

**Table 1**  
**City of Burlington**  
**Summary of Historic Level of Service Calculations**

Service Category	Sub-Component	10 Year Average Service Standard			Maximum Ceiling LOS (\$)	Increase in Need (\$)
		Cost (per capita)		Quantity (per capita)		
Transportation Services	Roads and Related					Addressed in Transportation Study
Transportation Total						- 155,550,000
Storm Drainage Services	Storm Drainage and Control					MOE Standards
Storm Drainage Total						- 22,215,270
Fire Protection Services	Fire Facilities	\$93.68	0.2672	ft <sup>2</sup> of building area	351 per ft <sup>2</sup>	1,048,467
	Fire Vehicles	\$56.39	0.0727	No. of vehicles	775,653 per vehicle	631,117
	Fire Small Equipment and Gear	\$2.72	0.6512	No. of equipment and gear	4,177 per item	30,442
Fire Protection Total						1,710,026 755,000
Transit Services	Transit Facilities	\$45.65	0.2016	ft <sup>2</sup> of building area	\$226 per ft <sup>2</sup>	510,915
	Transit Vehicles	\$109.53	0.2658	No. of vehicles	412,077 per vehicle	1,225,860
Fire Total						1,736,775 1,736,775
Parks and Recreation Services	Parkland Development	\$775.11	3.0887	No. of developed parkland hectares	250,950 per hectare	3,350,025
	Indoor Recreation Facilities	\$1,034.80	3.3703	ft <sup>2</sup> of building area	307 per ft <sup>2</sup>	4,472,406
Parks and Recreation Total						7,822,431 7,822,431
Library Services	Library Facilities	\$175.01	0.5611	ft <sup>2</sup> of building area	312 per ft <sup>2</sup>	756,393
	Library Collection Materials	\$81.58	2.2050	No. of library collection items	37 per collection item	352,589
Library Total						1,108,982 407,600
Development-Related Studies	Studies					Not applicable
Development-Related Studies						- 610,000
<b>TOTAL</b>						<b>12,378,213 189,097,076</b>

