to the charge as the City is only recovering the D.C. reserve fund deficit related to growth-related capital that was put in place to service past and future growth needs. Figure 4-7 provides the capital project listing.

The updated service standard for P.O.A. provides a D.C. ceiling of approximately \$1.37 million. Given that the capital program is \$0.73 million, the level of service ceiling is well in excess of the D.C.-eligible capital amounts. See Appendix B for the updated service standard calculations.

Based on the City's 2018 D.C. study, the growth-related capital costs have been allocated 68% residential and 32% non-residential based on the incremental growth in population to employment, for the 10-year forecast period.



Figure 4-7  
City of Guelph  
Provincial Offences Act – Updated  
2018\$

Prj.No	Increased Service Needs Attributable to Anticipated Development	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non- Residential Share
	2018-2027								68%	32%
1	Reserve Fund Adjustment	73,232	-		73,232	-		73,232	49,798	23,434
	<b>Total</b>	<b>73,232</b>	<b>-</b>	<b>-</b>	<b>73,232</b>	<b>-</b>	<b>-</b>	<b>73,232</b>	<b>49,798</b>	<b>23,434</b>





## 4.8 Classes of Services

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

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

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

As such, two classes of services are being created, Public Works and Growth Studies.

### 4.8.1 Public Works

As a result of the changes to the D.C.A., this update study provides for Public Works as a class of service. Public Works includes capital costs for facilities, vehicles and equipment related to water services, wastewater services, stormwater services, services related to a highway, parks and recreation services, fire protection services, policing services, waste diversion services, transit services and ambulance services, all of which are D.C. eligible services under the amended D.C.A.

Included in the 2018 study, for facilities, was a double count of a hoist, which was also included in the capital projects for vehicles and equipment. This has been removed from the facilities capital listing resulting in a reduction of the capital costs. The total revised growth-related capital costs included in the updated D.C. calculations for public works facilities equal \$8.86 million. Given that the capital program is \$8.77 million, the D.C.-eligible capital amounts are within the level of service ceiling.

Public work projects have been allocated to the class of service in the following manner:

- Water Services – 3%



- Wastewater Services – 1%
- Stormwater Services – 1%
- Services Related to a Highway – 15%
- Parks and Recreation Services – 8%
- Fire Protection Services – 2%
- Policing Services – 2%
- Waste Diversion – 13%
- Transit Services – 54%
- Ambulance Services – 1%

The revised service standard ceiling for public works vehicles and equipment equal \$3.32 million. Given that the capital program is \$1.65 million, the D.C.-eligible capital amounts are in excess of the growth-related capital needs.

One change from the 2018 D.C. study related to the vehicles and equipment capital projects listing is being updated in this report. The project being updated relates to the allocation of the cost for the forestry aerial truck, which is changing from the \$48,000 identified in 2018 study, to \$33,600 (70%). The remaining \$14,400 (30%) is allocated to the parks and recreation service.

Both the Facilities component and the Vehicles and Equipment component make up the new Public Works class of service. The residential and non-residential shares of 59% and 41%, respectfully, remain the same as provided for in the 2018 D.C. study.

Figures 4-8 and 4-9 provide the capital project listing included in the 2018 D.C. background study with an additional column added that indicates the D.C. eligible services that each project pertains to.



Figure 4-8  
City of Guelph  
Public Works Facilities Class of Service Capital  
2018\$

Prj.No	Increased Service Needs Attributable to Anticipated Development	D.C. Eligible Services to Which the Project Relates	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 59%	Non-Residential Share 41%
<b>1</b>	<b>New Fleet Repair and Yard</b>											
1a	New Fleet Repair and Yard	Water Services	2028	1,448,400	175,800	556,400	716,200	556,042		160,158	94,493	65,665
1b	New Fleet Repair and Yard	Wastewater Services	2028	482,800	58,600	185,500	238,700	185,347		53,353	31,478	21,875
1c	New Fleet Repair and Yard	Stormwater Services	2028	482,800	58,600	185,500	238,700	185,347		53,353	31,478	21,875
1d	New Fleet Repair and Yard	Services Related to a Highway	2028	7,242,000	878,900	2,782,100	3,581,000	2,780,210		800,790	472,466	328,324
1e	New Fleet Repair and Yard	Parks and Recreation Services	2028	3,862,400	468,700	1,483,800	1,909,900	1,482,778		427,122	252,002	175,120
1f	New Fleet Repair and Yard	Fire Protection Services	2028	965,600	117,200	370,900	477,500	370,695		106,805	63,015	43,790
1g	New Fleet Repair and Yard	Policing Services	2028	965,600	117,200	370,900	477,500	370,695		106,805	63,015	43,790
1h	New Fleet Repair and Yard	Waste Diversion	2028	6,276,400	761,700	2,411,100	3,103,600	2,409,515		694,085	409,510	284,575
1i	New Fleet Repair and Yard	Transit Services	2028	26,071,200	3,163,900	10,015,400	12,891,900	10,008,755		2,883,145	1,701,056	1,182,090
1j	New Fleet Repair and Yard	Ambulance Services	2028	482,900	58,600	185,500	238,800	185,386		53,414	31,514	21,900
	<b>Sub-Total</b>			<b>48,280,100</b>	<b>5,859,200</b>	<b>18,547,100</b>	<b>23,873,800</b>	<b>18,534,769</b>	<b>-</b>	<b>5,339,031</b>	<b>3,150,028</b>	<b>2,189,003</b>
<b>2</b>	<b>Growth-Related Debt for New Fleet Repair &amp; Yard - Interest (Discounted)</b>											
2a	Growth-Related Debt for New Fleet Repair & Yard - Interest (Discounted)	Water Services	2028-2048	114,223	59,764		54,458	-		54,458	32,131	22,328
2b	Growth-Related Debt for New Fleet Repair & Yard - Interest (Discounted)	Wastewater Services	2028-2048	38,074	19,921		18,153	-		18,153	10,710	7,443
2c	Growth-Related Debt for New Fleet Repair & Yard - Interest (Discounted)	Stormwater Services	2029-2049	38,074	19,921		18,153	-		18,153	10,710	7,443
2d	Growth-Related Debt for New Fleet Repair & Yard - Interest (Discounted)	Services Related to a Highway	2028-2048	571,114	298,821		272,292	-		272,292	160,653	111,640
2e	Growth-Related Debt for New Fleet Repair & Yard - Interest (Discounted)	Parks and Recreation Services	2028-2048	304,594	159,371		145,223	-		145,223	85,681	59,541
2f	Growth-Related Debt for New Fleet Repair & Yard - Interest (Discounted)	Fire Protection Services	2028-2048	76,148	39,843		36,306	-		36,306	21,420	14,885
2g	Growth-Related Debt for New Fleet Repair & Yard - Interest (Discounted)	Policing Services	2028-2048	76,148	39,843		36,306	-		36,306	21,420	14,885
2h	Growth-Related Debt for New Fleet Repair & Yard - Interest (Discounted)	Waste Diversion	2028-2048	494,965	258,978		235,987	-		235,987	139,232	96,755
2i	Growth-Related Debt for New Fleet Repair & Yard - Interest (Discounted)	Transit Services	2028-2048	2,056,009	1,075,756		980,253	-		980,253	578,349	401,904
2j	Growth-Related Debt for New Fleet Repair & Yard - Interest (Discounted)	Ambulance Services	2028-2048	38,074	19,921		18,153	-		18,153	10,710	7,443
	<b>Sub-Total</b>			<b>3,807,424</b>	<b>1,992,141</b>		<b>1,815,283</b>	<b>-</b>		<b>1,815,283</b>	<b>1,071,017</b>	<b>744,266</b>



Figure 4-8 Continued  
City of Guelph  
Public Works Facilities Class of Service Capital  
2018\$

Prj.No	Increased Service Needs Attributable to Anticipated Development	D.C. Eligible Services to Which the Project Relates	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 59%	Non-Residential Share 41%
	2018-2031											
3	Expansion to the Fleet Repair & Yard											
3a	Expansion to the Fleet Repair & Yard	Water Services	2041	108,200	-	108,200	-	-		-	-	-
3b	Expansion to the Fleet Repair & Yard	Wastewater Services	2041	36,100	-	36,100	-	-		-	-	-
3c	Expansion to the Fleet Repair & Yard	Stormwater Services	2041	36,100	-	36,100	-	-		-	-	-
3d	Expansion to the Fleet Repair & Yard	Services Related to a Highway	2041	540,800	-	540,800	-	-		-	-	-
3e	Expansion to the Fleet Repair & Yard	Parks and Recreation Services	2041	288,400	-	288,400	-	-		-	-	-
3f	Expansion to the Fleet Repair & Yard	Fire Protection Services	2041	72,100	-	72,100	-	-		-	-	-
3g	Expansion to the Fleet Repair & Yard	Policing Services	2041	72,100	-	72,100	-	-		-	-	-
3h	Expansion to the Fleet Repair & Yard	Waste Diversion	2041	468,700	-	468,700	-	-		-	-	-
3i	Expansion to the Fleet Repair & Yard	Transit Services	2041	1,946,600	-	1,946,600	-	-		-	-	-
3j	Expansion to the Fleet Repair & Yard	Ambulance Services	2041	36,100	-	36,100	-	-		-	-	-
	<b>Sub-Total</b>			<b>3,605,200</b>	-	<b>3,605,200</b>	-	-	-	-	-	-
4	New Sand-Salt Dome	Services Related to a Highway	2028	3,265,800	396,300	1,254,600	1,614,900	-		1,614,900	952,791	662,109
5	Expansion to the Sand-Salt Dome	Services Related to a Highway	2041	298,600	-	298,600	-	-		-	-	-
	<b>Total</b>			<b>59,257,124</b>	<b>8,247,641</b>	<b>23,705,500</b>	<b>27,303,983</b>	<b>18,534,769</b>	<b>-</b>	<b>8,769,213</b>	<b>5,173,836</b>	<b>3,595,377</b>



Figure 4-9  
City of Guelph  
Public Works Vehicles and Equipment Class of Service Capital  
2018\$

Prj.No	Increased Service Needs Attributable to Anticipated Development	D.C. Eligible Services to Which the Project Relates	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 59%	Non-Residential Share 41%
	2018-2031											
	<b>Roads and Right of Ways</b>											
1	Asphalt Hot Box trailer	Services Related to a Highway	2018	30,000	-		30,000	-		30,000	17,700	12,300
2	Blower (for Heavy Front-End Loader)	Services Related to a Highway	2022	89,400	-		89,400	-		89,400	52,746	36,654
3	Tandem Salter/Sander	Services Related to a Highway	2023	436,000	-		436,000	-		436,000	257,240	178,760
4	Sidewalk Plough	Services Related to a Highway	2029	160,000	-		160,000	-		160,000	94,400	65,600
5	Asphalt Hot Box Trailer	Services Related to a Highway	2030	39,000	-		39,000	-		39,000	23,010	15,990
6	Tandem Salter/Sander	Services Related to a Highway	2028	436,000	-		436,000	-		436,000	257,240	178,760
	<b>Forestry - Shared with Outdoor Recreation (Services Related to a Highway Portion):</b>											
8	Water Trailer	Services Related to a Highway	2018	13,280	-		13,280	-		13,280	7,835	5,445
9	Small / midsize truck	Services Related to a Highway	2018	25,410	-		25,410	-		25,410	14,992	10,418
10	3/4 Ton Drop Tail Gate Truck	Services Related to a Highway	2022	35,950	-		35,950	-		35,950	21,211	14,740
11	Generator	Services Related to a Highway	2018	1,450	-		1,450	-		1,450	856	595
12	Skid Steer Mulcher	Services Related to a Highway	2020	16,575	-		16,575	-		16,575	9,779	6,796
13	Mini Skid Steer	Services Related to a Highway	2020	26,550	-		26,550	-		26,550	15,665	10,886
14	Narrow track utility loader	Services Related to a Highway	2020	26,550	-		26,550	-		26,550	15,665	10,886
15	Rear Tire Roto Tiller	Services Related to a Highway	2020	2,925	-		2,925	-		2,925	1,726	1,199
16	Forestry Aerial Truck	Services Related to a Highway	2020	33,600	-		33,600	-		33,600	19,824	13,776
17	<b>Hoist for Maintenance Facility</b>											
17a	Hoist for Maintenance Facility	Water Services	2022	8,250	-		8,250	-		8,250	4,868	3,383
17b	Hoist for Maintenance Facility	Wastewater Services	2022	2,750	-		2,750	-		2,750	1,623	1,128
17c	Hoist for Maintenance Facility	Stormwater Services	2022	2,750	-		2,750	-		2,750	1,623	1,128
17d	Hoist for Maintenance Facility	Services Related to a Highway	2022	41,250	-		41,250	-		41,250	24,338	16,913
17e	Hoist for Maintenance Facility	Parks and Recreation Services	2022	22,000	-		22,000	-		22,000	12,980	9,020
17f	Hoist for Maintenance Facility	Fire Protection Services	2022	5,500	-		5,500	-		5,500	3,245	2,255
17g	Hoist for Maintenance Facility	Policing Services	2022	5,500	-		5,500	-		5,500	3,245	2,255
17h	Hoist for Maintenance Facility	Waste Diversion	2022	35,750	-		35,750	-		35,750	21,093	14,658
17i	Hoist for Maintenance Facility	Transit Services	2022	148,500	-		148,500	-		148,500	87,615	60,885
17j	Hoist for Maintenance Facility	Ambulance Services	2022	2,750	-		2,750	-		2,750	1,623	1,128
	<b>Sub-Total</b>			<b>275,000</b>	-	-	<b>275,000</b>	-	-	<b>275,000</b>	<b>162,250</b>	<b>112,750</b>
	<b>Total</b>			<b>1,647,690</b>	-	-	<b>1,647,690</b>	-	-	<b>1,647,690</b>	<b>972,137</b>	<b>675,553</b>



### **4.8.2 Growth Studies**

The changes to the D.C.A. also requires that a class of service be provided for studies that have a growth component. This update study provides for the former “Administration – Essential Services” and “Administration – Community Based Services” to be combined and categorized as a class of service entitled “Growth Studies”. Growth Studies provide for studies related to the following services:

- Water Services;
- Wastewater Services;
- Stormwater Drainage and Control Services;
- Services Related to a Highway;
- Transit Services;
- Public Works;
- Policing Services;
- Fire Services;
- Ambulance Services;
- Waste Diversion Services;
- Parks and Recreation;
- Library Services;
- Provincial Offences Act;
- Public Health; and
- Housing Services.

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

- Water Services – 27.84%
- Wastewater Services – 26.32%
- Stormwater Services – 0.91%
- Services Related to a Highway – 23.03%
- Public Works – 2.16%



- Transit Services – 6.37%
- Policing Services – 2.67%
- Fire Services – 1.28%
- Ambulance Services – 0.26%
- Parks and Recreation Services – 6.18%
- Library Services – 1.38%
- Provincial Offences Act – 0.02%
- Public Health – 0.53%
- Waste Diversion Services – 1.06%

Planning studies have been allocated as follows:

- Water Services – 11%
- Wastewater Services – 11%
- Stormwater Services – 21%
- Services Related to a Highway – 16%
- Fire Protection Services – 4%
- Ambulance Services – 4%
- Parks and Recreation Services – 18%
- Library Services – 4%
- Waste Diversion Services – 11%

Other studies, such as cycling master plan and forestry management plan, have been split 50%/50% to each service (parks and recreation and services related to a highway), studies related to water, wastewater and stormwater, have been allocated 1/3 to each service, and other studies have been shared based on the proportionate amount of growth-related capital associated with the services that benefit from the studies.

As previously mentioned in section 4.1, in updating the list of studies to be included for this D.C. update, the parking related studies were removed from the studies list and moved to the parking service. In addition, there were a few studies included in the 2018 D.C. study that have been removed as they do not specifically relate to a service on the revised eligible list of services, such as the zoning by-law review, heritage initiatives, and facilities needs study.

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



previously related to discounted services. The total revised growth-related capital costs included in the updated D.C. calculations is \$8,698,254.

The capital costs have been allocated 68% residential and 32% non-residential based on the incremental growth in population to employment for the 10-year forecast period, consistent with the 2018 D.C. Background Study.





Figure 4-10  
City of Guelph  
Growth Studies Capital – Updated  
2018\$

Prj.No	Increased Service Needs Attributable to Anticipated Development	D.C. Eligible Services to which Study Relates	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 68%	Non-Residential Share 32%
	2018-2027											
	<b>Planning</b>											
<b>1</b>	<b>Environmental Initiatives</b>											
1a	Environmental Initiatives	Water Services	2018-2021	165,000	-	16,500	148,500	74,250		74,250	50,490	23,760
1b	Environmental Initiatives	Wastewater Services	2018-2021	165,000	-	16,500	148,500	74,250		74,250	50,490	23,760
1c	Environmental Initiatives	Stormwater Services	2018-2021	165,000	-	16,500	148,500	74,250		74,250	50,490	23,760
	<b>Sub-Total</b>			<b>495,000</b>	<b>-</b>	<b>49,500</b>	<b>445,500</b>	<b>222,750</b>		<b>222,750</b>	<b>151,470</b>	<b>71,280</b>
<b>2</b>	<b>Environmental Initiatives</b>											
2a	Environmental Initiatives	Water Services	2022-2031	400,000	-	40,000	360,000	180,000		180,000	122,400	57,600
2b	Environmental Initiatives	Wastewater Services	2024-2027	400,000	-	40,000	360,000	180,000		180,000	122,400	57,600
2c	Environmental Initiatives	Stormwater Services	2024-2027	400,000	-	40,000	360,000	180,000		180,000	122,400	57,600
	<b>Sub-Total</b>			<b>1,200,000</b>	<b>-</b>	<b>120,000</b>	<b>1,080,000</b>	<b>540,000</b>		<b>540,000</b>	<b>367,200</b>	<b>172,800</b>
<b>3</b>	<b>Official Plan Review</b>											
3a	Official Plan Review	Water Services	2018-2022	94,050	-	9,405	84,645	21,161		63,484	43,169	20,315
3b	Official Plan Review	Wastewater Services	2018-2022	94,050	-	9,405	84,645	21,161		63,484	43,169	20,315
3c	Official Plan Review	Stormwater Services	2018-2022	179,550	-	17,955	161,595	40,399		121,196	82,413	38,783
3d	Official Plan Review	Services Related to a Highway	2018-2022	136,800	-	13,680	123,120	30,780		92,340	62,791	29,549
3e	Official Plan Review	Fire Protection Services	2018-2022	34,200	-	3,420	30,780	7,695		23,085	15,698	7,387
3f	Official Plan Review	Ambulance Services	2018-2022	34,200	-	3,420	30,780	7,695		23,085	15,698	7,387
3g	Official Plan Review	Parks and Recreation Services	2018-2022	153,900	-	15,390	138,510	34,628		103,883	70,640	33,242
3h	Official Plan Review	Library Services	2018-2022	34,200	-	3,420	30,780	7,695		23,085	15,698	7,387
3i	Official Plan Review	Waste Diversion Services	2018-2022	94,050	-	9,405	84,645	21,161		63,484	43,169	20,315
	<b>Sub-Total</b>			<b>855,000</b>	<b>-</b>	<b>85,500</b>	<b>769,500</b>	<b>192,375</b>	<b>-</b>	<b>577,125</b>	<b>392,445</b>	<b>184,680</b>



Figure 4-10 Continued  
City of Guelph  
Growth Studies Capital – Updated  
2018\$

Prj.No	Increased Service Needs Attributable to Anticipated Development	D.C. Eligible Services to which Study Relates	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 68%	Non-Residential Share 32%
	2018-2027											
<b>4</b>	<b>Official Plan Review</b>											
4a	Official Plan Review	Water Services	2022-2030	143,000	-	14,300	128,700	32,175		96,525	65,637	30,888
4b	Official Plan Review	Wastewater Services	2022-2030	143,000	-	14,300	128,700	32,175		96,525	65,637	30,888
4c	Official Plan Review	Stormwater Services	2022-2030	273,000	-	27,300	245,700	61,425		184,275	125,307	58,968
4d	Official Plan Review	Services Related to a Highway	2022-2030	208,000	-	20,800	187,200	46,800		140,400	95,472	44,928
4e	Official Plan Review	Fire Protection Services	2022-2030	52,000	-	5,200	46,800	11,700		35,100	23,868	11,232
4f	Official Plan Review	Ambulance Services	2022-2030	52,000	-	5,200	46,800	11,700		35,100	23,868	11,232
4g	Official Plan Review	Parks and Recreation Services	2022-2030	234,000	-	23,400	210,600	52,650		157,950	107,406	50,544
4h	Official Plan Review	Library Services	2022-2030	52,000	-	5,200	46,800	11,700		35,100	23,868	11,232
4i	Official Plan Review	Waste Diversion Services	2022-2030	143,000	-	14,300	128,700	32,175		96,525	65,637	30,888
	<b>Sub-Total</b>			<b>1,300,000</b>	<b>-</b>	<b>130,000</b>	<b>1,170,000</b>	<b>292,500</b>	<b>-</b>	<b>877,500</b>	<b>596,700</b>	<b>280,800</b>
<b>5</b>	<b>Brownfield Initiatives</b>											
5a	Brownfield Initiatives	Water Services	2023	16,500	-	1,650	14,850	3,713		11,138	7,574	3,564
5b	Brownfield Initiatives	Wastewater Services	2023	16,500	-	1,650	14,850	3,713		11,138	7,574	3,564
5c	Brownfield Initiatives	Stormwater Services	2023	31,500	-	3,150	28,350	7,088		21,263	14,459	6,804
5d	Brownfield Initiatives	Services Related to a Highway	2023	24,000	-	2,400	21,600	5,400		16,200	11,016	5,184
5e	Brownfield Initiatives	Fire Protection Services	2023	6,000	-	600	5,400	1,350		4,050	2,754	1,296
5f	Brownfield Initiatives	Ambulance Services	2023	6,000	-	600	5,400	1,350		4,050	2,754	1,296
5g	Brownfield Initiatives	Parks and Recreation Services	2023	27,000	-	2,700	24,300	6,075		18,225	12,393	5,832
5h	Brownfield Initiatives	Library Services	2023	6,000	-	600	5,400	1,350		4,050	2,754	1,296
5i	Brownfield Initiatives	Waste Diversion Services	2023	16,500	-	1,650	14,850	3,713		11,138	7,574	3,564
	<b>Sub-Total</b>			<b>150,000</b>	<b>-</b>	<b>15,000</b>	<b>135,000</b>	<b>33,750</b>	<b>-</b>	<b>101,250</b>	<b>68,850</b>	<b>32,400</b>



Figure 4-10 Continued  
City of Guelph  
Growth Studies Capital – Updated  
2018\$

Prj.No	Increased Service Needs Attributable to Anticipated Development	D.C. Eligible Services to which Study Relates	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 68%	Non-Residential Share 32%
	2018-2027											
6	Urban Design Guidelines	Services Related to a Highway	2018-2022	450,000	-	45,000	405,000	202,500		202,500	137,700	64,800
7	Urban Design Guidelines	Services Related to a Highway	2024-2028	400,000	-	40,000	360,000	180,000		180,000	122,400	57,600
8	<b>Community Improvement Studies and Plans</b>											
8a	Community Improvement Studies and Plans	Water Services	2022-2022	22,000	-	2,200	19,800	9,900		9,900	6,732	3,168
8b	Community Improvement Studies and Plans	Wastewater Services	2022-2022	22,000	-	2,200	19,800	9,900		9,900	6,732	3,168
8c	Community Improvement Studies and Plans	Stormwater Services	2022-2022	42,000	-	4,200	37,800	18,900		18,900	12,852	6,048
8d	Community Improvement Studies and Plans	Services Related to a Highway	2022-2022	32,000	-	3,200	28,800	14,400		14,400	9,792	4,608
8e	Community Improvement Studies and Plans	Fire Protection Services	2022-2022	8,000	-	800	7,200	3,600		3,600	2,448	1,152
8f	Community Improvement Studies and Plans	Ambulance Services	2022-2022	8,000	-	800	7,200	3,600		3,600	2,448	1,152
8g	Community Improvement Studies and Plans	Parks and Recreation Services	2022-2022	36,000	-	3,600	32,400	16,200		16,200	11,016	5,184
8h	Community Improvement Studies and Plans	Library Services	2022-2022	8,000	-	800	7,200	3,600		3,600	2,448	1,152
8i	Community Improvement Studies and Plans	Waste Diversion Services	2022-2022	22,000	-	2,200	19,800	9,900		9,900	6,732	3,168
	<b>Sub-Total</b>			<b>200,000</b>	<b>-</b>	<b>20,000</b>	<b>180,000</b>	<b>90,000</b>	<b>-</b>	<b>90,000</b>	<b>61,200</b>	<b>28,800</b>



Figure 4-10 Continued  
City of Guelph  
Growth Studies Capital – Updated  
2018\$

Prj.No	Increased Service Needs Attributable to Anticipated Development	D.C. Eligible Services to which Study Relates	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 68%	Non-Residential Share 32%
	2018-2027											
<b>9</b>	<b>Community Improvement Studies and Plans</b>											
9a	Community Improvement Studies and Plans	Water Services	2029	41,250	-	4,125	37,125	18,563		18,563	12,623	5,940
9b	Community Improvement Studies and Plans	Wastewater Services	2029	41,250	-	4,125	37,125	18,563		18,563	12,623	5,940
9c	Community Improvement Studies and Plans	Stormwater Services	2029	78,750	-	7,875	70,875	35,438		35,438	24,098	11,340
9d	Community Improvement Studies and Plans	Services Related to a Highway	2029	60,000	-	6,000	54,000	27,000		27,000	18,360	8,640
9e	Community Improvement Studies and Plans	Fire Protection Services	2029	15,000	-	1,500	13,500	6,750		6,750	4,590	2,160
9f	Community Improvement Studies and Plans	Ambulance Services	2029	15,000	-	1,500	13,500	6,750		6,750	4,590	2,160
9g	Community Improvement Studies and Plans	Parks and Recreation Services	2029	67,500	-	6,750	60,750	30,375		30,375	20,655	9,720
9h	Community Improvement Studies and Plans	Library Services	2029	15,000	-	1,500	13,500	6,750		6,750	4,590	2,160
9i	Community Improvement Studies and Plans	Waste Diversion Services	2029	41,250	-	4,125	37,125	18,563		18,563	12,623	5,940
	<b>Sub-Total</b>			<b>375,000</b>	<b>-</b>	<b>37,500</b>	<b>337,500</b>	<b>168,750</b>	<b>-</b>	<b>168,750</b>	<b>114,750</b>	<b>54,000</b>
10	Housing Initiatives	Housing Services	2024	150,000	-		150,000	15,000		135,000	91,800	43,200
11	Watershed Planning	Stormwater Services	2026-2027	800,000	-		800,000	-		800,000	544,000	256,000
	<b>Parks and Recreation</b>											
12	Leash Free Zones Policy Study	Parks and Recreation Services	2018	200,000	-		200,000	135,000		65,000	44,200	20,800
13	Property Demarcation Policy Study	Parks and Recreation Services	2021	100,000	-		100,000	32,500		67,500	45,900	21,600
14	Naturalization Policy Study	Parks and Recreation Services	2020	110,100	-		110,100	35,783		74,318	50,536	23,782
15	Parks, Culture and Recreation Master Plan	Parks and Recreation Services	2018	210,000	-		210,000	68,250		141,750	96,390	45,360
16	Park and Gateway signage Policy	Parks and Recreation Services	2020	100,000	-		100,000	-		100,000	68,000	32,000
17	Trails Master Plan	Parks and Recreation Services	2027	125,000	-		125,000	31,250		93,750	63,750	30,000



Figure 4-10 Continued  
City of Guelph  
Growth Studies Capital – Updated  
2018\$

Prj.No	Increased Service Needs Attributable to Anticipated Development	D.C. Eligible Services to which Study Relates	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 68%	Non-Residential Share 32%
	2018-2027											
18	<b>Forestry Management Plan</b>	Parks and Recreation Services										
18a	Forestry Management Plan	Parks and Recreation Services	2021	100,000	-		100,000	75,000		25,000	17,000	8,000
18b	Forestry Management Plan	Services Related to a Highway	2021	100,000	-		100,000	75,000		25,000	17,000	8,000
	<b>Sub-Total</b>			<b>200,000</b>	<b>-</b>		<b>200,000</b>	<b>150,000</b>	<b>-</b>	<b>50,000</b>	<b>34,000</b>	<b>16,000</b>
19	Downtown River Systems Study	Parks and Recreation Services	2020-2021	350,000	-		350,000	-		350,000	238,000	112,000
	<b>Fire/Police/Ambulance</b>											
20	Fire Master Plan	Fire Protection Services	2022	100,000	-		100,000	40,000		60,000	40,800	19,200
21	Police Deployment Strategy	Policing Services	2019-2028	100,000	-		100,000	50,000		50,000	34,000	16,000
22	Fire Planning Study/Needs Assessment	Fire Protection Services	2021	20,000	-		20,000	-		20,000	13,600	6,400
23	Fire Planning Study/Needs Assessment	Fire Protection Services	2026	20,000	-		20,000	-		20,000	13,600	6,400
24	Ambulance Planning Study/Needs Assessment	Ambulance Services	2021	106,000	-		106,000	-	40,280	65,720	44,690	21,030
25	Ambulance Planning Study/Needs Assessment	Ambulance Services	2026	121,000	-		121,000	-	45,980	75,020	51,014	24,006
	<b>Traffic</b>											
26	Traffic Signal System	Services Related to a Highway	2021	100,000	-		100,000	-		100,000	68,000	32,000
	<b>Water, Wastewater and Stormwater</b>											
27	Stormwater Master Plan	Stormwater Services	2020	250,000	-		250,000	-		250,000	170,000	80,000
	<b>Library</b>											
28	Library Strategic Plan	Library Services	2023-2027	50,000	-		50,000	25,000		25,000	17,000	8,000
29	Library Master Plan	Library Services	2021	100,000	-		100,000	25,000		75,000	51,000	24,000
	<b>Waste Diversion</b>											
30	Waste Management Master Plan	Waste Diversion Services	2019	450,000	-		450,000	150,000		300,000	204,000	96,000
31	Waste Management Master Plan	Waste Diversion Services	2024	450,000	-		450,000	150,000		300,000	204,000	96,000



Figure 4-10 Continued  
City of Guelph  
Growth Studies Capital – Updated

Prj.No	Increased Service Needs Attributable to Anticipated Development	D.C. Eligible Services to which Study Relates	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 68%	Non-Residential Share 32%
	2018-2027											
	Other											
32	Development Charges Study											
32a	Development Charges Study	Water Services	2022-2023	77,667	-		77,667	-		77,667	52,814	24,854
32b	Development Charges Study	Wastewater Services	2022-2023	73,426	-		73,426	-		73,426	49,930	23,496
32c	Development Charges Study	Stormwater Services	2022-2023	2,532	-		2,532	-		2,532	1,722	810
32d	Development Charges Study	Services Related to a Highway	2022-2023	64,233	-		64,233	-		64,233	43,679	20,555
32e	Development Charges Study	Public Works	2022-2023	6,030	-		6,030	-		6,030	4,100	1,930
32f	Development Charges Study	Transit Services	2022-2023	17,781	-		17,781	-		17,781	12,091	5,690
32g	Development Charges Study	Policing Services	2022-2023	7,458	-		7,458	-		7,458	5,071	2,387
32h	Development Charges Study	Fire Protection Services	2022-2023	3,567	-		3,567	-		3,567	2,425	1,141
32i	Development Charges Study	Ambulance Services	2022-2023	716	-		716	-		716	487	229
32j	Development Charges Study	Parks and Recreation Services	2022-2023	17,252	-		17,252	-		17,252	11,732	5,521
32k	Development Charges Study	Library Services	2022-2023	3,876	-		3,876	-		3,876	2,635	1,240
32l	Development Charges Study	Provincial Offences Act	2022-2023	42	-		42	-		42	29	14
32m	Development Charges Study	Health Services	2022-2023	1,470	-		1,470	-		1,470	1,000	470
32n	Development Charges Study	Waste Diversion Services	2022-2023	2,949	-		2,949	-		2,949	2,006	944
	<b>Sub-Total</b>			<b>279,000</b>	-	-	<b>279,000</b>	-	-	<b>279,000</b>	<b>189,720</b>	<b>89,280</b>
33	Asset Management Plan											
33a	Asset Management Plan	Water Services	2023	11,000	-	1,100	9,900	7,425		2,475	1,683	792
33b	Asset Management Plan	Wastewater Services	2023	11,000	-	1,100	9,900	7,425		2,475	1,683	792
33c	Asset Management Plan	Stormwater Services	2023	21,000	-	2,100	18,900	14,175		4,725	3,213	1,512
33d	Asset Management Plan	Services Related to a Highway	2023	16,000	-	1,600	14,400	10,800		3,600	2,448	1,152
33e	Asset Management Plan	Fire Protection Services	2023	4,000	-	400	3,600	2,700		900	612	288
33f	Asset Management Plan	Ambulance Services	2023	4,000	-	400	3,600	2,700		900	612	288
33g	Asset Management Plan	Parks and Recreation Services	2023	18,000	-	1,800	16,200	12,150		4,050	2,754	1,296
33h	Asset Management Plan	Library Services	2023	4,000	-	400	3,600	2,700		900	612	288
33i	Asset Management Plan	Waste Diversion Services	2023	11,000	-	1,100	9,900	7,425		2,475	1,683	792
	<b>Sub-Total</b>			<b>100,000</b>	-	<b>10,000</b>	<b>90,000</b>	<b>67,500</b>	-	<b>22,500</b>	<b>15,300</b>	<b>7,200</b>



Figure 4-10 Continued  
City of Guelph  
Growth Studies Capital – Updated  
2018\$

Prj.No	Increased Service Needs Attributable to Anticipated Development	D.C. Eligible Services to which Study Relates	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 68%	Non-Residential Share 32%
	2018-2027											
34	Cycling Master Plan Update											
34a	Cycling Master Plan Update	Services Related to a Highway	2020	50,000	-		50,000	12,500		37,500	25,500	12,000
34b	Cycling Master Plan Update	Parks and Recreation Services	2020	50,000	-		50,000	12,500		37,500	25,500	12,000
	<b>Sub-Total</b>			<b>100,000</b>	<b>-</b>	<b>-</b>	<b>100,000</b>	<b>25,000</b>	<b>-</b>	<b>75,000</b>	<b>51,000</b>	<b>24,000</b>
39	Reserve Fund Adjustment			2,143,822	-		2,143,822	-		2,143,822	1,457,799	686,023
	<b>Total</b>			<b>12,259,922</b>	<b>-</b>	<b>531,125</b>	<b>11,515,047</b>	<b>2,874,814</b>	<b>86,260</b>	<b>8,553,973</b>	<b>5,816,702</b>	<b>2,737,271</b>



## 4.9 D.C. By-law Revised Schedule of Charges

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### 4.9.1 *Updated D.C. Calculation (2018\$)*

Figure 4-11 provides the calculations to the updated proposed D.C. to be imposed on anticipated development in the City for municipal-wide services over the urban build out forecast period (2018 buildout (2031)) as described earlier in this chapter. Figure 4-12 provides for D.C. calculations on a 10-year forecast basis for municipal-wide services (2018-2027). Figure 4-13 provides the revised D.C. calculations for parking services (that will become ineligible as of September 18, 2022).

The calculations provided herein are based on the same methodology as was provided for in the 2018 D.C. Study. For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible D.C. cost calculations set out in Figures 4-11 to 4-13 are based on the net anticipated population increase. The cost per capita is then multiplied by the average occupancy of the new units to calculate the charge. With respect to non-residential development, the total costs allocated to non-residential development (based on need for service) have been divided by the anticipated development over the planning periods to calculate the blended costs per sq.ft. of gross floor area for each service/class of service.





Figure 4-11  
City of Guelph  
Municipal-wide D.C. Calculations  
2018 – Buildout (2031)  
2018\$

SERVICE/CLASS OF SERVICE	2018 \$ DC Eligible Cost		2018 \$ DC Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
1. <u>Public Works (Facilities, Vehicles &amp; Equipment)</u>				
1.1 Water Services	131,491	89,120	11	0.01
1.2 Wastewater Services	43,811	30,445	4	-
1.3 Stormwater Services	43,811	609,033	4	0.03
1.4 Services Related to a Highway	2,420,134	1,111,093	210	0.06
1.5 Parks and Recreation Services	350,663	236,916	31	0.02
1.6 Fire Protection Services	87,681	60,931	8	-
1.7 Policing Services	87,681	73,333	8	-
1.8 Waste Diversion	569,835	442,214	50	0.03
1.9 Transit Services	2,367,020	1,585,121	205	0.09
1.10 Ambulance Services	43,847	29,343	4	-
	6,145,973	4,267,548	535	0.24
<b>TOTAL</b>	<b>\$6,145,973</b>	<b>\$4,267,548</b>	<b>\$535</b>	<b>\$0.24</b>
D.C.-Eligible Capital Cost	\$6,145,973	\$4,267,548		
Buildout (2031) Gross Population / GFA Growth (sq.ft.)	38,270	17,600,900		
<b>Cost Per Capita / Non-Residential GFA (sq.ft.)</b>	<b>\$160.60</b>	<b>\$0.24</b>		
<b>By Residential Unit Type</b>	<b>p.p.u</b>			
Single and Semi-Detached Dwelling	3.332	\$535		
Apartments - 2+ Bedrooms/Stacked Townhouse	1.849	\$297		
Apartments - Bachelor and 1 Bedroom/Stacked Townhouse	1.322	\$212		
Multiple Attached Dwelling	2.455	\$394		
Special Care/Special Dwelling Units	1.100	\$177		



Figure 4-12  
City of Guelph  
Municipal-wide D.C. Calculations  
2018 – 2027  
2018\$

SERVICE/CLASS OF SERVICE	2018 \$ DC Eligible Cost		2018 \$ DC Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
2. <u>Parks and Recreation Services</u>				
2.1 Parkland development, amenities, trails, vehicles & equipment	28,313,869	1,490,204	3,728	0.20
2.2 Recreation facilities, vehicles & equipment	38,620,716	2,032,669	5,085	0.27
	66,934,584	3,522,873	8,813	0.47
3. <u>Library Services</u>				
3.1 Library facilities & vehicles	3,592,549	189,082	473	0.03
3.2 Library materials	2,767,911	145,680	364	0.02
	6,360,459	334,761	837	0.05
4. <u>Growth Studies</u>				
4.1 Water Services	481,890	226,772	63	0.03
4.2 Wastewater Services	478,063	224,971	63	0.03
4.3 Stormwater Services	1,527,407	718,780	201	0.10
4.4 Services Related to a Highway	815,037	383,547	107	0.05
4.5 Public Works	5,441	2,561	1	-
4.6 Transit Services	16,046	7,551	2	-
4.7 Policing Services	51,851	24,400	7	-
4.8 Fire Protection Services	159,774	75,188	21	0.01
4.9 Ambulance Services	193,966	91,278	26	0.02
4.10 Parks and Recreation Services	1,175,622	553,234	155	0.07
4.11 Library Services	160,053	75,319	21	0.01
4.12 Provincial Offences Act	38	18	-	-
4.13 Health Services	1,327	624	-	-
4.14 Waste Diversion Services	726,473	341,870	96	0.05
4.15 Housing Services	121,826	57,330	16	0.01
	5,914,813	2,783,441	779	0.38
5. <u>Public Health</u>				
5.1 Health department space	2,285,513	253,946	301	0.03
6. <u>Provincial Offences Act</u>				
6.1 POA facilities	49,798	23,434	7	-
7. <u>Ambulance</u>				
7.1 Ambulance facilities and Vehicles	840,860	395,699	111	0.05
8. <u>Waste Diversion</u>				
8.1 Waste diversion facilities, vehicles, equipment and other	4,178,044	917,132	550	0.13
<b>TOTAL</b>	<b>\$86,564,071</b>	<b>\$8,231,286</b>	<b>\$11,399</b>	<b>\$1.11</b>
D.C.-Eligible Capital Cost	86,564,071	\$8,231,286		
10 Year Gross Population / GFA Growth (sq.ft.)	25,304	7,442,800		
<b>Cost Per Capita / Non-Residential GFA (sq.ft.)</b>	<b>\$3,420.96</b>	<b>\$1.11</b>		
<b>By Residential Unit Type</b>	<b>p.p.u</b>			
Single and Semi-Detached Dwelling	3.332	\$11,399		
Apartments - 2+ Bedrooms/Stacked Townhouse	1.849	\$6,325		
Apartments - Bachelor and 1 Bedroom/Stacked Townhouse	1.322	\$4,523		
Multiple Attached Dwelling	2.455	\$8,398		
Special Care/Special Dwelling Units	1.100	\$3,763		



Figure 4-13  
City of Guelph  
Municipal-wide D.C. Calculations – Parking  
2018 – 2027  
2018\$

SERVICE/CLASS OF SERVICE	2018 \$ DC Eligible Cost		2018 \$ DC Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
9. Parking Services	\$	\$	\$	\$
9.1 Municipal parking spaces	9,365,810	4,407,440	1,233	0.60
9.2 Parking Studies	76,500	36,000	10	-
	9,442,310	4,443,440	1,243	0.60
<b>TOTAL</b>	<b>\$9,442,310</b>	<b>\$4,443,440</b>	<b>\$1,243</b>	<b>\$0.60</b>
D.C.-Eligible Capital Cost	\$9,442,310	\$4,443,440		
10 Year Gross Population / GFA Growth (sq.ft.)	25,304	7,442,800		
<b>Cost Per Capita / Non-Residential GFA (sq.ft.)</b>	<b>\$373.15</b>	<b>\$0.60</b>		
<b>By Residential Unit Type</b>	<b>p.p.u</b>			
Single and Semi-Detached Dwelling	3.332	\$1,243		
Apartments - 2+ Bedrooms/Stacked Townhouse	1.849	\$690		
Apartments - Bachelor and 1 Bedroom/Stacked Townhouse	1.322	\$493		
Multiple Attached Dwelling	2.455	\$916		
Special Care/Special Dwelling Units	1.100	\$410		

Figure 4-14 compares the amended and existing single detached dwelling unit charges and Figure 4-15 compares the amended and existing non-residential charges per square foot. These charges are represented in 2018 values.