**Table 2**  
**City of Burlington**  
**Summary of DC Calculation**

Description	Services							TOTAL
	Transportation Services	Storm Drainage Services	Fire Protection Services	Transit Services	Parks and Recreation Services	Library Services	Development-Related Studies	
<b><u>Net DC Recoverable Cost Calculation</u></b>								
Gross Capital Cost Estimate	155,550,000	22,215,270	755,000	1,920,000	11,821,375	407,600	610,000	193,279,245
Ineligible Level of Service	-	-	-	(183,225)	(3,998,944)	-	-	(4,182,169)
Net Capital Cost	155,550,000	22,215,270	755,000	1,736,775	7,822,431	407,600	610,000	189,097,076
Benefit to Existing Development	(24,780,802)	(11,966,028)	(302,000)	(96,000)	(591,069)	(8,250)	(205,000)	(37,949,148)
Grants, Subsidies and Other Contributions Attributable to New Development	(45,957,384)	(637,741)	-	-	-	-	-	(46,595,125)
10% Statutory Deduction	-	-	-	(164,077)	(723,136)	(39,935)	(30,500)	(957,649)
Total DC Recoverable Cost	84,811,814	9,611,501	453,000	1,476,697	6,508,226	359,415	374,500	103,595,154
Reserve Fund Adjustment	(16,889,301)	(5,490,918)					75,914	(22,304,305)
<b>Net DC Recoverable Cost</b>	<b>67,922,513</b>	<b>4,120,584</b>	<b>453,000</b>	<b>1,476,697</b>	<b>6,508,226</b>	<b>359,415</b>	<b>450,414</b>	<b>81,290,849</b>
<b><u>Residential DC</u></b>								
Residential Share	27,971,212	2,750,336	174,934	570,254	6,182,815	341,444	173,936	38,164,932
Financing Costs	1,575,601	(33,770)	3,167	10,325	111,942	6,182	3,149	1,676,595
<b>Calculated Residential DC (sdu)</b>	<b>5,494</b>	<b>505</b>	<b>54</b>	<b>175</b>	<b>1,894</b>	<b>105</b>	<b>53</b>	<b>8,279</b>
<b>Existing Residential DC (sdu)</b>	<b>4,372</b>	<b>745</b>	<b>213</b>	<b>114</b>	<b>2,149</b>	<b>385</b>	<b>45</b>	<b>8,023</b>
<b><u>Retail DC</u></b>								
Retail Share	17,720,296	607,770	123,335	402,050	144,335	7,971	122,631	19,128,389
Financing Costs	1,384,056	1,606	1,066	3,475	1,247	69	1,060	1,392,579
<b>Calculated Retail DC (\$/sq.ft.)</b>	<b>108.02</b>	<b>2.93</b>	<b>0.77</b>	<b>2.51</b>	<b>0.90</b>	<b>0.05</b>	<b>0.77</b>	<b>115.95</b>
<b>Existing Retail DC (\$/sq.ft.)</b>	<b>82.42</b>	<b>3.21</b>	<b>2.28</b>	<b>1.22</b>	<b>0.78</b>	<b>0.14</b>	<b>0.49</b>	<b>90.54</b>
<b><u>Non-Retail DC</u></b>								
Non-Retail Share	22,231,004	762,478	154,730	504,392	181,076	10,000	153,847	23,997,528
Financing Costs	1,736,369	2,015	1,337	4,359	1,565	86	1,330	1,747,061
<b>Calculated Non-Retail DC (\$/sq.ft.)</b>	<b>66.27</b>	<b>2.93</b>	<b>0.77</b>	<b>2.51</b>	<b>0.90</b>	<b>0.05</b>	<b>0.77</b>	<b>74.20</b>
<b>Existing Non-Retail DC (\$/sq.ft.)</b>	<b>30.15</b>	<b>3.21</b>	<b>2.28</b>	<b>1.22</b>	<b>0.78</b>	<b>0.14</b>	<b>0.49</b>	<b>38.27</b>

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**CITY OF BURLINGTON  
SCHEDULE OF DEVELOPMENT CHARGES**

Service	RESIDENTIAL						NON-RESIDENTIAL (per square meter of GFA)	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Multiple Dwellings of 3 or more Bedrooms	Multiple Dwellings of 1 or 2 Bedrooms	Special Care/Special Dwelling Units	Retail	Non-Retail
<b><u>Municipal Wide Services:</u></b>								
Transportation Services	5,494	2,730	2,027	3,956	3,132	1,843	108.02	66.27
Transit Services	175	87	64	126	100	59	2.51	2.51
Fire Protection Services	54	27	20	39	31	18	0.77	0.77
Parks and Recreation Services	1,894	941	699	1,364	1,080	635	0.90	0.90
Library Services	105	52	39	75	60	35	0.05	0.05
Development-Related Studies	53	26	20	38	30	18	0.77	0.77
Storm Drainage Services	505	251	186	364	288	169	2.93	2.93
<b>TOTAL</b>	<b>8,279</b>	<b>4,114</b>	<b>3,055</b>	<b>5,962</b>	<b>4,721</b>	<b>2,777</b>	<b>115.95</b>	<b>74.20</b>
<b>EXISTING DC</b>	<b>8,023</b>	<b>4,049</b>	<b>3,305</b>	<b>5,749</b>	<b>4,551</b>	<b>2,635</b>	<b>90.54</b>	<b>38.27</b>
<b>DIFFERENCE (\$)</b>	<b>256</b>	<b>65</b>	<b>(250)</b>	<b>213</b>	<b>170</b>	<b>142</b>	<b>25.41</b>	<b>35.93</b>

**TABLE 1 - RESIDENTIAL DEVELOPMENT CHARGES  
FOR GREATER TORONTO AREA MUNICIPALITIES & HAMILTON  
(AS AT JANUARY 9, 2013)**