Figure 4-14  
City of Guelph  
Comparison of Residential Single Detached Unit D.C. as per the  
2019 D.C. By-law and Re-Calculated Charges  
2018\$

Service/Class	As per By-law 2019-20372 2018 \$	Re-Calculated 2018 \$
<b>Municipal Wide Services:</b>		
Services Related to a Highway	5,699	5,699
Public Works, Facilities and Fleet <sup>1</sup>	550	535
Fire Protection Services	316	316
Police Services	662	662
Transit Services	2,750	2,750
Parking Services <sup>2</sup>	1,160	1,243
Parks and Recreation Services <sup>3</sup>	7,750	8,813
Library Services	967	837
Growth Studies <sup>4</sup>	762	779
Public Health	235	301
Provincial Offences Act	7	7
Ambulance	111	111
Waste Diversion	495	550
<b>Total Municipal Wide Services</b>	<b>21,464</b>	<b>22,604</b>
<b>Urban Services:</b>		
Stormwater Drainage and Control Services	225	225
Wastewater Services	6,516	6,516
Water Services	6,893	6,893
<b>Total Urban Specific Services</b>	<b>13,634</b>	<b>13,634</b>
<b>Grand Total - Urban Serviced Area</b>	<b>35,098</b>	<b>36,238</b>

<sup>1</sup> Previously included under Services Related to a Highway

<sup>2</sup> Eligible until September 18, 2022

<sup>3</sup> Previously presented as two separate charges for Outdoor & Indoor Recreation Services.

<sup>4</sup> Previously presented as Administration



Figure 4-15  
City of Guelph  
Comparison of Existing and Amending Non-Residential D.C.(per sq. ft.)  
2018\$

Service/Class	As per By-law 2019-20372 2018 \$	Re-Calculated 2018 \$
<b>Municipal Wide Services:</b>		
Services Related to a Highway	2.59	2.59
Public Works, Facilities and Fleet <sup>1</sup>	0.25	0.24
Fire Protection Services	0.15	0.15
Police Services	0.30	0.30
Transit Services	1.32	1.32
Parking Services <sup>2</sup>	0.56	0.60
Parks and Recreation Services <sup>3</sup>	0.42	0.47
Library Services	0.05	0.05
Growth Studies <sup>4</sup>	0.37	0.38
Public Health	0.03	0.03
Provincial Offences Act	-	-
Ambulance	0.05	0.05
Waste Diversion	0.11	0.13
<b>Total Municipal Wide Services</b>	<b>6.20</b>	<b>6.31</b>
<b>Urban Services:</b>		
Stormwater Drainage and Control Services	0.10	0.10
Wastewater Services	2.95	2.95
Water Services	3.12	3.12
<b>Total Urban Specific Services</b>	<b>6.17</b>	<b>6.17</b>
<b>Grand Total - Urban Serviced Area</b>	<b>12.37</b>	<b>12.48</b>

<sup>1</sup> Previously included under Services Related to a Highway

<sup>2</sup> Eligible until September 18, 2022

<sup>3</sup> Previously presented as two separate charges for Outdoor & Indoor Recreation Services.

<sup>4</sup> Previously presented as Administration

#### 4.9.2 Revised D.C. Rates (2018\$)

Based on the calculations above, the Municipal-wide D.C. (in 2018\$) is calculated to increase from \$21,464 to \$22,604 per single detached unit and from \$6.20 to \$6.31 per square foot for non-residential development.



There is no change to the urban services (water, wastewater and stormwater). Figure 4-16 provides for the updated Municipal-wide D.C.s in 2018 values, as the study was originally completed in 2018. This figure would be included as the amending schedule to the D.C. by-law (with Parking separated into a second schedule as it is only effective until September 18, 2022). As the D.C. are indexed annually, the amending rates, for the services updated as per this report, are subject to the indexing that has taken place since by-law (2019)-20372 was passed.



Figure 4-16  
City of Guelph  
Updated Development Charge Schedule (2018\$)

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2+ Bedrooms/Stacked Townhouse	Apartments - Bachelor and 1 Bedroom/Stacked Townhouse	Multiple Attached Dwelling	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services/Classes:</b>						
Services Related to a Highway	5,699	3,163	2,261	4,199	1,881	2.59
Fire Protection Services	316	175	125	233	104	0.15
Policing Services	662	367	263	488	219	0.30
Transit Services	2,750	1,526	1,091	2,026	908	1.32
Parking Services <sup>1</sup>	1,243	690	493	916	410	0.60
Parks and Recreation Services <sup>2</sup>	8,813	4,891	3,497	6,494	2,910	0.47
Public Works (Facilities, Vehicles & Equipment) <sup>3</sup>	535	297	212	395	177	0.24
Library Services	837	464	332	617	276	0.05
Growth Studies <sup>4</sup>	779	432	309	574	257	0.38
Public Health	301	167	119	222	99	0.03
Provincial Offences Act	7	4	3	5	2	0.00
Ambulance	111	62	44	82	37	0.05
Waste Diversion	550	305	218	405	182	0.13
<b>Total Municipal Wide Services/Classes</b>	<b>22,604</b>	<b>12,543</b>	<b>8,967</b>	<b>16,656</b>	<b>7,462</b>	<b>6.31</b>
<b>Urban Services</b>						
Stormwater Drainage and Control Services	225	125	89	166	74	0.10
Wastewater Services	6,516	3,616	2,585	4,801	2,151	2.95
Water Services	6,893	3,825	2,735	5,079	2,276	3.12
<b>Total Urban Services</b>	<b>13,634</b>	<b>7,566</b>	<b>5,409</b>	<b>10,046</b>	<b>4,501</b>	<b>6.17</b>
<b>GRAND TOTAL MUNICIPAL WIDE</b>	<b>22,604</b>	<b>12,543</b>	<b>8,967</b>	<b>16,656</b>	<b>7,462</b>	<b>6.31</b>
<b>GRAND TOTAL URBAN SERVICED AREA</b>	<b>36,238</b>	<b>20,109</b>	<b>14,376</b>	<b>26,702</b>	<b>11,963</b>	<b>12.48</b>

<sup>1</sup> Eligible until September 18, 2022

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

<sup>3</sup> Previously included under Services Related to a Highway

<sup>4</sup> Previously presented as Administration



# Chapter 5

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





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

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

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

- Six equal annual D.C. payments commencing at occupancy for rental housing and institutional developments;
- Non-profit housing developments will be allowed to pay their D.C.s in 21 equal annual payments; and
- The D.C. amount for all developments occurring within 2 years of a site plan or zoning by-law amendment planning approval (for applications submitted after January 1, 2020) shall be determined based on the D.C. in effect on the day of the site plan or zoning by-law amendment application.

Instalment payments and payments determined at the time of site plan or zoning by-law amendment application may be subject to annual interest charges. The interest rate has been adopted by City Council which is based on the City’s D.C. Interest Policy # CS-2020-23. This policy may be amended from time to time.

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

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

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

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



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

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

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

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

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

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

No development charge shall be payable where the development:

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



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

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

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

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

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



# Chapter 6

## Recommendations



## 6. Recommendations

It is recommended that Council:

“Approve the Development Charges Update Study dated September 17, 2021, as amended (if applicable)”;

“Approve the updated capital projects set out in Chapter 4 of the Development Charges Update Study dated September 17, 2021”;

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

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



# Appendix A

## Existing Policies under By-law (2019)-20372



## A-1: Existing Policies under By-law (2019)-20372

The following sections provide rules governing the calculation, payment, and collection of D.C.s as provided in By-law (2019)-20372, in accordance with the D.C.A.

### **3.4. Approval for Development**

- a) Development Charges shall be imposed in accordance with this By-law on all Development which requires:
  - (i) the passing of a Zoning By-law or of an amendment to a Zoning By-law under section 34 of the Planning Act;
  - (ii) the approval of a minor variance under section 45 of the Planning Act;
  - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
  - (iv) the approval of a plan of subdivision under section 51 of the Planning Act;
  - (v) a consent under section 53 of the Planning Act;
  - (vi) the approval of a description under section 9 of the Condominium Act, S.O. 1998, c. C.19, as amended, or any successor thereof; or
  - (vii) the issuing of a permit under the Building Code Act in relation to a building or structure.
- b) Despite section 3.4(a) of this By-law, Development Charges shall not be imposed on Development that requires one of the actions described in section 3.4(a) if the only effect of the action is to:
  - (i) permit the enlargement of an existing Dwelling Unit;
  - (ii) permit the creation of up to two (2) additional Dwelling Units as Prescribed under section 2(3) of the Act, subject to the Prescribed restrictions, in Prescribed classes of existing residential buildings; or



- (iii) permit the creation of a second dwelling, subject to the Prescribed restrictions, in Prescribed classes of new residential buildings.
- c) No more than one (1) Development Charge for each Service shall be imposed upon any Development to which this By-law applies even though two (2) or more of the actions described in section 3.4(a) are required for the Development.
- d) Despite section 3.4(c), if two (2) or more of the actions described in section 3.4(a) occur at different times, additional Development Charges shall be imposed if the subsequent action has the effect of increasing the need for Services.

### **Amount of Charges**

#### **Residential**

- 3.6 Where a Development Charge is imposed for Development of a Residential Use, the amount of the Development Charges shall be as set out in the appropriate "Residential" column of Schedule B, for the Residential Uses, including any Dwelling Unit(s) accessory to a Non-Residential Use and, in the case of a mixed use building or structure, on the Residential Uses in the mixed use building or structure, including the residential component of a Live/Work Unit, according to the type of residential unit and calculated with respect to each of the Services according to the type of Residential Use.

#### **Non-Residential**

- 3.7 Where a Development Charge is imposed for Development of a Non-Residential Use, the amount of the Development Charge shall be as set out in the "Non-Residential" column of Schedule B for the Non-Residential Uses, and in the case of a mixed-use building, on the non-residential component of the mixed-use building, including the non-residential component of a Live/Work unit, according to the type and gross floor area of the non-residential component.





### **Time of Payment of Development Charges**

- 3.11 Development Charges imposed under this By-law are calculated, payable, and collected upon issuance of a building permit for the Development.
- 3.12 Despite section 3.11, Council, from time to time and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

### **5. Indexing**

Development Charges pursuant to this By-law shall be adjusted annually, without amendment to this By-law, commencing on the first anniversary date of this By-law coming into effect and on each anniversary date thereafter, in accordance with the index prescribed in the applicable regulation made under the Act.

### **Exemptions**

- 3.5.1 Notwithstanding the provisions of this By-law, Development Charges shall not be imposed with respect to:
- (a) Development of land, buildings or structures for University Related Purposes within the University defined area as set out in Schedule C;
  - (b) land, buildings or structures outside the defined area as set out in Schedule C, which are now owned directly or indirectly by the University or on behalf of the University or which may be acquired by the University and which are developed or occupied for University Related Purposes, provided that, where only a part of such land, buildings or structures are so developed, then only that part shall be exempt from the Development Charges specified under this By-law;
  - (c) Development for a Place of Worship or for the purposes of a cemetery or burial site exempt from taxation under the Assessment Act;
  - (d) Development by a college established under the Ontario Colleges of Applied Arts and Technology Act, 2002, S.O. 2002, c.8, Sched. F, as amended, or any successor thereto;



- (e) Development for temporary Non-Residential Uses permitted pursuant to section 39 of the Planning Act;
- (f) Development, solely for the purposes of creating or adding an Accessory Use or accessory structure not exceeding 10 square metres of Gross Floor Area;
- (g) Development of or by a hospital receiving aid under the Public Hospitals Act, R.S.O. 1990, c. P.40, as amended, or any successor thereto;
- (h) The exempt portion of an enlargement of the Gross Floor Area of an Existing Industrial Building in accordance with section 4 of the Act, subject to section 3.5.2 of this By-law;
- (i) Development of a Parking Structure.

## **20. Expiry**

The by-law will expire on March 2, 2024, unless it is repealed by Council at an earlier date.



# Appendix B

## Service Standards



**Table B-1**  
**SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED**  
**FOR SERVICES REVISED IN THIS 2021 UPDATE STUDY**

Service/Class Category	Sub-Component	10 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)	Quantity (per capita)		Quality (per capita)		
Parking	Parking Spaces	\$475	0.0155	No. of Parking Items	30,648	per item	10,719,278
	Parking Meters & Equipment	\$3	0.0007	sq.ft. of building area	4,614	per sq.ft.	72,885
Parks and Recreation	Parkland Development	\$1,671	0.0224	Acres of Parkland	74,613	per acre	37,713,787
	Parkland Amenities	\$620	0.0038	No. of parkland amenities	163,239	per amenity	13,997,295
	Parkland Amenities - Buildings	\$129	0.0220	sq.m. of parkland amenity buildings	5,875	per sq.m.	2,916,301
	Parkland Trails	\$127	0.5622	Linear Metres of Paths and Trails	225	per lin m.	2,858,986
	Parks Operations and Forestry Vehicles and Equipment	\$46	0.0008	No. of vehicles and equipment	57,638	per vehicle	1,040,472
	Indoor Recreation Facilities	\$1,762	4.0082	sq.ft. of building area	440	per sq.ft.	39,754,566
	Recreation Vehicles and Equipment	\$13	0.0009	No. of vehicles and equipment	14,167	per vehicle	287,704
Library	Library Facilities	\$155	0.4607	sq.ft. of building area	337	per sq.ft.	3,504,796
	Library Vehicles	\$2	0.00001	No. of vehicles and equipment	243,750	per vehicle	44,002
	Library Collection Materials	\$129	3.7810	No. of library collection items	34	per collection item	2,913,593
Ambulance	Ambulance Facilities	\$31	0.1105	sq.ft. of building area	281	per sq.ft.	699,515
	Ambulance Vehicles	\$45	0.0007	No. of vehicles and equipment	64,443	per vehicle	1,017,907
Provincial Offences Act	Provincial Offences Act Facilities	\$61	0.1100	sq.ft. of building area	553.1818	per sq.ft.	1,373,080
Public Health	Health Facilities	\$95	0.2650	sq.ft. of building area	357	per sq.ft.	2,136,906
Waste Diversion	Waste Diversion - Facilities - Stations/Depots	\$1,926	1.0986	sq.ft. of building area	1,753	per sq.ft.	43,449,133
	Waste Diversion - Vehicles & Equipment	\$36	0.0004	No. of vehicles and equipment	91,175	per item	822,946
	Waste Diversion - Other	\$60	0.4969	No. of items	122	per item	1,362,475



**City of Guelph  
Service Standard Calculation Sheet**

Service: Parkland Development  
Unit Measure: Acres of Parkland

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2018 Value (\$/Acre)
<b>URBAN SQUARES</b>											
Parkland - City Owned	1.8	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	\$908,000
Parkland - City Owned	-	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$693,000
<b>NEIGHBOURHOOD/COMMUNITY PARKS</b>											
Parkland - City Owned	8.4	22.0	26.3	26.4	31.3	31.9	34.4	34.4	34.4	34.4	\$196,000
Parkland - City Owned	460.0	460.0	460.0	460.0	460.0	460.0	460.0	460.0	460.0	488.8	\$140,000
Parkland - Owned -by Others (net acres)	152.9	149.2	148.1	148.1	148.1	148.1	148.1	148.1	148.1	148.1	\$90,500
Parkland - City Owned Open Space	-	-	-	-	-	-	-	0.3	0.3	0.3	\$7,000
Gravel Parking	4.7	4.7	4.6	4.6	4.6	4.6	4.6	4.6	4.6	2.3	\$121,000
Asphalt Parking	2.9	3.2	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	\$289,000
<b>NATURAL OPEN SPACE</b>											
Parkland - City Owned	577.2	722.6	799.6	799.6	799.6	799.6	799.6	808.0	808.0	808.0	\$35,800
Parkland - Owned -by Others (net acres)	1,179.6	1,179.6	1,179.6	1,179.6	1,179.6	1,179.6	1,179.6	1,179.6	1,179.6	1,179.6	\$35,800
Gravel Parking	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	\$121,000
<b>REGIONAL PARKS</b>											
Parkland - City Owned	357.9	357.9	357.9	419.7	419.7	419.7	419.7	419.7	419.7	419.7	\$162,000
Parkland - Owned -by Others	169.1	169.1	169.1	169.1	169.1	169.1	169.1	169.1	169.1	169.1	\$90,500
Asphalt Parking	17.7	17.7	17.7	17.7	17.7	17.7	17.7	17.7	17.7	17.7	\$289,000
<b>PARKLAND (Shared with Schools)</b>											
Community Parks Shared with Schools (50%)	73.0	73.0	73.0	73.0	73.0	73.0	73.0	73.0	73.0	73.0	\$90,500
Regional Parks Shared with Schools (50%)	16.0	16.0	16.0	16.0	16.0	16.0	16.0	16.0	16.0	16.0	\$90,500
Deduction for Amenity Space	(352.1)	(358.1)	(361.1)	(361.1)	(361.1)	(361.1)	(361.1)	(364.1)	(364.7)	(364.7)	\$90,500
<b>Total</b>	<b>2,670</b>	<b>2,820</b>	<b>2,897</b>	<b>2,959</b>	<b>2,964</b>	<b>2,965</b>	<b>2,967</b>	<b>2,973</b>	<b>2,972</b>	<b>2,999</b>	

Population	121,688	123,275	125,003	127,232	129,157	131,794	134,033	136,381	138,163	140,219
Per Capita Standard	0.0219	0.0229	0.0232	0.0233	0.0229	0.0225	0.0221	0.0218	0.0215	0.0214

<b>10 Year Average</b>	<b>2011-2020</b>
Quantity Standard	0.0224
Quality Standard	\$74,613
Service Standard	\$1,671

<b>DC Amount (before deductions)</b>	<b>10 Year</b>
Forecast Population	22,565
\$ per Capita	\$1,671
Eligible Amount	\$37,713,787



**City of Guelph  
Service Standard Calculation Sheet**

Service: Parkland Amenities  
Unit Measure: No. of parkland amenities

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2018 Value (\$/item)
<b>NEIGHBOURHOOD PARKS</b>											
Softball Diamonds	29	29	29	29	29	29	29	29	29	29	\$179,000
HardBall Diamonds	3	3	3	3	3	3	3	3	3	3	\$236,000
Soccer Pitches - Irrigated	-	2	2	2	2	2	2	2	2	2	\$201,000
Mini-Soccer	19	19	19	19	19	19	19	19	15	15	\$50,300
Tennis Courts (each)	6	7	7	7	7	7	7	7	7	7	\$59,800
Tennis Courts (lit) - 3 courts	7	7	7	7	7	7	7	7	7	7	\$201,000
Basketball (half courts)	32	32	32	32	32	32	32	32	32	32	\$33,500
Basketball (full courts)	7	7	7	7	7	7	7	7	7	7	\$50,300
Volleyball	13	13	13	13	13	13	13	13	13	13	\$27,900
Play equipment (Junior & Senior)	55	56	56	56	56	56	57	57	59	59	\$134,000
Outdoor fitness equipment	-	-	-	-	-	-	-	-	3	3	\$9,100
Play equipment (with rubber safety surface)	-	-	-	-	1	1	1	1	1	1	\$332,000
Rink (outdoor) lit	27	28	28	28	28	28	28	28	28	28	\$77,600
Gazebo	5	6	6	6	6	6	6	6	6	6	\$67,800
Water Play (recycle system - concrete surfacing)	-	-	-	-	-	-	1	1	1	1	\$503,000
<b>COMMUNITY PARKS</b>											
Hardball Diamonds - lit and irrigated	3	3	3	3	3	3	3	3	3	3	\$705,000
Soccer Pitches - irrigated		2	2	2	2	2	2	2	2	2	\$201,000
Soccer Pitches - lit and irrigated	3	3	3	3	3	3	3	3	3	3	\$358,000
Mini-Soccer	2	2	2	2	2	2	2	2	2	2	\$50,300
Basketball (half courts)	-	1	1	1	1	1	1	1	1	1	\$33,500
Play Equipment (junior and senior)	12	13	13	13	13	13	13	13	13	13	\$134,000
Play Equipment (with rubber safety surface)	1	1	1	1	1	1	1	1	1	1	\$332,000
Gazebo	8	9	9	9	9	9	9	9	9	9	\$67,800
Picnic Shelter	3	3	3	3	3	4	4	4	4	4	\$145,000
Water Play (recycle system - concrete surfacing)	3	3	3	3	3	3	4	4	4	4	\$503,000
Fenced Dog Park - Peter Misersky	-	-	-	-	-	-	-	-	1	1	\$63,300
Fenced Dog Park - Bristol Park	-	-	-	-	-	-	-	-	1	1	\$54,000