**Single Detached Unit-\$ per unit**

Municipality	Lower/ Single Tier	Upper Tier	Education	Total
1 Markham	\$ 30,244	\$ 40,751	\$ 2,020	\$ 73,015
2 Oakville (GF)	\$ 23,503	\$ 36,789	\$ 4,175	\$ 64,467
3 Brampton	\$ 25,553	\$ 36,292	\$ 2,146	\$ 63,991
4 Richmond Hill	\$ 19,442	\$ 40,751	\$ 2,020	\$ 62,213
5 King	\$ 17,802	\$ 40,751	\$ 2,020	\$ 60,573
6 Mississauga	\$ 21,000	\$ 36,292	\$ 2,146	\$ 59,438
7 Aurora	\$ 15,748	\$ 40,751	\$ 2,020	\$ 58,519
8 Newmarket	\$ 14,974	\$ 40,751	\$ 2,020	\$ 57,745
9 Vaughan	\$ 14,867	\$ 40,751	\$ 2,020	\$ 57,638
10 Caledon	\$ 19,632	\$ 35,852	\$ 2,146	\$ 57,630
11 Milton (GF)	\$ 15,711	\$ 36,789	\$ 4,175	\$ 56,675
12 Oakville (BB)	\$ 23,503	\$ 27,565	\$ 4,175	\$ 55,243
13 East Gwillimbury	\$ 11,583	\$ 40,751	\$ 2,020	\$ 54,354
14 Whitchurch-Stouffville	\$ 12,642	\$ 40,751	\$ 912	\$ 54,305
15 Halton Hills (GF)	\$ 13,237	\$ 36,779	\$ 4,175	\$ 54,191
16 Georgina	\$ 7,713	\$ 40,751	\$ 2,020	\$ 50,484
17 Burlington (GF - Calculated)	\$ 8,279	\$ 36,779	\$ 4,175	\$ 49,233
18 Burlington (GF - Existing)	\$ 8,023	\$ 36,779	\$ 4,175	\$ 48,977
19 Milton (BB)	\$ 15,711	\$ 27,565	\$ 4,175	\$ 47,451
20 Halton Hills (BB)	\$ 13,237	\$ 27,565	\$ 4,175	\$ 44,977
21 Ajax	\$ 14,807	\$ 25,577	\$ 1,964	\$ 42,348
22 Clarington	\$ 15,565	\$ 25,577	\$ 1,114	\$ 42,256
23 Brock	\$ 13,837	\$ 25,577	\$ 1,964	\$ 41,378
24 Pickering	\$ 12,689	\$ 25,577	\$ 1,964	\$ 40,230
25 Burlington (BB - Calculated)	\$ 8,279	\$ 27,565	\$ 4,175	\$ 40,019
26 Burlington (BB - Existing)	\$ 8,023	\$ 27,565	\$ 4,175	\$ 39,763
27 Whitby	\$ 12,154	\$ 25,577	\$ 1,964	\$ 39,695
28 Uxbridge	\$ 11,512	\$ 25,577	\$ 1,964	\$ 39,053
29 Scugog	\$ 10,471	\$ 25,577	\$ 1,964	\$ 38,012
30 Oshawa	\$ 7,580	\$ 25,577	\$ 1,964	\$ 35,121
31 Hamilton	\$ 28,324	\$ -	\$ 1,779	\$ 30,103
32 Toronto	\$ 19,412	\$ -	\$ 544	\$ 19,956
33 Brantford	\$ 12,986	\$ -	\$ 912	\$ 13,898
			<b>\$/SDU</b>	
			average	\$ 48,271
			median	\$ 49,233

Notes:

BB - Built Boundary Regional Charge; GF - Green Field Regional Charge

1. A component of the Mississauga, Richmond Hill, Markham and Vaughan charge has been converted from a per hectare charge to a hypothetical single detached unit - shown as an area-specific charge for the purpose of this chart.