**City of Guelph**  
**Service Standard Calculation Sheet**

Service: Parkland Amenities  
Unit Measure: No. of parkland amenities

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2018 Value (\$/item)
<b>REGIONAL PARKS</b>											
Softball Diamonds	7	7	7	7	7	7	7	7	7	7	\$179,000
Softball Diamonds - lit	5	5	5	5	5	5	5	5	5	5	\$488,000
Hardball Diamonds	9	9	9	9	9	9	9	9	9	9	\$232,000
Hardball Diamonds - lit	2	2	2	2	2	2	2	2	2	2	\$658,000
Hardball Diamonds - lit & irrigated	4	4	4	4	4	4	4	4	4	4	\$682,000
Soccer Pitches	9	9	9	9	9	9	9	9	9	9	\$201,000
Soccer Pitches - lit	2	2	2	2	2	2	2	2	2	2	\$374,000
Soccer Pitches - lit & irrigated	4	4	4	4	4	4	4	4	4	4	\$413,000
Football Fields - lit & irrigated	-	-	2	2	2	2	2	2	2	2	\$751,000
Soccer Pitches - lit (bubble)	1	1	1	1	1	1	1	1	1	1	\$1,686,000
Mini-Soccer	3	3	3	3	3	3	3	3	3	3	\$50,300
Mini-Soccer - irrigated	-	-	-	-	-	-	-	-	6	6	\$63,300
Tennis Courts - lit	9	9	9	9	9	11	11	11	11	11	\$201,000
Basketball - lit (half courts)	2	2	2	2	2	2	2	2	2	2	\$33,500
Basketball - lit (full courts)	1	1	1	1	1	1	1	1	1	1	\$50,300
Volleyball	2	2	2	2	2	2	2	2	2	2	\$27,900
Cricket Pitches/Multi-use Fields	1	1	1	1	1	1	1	2	2	2	\$310,000
Play Equipment (junior and senior)	9	9	9	9	9	9	9	8	7	7	\$134,000
Play Equipment with rubber surfacing	-	-	-	-	-	-	-	1	3	3	\$332,000
Rink/Path (outdoor) lit	2	2	2	2	2	2	2	2	2	2	\$77,600
Gazebo	3	3	3	3	3	3	3	3	3	3	\$67,800
Picnic Shelter	5	5	5	5	5	5	5	5	5	5	\$145,000
Water Play (recycle system - concrete surfacing)	1	1	1	1	1	2	2	2	1	1	\$503,000
Wading Pool	1	1	1	1	1	1	1	1	1	1	\$134,000
Running Track	2	2	2	2	2	2	2	2	2	2	\$1,229,000
Lawn Bowling Green	2	2	2	2	2	2	2	2	2	2	\$279,000
Carousel	1	1	1	1	1	1	1	1	1	1	\$400,000
Train Amusement Ride	1	1	1	1	1	1	1	1	1	1	\$1,341,000
Skatepark Facility (leased)	1	1	1	1	1	1	1	1	1	1	\$132,000
Skate path (leased land)	-	-	-	-	-	-	-	1	1	1	\$100,000
Disc golf course	-	-	-	-	-	-	-	1	1	1	\$9,100



**City of Guelph  
Service Standard Calculation Sheet**

Service: Parkland Amenities  
Unit Measure: No. of parkland amenities

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2018 Value (\$/item)
<b>AMENITIES SHARED WITH SCHOOLS:</b>											
<b>COMMUNITY PARKS</b>											
SoftBall Diamonds	12	12	12	12	12	12	12	12	12	12	\$179,000
SoftBall Diamonds - Lit	14	14	14	14	14	14	14	14	14	14	\$447,000
Scrub Diamonds	1	1	1	1	1	1	1	1	1	1	\$59,200
Soccer Pitches	20	20	20	20	20	20	20	20	20	20	\$76,000
Mini-Soccer	10	10	10	10	10	10	10	10	10	10	\$50,300
Soccer Pitches (Lit)	3	3	3	3	3	3	3	3	3	3	\$374,000
Tennis Courts (lit)	4	4	4	4	4	4	4	4	4	4	\$201,000
Basketball (half court)	47	47	47	47	47	47	47	47	47	47	\$33,500
Basketball (full court)	16	16	16	16	16	16	16	16	16	16	\$50,300
Gazebo	8	8	8	8	8	8	8	8	8	8	\$67,800
<b>REGIONAL PARKS</b>											
SoftBall Diamonds (Lit)	1	1	1	1	1	1	1	1	1	1	\$488,000
Soccer Pitches	1	1	1	1	1	1	1	1	1	1	\$201,000
Soccer Pitches (Lit & Irrigated)	3	3	3	3	3	3	3	3	3	3	\$413,000
Volleyball	2	2	2	2	2	2	2	2	2	2	\$27,900
Running Track	1	1	1	1	1	1	1	1	1	1	\$1,229,000
<b>URBAN SQUARE</b>											
Artificial Ice Rink	1	1	1	1	1	1	1	1	1	1	\$2,214,000
Pavilion	1	1	1	1	1	1	1	1	1	1	\$1,109,000
Water Feature and Shrouds	1	1	1	1	1	1	1	1	1	1	\$1,283,000
<b>Total</b>	<b>473</b>	<b>484</b>	<b>486</b>	<b>486</b>	<b>487</b>	<b>491</b>	<b>494</b>	<b>497</b>	<b>506</b>	<b>506</b>	

Population	121,688	123,275	125,003	127,232	129,157	131,794	134,033	136,381	138,163	140,219
Per Capita Standard	0.0039	0.0039	0.0039	0.0038	0.0038	0.0037	0.0037	0.0036	0.0037	0.0036

<b>10 Year Average</b>	<b>2011-2020</b>
Quantity Standard	0.0038
Quality Standard	\$163,239
Service Standard	\$620

<b>DC Amount (before deductions)</b>	<b>10 Year</b>
Forecast Population	22,565
\$ per Capita	\$620
Eligible Amount	\$13,997,295





**City of Guelph**  
**Service Standard Calculation Sheet**

Service: Parkland Amenities - Buildings  
Unit Measure: sq.m. of parkland amenity buildings

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2018 Value (\$/sqm)
<b>COMMUNITY PARKS</b>											
Washrooms and Other Buildings (sq. metres)	585	607	607	607	607	607	607	607	607	607	\$6,700
<b>REGIONAL PARKS</b>											
Washrooms and Other Buildings (sq. metres)	2,016	1,820	1,820	1,820	1,820	1,820	1,820	1,820	1,820	1,820	\$6,700
Greenhouse	250	250	250	250	250	250	250	250	250	250	\$1,095
Greenhouse	-	-	-	-	-	375	375	375	375	375	\$1,095
<b>Total</b>	<b>2,851</b>	<b>2,676</b>	<b>2,676</b>	<b>2,676</b>	<b>2,676</b>	<b>3,051</b>	<b>3,051</b>	<b>3,051</b>	<b>3,051</b>	<b>3,051</b>	

Population	121,688	123,275	125,003	127,232	129,157	131,794	134,033	136,381	138,163	140,219
Per Capita Standard	0.0234	0.0217	0.0214	0.0210	0.0207	0.0231	0.0228	0.0224	0.0221	0.0218

10 Year Average	2011-2020
Quantity Standard	0.0220
Quality Standard	\$5,875
Service Standard	\$129

DC Amount (before deductions)	10 Year
Forecast Population	22,565
\$ per Capita	\$129
Eligible Amount	\$2,916,301



**City of Guelph**  
**Service Standard Calculation Sheet**

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2018 Value (\$/ Lin. Metre)
<b>NEIGHBOURHOOD/COMMUNITY PARKS</b>											
Woodchip Paths (linear metres)	571	571	571	571	571	571	571	571	571	571	\$80
Stonedust Paths (linear metres)	17,620	18,009	18,011	18,011	18,011	18,011	18,011	18,011	18,093	18,093	\$130
Concrete Stairs	27	27	27	27	27	27	27	27	27	27	\$560
Pedestrian Bridges (Concrete)	16	16	16	16	16	16	16	16	16	16	\$53,600
Asphalt Path (linear metres)	7,575	8,470	8,471	8,471	8,471	8,471	8,471	8,734	8,982	8,982	\$200
Concrete walkway	-	-	-	-	-	-	-	40	178	178	\$160
<b>NATURAL OPEN SPACE</b>											
Woodchip Paths (linear metres)	1,350	-	-	-	-	-	-	-	-	-	\$80
Stonedust Paths (linear metres)	23,443	25,443	25,443	25,443	25,443	25,443	25,443	25,443	25,747	25,747	\$130
Asphalt Path (linear metres)	7,928	9,928	9,928	9,928	9,928	9,928	9,928	9,928	9,928	10,453	\$200
Pedestrian Bridges (Metal)	94	94	94	94	94	94	94	94	94	94	\$4,700
Pedestrian Bridges (Timber)	45	45	45	45	45	45	45	45	45	45	\$44,800
Boardwalks (Basic)	370	455	455	455	455	455	455	455	455	455	\$1,200
Boardwalks (Complex)	45	45	45	45	45	45	45	45	45	45	\$4,600
Metal Stairs	16	16	16	16	16	16	16	16	16	16	\$5,500
Pedestrian Bridge over Silver Creek	11	11	11	11	11	11	11	11	11	11	\$16,400
Town Lattice over Speed River East	34	34	34	34	34	34	34	34	34	34	\$6,100
<b>REGIONAL PARKS</b>											
Woodchip Paths (linear metres)	574	574	574	574	574	574	574	574	574	574	\$80
Stonedust Paths (linear metres)	3,797	3,797	3,802	3,802	3,802	3,802	3,802	3,802	4,092	4,092	\$130
Asphalt Path (linear metres)	3,228	3,228	3,228	3,228	3,228	3,228	3,228	3,228	3,228	3,228	\$190
Asphalt Path - patterned (linear metres)	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	\$300
Boardwalks (Complex)	140	140	140	140	140	140	140	140	140	140	\$4,600
Concrete walkway									46	46	\$160



**City of Guelph**  
**Service Standard Calculation Sheet**

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2018 Value (\$/ Lin. Metre)
<b>Active Transportation Links</b>											
Trans Canada Trail (Off Road)	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	\$364
<b>Total</b>	<b>69,383</b>	<b>73,402</b>	<b>73,409</b>	<b>73,410</b>	<b>73,410</b>	<b>73,410</b>	<b>73,411</b>	<b>73,714</b>	<b>74,822</b>	<b>75,347</b>	

Population	121,688	123,275	125,003	127,232	129,157	131,794	134,033	136,381	138,163	140,219
Per Capita Standard	0.5702	0.5954	0.5873	0.5770	0.5684	0.5570	0.5477	0.5405	0.5415	0.5373

10 Year Average	2011-2020
Quantity Standard	0.5622
Quality Standard	\$225
Service Standard	\$127

DC Amount (before deductions)	10 Year
Forecast Population	22,565
\$ per Capita	\$127
Eligible Amount	\$2,858,986



**City of Guelph**  
**Service Standard Calculation Sheet**

Service: Parks Operations and Forestry Vehicles and Equipment  
Unit Measure: No. of vehicles and equipment

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2018 Value (\$/Vehicle)
1 ton dump	1	1	1	1	1	1	7	7	9	9	\$67,000
1/2 ton pickups	2	2	2	2	2	2	2	2	2	2	\$24,600
3/4 ton pickups	-	-	-	-	8	8	8	8	8	8	\$29,500
1 ton pickups	-	-	-	-	-	-	-	-	-	-	\$38,500
Aerator	-	-	-	-	-	-	-	-	-	-	\$52,000
Backhoe	-	-	-	-	-	-	-	-	-	-	\$128,500
Broom	-	-	-	-	-	-	-	-	-	-	\$8,500
Crew cab	-	-	-	-	-	-	2	2	2	2	\$40,200
Dumps	2	2	2	2	2	2	2	2	2	2	\$139,700
Fertilizer spreader	1	1	1	1	1	1	1	1	1	1	\$5,600
Flail mower attachments	2	2	2	2	2	2	2	2	2	2	\$8,500
Gator	2	2	2	2	2	2	2	2	2	2	\$30,700
Gator trailer	1	1	1	1	1	1	1	1	1	1	\$5,700
Grader blade	1	1	1	1	1	1	1	1	1	1	\$8,500
Haul-all	2	2	2	2	2	2	2	2	2	2	\$173,200
JD electric gator	2	2	2	2	2	2	1	1	1	1	\$30,200
Loader (4wd Articulated)	-	-	-	-	-	1	3	3	3	3	\$122,900
Mowers	14	16	16	16	16	16	16	16	16	16	\$83,800
Over seeder	1	1	2	2	2	2	2	2	2	2	\$59,300
Power rake	1	1	1	1	1	1	1	1	1	1	\$11,400
Rear load packer	1	1	1	1	1	1	1	1	1	1	\$134,100
Roller	1	1	1	1	1	1	1	1	1	1	\$8,500
Sand cleaner	1	1	1	1	1	1	1	1	1	1	\$16,900
Skid steer	1	1	-	-	-	-	-	-	-	-	\$46,100
Skid steer trailer	1	1	-	-	-	-	-	-	-	-	\$6,500
Tow behind groomer	3	3	3	3	3	3	3	3	3	3	\$13,600
Soil renovator	1	1	1	1	1	1	1	1	1	1	\$27,900
Van for sport fields	1	1	1	1	1	1	1	1	1	1	\$27,900
Sweeper	1	1	1	1	1	1	1	1	1	1	\$17,100



**City of Guelph**  
**Service Standard Calculation Sheet**

Service: Parks Operations and Forestry Vehicles and Equipment  
Unit Measure: No. of vehicles and equipment

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2018 Value (\$/Vehicle)
Tandem flatbed float trailers	3	3	3	3	3	3	3	3	3	3	\$11,200
Top dresser	1	1	1	1	1	1	1	1	1	1	\$59,300
Trackless boom	1	1	1	1	1	1	1	1	1	1	\$25,700
Trackless flails	2	2	2	2	2	2	2	2	2	2	\$10,100
Tractors	5	5	5	5	5	5	5	5	5	5	\$72,600
Tractor flail mower	1	1	1	1	1	1	1	1	1	1	\$85,200
Tractor loader	1	1	1	1	1	1	2	2	2	2	\$122,900
Trail groomer	1	1	1	1	1	1	1	1	1	1	\$8,500
Single axle trailer	-	1	1	1	1	1	1	1	1	1	\$3,900
Tandem trailers	11	11	11	11	11	11	11	11	11	11	\$16,800
Box trailer	-	1	1	1	1	1	1	1	1	1	\$11,200
Sprinter van for playgrounds	1	1	1	1	1	1	1	1	2	2	\$76,200
York rake	1	1	1	1	1	1	1	1	1	1	\$8,500
ZT mowers	3	3	3	3	3	3	3	3	3	3	\$27,900
4WD Slope Mower			-	-	-	-	1	1	1	1	\$33,500
Dethatcher/Verticutter				-	-	-	1	1	1	1	\$14,500
Self Propelled Ball Diamond Groomer	1	1	1	1	1	1	1	2	2	2	\$27,900
Water Trailer	3	3	3	3	3	3	4	4	5	6	\$16,800
Small / midsize truck	-	-	-	-	-	-	1	2	2	2	\$36,900
5 Tonne Dump	-	-	-	-	-	-	1	1	1	2	\$167,600
Forklift/Lifting Device	-	-	-	-	-	-	2	2	2	2	\$89,400
Bobcat Snow Blade	-	-	-	-	-	-	4	4	4	4	\$27,900
Generator	-	-	-	-	-	-	-	-	-	-	\$2,900
3/4 Ton Drop Tail Gate Truck	-	-	-	-	-	-	-	-	-	-	\$72,600
Wood Chipper/Mulcher/Cutter	4	4	4	4	4	4	4	4	4	4	\$55,900
Grapple Truck	1	1	1	1	1	1	1	1	1	1	\$391,000
RTV/Side By Side	6	6	6	4	6	6	6	6	6	6	\$22,300
Skid Steer Mulcher	-	-	-	-	-	-	-	-	-	-	\$22,300
Mini Skid Steer	-	-	-	-	-	-	-	-	-	-	\$35,800



**City of Guelph**  
**Service Standard Calculation Sheet**

Service: Parks Operations and Forestry Vehicles and Equipment  
Unit Measure: No. of vehicles and equipment

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2018 Value (\$/Vehicle)
Narrow track utility loader	-	-	-	-	-	-	-	-	-	-	\$35,800
Aerial Medium Lift Truck	1	1	1	1	1	1	1	1	1	1	\$312,800
Stump Grinder	1	1	1	1	1	1	1	1	1	1	\$22,300
Rear Tine Roto Tiller	-	-	-	-	-	-	-	-	-	-	\$3,900
Aerial Heavy Lift Truck	1	1	1	1	1	1	1	1	1	1	\$346,300
<b>Total</b>	<b>92</b>	<b>96</b>	<b>95</b>	<b>93</b>	<b>103</b>	<b>104</b>	<b>125</b>	<b>127</b>	<b>131</b>	<b>133</b>	

Population	121,688	123,275	125,003	127,232	129,157	131,794	134,033	136,381	138,163	140,219
Per Capita Standard	0.0008	0.0008	0.0008	0.0007	0.0008	0.0008	0.0009	0.0009	0.0009	0.0009

10 Year Average	2011-2020
Quantity Standard	0.0008
Quality Standard	\$57,638
Service Standard	\$46

DC Amount (before deductions)	10 Year
Forecast Population	22,565
\$ per Capita	\$46
Eligible Amount	\$1,040,472



**City of Guelph  
Service Standard Calculation Sheet**

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2018 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Centennial Arena	28,908	28,908	28,908	28,908	28,908	28,908	28,908	28,908	28,908	28,908	\$350	\$442
Guelph Saults Gymnastics Club	13,304	13,304	13,304	13,304	13,304	13,304	13,304	13,304	13,304	13,304	\$450	\$553
Exhibition Arena	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	25,500	\$350	\$442
Exhibition Arena Hall	2,576	2,576	2,576	2,576	2,576	2,576	2,576	2,576	2,576	2,576	\$350	\$442
University of Guelph Arena (@ 25%)	16,900	16,900	-	-	-	-	-	-	-	-	\$102	\$169
Victoria Rd. Rec. Centre - Aquatic	30,785	30,785	30,785	30,785	30,785	30,785	30,785	30,785	30,785	30,785	\$450	\$553
Victoria Rd. Rec. Centre - Arena	38,562	38,562	38,562	38,562	38,562	38,562	38,562	38,562	38,562	38,562	\$350	\$442
Victoria Rd. Rec. Centre - Community Rooms/Common Space, etc.	7,140	7,140	7,140	7,140	7,140	7,140	12,323	12,323	12,323	12,323	\$350	\$442
Evergreen Seniors Centre	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	\$350	\$468
Centennial Pool	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	-	\$450	\$553
Lyon Pool	6,960	6,960	6,960	6,960	6,960	6,960	6,960	6,960	6,960	6,960	\$450	\$553
Parks Maint. Building (Riverside)	21,850	21,850	21,850	21,850	21,850	21,850	21,850	21,850	21,850	21,850	\$250	\$332
West End Community Centre - Aquatic	22,516	22,516	22,516	22,516	22,516	22,516	22,516	22,516	22,516	22,516	\$250	\$332
West End Community Centre - Arena	57,756	57,756	57,756	57,756	57,756	57,756	57,756	57,756	57,756	57,756	\$450	\$553
West End Community Centre - Community Rooms, Gym/Fitness, Common Space, etc.	41,059	41,059	41,059	41,059	41,059	41,059	41,059	41,059	41,059	41,059	\$350	\$442
Community Centre - Lawn Bowling	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	\$350	\$442
Sleeman Centre	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	\$350	\$396
Parks & Recreation Planning Space	19,908	19,908	19,908	19,908	19,908	19,908	2,000	2,000	2,000	2,000	\$400	\$497
Pottery Centre	1,100	1,100	1,100	1,100	1,100	1,100	-	-	-	-	\$350	\$442
Pottery Centre (14 Edinburgh)	-	-	-	-	-	-	880	880	880	880	\$350	\$442
Operations Main Building , storage and Garage (45 Municipal)	330	330	330	330	330	330	-	-	-	-	\$149	\$290



**City of Guelph**  
**Service Standard Calculation Sheet**

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2018 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Annex Building at 50 Municipal Street	10,770	10,770	10,770	10,770	10,770	10,770	11,100	11,100	11,100	11,100	\$140	\$226
Guelph Community Sports Dome (dome)	-	-	-	-	-	-	-	-	35,100	35,100	\$21	\$41
Guelph Community Sports Dome (Building)	-	-	-	-	-	-	-	-	3,500	3,500	\$488	\$594
<b>Total</b>	<b>536,024</b>	<b>536,024</b>	<b>519,124</b>	<b>519,124</b>	<b>519,124</b>	<b>519,124</b>	<b>506,179</b>	<b>506,179</b>	<b>544,779</b>	<b>519,779</b>		

Population	121,688	123,275	125,003	127,232	129,157	131,794	134,033	136,381	138,163	140,219
Per Capita Standard	4.4049	4.3482	4.1529	4.0801	4.0193	3.9389	3.7765	3.7115	3.9430	3.7069

10 Year Average	2011-2020
Quantity Standard	4.0082
Quality Standard	\$440
Service Standard	\$1,762

DC Amount (before deductions)	10 Year
Forecast Population	22,565
\$ per Capita	\$1,762
Eligible Amount	\$39,754,566





**City of Guelph**  
**Service Standard Calculation Sheet**

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2018 Value (\$/Vehicle)
<b>Arena equipment</b>											
Scrubbers	3	4	4	4	4	4	4	4	4	4	\$12,300
Ice resurfacers	8	8	8	8	8	8	8	8	8	8	\$102,000
Polishers	3	4	4	5	5	5	5	5	5	5	\$5,700
Electric ice edger	2	2	2	3	3	3	3	3	3	3	\$5,600
Lift platform	1	1	1	1	1	1	1	1	1	1	\$16,800
Forklift Sleeman	1	1	1	1	1	1	1	1	1	1	\$35,800
Ride on Floor Scrubber (2)	-	-	-	-	1	1	1	1	1	1	\$30,000
Carpet Cleaner (hand held)	-	-	-	-	1	1	1	1	1	1	\$3,000
Carpet Cleaner (16") Push behind	-	-	-	1	1	1	1	1	1	1	\$7,000
<b>West End Recreation Complex Fitness Equipment</b>											
Nautilus T916 treadmill	-	-	-	1	1	1	1	1	1	1	\$7,500
Precor C956 treadmill	1	1	1	1	1	1	1	1	1	1	\$7,500
Vision TF9800H8 treadmill	1	1	1	1	1	1	1	1	1	1	\$6,000
Vision R70-01 recumbent bike	-	-	-	1	1	1	1	1	1	1	\$3,500
Spirit XR895 recumbent bike	1	1	1	1	1	1	1	1	1	1	\$2,500
Concept II rower	-	1	1	1	1	1	1	1	1	1	\$1,800
Vision elliptical S-70	-	1	1	1	1	1	1	1	1	1	\$5,200
Precor ellipticals	2	2	2	2	2	2	2	2	2	2	\$6,500
Vision cross trainer	-	-	-	-	-	-	1	1	1	1	\$8,400
Nu Step cross trainer	1	1	1	1	1	1	1	1	1	1	\$8,000
Matrix Krankcycle:	-	1	1	1	1	1	1	1	1	1	\$2,900
Equalizer multipurpose machine	1	1	1	1	1	1	1	1	1	1	\$10,000
<b>West End Recreation Complex Aquatic Equipment</b>											
Lane ropes and reel	5	5	5	5	5	5	5	5	5	5	\$800
Guard chairs	2	2	2	2	2	2	2	2	2	2	\$3,250
Chair lift	1	1	1	1	1	1	1	1	1	1	\$20,000
Rescue equipment	1	1	1	1	1	1	1	1	1	1	\$2,500
Auto vac	1	1	1	1	1	1	1	1	1	1	\$3,500
Water Slide	1	1	1	1	1	1	1	1	1	1	\$300,000



**City of Guelph  
Service Standard Calculation Sheet**

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2018 Value (\$/Vehicle)
<b>Lyon Pool - Aquatics</b>											
Lane ropes and reel	2	2	2	2	2	2	2	2	2	2	\$800
Guard chairs	2	2	2	2	2	2	2	2	2	2	\$3,250
wheelchair	1	1	1	1	1	1	1	1	1	1	\$2,500
Rescue equipment	2	2	2	2	2	2	2	2	2	2	\$2,500
Auto vac	1	1	1	1	1	1	1	1	1	1	\$3,500
Water Slide	1	1	1	1	1	1	1	1	1	1	\$6,000
Picnic Tables	6	6	6	6	6	6	6	6	6	6	\$1,666
Shelters	1	1	1	1	1	1	1	1	1	1	\$5,000
Deck Furniture	1	1	1	1	1	1	1	1	1	1	\$6,000
<b>Victoria Road Recreation Centre Fitness Equipment</b>											
Bikes	2	2	2	2	2	-	-	-	-	-	\$2,200
Rower	1	1	1	1	1	-	-	-	-	-	\$1,300
Single station	1	1	1	1	1	-	-	-	-	-	\$2,700
Universal multi-station	1	1	1	1	1	-	-	-	-	-	\$6,700
Functional trainer (pulleys)	1	1	1	1	1	-	-	-	-	-	\$2,800
Ellipticals	1	1	1	1	1	-	-	-	-	-	\$4,200
Steppers	2	2	2	2	2	-	-	-	-	-	\$4,200
Treadmills	2	2	2	2	2	-	-	-	-	-	\$4,500
Leg machine	1	1	1	1	1	-	-	-	-	-	\$2,500
<b>Victoria Road Recreation Centre Aquatic Equipment</b>											
Tot dock	1	1	1	1	1	1	1	1	1	1	\$1,000
Lane flags and fittings	5	5	5	5	5	5	5	5	5	5	\$1,000
Polo nets	2	2	2	2	2	2	2	2	2	2	\$4,000
Dive board	1	1	1	1	1	1	1	1	1	1	\$25,000
Lane ropes and reel	5	5	5	5	5	5	5	5	5	5	\$800
Guard chairs	2	2	2	2	2	2	2	2	2	2	\$3,250
Starting block and touch pads	6	6	6	6	6	6	6	6	6	6	\$2,000
Time board	1	1	1	1	1	1	1	1	1	1	\$25,000
Chair lift (Pool Pod)	1	1	1	1	1	1	1	1	1	1	\$60,000
Rescue equipment	1	1	1	1	1	1	1	1	1	1	\$2,500
Auto vac	1	1	1	1	1	1	1	1	1	1	\$3,500



**City of Guelph**  
**Service Standard Calculation Sheet**

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2018 Value (\$/Vehicle)
<b>Centennial Pool Aquatic Equipment</b>											
Lane flags and fittings	5	5	5	5	5	5	5	5	5	-	\$1,000
Polo nets	2	2	2	2	-	-	-	-	-	-	\$2,200
Dive board	1	1	1	1	-	-	-	-	-	-	\$5,600
Lane ropes and reel	5	5	5	5	5	5	5	5	5	-	\$800
Guard chairs	2	2	2	2	2	2	2	2	2	-	\$3,250
Starting blocks	6	6	6	6	6	6	6	6	6	-	\$3,000
Chair lift	1	1	1	1	1	1	1	1	1	-	\$20,000
Rescue equipment	1	1	1	1	1	1	1	1	1	-	\$2,500
Auto vac	1	1	1	1	1	1	1	1	1	-	\$3,500
<b>Total</b>	<b>115</b>	<b>120</b>	<b>120</b>	<b>125</b>	<b>124</b>	<b>112</b>	<b>113</b>	<b>113</b>	<b>113</b>	<b>92</b>	

Population	121,688	123,275	125,003	127,232	129,157	131,794	134,033	136,381	138,163	140,219
Per Capita Standard	0.0009	0.0010	0.0010	0.0010	0.0010	0.0008	0.0008	0.0008	0.0008	0.0007

10 Year Average	2011-2020
Quantity Standard	0.0009
Quality Standard	\$14,167
Service Standard	\$13

DC Amount (before deductions)	10 Year
Forecast Population	22,565
\$ per Capita	\$13
Eligible Amount	\$287,704



**City of Guelph  
Service Standard Calculation Sheet**

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2018 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Main Branch (Paisley)	28,994	28,994	28,994	28,994	28,994	28,994	28,994	28,994	28,994	28,994	\$220	\$322
Scottsdale Drive Branch	3,000	4,787	4,787	4,787	4,787	4,787	4,787	4,787	4,787	4,787	\$170	\$262
Bullfrog Mall	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	\$170	\$262
West End Branch	4,615	4,615	4,615	4,615	4,615	4,615	4,615	4,615	4,615	4,615	\$210	\$310
Westminster Branch	9,787	9,787	9,787	9,787	9,787	9,787	9,787	9,787	9,787	9,787	\$250	\$298
East Side Branch	7,573	7,573	7,573	7,573	7,573	7,573	7,573	7,573	7,573	7,573	\$200	\$298
Garage for Bookmobile (leased)	300	300	300	300	300	300	300	300	300	300	\$67	\$137
Offsite Storage (leased) - Dawson Road	-	800	800	800	800	800	800	800	800	800	\$250	\$322
Phase 1 Land Purchases for Facility (Baker Street)	0.41	0.41	0.407	0.407	0.407	0.407	0.407	0	0	0	\$4,725,000	\$4,725,000
<b>Total</b>	<b>57,769</b>	<b>60,356</b>	<b>60,356</b>	<b>60,356</b>	<b>60,356</b>	<b>60,356</b>	<b>60,356</b>	<b>60,356</b>	<b>60,356</b>	<b>60,356</b>		

Population	121,688	123,275	125,003	127,232	129,157	131,794	134,033	136,381	138,163	140,219
Per Capita Standard	0.4747	0.4896	0.4828	0.4744	0.4673	0.4580	0.4503	0.4426	0.4368	0.4304

10 Year Average	2011-2020
Quantity Standard	0.4607
Quality Standard	\$337
Service Standard	\$155

DC Amount (before deductions)	10 Year
Forecast Population	22,565
\$ per Capita	\$155
Eligible Amount	\$3,504,796



**City of Guelph**  
**Service Standard Calculation Sheet**

Service: Library Vehicles  
Unit Measure: No. of library collection items

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2018 Value (\$/item)
Bookmobile	1	1	1	1	1	1	1	-	-	-	\$300,000
Bookmobile	-	-	-	-	-	-	-	1	1	1	\$140,000
<b>Total</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	

Population	121,688	123,275	125,003	127,232	129,157	131,794	134,033	136,381	138,163	140,219
Per Capita Standard	0.000008	0.000008	0.000008	0.000008	0.000008	0.000008	0.000007	0.000007	0.000007	0.000007

10 Year Average	2011-2020
Quantity Standard	0.000008
Quality Standard	\$243,750
Service Standard	\$2

DC Amount (before deductions)	10 Year
Forecast Population	22,565
\$ per Capita	\$2
Eligible Amount	\$44,002



**City of Guelph**  
**Service Standard Calculation Sheet**

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2018 Value (\$/item)
Collection volume	395,600	403,500	441,317	477,892	476,324	471,241	471,241	401,331	395,536	382,024	\$35
Integrated Library Software - Polaris	1	1	1	1	1	1	1	1	1	1	\$209,000
Electronic Holdings	1,439	3,351	20,484	4,379	25,115	14,554	14,554	102,622	78,974	93,384	\$35
Library E-Resources	90	72	96	104	85	63	63	59	34	24	\$3,680
Library E-Subscriptions								94,157	94,157	94,157	\$2
<b>Total</b>	<b>397,130</b>	<b>406,924</b>	<b>461,898</b>	<b>482,376</b>	<b>501,525</b>	<b>485,859</b>	<b>485,859</b>	<b>598,170</b>	<b>568,702</b>	<b>569,590</b>	

Population	121,688	123,275	125,003	127,232	129,157	131,794	134,033	136,381	138,163	140,219
Per Capita Standard	3.26	3.30	3.70	3.79	3.88	3.69	3.62	4.39	4.12	4.06

10 Year Average	2011-2020
Quantity Standard	3.7810
Quality Standard	\$34
Service Standard	\$129

DC Amount (before deductions)	10 Year
Forecast Population	22,565
\$ per Capita	\$129
Eligible Amount	\$2,913,593



**City of Guelph**  
**Service Standard Calculation Sheet**

Note: The County of Wellington, City of Guelph and County of Dufferin costs share this service. The City of Guelph's share of these costs varies annually and is currently is 46.3%. The table reflects Guelph's share of existing facilities based upon the annual share.

Service: Health Facilities  
Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2018 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Aboyne	5,290	5,290	5,290	5,290	5,290	5,336	5,336	5,336	5,336	5,336	\$260	\$294
Southgate Drive	5,967	5,967	5,967	-	-	-	-	-	-	-	\$260	\$294
Shelldale	1,421	1,421	1,421	1,421	1,421	1,433	1,433	1,433	1,433	1,433	\$260	\$294
Orangeville	3,902	3,902	3,902	-	-	-	-	-	-	-	\$260	\$294
Shelburne	413	413	413	413	413	417	417	417	417	417	\$260	\$294
Mount Forest	1,239	1,239	1,239	1,239	1,239	1,250	1,250	1,250	1,250	1,250	\$320	\$360
Guelph Chancellors Way	-	-	-	22,837	22,837	23,036	23,036	23,036	23,036	23,036	\$340	\$382
New Orangeville	-	-	-	10,689	10,689	10,782	10,782	10,782	10,782	10,782	\$350	\$393
<b>Total</b>	<b>18,232</b>	<b>18,232</b>	<b>18,232</b>	<b>41,889</b>	<b>41,889</b>	<b>42,254</b>	<b>42,254</b>	<b>42,254</b>	<b>42,254</b>	<b>42,254</b>		

Population	121,688	123,275	125,003	127,232	129,157	131,794	134,033	136,381	138,163	140,219
Per Capita Standard	0.1498	0.1479	0.1459	0.3292	0.3243	0.3206	0.3153	0.3098	0.3058	0.3013

10 Year Average	2011-2020
Quantity Standard	0.2650
Quality Standard	\$357
Service Standard	\$95

DC Amount (before deductions)	10 Year
Forecast Population	22,565
\$ per Capita	\$95
Eligible Amount	\$2,136,906



**City of Guelph**  
**Service Standard Calculation Sheet**

Service: Provincial Offences Act Facilities  
Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2018 Bld'g Value (\$/sq.ft.)	Value/sq.ft . with land, site works, etc.
POA Facility Space	14,349	14,349	14,349	14,349	14,349	14,349	14,349	14,349	14,349	14,349	\$450	\$553
<b>Total</b>	<b>14,349</b>	<b>14,349</b>	<b>14,349</b>	<b>14,349</b>	<b>14,349</b>	<b>14,349</b>	<b>14,349</b>	<b>14,349</b>	<b>14,349</b>	<b>14,349</b>		

Population	121,688	123,275	125,003	127,232	129,157	131,794	134,033	136,381	138,163	140,219
Per Capita Standard	0.1179	0.1164	0.1148	0.1128	0.1111	0.1089	0.1071	0.1052	0.1039	0.1023

10 Year Average	2011-2020
Quantity Standard	0.1100
Quality Standard	\$553
Service Standard	\$61

DC Amount (before deductions)	10 Year
Forecast Population	22,565
\$ per Capita	\$60.85
Eligible Amount	\$1,373,080





**City of Guelph  
Service Standard Calculation Sheet**

Note: The County of Wellington and City of Guelph cost share this service. The City of Guelph's share is noted below and the amount of building area included is based on the annual share.

Service: Ambulance Facilities  
Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2018 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Guelph "O" Base	2,079	2,114	2,079	2,128	2,152	2,179	2,166	2,166	2,166	2,166	\$180	\$206
Guelph 03 Base (Clair Road)	4,318	4,390	4,318	4,418	4,469	4,526	4,498	4,498	4,498	4,498	\$400	\$448
Fergus Base	1,260	1,281	1,260	1,289	1,304	1,321	1,313	1,313	1,313	1,313	\$180	\$206
Mount Forest Base	1,080	1,098	1,080	1,105	1,118	1,132	1,125	1,125	1,125	1,125	\$180	\$206
Arthur Base	540	549	540	553	559	566	563	563	563	563	\$180	\$206
Harriston Base	1,560	1,586	1,560	1,596	1,615	1,635	1,625	1,625	1,625	1,599	\$180	\$206
Drayton Base	540	549	540	553	559	566	563	563	563	563	\$180	\$206
Rockwood Base	300	305	300	307	311	315	313	313	313	313	\$180	\$206
Delhi Street Base	-	-	-	-	-	4,403	4,375	4,375	4,375	4,375	\$180	\$206
Hillsburgh Base	-	-	-	-	528	535	531	531	531	531	\$180	\$206
<b>Total</b>	<b>11,677</b>	<b>11,871</b>	<b>11,677</b>	<b>11,949</b>	<b>12,613</b>	<b>17,179</b>	<b>17,069</b>	<b>17,069</b>	<b>17,069</b>	<b>17,043</b>		
City of Guelph Share of Service	60.00%	61.00%	60.00%	61.40%	62.10%	62.90%	62.50%	62.05%	62.90%	61.50%		

Population	121,688	123,275	125,003	127,232	129,157	131,794	134,033	136,381	138,163	140,219
Per Capita Standard	0.0960	0.0963	0.0934	0.0939	0.0977	0.1303	0.1274	0.1252	0.1235	0.1215

10 Year Average	2011-2020
Quantity Standard	0.1105
Quality Standard	\$281
Service Standard	\$31

DC Amount (before deductions)	10 Year
Forecast Population	22,565
\$ per Capita	\$31
Eligible Amount	\$699,515



**City of Guelph**  
**Service Standard Calculation Sheet**

Service: Ambulance Vehicles  
Unit Measure: No. of vehicles and equipment

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2018 Value (\$/Vehicle)
Generator @ Fergus	-	-	-	-	1	1	1	1	1	1	\$55,800
Bike Defibrillators	-	-	-	-	-	3	3	3	3	3	\$6,067
Simulation Equipment	-	-	-	-	-	-	1	1	1	1	\$12,100
Emergency Support Trailer	-	-	-	-	-	-	1	1	1	1	\$36,700
AVL System	-	-	-	-	-	-	1	1	1	1	\$87,500
Backboard washer	-	-	-	-	-	-	1	1	1	1	\$51,600
Cardiac monitor systems	26	26	26	26	26	26	26	31	31	31	\$24,000
Stair chairs	7	7	7	7	7	7	7	7	7	7	\$44,100
Scoop stretchers	8	8	8	8	8	8	8	8	8	8	\$20,700
Fracture boards	8	8	8	8	8	8	8	8	8	8	\$16,000
Portable suction units	6	6	6	6	6	6	6	6	6	6	\$21,600
C-pap units	8	8	8	8	8	8	8	8	8	8	\$33,800
<b>Vehicles</b>											
Ambulances	15	16	17	17	17	17	18	18	19	19	\$196,988
ERU	2	2	2	2	4	4	5	5	5	6	\$131,688
Administration Vehicle	-	-	-	1	2	2	2	2	2	2	\$131,688
Community Paramedicine Unit	-	-	-	-	-	1	1	1	1	1	\$131,688
Fleet/Resource vehicle										1	\$42,300
<b>Total</b>	<b>80</b>	<b>81</b>	<b>82</b>	<b>83</b>	<b>87</b>	<b>91</b>	<b>97</b>	<b>102</b>	<b>103</b>	<b>105</b>	

Population	121,688	123,275	125,003	127,232	129,157	131,794	134,033	136,381	138,163	140,219
Per Capita Standard	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007

10 Year Average	2011-2020
Quantity Standard	0.0007
Quality Standard	\$64,443
Service Standard	\$45

DC Amount (before deductions)	10 Year
Forecast Population	22,565
\$ per Capita	\$45
Eligible Amount	\$1,017,907