**TABLE 2 - NON-RESIDENTIAL DEVELOPMENT CHARGES (RETAIL)  
FOR GREATER TORONTO AREA MUNICIPALITIES & HAMILTON  
(AS AT JANUARY 9, 2013)**

<b>Retail - \$ per sq.ft. of GFA</b>				
Municipality	Lower/ Single Tier	Upper Tier	Education	Total
1 Markham	\$ 12.76	\$ 38.00	\$ 0.52	\$ 51.28
2 Richmond Hill	\$ 10.88	\$ 38.00	\$ 0.52	\$ 49.40
3 King	\$ 5.19	\$ 38.00	\$ 0.52	\$ 43.71
4 Whitchurch-Stouffville	\$ 3.65	\$ 38.00	\$ 0.52	\$ 42.17
5 East Gwillimbury	\$ 3.16	\$ 38.00	\$ 0.52	\$ 41.68
6 Aurora	\$ 2.44	\$ 38.00	\$ 0.52	\$ 40.96
7 Vaughan	\$ 2.15	\$ 38.00	\$ 0.52	\$ 40.67
8 Newmarket	\$ 1.83	\$ 38.00	\$ 0.52	\$ 40.35
9 Georgina	\$ 0.38	\$ 38.00	\$ 0.52	\$ 38.90
10 Burlington (GF - Calculated)	\$ 10.77	\$ 25.31	\$ 1.07	\$ 37.16
11 Oakville (GF)	\$ 9.87	\$ 25.31	\$ 1.07	\$ 36.26
12 Burlington (GF - Existing)	\$ 8.41	\$ 25.31	\$ 1.07	\$ 34.80
13 Burlington (BB - Calculated)	\$ 10.77	\$ 22.30	\$ 1.07	\$ 34.14
14 Oakville (BB)	\$ 9.87	\$ 22.30	\$ 1.07	\$ 33.24
15 Milton (GF)	\$ 6.63	\$ 25.31	\$ 1.07	\$ 33.02
16 Burlington (BB - Existing)	\$ 8.41	\$ 22.30	\$ 1.07	\$ 31.78
17 Halton Hills (GF)	\$ 4.16	\$ 25.31	\$ 1.07	\$ 30.55
18 Milton (BB)	\$ 6.63	\$ 22.30	\$ 1.07	\$ 30.00
19 Brampton	\$ 9.62	\$ 18.24	\$ 0.65	\$ 28.51
20 Mississauga	\$ 8.80	\$ 18.24	\$ 0.65	\$ 27.69
21 Halton Hills (BB)	\$ 4.16	\$ 22.30	\$ 1.07	\$ 27.53
22 Caledon	\$ 4.56	\$ 18.13	\$ 0.65	\$ 23.34
23 Scugog	\$ 6.57	\$ 12.96	\$ -	\$ 19.53
24 Clarington	\$ 5.93	\$ 12.96	\$ 0.43	\$ 19.32
25 Uxbridge	\$ 6.29	\$ 12.96	\$ -	\$ 19.25
26 Brock	\$ 4.79	\$ 12.96	\$ -	\$ 17.75
27 Ajax	\$ 4.59	\$ 12.96	\$ -	\$ 17.55
28 Pickering	\$ 3.74	\$ 12.96	\$ -	\$ 16.70
29 Oshawa	\$ 3.20	\$ 12.96	\$ -	\$ 16.16
30 Whitby	\$ 2.81	\$ 12.96	\$ -	\$ 15.77
31 Toronto	\$ 13.11	\$ -	\$ 0.58	\$ 13.69
32 Hamilton	\$ 12.12	\$ -	\$ 0.62	\$ 12.74
33 Brantford	\$ 5.36	\$ -	\$ -	\$ 5.36
				<b>\$/sq.ft.</b>
average				\$ 29.42
median				\$ 30.55

Notes:

BB - Built Boundary Regional Charge; GF - Green Field Regional Charge

1. A component of the Mississauga, Richmond Hill, Markham and Vaughan charge has been converted from a per hectare charge to a hypothetical single detached unit - shown as an area-specific charge for the purpose of this chart.

**TABLE 3 - NON-RESIDENTIAL DEVELOPMENT CHARGES (INDUSTRIAL)  
FOR GREATER TORONTO AREA MUNICIPALITIES & HAMILTON  
(AS AT JANUARY 9, 2013)**

<b>Industrial- \$ per sq.ft. of GFA</b>				
Municipality	Lower/ Single Tier	Upper Tier	Education	Total
1 Markham	\$ 12.67	\$ 19.42	\$ 0.52	\$ 32.61
2 Richmond Hill	\$ 8.42	\$ 19.42	\$ 0.52	\$ 28.36
3 King	\$ 5.19	\$ 19.42	\$ 0.52	\$ 25.13
4 Whitchurch-Stouffville	\$ 3.65	\$ 19.42	\$ 0.52	\$ 23.59
5 Oakville (GF)	\$ 9.87	\$ 12.58	\$ 1.07	\$ 23.52
6 East Gwillimbury	\$ 3.16	\$ 19.42	\$ 0.52	\$ 23.10
7 Aurora	\$ 2.44	\$ 19.42	\$ 0.52	\$ 22.38
8 Vaughan	\$ 2.15	\$ 19.42	\$ 0.52	\$ 22.09
9 Newmarket	\$ 1.83	\$ 19.42	\$ 0.52	\$ 21.77
10 Mississauga	\$ 7.63	\$ 12.53	\$ 0.65	\$ 20.80
11 Burlington (GF - Calculated)	\$ 6.89	\$ 12.58	\$ 1.07	\$ 20.55
12 Oakville (BB)	\$ 9.87	\$ 9.56	\$ 1.07	\$ 20.50
13 Georgina	\$ 0.38	\$ 19.42	\$ 0.52	\$ 20.32
14 Brampton	\$ 4.57	\$ 12.53	\$ 0.65	\$ 17.74
15 Caledon	\$ 4.56	\$ 12.42	\$ 0.65	\$ 17.63
16 Burlington (BB - Calculated)	\$ 6.89	\$ 9.56	\$ 1.07	\$ 17.53
17 Burlington (GF - Existing)	\$ 3.56	\$ 12.58	\$ 1.07	\$ 17.21
18 Milton (GF)	\$ 3.43	\$ 12.58	\$ 1.07	\$ 17.08
19 Halton Hills (GF)	\$ 1.80	\$ 12.58	\$ 1.07	\$ 15.45
20 Burlington (BB - Existing)	\$ 3.56	\$ 9.56	\$ 1.07	\$ 14.19
21 Milton (BB)	\$ 3.43	\$ 9.56	\$ 1.07	\$ 14.06
22 Halton Hills (BB)	\$ 1.80	\$ 9.56	\$ 1.07	\$ 12.43
23 Uxbridge	\$ 5.17	\$ 5.40	\$ -	\$ 10.57
24 Brock	\$ 4.79	\$ 5.40	\$ -	\$ 10.19
25 Ajax	\$ 4.59	\$ 5.40	\$ -	\$ 9.99
26 Pickering	\$ 3.74	\$ 5.40	\$ -	\$ 9.14
27 Clarington	\$ 3.02	\$ 5.40	\$ 0.43	\$ 8.85
28 Hamilton	\$ 7.71	\$ -	\$ 0.62	\$ 8.33
29 Whitby	\$ 2.81	\$ 5.40	\$ -	\$ 8.21
30 Scugog	\$ 2.34	\$ 5.40	\$ -	\$ 7.74
31 Oshawa	\$ -	\$ 5.40	\$ -	\$ 5.40
32 Brantford	\$ 5.36	\$ -	\$ -	\$ 5.36
33 Toronto	\$ -	\$ -	\$ 0.58	\$ 0.58
				<b>\$/sq.ft.</b>
			average	\$ 16.13
			median	\$ 17.21

Notes:

BB - Built Boundary Regional Charge; GF - Green Field Regional Charge

1. A component of the Mississauga, Richmond Hill, Markham and Vaughan charge has been converted from a per hectare charge to a hypothetical single detached unit - shown as an area-specific charge for the purpose of this chart.