**City of Guelph  
Service Standard Calculation Sheet**

Service: Waste Diversion - Facilities - Stations/Depots  
Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2018 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Administration Centre	3,275	3,275	3,275	3,275	3,275	3,275	3,275	3,275	3,275	3,275	\$350	\$442
<b>Eligible %</b>	<b>67%</b>	<b>67%</b>	<b>67%</b>	<b>67%</b>	<b>67%</b>	<b>67%</b>	<b>67%</b>	<b>67%</b>	<b>67%</b>	<b>67%</b>		
East Scale House	300	300	300	300	300	300	300	300	300	300	\$2,377	\$2,677
<b>Eligible %</b>	<b>52%</b>	<b>58%</b>	<b>62%</b>	<b>45%</b>	<b>36%</b>	<b>9%</b>	<b>8%</b>	<b>8%</b>	<b>8%</b>	<b>8%</b>		
Household Hazardous Waste	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$620	\$740
<b>Eligible %</b>	<b>74%</b>	<b>75%</b>	<b>77%</b>	<b>78%</b>	<b>72%</b>	<b>75%</b>	<b>75%</b>	<b>75%</b>	<b>75%</b>	<b>75%</b>		
Material Recovery Facility	82,000	82,000	82,000	82,000	82,000	82,000	82,000	82,000	82,000	82,000	\$281	\$367
<b>Eligible %</b>	<b>46%</b>	<b>48%</b>	<b>60%</b>	<b>33%</b>	<b>26%</b>	<b>40%</b>	<b>52%</b>	<b>63%</b>	<b>86%</b>	<b>88%</b>		
Old Organic Processing Facility	21,800	-	-	-	-	-	-	-	-	-	\$306	\$394
<b>Eligible %</b>	<b>79%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>		
Organic Waste Processing Facility	-	102,591	102,591	102,591	102,591	102,591	102,591	102,591	102,591	102,591	\$4,810	\$5,359
<b>Eligible %</b>	<b>0%</b>	<b>57%</b>	<b>54%</b>	<b>54%</b>	<b>53%</b>	<b>52%</b>	<b>35%</b>	<b>35%</b>	<b>35%</b>	<b>35%</b>		
Transfer Station	18,100	18,100	18,100	18,100	18,100	18,100	18,100	18,100	18,100	18,100	\$271	\$355
<b>Eligible %</b>	<b>8%</b>	<b>4%</b>	<b>4%</b>	<b>4%</b>	<b>1%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>		
West Scale House	280	280	280	280	280	280	280	280	280	280	\$2,547	\$2,864
<b>Eligible %</b>	<b>20%</b>	<b>21%</b>	<b>18%</b>	<b>15%</b>	<b>10%</b>	<b>48%</b>	<b>46%</b>	<b>46%</b>	<b>46%</b>	<b>46%</b>		
Public Drop Off	-	-	-	-	90,169	90,169	90,169	90,169	90,169	90,169	\$32	\$92
<b>Eligible %</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>10%</b>	<b>9%</b>	<b>8%</b>	<b>10%</b>	<b>10%</b>	<b>10%</b>		
Recycle Zone (was old PDO until 2016)	11,948	11,948	11,948	11,948	11,948	11,948	11,948	11,948	11,948	11,948	\$82	\$147
<b>Eligible %</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>0%</b>	<b>0%</b>		
Yardwaste	44,455	44,455	44,455	44,455	44,455	44,455	44,455	44,455	44,455	44,455	\$82	\$147
<b>Eligible %</b>	<b>96%</b>	<b>96%</b>	<b>99%</b>	<b>94%</b>	<b>99%</b>	<b>98%</b>	<b>99%</b>	<b>99%</b>	<b>99%</b>	<b>99%</b>		
Glass Storage building	-	-	-	-	-	-	837	837	837	837	\$177	\$251
<b>Eligible %</b>	<b>52%</b>	<b>52%</b>	<b>52%</b>	<b>52%</b>	<b>52%</b>	<b>52%</b>	<b>52%</b>	<b>52%</b>	<b>52%</b>	<b>52%</b>		
<b>Total</b>	<b>102,019.32</b>	<b>144,523</b>	<b>152,416</b>	<b>128,438</b>	<b>131,302</b>	<b>152,494</b>	<b>145,200</b>	<b>155,678</b>	<b>162,590</b>	<b>164,230</b>		

Population	121,688	123,275	125,003	127,232	129,157	131,794	134,033	136,381	138,163	140,219
Per Capita Standard	0.8384	1.1724	1.2193	1.0095	1.0166	1.1571	1.0833	1.1415	1.1768	1.1712

10 Year Average	2011-2020
Quantity Standard	1.0986
Quality Standard	\$1,753
Service Standard	\$1,926

DC Amount (before deductions)	10 Year
Forecast Population	22,565
\$ per Capita	\$1,926
Eligible Amount	\$43,449,133



**City of Guelph  
Service Standard Calculation Sheet**

Service: Waste Diversion - Vehicles & Equipment  
Unit Measure: No. of vehicles and equipment

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2018 Value (\$/item)
<b>MRF:</b>											
Air Compressor	1	1	1	1	1	1	1	1	1	1	\$42,300
Auger	1	1	1	1	1	1	1	1	1	1	\$42,300
Baler	1	1	1	1	1	1	1	1	1	1	\$1,502,400
Baler	1	1	1	1	1	1	1	1	1	1	\$1,502,400
Blower Fan	1	1	1	1	1	1	1	1	1	1	\$56,300
Blower Motor	-	-	-	-	-	-	1	1	1	1	\$14,100
Compactor Assembly	1	1	1	1	1	1	1	1	1	1	\$37,600
Compactor Assembly	1	1	1	1	1	1	1	1	1	1	\$37,600
Compactor Diverter	1	1	1	1	1	1	1	1	1	1	\$14,100
Condensing Unit	1	1	1	1	1	1	1	1	1	1	\$2,300
Condensing Unit	1	1	1	1	1	1	1	1	1	1	\$2,300
Conveyor	1	1	1	1	1	1	1	1	1	1	\$9,400
Conveyor	1	1	1	1	1	1	1	1	1	1	\$18,800
Conveyor	4	4	4	4	4	4	4	4	4	4	\$20,700
Conveyor	5	5	5	5	5	5	5	5	5	5	\$23,500
Conveyor	1	1	1	1	1	1	1	1	1	1	\$26,300
Conveyor	3	3	3	3	3	3	3	3	3	3	\$28,200
Conveyor	1	1	1	1	1	1	1	1	1	1	\$32,900
Conveyor	6	6	6	6	6	6	6	6	6	6	\$37,600
Conveyor	4	4	4	4	4	4	4	4	4	4	\$42,300
Conveyor	4	4	4	4	4	4	4	4	4	4	\$46,900
Conveyor	1	1	1	1	1	1	1	1	1	1	\$56,300
Conveyor	5	5	5	5	5	5	5	5	5	5	\$61,000
Conveyor	1	1	1	1	1	1	1	1	1	1	\$65,700
Conveyor	4	4	4	4	4	4	4	4	4	4	\$75,100
Conveyor	2	2	2	2	2	2	2	2	2	2	\$84,500
Conveyor	1	1	1	1	1	1	1	1	1	1	\$108,000
Cyclone	-	-	-	-	-	-	1	1	1	1	\$18,800
Diesel Tank	1	1	1	1	1	1	1	1	1	1	\$5,600
Distribution System	1	1	1	1	1	1	1	1	1	1	\$46,900
Dome Fan	3	3	3	3	3	3	3	3	3	3	\$9,400



**City of Guelph  
Service Standard Calculation Sheet**

Service: Waste Diversion - Vehicles & Equipment  
Unit Measure: No. of vehicles and equipment

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2018 Value (\$/item)
<b>MRF:</b>											
Drum Feeder	1	1	1	1	1	1	1	1	1	1	\$187,800
Dry Pipe Valve	1	1	1	1	1	1	1	1	1	1	\$117,400
Dust Collector System	1	1	1	1	1	1	1	1	1	1	\$187,800
Electric Hoist	1	1	1	1	1	1	1	1	1	1	\$4,700
Electric Hoist , 1 ton Hoist 2	1	1	1	1	1	1	1	1	1	1	\$4,700
Electro-Magnet	1	1	1	1	1	1	1	1	1	1	\$23,500
Exhaust Fan	1	1	1	1	1	1	1	1	1	1	\$700
Exhaust Fan	1	1	1	1	1	1	1	1	1	1	\$1,400
Exhaust Fan	3	3	3	3	3	3	3	3	3	3	\$16,900
Exhaust Fan	2	2	2	2	2	2	2	2	2	2	\$18,800
Glass Breaker	-	-	-	-	-	-	1	1	1	1	\$66,300
Heating / Cooling Unit	1	1	1	1	1	1	1	1	1	1	\$32,900
Heating / Cooling Unit	1	1	1	1	1	1	1	1	1	1	\$37,600
Heating / Cooling Unit	1	1	1	1	1	1	1	1	1	1	\$46,900
Heating / Cooling Unit	3	3	3	3	3	3	3	3	3	3	\$56,300
Heating / Cooling Unit	2	2	2	2	2	2	2	2	2	2	\$70,400
Hoist	1	1	1	1	1	1	1	1	1	1	\$2,800
Holding Tank	1	1	1	1	1	1	1	1	1	1	\$18,800
Hydraulic Pump	1	1	1	1	1	1	1	1	1	1	\$23,500
Hydraulic Pump	1	1	1	1	1	1	1	1	1	1	\$42,300
Make-up Air Unit	1	1	1	1	1	1	1	1	1	1	\$89,200
PET Perforator	1	1	1	1	1	1	1	1	1	1	\$234,700
Pressure Blower	1	1	1	1	1	1	1	1	1	1	\$28,200
Separator	1	1	1	1	1	1	1	1	1	1	\$140,800
Spaleck Separator	-	-	-	-	-	-	1	1	1	1	\$704,200
Sprinkler System	1	1	1	1	1	1	1	1	1	1	\$211,300
TiTech Machine	1	1	1	1	1	1	1	1	1	1	\$516,400
TiTech Machine	1	1	1	1	1	1	1	1	1	1	\$610,300
Walking Floor	3	3	3	3	3	3	3	3	3	3	\$70,400
Walking Floor	1	1	1	1	1	1	1	1	1	1	\$84,500
Zig Zag Separator	-	-	-	-	-	-	1	1	1	1	\$42,300
<b>MRF Eligible %</b>	<b>46%</b>	<b>48%</b>	<b>60%</b>	<b>33%</b>	<b>26%</b>	<b>40%</b>	<b>52%</b>	<b>52%</b>	<b>52%</b>	<b>52%</b>	



**City of Guelph  
Service Standard Calculation Sheet**

Service: Waste Diversion - Vehicles & Equipment  
Unit Measure: No. of vehicles and equipment

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2018 Value (\$/item)
<b>Wet/Dry and Site:</b>											
Roll off Bins	10	10	10	45	45	45	45	45	45	45	\$5,100
Saw Teeth	1	1	1	1	1	1	1	1	1	1	\$153,000
Geoware System	1	1	1	1	1	1	1	1	1	1	\$204,000
Scale Deck	1	1	1	1	1	1	1	1	1	1	\$167,280
Geoware System	-	-	-	-	-	-	1	1	1	1	\$204,000
Scale Deck	1	1	1	1	2	2	2	2	2	2	\$167,280
KIOSKS AT PDO'S, SCALES AND YARD WASTE	1	1	1	1	2	3	3	3	3	3	\$21,600
KIOSKS AT PDO'S, SCALES AND YARD WASTE	-	-	-	-	-	1	1	1	1	1	\$10,500
SEA GOING CONTAINERS FOR STORAGE AND SHEDS (6 LARGE)	4	6	6	6	6	6	6	6	6	6	\$5,800
SEA GOING CONTAINERS FOR STORAGE AND SHEDS (2 SMALL)	-	2	2	2	2	2	2	2	2	2	\$2,800
<b>Wet/Dry and Site Eligible %</b>	<b>20%</b>	<b>30%</b>	<b>32%</b>	<b>26%</b>	<b>21%</b>	<b>24%</b>	<b>22%</b>	<b>22%</b>	<b>22%</b>	<b>22%</b>	
<b>Organics:</b>											
Secondary Hopper	-	1	1	1	1	1	1	1	1	1	\$243,200
Shredder	-	1	1	1	1	1	1	1	1	1	\$630,500
Star Screener	-	1	1	1	1	1	1	1	1	1	\$330,300
Conveyors	-	5	5	5	5	5	5	5	5	5	\$350,100
Generator	-	1	1	1	1	1	1	1	1	1	\$126,800
Cooling Towers	-	3	3	3	3	3	3	3	3	3	\$78,300
Cooling Units	-	3	3	3	3	3	3	3	3	3	\$118,600
Cooling System Fans	-	3	3	3	3	3	3	3	3	3	\$47,900
CT Pumps	-	3	3	3	3	3	3	3	3	3	\$16,700
Cooling Unit Pumps	-	3	3	3	3	3	3	3	3	3	\$16,700
Air Compressor	-	2	2	2	2	2	2	2	2	2	\$1,400
Fresh Air Fans	-	6	6	6	6	6	6	6	6	6	\$12,300



**City of Guelph**  
**Service Standard Calculation Sheet**

Service: Waste Diversion - Vehicles & Equipment  
Unit Measure: No. of vehicles and equipment

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2018 Value (\$/item)
Axial Duct Fans	-	4	4	4	4	4	4	4	4	4	\$63,400
Fresh Air Dampers	-	8	8	8	8	8	8	8	8	8	\$76,500
Mixed Air Fans	-	10	10	10	10	10	10	10	10	10	\$19,200
Spray Pumps	-	2	2	2	2	2	2	2	2	2	\$11,200
Leachate Pumps	-	2	2	2	2	2	2	2	2	2	\$10,800
Air Blowers	-	7	7	7	7	7	7	7	7	7	\$166,400
Mechanical Screen	-	1	1	1	1	1	1	1	1	1	\$15,500
Aeration Blower	-	1	1	1	1	1	1	1	1	1	\$3,800
Door Wagons	-	2	2	2	2	2	2	2	2	2	\$60,600
Humidifiers	-	3	3	3	3	3	3	3	3	3	\$516,400
Biorem fans	-	3	3	3	3	3	3	3	3	3	\$422,500
Recirculation Pumps	-	3	3	3	3	3	3	3	3	3	\$25,800
Blow Down Pumps	-	3	3	3	3	3	3	3	3	3	\$14,900
Acid Metering Pumps	-	3	3	3	3	3	3	3	3	3	\$15,000
Acid Supply Tank	-	1	1	1	1	1	1	1	1	1	\$26,300
Acid Waste Tank	-	1	1	1	1	1	1	1	1	1	\$59,200
Submersible Pump SP1	-	1	1	1	1	1	1	1	1	1	\$1,900
Submersible Pump SP2	-	1	1	1	1	1	1	1	1	1	\$1,900
Submersible Pump SP3	-	1	1	1	1	1	1	1	1	1	\$1,900
biofilter media	-	1	1	1	1	1	1	1	1	1	\$1,126,800
SCADA system	-	1	1	1	1	1	1	1	1	1	\$1,385,000
biofilter media	-	-	1	1	1	1	1	1	1	1	\$1,127,000
<b>Organics Eligible %</b>	<b>0%</b>	<b>57%</b>	<b>54%</b>	<b>54%</b>	<b>53%</b>	<b>52%</b>	<b>35%</b>	<b>35%</b>	<b>35%</b>	<b>35%</b>	
<b>PDO:</b>											
NEW PUBLIC DROP OFF WITH 15 SAW TEETH	-	-	-	-	1	1	1	1	1	1	\$2,920,000
<b>PDO Eligible %</b>	<b>24%</b>	<b>20%</b>	<b>21%</b>	<b>18%</b>	<b>15%</b>	<b>10%</b>	<b>9%</b>	<b>8%</b>	<b>8%</b>	<b>8%</b>	
Fueling Station	1	1	1	1	1	1	1	1	1	1	\$550,000
<b>Fueling Station Eligible %</b>	<b>67%</b>	<b>67%</b>	<b>67%</b>	<b>67%</b>	<b>67%</b>	<b>67%</b>	<b>67%</b>	<b>67%</b>	<b>67%</b>	<b>67%</b>	
<b>Total Eligible Portion</b>	<b>48.17</b>	<b>53.17</b>	<b>65.57</b>	<b>47.64</b>	<b>38.65</b>	<b>54.17</b>	<b>66.97</b>	<b>66.96</b>	<b>66.96</b>	<b>66.96</b>	

Population	121,688	123,275	125,003	127,232	129,157	131,794	134,033	136,381	138,163	140,219
Per Capita Standard	0.0004	0.0004	0.0005	0.0004	0.0003	0.0004	0.0005	0.0005	0.0005	0.0005

10 Year Average	2011-2020
Quantity Standard	0.0004
Quality Standard	\$91,175
Service Standard	\$36

DC Amount (before deductions)	10 Year
Forecast Population	22,565
\$ per Capita	\$36
Eligible Amount	\$822,946



**City of Guelph**  
**Service Standard Calculation Sheet**

Service: Waste Diversion - Other  
Unit Measure: No. of items

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2018 Value (\$/item)
Packer- recycling and organics	16	16	9	5	1	1	-	-	-	-	\$279,000
Dual Stream Packer	-	-	7	12	14	14	15	15	15	15	\$335,000
<b>eligible split by type and source</b>	<b>0%</b>	<b>0%</b>	<b>76%</b>	<b>76%</b>	<b>76%</b>	<b>76%</b>	<b>76%</b>	<b>76%</b>	<b>76%</b>	<b>76%</b>	
Other Waste Collection Vehicles	-	-	-	-	1	1	1	1	3	5	\$335,000
<b>eligible split by type and source</b>					<b>50%</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>	<b>50%</b>	<b>55%</b>	
Roll Off Truck	2	2	2	2	2	2	2	2	2	2	\$179,000
<b>eligible split by type and source</b>	<b>28%</b>	<b>25%</b>	<b>24%</b>	<b>25%</b>	<b>31%</b>	<b>43%</b>	<b>37%</b>	<b>30%</b>	<b>30%</b>	<b>30%</b>	
Volvo Loader	4	4	4	4	4	4	4	4	4	4	\$420,000
<b>eligible split by type and source</b>	<b>24%</b>	<b>20%</b>	<b>21%</b>	<b>18%</b>	<b>15%</b>	<b>10%</b>	<b>48%</b>	<b>46%</b>	<b>46%</b>	<b>46%</b>	
MERF trucks	2	2	2	2	3	3	3	3	3	3	\$50,300
PDO trucks	6	6	6	6	6	6	6	6	6	6	\$44,700
<b>eligible split by type and source</b>	<b>24%</b>	<b>20%</b>	<b>21%</b>	<b>18%</b>	<b>15%</b>	<b>10%</b>	<b>48%</b>	<b>46%</b>	<b>46%</b>	<b>46%</b>	
Skid Loader	-	-	-	-	2	2	2	2	2	2	\$53,000
Education vehicles	-	-	1	1	1	1	1	1	1	1	\$27,900
Forklift	-	-	-	1	1	1	1	1	1	1	\$47,500
Lift Platform	1	1	1	1	1	1	1	1	1	1	\$50,300
Carts - Green	-	-	14,048	27,991	40,474	42,410	50,523	50,523	57,704	57,704	\$25
Carts - Blue	-	-	16,878	31,043	41,188	42,420	46,397	46,397	49,917	49,917	\$51
<b>Total Eligible Portion</b>	<b>22</b>	<b>22</b>	<b>30,947</b>	<b>59,055</b>	<b>81,685</b>	<b>84,853</b>	<b>96,946</b>	<b>96,946</b>	<b>107,649</b>	<b>107,651</b>	

Population	121,688	123,275	125,003	127,232	129,157	131,794	134,033	136,381	138,163	140,219
Per Capita Standard	0.0002	0.0002	0.2476	0.4642	0.6324	0.6438	0.7233	0.7108	0.7791	0.7677

10 Year Average	2011-2020
Quantity Standard	0.4969
Quality Standard	\$122
Service Standard	\$60

DC Amount (before deductions)	10 Year
Forecast Population	22,565
\$ per Capita	\$60
Eligible Amount	\$1,362,475





# Appendix C

## Draft Amending Development Charge By-law



## **The Corporation of the City of Guelph**

### **By-law Number 2021-\_\_**

#### **Being a By-Law of The Corporation of the City of Guelph To Amend By-Law (2019)-20372, Respecting Development Charges**

**WHEREAS** the City of Guelph (the “City”) enacted By-law (2019)-20372 pursuant to the Development *Charges Act*, 1997, S.O. 1997, c. 27, as amended (the “Act”), which Act authorizes Council to pass by-laws for the imposition of development charges against land;

**AND WHEREAS** the City has undertaken a study pursuant to the Act which has provided updated Schedules to By-law (2019)-20372;

**AND WHEREAS** the Council of the City of Guelph (“Council”) has before it a report entitled “City of Guelph 2021 Development Charge Update Study” prepared by Watson & Associates Economists Ltd., dated September 17, 2021 (the “update study”)

**AND WHEREAS** the update study and proposed amending by-law were made available to the public on September 17, 2021 and Council gave notice to the public pursuant to section 12 of the Act;

**AND WHEREAS** Council, on October 20, 2021 held a meeting open to the public, pursuant to Section 12 of the Act, at which Council considered the study, and written and oral submissions from the public;

**NOW THEREFORE** Council hereby enacts as follows:

1. By-law (2019)-20372 is hereby amended as follows:

A. Deletion of definitions in Section 1 related to accessory apartment.

B. Addition of Ancillary Dwelling as follows:

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

C. Replace definition of Accessory Use with the following:



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

D. Addition of Cannabis to the definitions in Section 1 as follows:

“Cannabis” means:

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

E. Addition of Cannabis Plant to the definitions in Section 1 as follows:

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

F. Addition of Cannabis Production Facilities to the definitions in Section 1 as follows:

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



- G. Addition of Class to the definitions in Section 1 as follows:

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

- H. Revise definition of “Computer Establishment” as follows:

“Computer Establishment” means a building or structure used or designed or intended for use as a computer establishment as this term is defined in the Zoning By-law.