**TABLE 4 - NON-RESIDENTIAL DEVELOPMENT CHARGES (OFFICE)  
FOR GREATER TORONTO AREA MUNICIPALITIES & HAMILTON  
(AS AT JANUARY 9, 2013)**

**Office - \$ per sq.ft. of GFA**

Municipality	Lower Tier	Upper Tier	Education	Total
1 Markham	\$ 12.76	\$ 19.42	\$ 0.52	\$ 32.70
2 Richmond Hill	\$ 8.42	\$ 19.42	\$ 0.52	\$ 28.36
3 Mississauga	\$ 8.80	\$ 18.24	\$ 0.65	\$ 27.69
4 King	\$ 5.19	\$ 19.42	\$ 0.52	\$ 25.13
5 Whitchurch-Stouffville	\$ 3.65	\$ 19.42	\$ 0.52	\$ 23.59
6 Oakville (GF)	\$ 9.87	\$ 12.58	\$ 1.07	\$ 23.52
7 Brampton	\$ 4.57	\$ 18.24	\$ 0.65	\$ 23.46
8 Caledon	\$ 4.56	\$ 18.13	\$ 0.65	\$ 23.34
9 East Gwillimbury	\$ 3.16	\$ 19.42	\$ 0.52	\$ 23.10
10 Aurora	\$ 2.44	\$ 19.42	\$ 0.52	\$ 22.38
11 Vaughan	\$ 2.15	\$ 19.42	\$ 0.52	\$ 22.09
12 Newmarket	\$ 1.83	\$ 19.42	\$ 0.52	\$ 21.77
<b>13 Burlington (GF - Calculated)</b>	<b>\$ 6.89</b>	<b>\$ 12.58</b>	<b>\$ 1.07</b>	<b>\$ 20.55</b>
14 Oakville (BB)	\$ 9.87	\$ 9.56	\$ 1.07	\$ 20.50
15 Georgina	\$ 0.38	\$ 19.42	\$ 0.52	\$ 20.32
16 Scugog	\$ 6.57	\$ 12.96	\$ -	\$ 19.53
17 Clarington	\$ 5.93	\$ 12.96	\$ 0.43	\$ 19.32
18 Uxbridge	\$ 6.29	\$ 12.96	\$ -	\$ 19.25
19 Halton Hills (GF)	\$ 4.16	\$ 12.58	\$ 1.07	\$ 17.81
20 Brock	\$ 4.79	\$ 12.96	\$ -	\$ 17.75
<b>21 Burlington (BB - Calculated)</b>	<b>\$ 6.89</b>	<b>\$ 9.56</b>	<b>\$ 1.07</b>	<b>\$ 17.53</b>
<b>22 Burlington (GF - Existing)</b>	<b>\$ 3.56</b>	<b>\$ 12.58</b>	<b>\$ 1.07</b>	<b>\$ 17.21</b>
23 Milton (GF)	\$ 3.43	\$ 12.58	\$ 1.07	\$ 17.08
24 Pickering	\$ 3.74	\$ 12.96	\$ -	\$ 16.70
25 Oshawa <sup>1</sup>	\$ 3.20	\$ 12.96	\$ -	\$ 16.16
26 Whitby	\$ 2.81	\$ 12.96	\$ -	\$ 15.77
27 Halton Hills (BB)	\$ 4.16	\$ 9.56	\$ 1.07	\$ 14.79
<b>28 Burlington (BB - Existing)</b>	<b>\$ 3.56</b>	<b>\$ 9.56</b>	<b>\$ 1.07</b>	<b>\$ 14.19</b>
29 Milton (BB)	\$ 3.43	\$ 9.56	\$ 1.07	\$ 14.06
30 Toronto	\$ 13.11	\$ -	\$ 0.58	\$ 13.69
31 Ajax <sup>2</sup>	\$ -	\$ 12.96	\$ -	\$ 12.96
32 Hamilton	\$ 12.12	\$ -	\$ 0.62	\$ 12.74
33 Brantford	\$ 5.36	\$ -	\$ -	\$ 5.36
			<b>\$/sq.ft.</b>	
			average	\$ 19.41
			median	\$ 19.32

Notes:

BB - Built Boundary Regional Charge; GF - Green Field Regional Charge

1. In the Durham Region: Office Buildings within the Durham Region greater than 25,000 sq. ft. will be charged \$4.73 per sq ft as of July 1, 2013 (subject to indexing on July 1, 2014), 50% of the commercial development charge as of July 1, 2015. In Oshawa, a reduced 25% City development charge for office
2. Two or more storeys exempted.

# Area Specific vs. Uniform DCs

Alternative Approach	<ul style="list-style-type: none"> <li>- DCs can be imposed on a uniform, City-wide basis or on a large or small area-specific basis</li> <li>- Based on municipal practice, uniform municipal-wide charges are the most widely preferred, but area-specifics are utilized in some cases in order to reflect significant servicing cost or service level differences</li> </ul>
Considerations	<ul style="list-style-type: none"> <li>- Isolates development costs to a specific geographic location</li> <li>- Reflect specific servicing burdens -can be used to provide development incentives/ disincentives</li> <li>- More contentious re benefiting areas, which may be subject to appeal</li> <li>- May reduce flexibility to fund new works from a consolidated reserve fund and generally harder to administer</li> </ul>
Strategy Committee Direction	<ul style="list-style-type: none"> <li>- Consideration of area-specific charges where demand for service clearly benefits the local area as identified in background studies/modeling</li> </ul>
Walkers Line/North Service Road – Intersection Improvement	<ul style="list-style-type: none"> <li>- Project endorsed by Community Development Committee in Nov. 2012 (TS-34-12)</li> <li>- Interim intersection improvement for IKEA Site, with long-term solution for 10-year traffic flows (MTO requirement)</li> <li>- Long-term solution included in 2014 DC Study</li> <li>- Cole Engineering presentation to Consultation Committee (Nov. 7, 2013) identified future widenings for North Service Road from Industrial to Burloak. Not included in 2014 DC, subject to TMP.</li> <li>- Cole Engineering modeling does not attribute intersection improvement to specific development areas</li> <li>- 2009 DC Study identified Walkers Line/North Service Rd. intersection improvement for uniform DC recovery</li> <li>- Area-specific consideration for Walkers Line/North Service Rd. would suggest similar consideration for other works (e.g. Rail Underpass at Burloak and Mainway) for equitable treatment</li> <li>- Segregated reserve fund would increase need for interim financing (i.e. uniform plan projecting RF deficit in 2017)</li> </ul>
Recommendation	<ul style="list-style-type: none"> <li>- Maintain uniform City-wide DC approach, with possible consideration of area-specific charges upon completion of TMP and Prosperity Corridor review</li> </ul>



## Summary Comparison of Existing and Proposed DC Policies

#	DC Policies	City of Burlington	Region	Oakville	Milton	Hamilton
1.	Industrial expansion exemption (Statutory)	- If expansion is 50% or less of total floor area of existing building.	- if expansion is 50% or less of total floor area of existing building.	- if expansion is 50% or less of gross floor area of existing building.	- if expansion is 50% or less of total floor area of existing building.	- if expansion is 50% or less of gross floor area of existing building.
2.	Non-industrial exemption	- None included in by-law	- Commercial expansion exemption for the first 278.7 sq. m.	- Total floor area within non-residential buildings or structures used solely for the purposes of a non-profit, licensed, day nursery for the exclusive use of employees of the owner provided that the day nursery is owned and operated by the owner	- None included in by-law	- 90% exemption for all development within the boundaries of the Downtown Hamilton Community Improvement Project Area (CIPA)  - An additional dollar for dollar exemption on any remaining development charges payable based on the voluntary contribution to a Downtown Public Art Reserve Fund.  - Initial 464.5 sq. m. Of gross floor area expansion of a non-industrial development
3.	Deferral payment agreements  Non-Residential Development	- Payments to be amortized over a period not to exceed 10 years at the prime lending rate of the City's Bank	- Payments to be amortized over a ten year period not to exceed 10 years at the prime lending rate of the Region's bank.	- Payments to be amortized over a period not to exceed 5 years at the prime lending rate of the City's Bank	- Up to a 10 year deferral for any eligible non-residential development  - Payments amortized over a period not to exceed 10	- Up to 5 year deferral for non-residential development