- I. Remove the definition of “Discounted Services”

- J. Remove from definition of Dwelling Unit, section (a) and replace with:

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

- K. Refine the definition of Dwelling Unit, section (g) to indicate “row dwelling” instead of row house as follows:

(g) “Townhouse” means a Building that is divided vertically into 3 or more separate Dwelling Units and includes a row dwelling.

- L. Addition of Hospice to the definitions in Section 1 as follows:

“Hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care.

- M. Addition of Industrial Building to the definitions in Section 1 as follows:

“Industrial Building” means lands, buildings or structures, or portions thereof, used, designed or intended for use for production, compounding, processing, packaging, crating, bottling, or assembly ("manufacturing") of raw goods or semi-processed goods or materials, research and development relating thereto, warehousing or bulk storage of goods, and includes office uses and



the sale of commodities to the general public (if the retail sales are at the site where the manufacturing takes place) where such uses are accessory to an industrial use, and includes cannabis production facilities, but does not include the sale of commodities to the general public through a warehouse club or retail warehouse and does not include self-storage or mini-storage facilities.

N. Addition of Institutional Use in the definitions in Section 1 as follows:

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

- (i) as a long-term care home within the meaning of Subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
- (ii) as a retirement home within the meaning of Subsection 2 (1) of the *Retirement Homes Act, 2010*;
- (iii) by any of the following post-secondary institutions for the objects of the institution:
  - a. a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,
  - b. a college or university federated or affiliated with a university described in subclause (1), or
  - c. an Indigenous Institute prescribed for the purposes of Section 6 of the *Indigenous Institutes Act, 2017*;
- (iv) as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- (v) as a hospice to provide end of life care.

N. Addition of Interest Rate to the definitions in Section 1 as follows:

“Interest rate” means the annual rate of interest calculated as per the City’s Council approved D.C. Interest Policy # CS-2020-23, as may be revised from time to time.



O. Addition of Local Services to the definitions in Section 1 as follows:

“Local Services” mean those services, facilities or things which are under the jurisdiction of the City that are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the Planning Act, R.S.O. 1990, Chap. P.13.

P. Addition of Lot to the definitions in Section 1 as follows:

“Lot” means a parcel of land capable of being conveyed lawfully without any approval under the Planning Act or successor thereto which meets the minimum lot area requirements under the Planning Act.

Q. Addition of Non-Profit Housing Development to the definitions of in Section 1, as follows:

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

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

R. Remove the definition of “Non-Discounted Services”.

S. Addition of Rental Housing to the definitions in Section 1 as follows:

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

T. Addition of Row Dwelling to the definitions in Section 1 as follows:



“Row Dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling unit has an independent entrance from the outside and is vertically separated from any abutting dwelling unit.

U. Addition of Site to the definitions in Section 1 as follows:

“Site” means a parcel of land which can be legally conveyed pursuant to Section 50 of the Planning Act and includes a development having two or more lots consolidated under one identical ownership.

V. Replace Section titled “Designation of Services,” in Section 2, with the following:

**Designation of Services/Class of Services**

W. Replace Section 2.1 to read as follows:

- i. Water Services;
- ii. Wastewater Services;
- iii. Stormwater Services;
- iv. Services Related to a Highway;
- v. Public Works;
- vi. Fire Protection Services;
- vii. Policing Services;
- viii. Transit Services;
- ix. Library Services;
- x. Parks and Recreation Services;
- xi. Growth Studies;
- xii. Ambulance Services;
- xiii. Provincial Offences Act Services;
- xiv. Health Services;
- xv. Municipal Parking; and
- xvi. Waste Diversion Services.



X. Refine Section 2.2 to include “Class of Services” so that it reads as follows:

The components of Services/Class of Services designated in Section 2.1 are described in Schedule A.

Y. By adding a new subsection to 3.4 (b) (iv) as follows:

(iv) of creating a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:





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

Z. Refine Section 3.4 to renumber the second (c) to be (d) as follows:



- (d) Despite section 3.4(c), if two (2) or more of the actions described in section 3.4(a) occur at different times, additional Development Charges shall be imposed if the subsequent action has the effect of increasing the need for Services.
- AA. By correcting numbering of subsection 3.5.2 (d) to be:  
3.5.2 (c)
- BB. Section 3.12 is refined and renumbered as follows:  
3.15 Despite sections 3.11 through 3.14, Council from time to time and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 or the Act.
- CC. Sections 3.13 and 3.14 are renumbered as follows:  
3.16 and 3.17
- DD. Addition to the following subsections to Section 3:  
3.12 Notwithstanding section 3.11, development charges for rental housing and institutional developments (where not otherwise exempt) are due and payable in 6 equal annual payments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the City's Council approved D.C. Interest Policy # CS-2020-23, as may be revised from time to time.  
3.13 Notwithstanding section 3.11, development charges for non-profit housing developments are due and payable in 21 equal annual payments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the City's Council approved D.C. Interest Policy # CS-2020-23, as may be revised from time to time.  
3.14 Where the development of land results from the approval of a site plan or zoning by-law amendment application received on or after January



1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under sections 3.6 and 3.7 shall be calculated on the rates set out in Schedules “B-1” and “B-2” on the date of the planning application, including interest. Where both planning applications apply, development charges under sections 3.6 and 3.7 shall be calculated on the rates in effect on the day of the later planning application, including interest as provided in the City’s Council approved D.C. Interest Policy # CS-2020-23, as may be revised from time to time.

EE. Section 5 is replaced with the following:

Development Charges pursuant to this By-law shall be adjusted annually, without amendment to this By-law, commencing on the first anniversary date of this By-law coming into effect and on each anniversary date thereafter, in accordance with the index prescribed in O.Reg. 82/98 made under the Act, as per the Statistics Canada’s Non-Residential Building Construction Price Index for the City of Toronto, as may be amended or replaced from time to time, for the most recent available data for the preceding quarter.

FF. Section 6 is refined to include “Class of Services” in the definition of Schedule A as follows:

Schedule A - Components of Services/Class of Services Designated in Section 2.1

GG. Section 6 is refined to replace Schedule “B” with Schedules “B-1” and “B-2” as follows:

Schedule B-1 - Residential and Non-Residential Development Charges

Schedule B-2 - Residential and Non-Residential Parking Development Charges

HH. Schedule “A” is replaced with the attached Schedule “A”.

II. Schedule “B” is deleted and replaced with the attached Schedule “B-1”.

JJ. Schedule “B-2” is added.

2. This By-law shall come into force and effect at 12:01 AM on December 14, 2021.



3. Except as amended by this By-law, all provisions of By-law (2019)-20372, as amended, are and shall remain in full force and effect.

By-law read a first and second time this 13<sup>th</sup> day of December, 2021.

By-law read a third time and finally passed this 13<sup>th</sup> day of December, 2021.

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Cam Guthrie - Mayor

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Stephen O'brien – General Manager/City Clerk



**By-law Number (2019)-20372**

**SCHEDULE "A"**  
**TO BY-LAW NO. (2019)-20372**  
**COMPONENTS OF SERVICES/CLASSES OF SERVICES DESIGNATED IN**  
**SUBSECTION 2.1**

City-Wide D.C.-Eligible Services

Water Services

Treatment Plants and Storage

Distribution Systems

Wastewater Services

Treatment Plant

Sewers

Stormwater Services

Stormwater Drainage and Control Services

Services Related to a Highway

Roads and Related Infrastructure

Bridges and Culverts

Sidewalks

Traffic Signals

Streetlights

Fire Protection Services

Fire Stations

Fire Vehicles

Small Equipment and Gear

Policing Services

Policing Detachments

Small Equipment and Gear



**By-law Number (2019)-20372**

**SCHEDULE “A”  
TO BY-LAW NO. (2019)-20372  
COMPONENTS OF SERVICES/CLASSES OF SERVICES DESIGNATED IN  
SUBSECTION 2.1**

**Transit Services**

- Transit Vehicles
- Transit Facilities
- Other Transit Infrastructure

**Library Services**

- Library Facilities
- Library Vehicles
- Library Collection Materials

**Parks and Recreation Services**

- Recreation Facilities
- Parkland Development, Amenities, Amenity Buildings, Trails
- Parks and Recreation Vehicles and Equipment

**Ambulance Services**

- Ambulance Facilities
- Vehicle Equipment

**Provincial Offences Act Services**

- Facility Space

**Health Services**

- Facility Space

**Waste Diversion**

- Facility Space
- Vehicle Equipment



**By-law Number (2019)-20372**

**SCHEDULE “A”  
TO BY-LAW NO. (2019)-20372  
COMPONENTS OF SERVICES/CLASSES OF SERVICES DESIGNATED IN  
SUBSECTION 2.1**

City-Wide D.C.-Eligible Classes

Growth Studies

- Water Services
- Wastewater Services
- Stormwater Services
- Services Related to a Highway
- Fire Protection Services
- Policing Services
- Transit Services
- Library Services
- Parks and Recreation Services
- Ambulance Services
- Provincial Offences Act Services
- Health Services
- Waste Diversion Services

Public Works

Facilities

- Services Related to a Highway
- Water Services
- Wastewater Services
- Stormwater Services
- Transit Services
- Parks and Recreation Services
- Fire Protection Services
- Ambulance Services
- Policing Services
- Waste Diversion Services

Vehicles and Equipment

- Services Related to a Highway



**By-law Number (2019)-20372**

**SCHEDULE “A”  
TO BY-LAW NO. (2019)-20372  
COMPONENTS OF SERVICES/CLASSES OF SERVICES DESIGNATED IN  
SUBSECTION 2.1**

City-Wide D.C. Services - In force until September 18, 2022

**Parking Services**

Parking Spaces

Parking Meters and Equipment

Parking Studies





**By-law Number (2019)-20372  
SCHEDULE B-1  
(2018 \$)**

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2+ Bedrooms/Stacked Townhouse	Apartments - Bachelor and 1 Bedroom/Stacked Townhouse	Multiple Attached Dwelling	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services/Classes:</b>						
Services Related to a Highway	5,699	3,163	2,261	4,199	1,881	2.59
Fire Protection Services	316	175	125	233	104	0.15
Policing Services	662	367	263	488	219	0.30
Transit Services	2,750	1,526	1,091	2,026	908	1.32
Public Works, Facilities and Fleet	535	297	212	395	177	0.24
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Ambulance	111	62	44	82	37	0.05
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<b>Total Municipal Wide Services/Classes</b>	<b>21,361</b>	<b>11,853</b>	<b>8,474</b>	<b>15,741</b>	<b>7,052</b>	<b>5.71</b>
<b>Urban Services</b>						
Stormwater Drainage and Control Services	225	125	89	166	74	0.10
Wastewater Services	6,516	3,616	2,585	4,801	2,151	2.95
Water Services	6,893	3,825	2,735	5,079	2,276	3.12
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<b>GRAND TOTAL MUNICIPAL WIDE</b>	<b>21,361</b>	<b>11,853</b>	<b>8,474</b>	<b>15,741</b>	<b>7,052</b>	<b>5.71</b>
<b>GRAND TOTAL URBAN SERVICED AREA</b>	<b>34,995</b>	<b>19,419</b>	<b>13,883</b>	<b>25,787</b>	<b>11,553</b>	<b>11.88</b>



**By-law Number (2019)-20372  
SCHEDULE B-2  
EFFECTIVE TO SEPTEMBER 18, 2022  
(2018 \$)**

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2+ Bedrooms/Stacked Townhouse	Apartments - Bachelor and 1 Bedroom/Stacked Townhouse	Multiple Attached Dwelling	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services - Municipal Parking</b>						
Municipal parking spaces	1,233	684	489	908	407	0.60
<b>Grand Total Municipal Wide Services - Municipal Parking</b>	<b>1,233</b>	<b>684</b>	<b>489</b>	<b>908</b>	<b>407</b>	<b>0.60</b>

**The Corporation of the City of Guelph**

**By-law Number 2021-\_\_**

**Being a By-Law of The Corporation of the City of Guelph To Amend By-Law  
(2019)-20372, Respecting Development Charges**

**WHEREAS** the City of Guelph (the “City”) enacted By-law (2019)-20372 pursuant to the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended (the “Act”), which Act authorizes Council to pass by-laws for the imposition of development charges against land;

**AND WHEREAS** the City has undertaken a study pursuant to the Act which has provided updated Schedules to By-law (2019)-20372;

**AND WHEREAS** the Council of the City of Guelph (“Council”) has before it a report entitled “City of Guelph 2021 Development Charge Update Study” prepared by Watson & Associates Economists Ltd., dated September 17, 2021 (the “update study”)

**AND WHEREAS** the update study and proposed amending by-law were made available to the public on September 17, 2021 and Council gave notice to the public pursuant to section 12 of the Act;

**AND WHEREAS** Council, on October 20, 2021 held a meeting open to the public, pursuant to Section 12 of the Act, at which Council considered the study, and written and oral submissions from the public;

**NOW THEREFORE** Council hereby enacts as follows:

1. By-law (2019)-20372 is hereby amended as follows:

A. Deletion of definitions in Section 1 related to accessory apartment.

B. Addition of Ancillary Dwelling as follows:

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

C. Replace definition of Accessory Use with the following:

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

D. Addition of Cannabis to the definitions in Section 1 as follows:

“Cannabis” means:

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

E. Addition of Cannabis Plant to the definitions in Section 1 as follows:

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

F. Addition of Cannabis Production Facilities to the definitions in Section 1 as follows:

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

G. Addition of Class to the definitions in Section 1 as follows:

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

- H. Revise definition of “Computer Establishment” as follows:

“Computer Establishment” means a building or structure used or designed or intended for use as a computer establishment as this term is defined in the Zoning By-law.

- I. Remove the definition of “Discounted Services”

- J. Remove from definition of Dwelling Unit, section (a) and replace with:

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

- K. Refine the definition of Dwelling Unit, section (g) to indicate “row dwelling” instead of row house as follows:

(g) “Townhouse” means a Building that is divided vertically into three (3) or more separate Dwelling Units and includes a row dwelling.

- L. Addition of Hospice to the definitions in Section 1 as follows:

“Hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care.

- M. Addition of Industrial Building to the definitions in Section 1 as follows:

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

include the sale of commodities to the general public through a warehouse club or retail warehouse and does not include self-storage or mini-storage facilities.

N. Addition of Institutional Use in the definitions in Section 1 as follows:

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

- (i) as a long-term care home within the meaning of Subsection 2 (1) of the *Long-Term Care Homes Act*, 2007;
- (ii) as a retirement home within the meaning of Subsection 2 (1) of the *Retirement Homes Act*, 2010;
- (iii) by any of the following post-secondary institutions for the objects of the institution:
  - a. a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,
  - b. a college or university federated or affiliated with a university described in subclause (1), or
  - c. an Indigenous Institute prescribed for the purposes of Section 6 of the *Indigenous Institutes Act*, 2017;
- (iv) as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- (v) as a hospice to provide end of life care.

N. Addition of Interest Rate to the definitions in Section 1 as follows:

“Interest rate” means the annual rate of interest calculated as per the City’s Council approved D.C. Interest Policy # CS-2020-23, as may be revised from time to time.

O. Addition of Local Services to the definitions in Section 1 as follows:

“Local Services” mean those services, facilities or things which are under the jurisdiction of the City that are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the Planning Act, R.S.O. 1990, Chap. P.13.

P. Addition of Lot to the definitions in Section 1 as follows:

“Lot” means a parcel of land capable of being conveyed lawfully without any approval under the Planning Act or successor thereto which meets the minimum lot area requirements under the Planning Act.

Q. Addition of Non-Profit Housing Development to the definitions of in Section 1, as follows:

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

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

R. Remove the definition of “Non-Discounted Services”.

S. Addition of Rental Housing to the definitions in Section 1 as follows:

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

T. Addition of Row Dwelling to the definitions in Section 1 as follows:

“Row Dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling unit has an independent entrance from the outside and is vertically separated from any abutting dwelling unit.

- U. Addition of Site to the definitions in Section 1 as follows:

“Site” means a parcel of land which can be legally conveyed pursuant to Section 50 of the Planning Act and includes a development having two or more lots consolidated under one identical ownership.

- V. Replace Section titled “Designation of Services,” in Section 2, with the following:

### **DESIGNATION OF SERVICES/CLASS OF SERVICES**

- W. Replace Section 2.1 to read as follows:

- i. Water Services;
- ii. Wastewater Services;
- iii. Stormwater Services;
- iv. Services Related to a Highway;
- v. Public Works;
- vi. Fire Protection Services;
- vii. Policing Services;
- viii. Transit Services;
- ix. Library Services;
- x. Parks and Recreation Services;
- xi. Growth Studies;
- xii. Ambulance Services;
- xiii. Provincial Offences Act Services;
- xiv. Health Services;
- xv. Municipal Parking; and
- xvi. Waste Diversion Services.



- X. Refine Section 2.2 to include “Class of Services” so that it reads as follows:

The components of Services/Class of Services designated in Section 2.1 are described in Schedule A.

- Y. By adding a new subsection to 3.4 (b) (iv) as follows:

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

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

Z. Refine Section 3.4 to renumber the second (c) to be (d) as follows:

- (d) Despite section 3.4(c), if two (2) or more of the actions described in section 3.4(a) occur at different times, additional Development Charges

shall be imposed if the subsequent action has the effect of increasing the need for Services.

AA. By correcting numbering of subsection 3.5.2 (d) to be:

3.5.2 (c)

BB. Section 3.12 is refined and renumbered as follows:

3.15 Despite sections 3.11 through 3.14, Council from time to time and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 or the Act.

CC. Sections 3.13 and 3.14 are renumbered as follows:

3.16 and 3.17

DD. Addition to the following subsections to Section 3:

3.12 Notwithstanding section 3.11, development charges for rental housing and institutional developments (where not otherwise exempt) are due and payable in six (6) equal annual payments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the City's Council approved D.C. Interest Policy # CS-2020-23, as may be revised from time to time.

3.13 Notwithstanding section 3.11, development charges for non-profit housing developments are due and payable in twenty-one (21) equal annual payments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the City's Council approved D.C. Interest Policy # CS-2020-23, as may be revised from time to time.

3.14 Where the development of land results from the approval of a site plan or zoning by-law amendment application received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under sections 3.6 and 3.7 shall be calculated on the rates set out in Schedules "B-1" and "B-2" on the date of the planning application, including interest.

Where both planning applications apply, development charges under sections 3.6 and 3.7 shall be calculated on the rates in effect on the day of the later planning application, including interest as provided in the City's Council approved D.C. Interest Policy # CS-2020-23, as may be revised from time to time.

EE. Section 5 is replaced with the following:

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Schedule A - Components of Services/Class of Services Designated in Section 2.1

GG. Section 6 is refined to replace Schedule "B" with Schedules "B-1" and "B-2" as follows:

Schedule B-1 - Residential and Non-Residential Development Charges

Schedule B-2 - Residential and Non-Residential Parking Development Charges

HH. Schedule "A" is replaced with the attached Schedule "A".

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2. This By-law shall come into force and effect at 12:01 AM on December 14, 2021.

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By-law read a first and second time this 13<sup>th</sup> day of December, 2021.