#	DC Policies	City of Burlington	Region	Oakville	Milton	Hamilton
		<ul style="list-style-type: none"> <li>- Payments made on an annual basis with the first payment due one year after issuance of building permit.</li> <li>- Owner must post a letter of credit or registration on title</li> </ul>	<ul style="list-style-type: none"> <li>- Payments to be made on an annual basis with first payment due on year after issuance of building permit</li> <li>- Applicant/owner must provide post-dated cheques for each annual payment outlined in the agreement</li> <li>- Owner must provide securities in the amount of applicable d/cs (plus interest amount) by way of letter of credit or have agreement registered on title by owner. Region must be first charge on title.</li> </ul>	<ul style="list-style-type: none"> <li>- Payments made on an annual basis with the first payment due one year after issuance of building permit.</li> <li>- Owner must post a letter of credit or registration on title</li> <li>- Maximum amount which can be deferred is \$200,00</li> </ul>	<ul style="list-style-type: none"> <li>years at the prime lending rate of the Town's Bank</li> <li>- Deferral agreement will be registered on title by the applicant to the satisfaction of the Town Solicitor</li> <li>-</li> </ul>	
4.	<p>Deferral payment agreements</p> <p>Residential Development</p>	<ul style="list-style-type: none"> <li>- Residential building or structure containing 10 or less dwelling units – payment of d/cs within 90 days of building permit issuance</li> <li>- Residential building or structure containing 11 or more dwelling units – payment of de/cs within 180 days of building permit issuance of the</li> </ul>	<ul style="list-style-type: none"> <li>- No residential deferral agreement offered.</li> </ul>	<ul style="list-style-type: none"> <li>- No residential deferral agreement offered.</li> </ul>	<ul style="list-style-type: none"> <li>- No residential deferral agreement offered.</li> </ul>	<ul style="list-style-type: none"> <li>- Up to 5 year deferral for non-residential development, a residential facility or an apartment development</li> <li>- Up to 10 year deferral agreement for public hospital</li> <li>- Up to 15 year deferral agreement to university, post secondary institution</li> </ul>

#	DC Policies	City of Burlington	Region	Oakville	Milton	Hamilton
		building permit - Letter of credit in the full amount of d/cs owing required in both instances.				or not for profit elementary or secondary school
5.	Demolition Credit	- Available for 5 years from demolition permit issuance	- Available for 5 years from demolition permit issuance	- Available for 5 years from demolition permit issuance	- Available for 5 years from demolition permit issuance	- Available for 5 years from demoltioin permit issuance
6.	Timing of D/C Payment	- For residential with respect to each dwelling unit in a building or structure on the date that the permit is issued - For non-residential with respect to a building or structure on the date the permit is issued.	- Residential – Collect water, wastewater and roads at subdivision or consent agreement. - Collect other services at building permit. - High Density (as defined in By-law) collect all d/cs at building permit. - Non-residential – collect all d/cs at building permit. - Notwithstanding the above, the Region may enter into agreement under s. 27 of DCA to collect all or part of DC earlier (ie. Allocation program) or later (i.e non-residential deferral )	- On the date that the building permit is issued	- Payable and collected as of the date a building permit under the Building Code is issued - Section 36 “... any development which requires more than one building permit or for which more than one building permit will be or has been issued, the development charge shall be calculated, payable and collected as of the date the final or completion permit is issued ...”	- Payable at the time a building permit is issued

#	DC Policies	City of Burlington	Region	Oakville	Milton	Hamilton
7.	Indexing	- Adjusted semi-annually on April 1 and October 1	- Annual indexing on April 1	- Adjusted annually on April 1	- Implemented annually on April 1	- Rates will be indexed on the anniversary date of the by-law (every July 6)