By-law read a third time and finally passed this 13<sup>th</sup> day of December, 2021.

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Cam Guthrie - Mayor

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Stephen O'brien – General Manager/City Clerk

**By-law Number (2019)-20372**

**SCHEDULE "A"**  
**COMPONENTS OF SERVICES/CLASS OF SERVICES DESIGNATED IN**  
**SUBSECTION 2.1**

Urban D.C.-Eligible Services

Water Services

Treatment Plants and Storage  
Distribution Systems

Wastewater Services

Treatment Plant  
Sewers

Stormwater Services

Stormwater Drainage and Control Services

City-Wide D.C.-Eligible Services

Services Related to a Highway

Roads and Related Infrastructure  
Bridges and Culverts  
Sidewalks  
Traffic Signals  
Streetlights

Fire Protection Services

Fire Stations  
Fire Vehicles  
Small Equipment and Gear

Policing Services

Policing Detachments  
Small Equipment and Gear

**By-law Number (2019)-20372**

**SCHEDULE "A"**  
**COMPONENTS OF SERVICES/CLASS OF SERVICES DESIGNATED IN**  
**SUBSECTION 2.1**

Transit Services

- Transit Vehicles
- Transit Facilities
- Other Transit Infrastructure

Library Services

- Library Facilities
- Library Vehicles
- Library Collection Materials

Parks and Recreation Services

- Recreation Facilities
- Parkland Development, Amenities, Amenity Buildings, Trails
- Parks and Recreation Vehicles and Equipment

Ambulance Services

- Ambulance Facilities
- Vehicle Equipment

Provincial Offences Act Services

- Facility Space

Health Services

- Facility Space

Waste Diversion

- Facility Space
- Vehicle Equipment

**By-law Number (2019)-20372**

**SCHEDULE "A"**  
**COMPONENTS OF SERVICES/CLASS OF SERVICES DESIGNATED IN**  
**SUBSECTION 2.1**

City-Wide D.C.-Eligible Classes

Growth Studies

- Water Services
- Wastewater Services
- Stormwater Services
- Services Related to a Highway
- Fire Protection Services
- Policing Services
- Transit Services
- Library Services
- Parks and Recreation Services
- Ambulance Services
- Provincial Offences Act Services
- Health Services
- Waste Diversion Services

Public Works

Facilities

- Services Related to a Highway
- Water Services
- Wastewater Services
- Stormwater Services
- Transit Services
- Parks and Recreation Services
- Fire Protection Services
- Ambulance Services
- Policing Services
- Waste Diversion Services

Vehicles and Equipment

- Services Related to a Highway



**By-law Number (2019)-20372**

**SCHEDULE "A"**  
**COMPONENTS OF SERVICES/CLASS OF SERVICES DESIGNATED IN**  
**SUBSECTION 2.1**

City-Wide D.C. Services - In force until September 18, 2022

Parking Services

Parking Spaces

Parking Meters and Equipment

Parking Studies

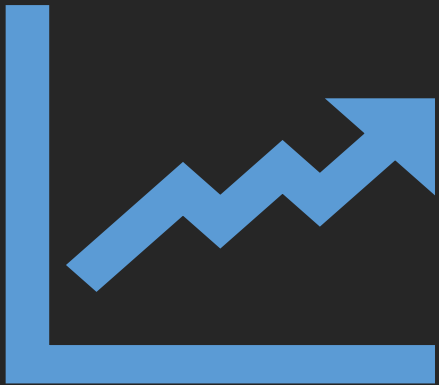
**By-law Number (2019)-20372**  
**SCHEDULE B-1**  
**(2018 \$)**

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2+ Bedrooms/Stacked Townhouse	Apartments - Bachelor and 1 Bedroom/Stacked Townhouse	Multiple Attached Dwelling	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
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**By-law Number (2019)-20372  
SCHEDULE B-2  
EFFECTIVE TO SEPTEMBER 18, 2022  
(2018 \$)**

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2+ Bedrooms/Stacked Townhouse	Apartments - Bachelor and 1 Bedroom/Stacked Townhouse	Multiple Attached Dwelling	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services - Municipal Parking</b> Municipal parking spaces	1,243	690	493	916	410	0.60
<b>Grand Total Municipal Wide Services - Municipal Parking</b>	<b>1,243</b>	<b>690</b>	<b>493</b>	<b>916</b>	<b>410</b>	<b>0.60</b>

# 2021 Growth Revenue Study Update



# Program Purpose



Growth revenue tools include:

Development Charges (DCs)

Parkland Dedication By-law

Community Benefits Charge (CBC) in September 2022



Provides the majority of funding to support growth related infrastructure



Recent legislative changes impacted these tools (Bills 108, 138, 197, 213)



Current by-laws will expire in September 2022



## 4 Key Phases

1. 2018 Development Charges Study (DC Study) update and by-law amendment

-This is the focus of this meeting

2. CBC evaluation and implementation

3. Parkland Dedication By-law review and amendment

4. Comprehensive DC Study update for growth to 2051

# Program Timeline Overview

<b>GROWTH REVENUE STUDY</b>	<b>START</b>	<b>COMPLETION</b>
<b>1. Current DC Study update</b>	Second Quarter 2021	Fourth Quarter 2021
<b>2. CBC review and background study</b>	Third Quarter 2021	Third Quarter 2022
<b>3. Parkland Dedication review by-law update</b>	Third Quarter 2021	Third Quarter 2022
<b>4. Comprehensive DC Study Update</b>	Second Quarter 2022	First Quarter 2024

# 1. 2018 DC Study Update and By-law

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Last DC study in 2018

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DC usually updated every five years

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Updating now due to legislative changes

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Watson will provide an update on this shortly



## 2. Community Benefits Charge Study

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Legislative changes allow for a CBC

Based on density

Can cover excluded services such as parking

Starting in Fall 2021 with completion in September 2022

### 3. Parkland Dedication By-law Update

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Current by-law remains in force until September 2022

Working on update collaboratively with multiple departments

Staff have implemented interim operational plans until update is passed

Expected completion third quarter 2022

## 4. Comprehensive DC Study Update

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Full DC update to kick off in 2022

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Will include revised capital projects and growth projections

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Will include Clair-Maltby, MCR and other growth areas

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Will incorporate various servicing masterplans

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Time horizon will be to 2051

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Expected completion Spring 2024

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# City of Guelph 2021 Development Charges Update Study

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Public Meeting  
October 20, 2021

# Agenda



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


# Public Meeting Purpose



- The public meeting is to provide for an update to the existing D.C. By-law to:
  - Remove the Mandatory 10% deduction; and
  - Incorporate the policy changes as a result of Bills 108, 138, 197 and 213.
- The meeting is a mandatory requirement under the Development Charges Act (D.C.A.)
- Prior to Council's consideration of a by-law, a background study must be prepared and available to the public a minimum 60 days prior to the D.C. by-law passage

# Study Process & Timelines



- Meetings with City staff (July and August, 2021)
- Update Cost – Removal of 10% Deduction (August, 2021)
- Release of Background Study (September 17, 2021)
- D.C. Stakeholder Meeting (September 22, 2021)
- **Public Meeting of Council (October 20, 2021)** 
- Council consideration of by-law passage (December 13, 2021)

# Development Charges

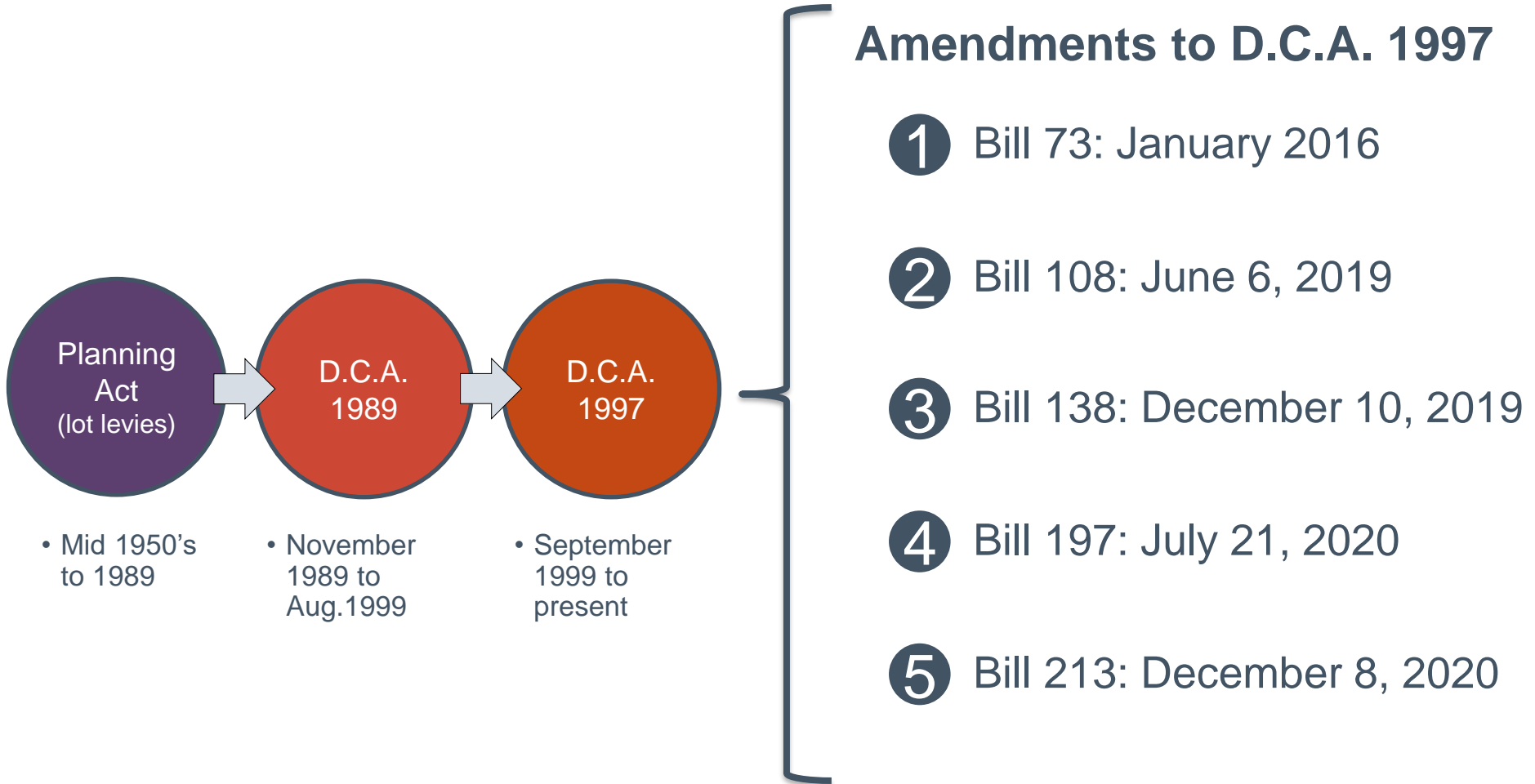


## **Purpose:**

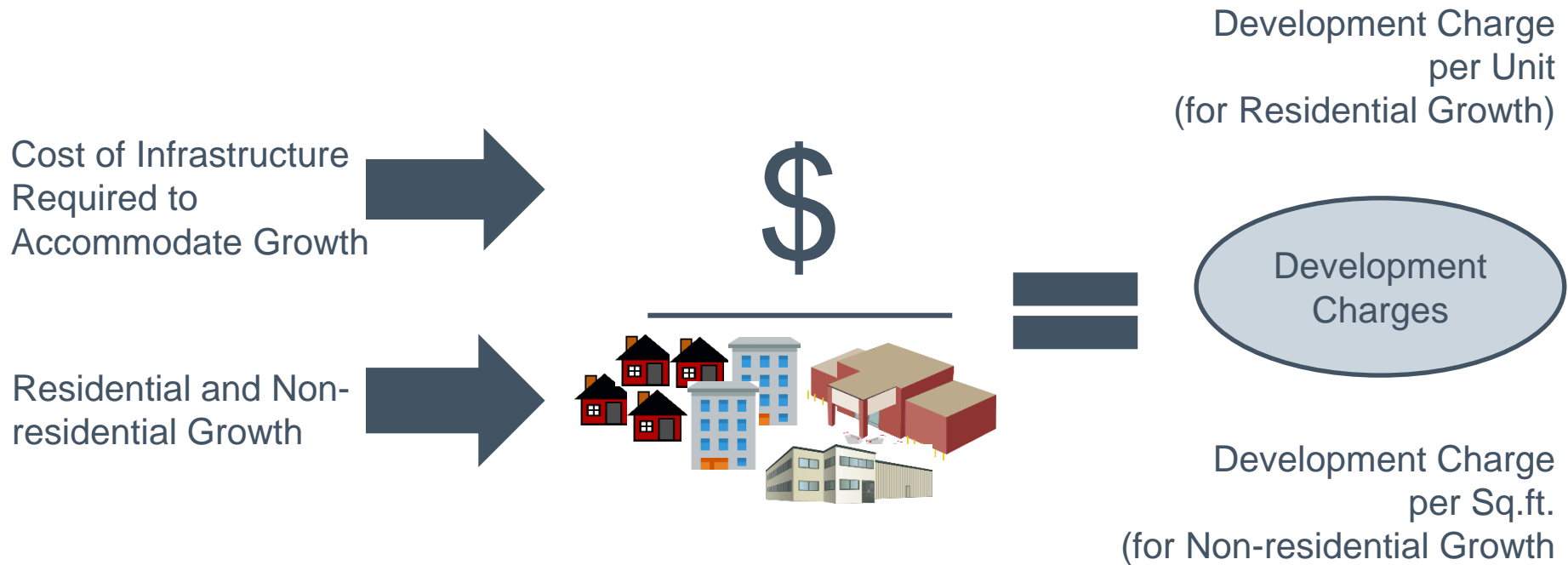
- To recover the capital costs associated with residential and non-residential growth within a municipality.
- The capital costs are in addition to what costs would normally be constructed as part of a subdivision (i.e. internal roads, sewers, watermains, roads, sidewalks, streetlights, etc.).
- Municipalities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



# History of D.C.'s



# How Development Charges Are Calculated



# Changes to the D.C. Legislation since 2018



There has been changes to the D.C.A. since the previous background study in 2018:

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

# Services Being Updated



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

1. Indoor and Outdoor Recreation Services (Now “Parks and Recreation Services”);
2. Library Services;
3. Health Services (Now “Public Health”);
4. Waste Diversion Services;
5. Municipal Parking; and
6. Administration Studies (Now a Class of Service: “Growth Studies”).

# Classes of Services Being Created



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

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

The City is already collecting for these items through its current D.C. by-law. This change is largely administrative.

# By-Law Amendments



- By-Law 2019-20372 is being amended to:
- Allow the City to continue to collect for Parking Services until September 18, 2022 (due to Bill 197 the following services become ineligible);
- Remove the 10% statutory deduction from services, thus increasing the D.C. rates for some services;
- Update D.C. policies in the By-Law with respect to:
  - D.C. instalment payments;
  - D.C. rate freeze;
  - Approved D.C. Interest policy # CS-2020-23 related to instalment payments and rate freeze;
  - Mandatory exemption for new ancillary units;
  - Mandatory exemption for universities receiving operating funds from the Government; and
  - Additional & refined definitions, where required.

# Schedule of Recalculated D.C.s – Residential (2018\$)



Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2+ Bedrooms/Stacked Townhouse	Apartments - Bachelor and 1 Bedroom/Stacked Townhouse	Multiple Attached Dwelling	Special Care/Special Dwelling Units	(per sq. m. of Gross Floor Area)
<b>Municipal Wide Services/Classes:</b>						
Services Related to a Highway	5,699	3,163	2,261	4,199	1,881	27.89
Fire Protection Services	316	175	125	233	104	2.58
Policing Services	662	367	263	488	219	1.61
Transit Services	2,750	1,526	1,091	2,026	908	3.23
Parking Services <sup>1</sup>	1,243	690	493	916	410	14.21
Public Works, Facilities and Fleet <sup>2</sup>	535	297	212	395	177	6.46
Parks and Recreation Services <sup>3</sup>	8,813	4,891	3,497	6,494	2,910	5.06
Library Services	837	464	332	617	276	0.54
Growth Studies <sup>4</sup>	779	432	309	574	257	4.09
Public Health	301	167	119	222	99	0.32
Provincial Offences Act	7	4	3	6	2	0.00
Ambulance	111	62	44	82	37	0.54
Waste Diversion	550	305	218	405	182	1.40
<b>Total Municipal Wide Services/Classes</b>	<b>22,604</b>	<b>12,543</b>	<b>8,967</b>	<b>16,657</b>	<b>7,462</b>	<b>67.93</b>
<b>Urban Services</b>						
Stormwater Drainage and Control Services	225	125	89	166	74	1.08
Wastewater Services	6,516	3,616	2,585	4,801	2,151	31.75
Water Services	6,893	3,825	2,735	5,079	2,276	33.58
<b>Total Urban Services</b>	<b>13,634</b>	<b>7,566</b>	<b>5,409</b>	<b>10,046</b>	<b>4,501</b>	<b>66.41</b>
<b>GRAND TOTAL MUNICIPAL WIDE</b>	<b>22,604</b>	<b>12,543</b>	<b>8,967</b>	<b>16,657</b>	<b>7,462</b>	<b>67.93</b>
<b>GRAND TOTAL URBAN SERVICED AREA</b>	<b>36,238</b>	<b>20,109</b>	<b>14,376</b>	<b>26,703</b>	<b>11,963</b>	<b>134.34</b>

<sup>1</sup> Eligible until September 18, 2022

<sup>2</sup> Previously included under Services Related to a Highway

<sup>3</sup> Previously presented as two separate charges for Outdoor & Indoor Recreation Services.

# Residential (Single Detached) Comparison (2018\$)



Service/Class	As per By-law 2019-20372 2018 \$	Re-Calculated 2018 \$
<b>Municipal Wide Services:</b>		
Services Related to a Highway	5,699	5,699
Public Works, Facilities and Fleet <sup>1</sup>	550	535
Fire Protection Services	316	316
Police Services	662	662
Transit Services	2,750	2,750
Parking Services <sup>2</sup>	1,160	1,243
Parks and Recreation Services <sup>3</sup>	7,750	8,813
Library Services	967	837
Growth Studies <sup>4</sup>	762	779
Public Health	235	301
Provincial Offences Act	7	7
Ambulance	111	111
Waste Diversion	495	550
<b>Total Municipal Wide Services</b>	<b>21,464</b>	<b>22,604</b>
<b>Urban Services:</b>		
Stormwater Drainage and Control Services	225	225
Wastewater Services	6,516	6,516
Water Services	6,893	6,893
<b>Total Urban Specific Services</b>	<b>13,634</b>	<b>13,634</b>
<b>Grand Total - Urban Serviced Area</b>	<b>35,098</b>	<b>36,238</b>

<sup>1</sup> Previously included under Services Related to a Highway

<sup>2</sup> Eligible until September 18, 2022

<sup>3</sup> Previously presented as two separate charges for Outdoor & Indoor Recreation Services.

<sup>4</sup> Previously presented as Administration



# Non-Residential (per sq. m.) Comparison (2018\$)



Service/Class	As per By-law 2019-20372 2018 \$	Re-Calculated 2018 \$
<b>Municipal Wide Services:</b>		
Services Related to a Highway	27.89	27.89
Public Works, Facilities and Fleet <sup>1</sup>	2.69	2.58
Fire Protection Services	1.61	1.61
Police Services	3.23	3.23
Transit Services	14.21	14.21
Parking Services <sup>2</sup>	6.03	6.46
Parks and Recreation Services <sup>3</sup>	4.52	5.06
Library Services	0.54	0.54
Growth Studies <sup>4</sup>	3.98	4.09
Public Health	0.32	0.32
Provincial Offences Act	0	0
Ambulance	0.54	0.54
Waste Diversion	1.18	1.40
<b>Total Municipal Wide Services</b>	<b>66.74</b>	<b>67.93</b>
<b>Urban Services:</b>		
Stormwater Drainage and Control Services	1.08	1.08
Wastewater Services	31.75	31.75
Water Services	33.58	33.58
<b>Total Urban Specific Services</b>	<b>66.41</b>	<b>66.41</b>
<b>Grand Total - Urban Serviced Area</b>	<b>133.15</b>	<b>134.34</b>

<sup>1</sup> Previously included under Services Related to a Highway

<sup>2</sup> Eligible until September 18, 2022

<sup>3</sup> Previously presented as two separate charges, for Outdoor and Indoor Recreation Services

<sup>4</sup> Previously presented as Administration

# Next Steps



- Council Consideration of By-law Passage (December 13, 2021)